



AGENDA

**FOR WORKS AND SERVICES COMMITTEE MEETING TO BE HELD ON
15 APRIL 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 S Ouk
Cr G Reynolds
Cr N Henningsen

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 18 March 2019.

Presentation of the Minutes of the Confidential Works and Services Committee Meeting held on 18 March 2019.

REPORTS*Administration*

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OTHER BUSINESS

CONFIDENTIAL ITEMS

2.9.1 Acquisition 65 Pratt Avenue, Pooraka

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

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

*On that basis the public's interest is best served by not disclosing the **Acquisition 65 Pratt Avenue, Pooraka** item and discussion at this point in time.*
3. Pursuant to Section 90(2) of the *Local Government Act 1999* it is recommended the Council orders that all members of the public, except staff of the City of Salisbury on duty in attendance, be excluded from attendance at the meeting for this Agenda Item.

2.9.2 Encroaching Council Path Over Portion of 12 Hunt Street Salisbury

(Confidentiality lapsed 08/11/2019, pursuant to resolution 0156 of 23/04/2019)

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

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

*On that basis the public's interest is best served by not disclosing the **Encroaching Council Path Over Portion of 12 Hunt Street Salisbury** item and discussion at this point in time.*
3. Pursuant to Section 90(2) of the *Local Government Act 1999* it is recommended the Council orders that all members of the public, except staff of the City of Salisbury on duty in attendance, be excluded from attendance at the meeting for this Agenda Item.

2.9.3 Minutes of the Confidential Strategic Property Development Sub Committee meeting held on Monday 8 April 2019

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

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

*On that basis the public's interest is best served by not disclosing the **Minutes of the Confidential Strategic Property Development Sub Committee meeting held on Monday 8 April 2019** item and discussion at this point in time.*
3. Pursuant to Section 90(2) of the *Local Government Act 1999* it is recommended the Council orders that all members of the public, except staff of the City of Salisbury on duty in attendance, be excluded from attendance at the meeting for this Agenda Item.

CLOSE



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

18 MARCH 2019

MEMBERS PRESENT

Cr S Reardon (Chair)
Mayor G Aldridge (ex officio)
Cr M Blackmore
Cr L Braun (Deputy Chair)
Cr C Buchanan
Cr S Ouk
Cr G Reynolds
Cr N Henningsen

OBSERVERS

Cr P Jensen (*from 10.47 pm*)
Cr K Grenfell (*from 10.50 pm*)

STAFF

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

The meeting commenced at 9.41 pm.

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

APOLOGIES

There were no apologies.

LEAVE OF ABSENCE

Nil

PRESENTATION OF MINUTES

Moved Cr L Braun
Seconded Cr M Blackmore

The Minutes of the Works and Services Committee Meeting held on 18 February 2019, be taken and read as confirmed.

CARRIED

REPORTS

Administration

2.0.1 Future Reports for the Works and Services Committee

Moved Cr L Braun
Seconded Cr G Reynolds

1. The information be received.

CARRIED

2.0.2 Footpath Construction Budget

Moved Cr C Buchanan
Seconded Cr L Braun

1. Maintain Footpath Construction Program budget at \$400k including \$300k allocated to action low value requests (<\$50k) with \$100k of this being intended for significant value (>\$50k) projects to be reflected in future Budget Bids.
2. Maintain Footpath Maintenance budget at \$1.1M and continue to monitor footpath defects periodically for changes in the degree of faults in relation to the existing service level.

CARRIED

Community Centres and Youth

2.1.1 Free Bike Hire Scheme

Moved Cr M Blackmore
Seconded Cr L Braun

1. A bike hire scheme is not introduced into the City of Salisbury.
2. Staff monitor the results of the "Lime Scooter" trial currently being conducted by the City of Adelaide for relevance and application to the City of Salisbury.

CARRIED

2.1.2 Community Gardens

Moved Cr N Henningsen
Seconded Cr C Buchanan

1. Council note the information contained in this report
2. A targeted promotion of the availability of the Community Grants Program to support existing community garden projects be undertaken across the City of Salisbury.

CARRIED

Libraries

2.3.1 Rollout of Library Catalogue Computer Systems

Cr C Buchanan declared a perceived conflict of interest on the basis of being the Chair of Burton Community Club. Cr Buchanan managed the conflict by remaining in the meeting and voting on the item.

Moved Cr C Buchanan
Seconded Cr L Braun

1. A 12 month trial of a pick-up and delivery service of reserved library materials at Community Centres be undertaken in order to evaluate the demand for services.
2. To facilitate the trial,
 - post delivery of the Salisbury Community Hub (3rd quarter 2018/19), decommissioned Len Beadell Library personal computers in lease be deployed to community centres for customers to search and to place reservations from the library catalogue,
 - the existing Home Library Service increase service level of 0.1 FTE at an estimated operating budget of \$7,800 per annum to provide drop off and pick up and,
 - further training be provided to community centres on Library online and digital resources.

CARRIED

*The majority of members present voted IN FAVOUR of the MOTION.
Cr C Buchanan voted IN FAVOUR of the MOTION.*

Property

2.5.1 Joint Use Agreement - Holy Family Catholic School for Multipurpose Courts at Grevillia Drive Reserve

Moved Cr C Buchanan

Seconded Cr S Ouk

1. That Council endorse the proposal for a joint use agreement (conditions contained in section 3.13) with the Holy Family Catholic School for a term of ten years, subject to the conditions proposed by Council staff and agreed to by the school, to construct a hard court at Grevillia Drive Reserve in Parafield Gardens.
2. The Manager Property and Buildings be authorised to commence a public consultation program comprising of a public notice within the Northern Messenger and State Government Gazette with a copy of this wording to appear on Council's website. In addition letters explaining the proposal and the term of the Joint Use Agreement be sent to property owners within the immediate vicinity.
3. Should no objections be received, the Manager Property and Buildings be authorised to arrange for preparation and execution of all necessary documentation to facilitate the construction and joint use of the facility for a term of ten (10) years.

CARRIED

2.5.2 Grounds Licence Agreement - St Kilda Tackle and Tucker

Moved Cr C Buchanan

Seconded Cr L Braun

1. The information in this report be received and noted.
2. The Manager Property and Buildings be authorised to implement a public consultation program, comprising of Public Notice in the Northern Messenger and on Council's website.
3. A further report is to be presented to Council for consideration if any objections are received. Should no objections be received, Council authorises the Manager Property and Buildings to prepare and arrange execution of the necessary documents to St Kilda Tackle and Tucker over a portion of Allotment 1002 in Deposited Plan 80382.
 - a. For a period of ten (10) years.
 - b. For a proposed rental figure of \$4,500 + GST per annum to increase by CPI on the anniversary of commencement date.
 - c. For a proposed fee of \$708.82 inclusive of GST for the Ice Cream Van to operate from the St Kilda Play Adventure Park per annum to increase by CPI on the anniversary of the commencement date.
 - d. The new agreement to include all the other terms and conditions as the existing Grounds Licence.

CARRIED

BREAK

In accordance with the Code of Practice for Meeting Procedures, the presiding member provided a break to all present. The meeting was suspended at 10.41 pm.

The meeting reconvened at 10.48 pm.

2.5.3 Minutes of the Strategic Property Development Sub Committee meeting held on Wednesday 13 March 2019

Cr S Reardon declared a perceived conflict of interest on the basis of having previously signed a petition against Council selling Neales Green. Cr Reardon managed the conflict by remaining in the room and Chairing the meeting.

Cr C Buchanan declared a perceived conflict of interest on the basis of voting to save Neales Green in the last term of Council, and also expressed publicly his desire to save Neales Green. Cr Buchanan managed the conflict by remaining in the meeting and voting on the item.

Moved Cr C Buchanan

Seconded Cr L Braun

1. The information contained in the Strategic Property Development Sub Committee of the meeting held on 13 March 2019 be received and noted with respect to the following recommendations contained therein to be adopted by Council, with the exception of correcting the recording of Cr N Henningsen’s vote in Item SPDSC2 – Salisbury Oval Recreation and Open Space Needs, and Item SPDSC3 – Salisbury Oval Residential – Expression of Interest, to read “The Chairperson, Cr Henningsen, was not required to cast her vote”.
2. The recommendation of the Strategic Property Development Sub Committee meeting held on 13 March 2019, contained in the report to Works and Services Committee (Item No. 2.5.3, be adopted:

2.5.3-SPDSC1 Future Reports for the Strategic Property Development Sub Committee

1. The information be received.

CARRIED

2.5.3-SPDSC2 Salisbury Oval Recreation and Open Space Needs

Cr N Henningsen declared a perceived conflict of interest on the basis of a family member being an employee of one of the respondents as part of the EOI process. Cr Henningsen managed the conflict by remaining in the meeting and voting in the best interest of the community.

Mayor G Aldridge declared a material conflict of interest on the basis of being a Director of a company contracted to work for an interested builder Mayor Aldridge left the meeting at 11:03 pm.

Moved Cr C Buchanan

Seconded Cr L Braun

1. Consideration of this matter (SPDSC2, Strategic and Property Developments Sub Committee 13/03/2019) be deferred to the April 2019 meeting of the Strategic and Property Development Sub Committee pending the outcome of a confidential workshop to be convened in relation to the Expression of Interest Process.
2. New construction works associated with landscaping, access into the Salisbury Oval and the provision of other sport and recreation facilities at Salisbury Oval be placed on hold pending the outcome of the confidential workshop and consideration of this item.

CARRIED

*The majority of members present voted IN FAVOUR of the MOTION.
Cr N Henningsen voted IN FAVOUR of the MOTION.*

Public Works

2.6.1 Capital Works Report - February 2019

Mayor G Aldridge returned to the meeting at 11:06 pm.

Moved Cr G Reynolds

Seconded Cr C Buchanan

1. Defer the building construction works associated with the tennis clubrooms, Main North Road, Pooraka to 2019/20, and include Ingle Farm Library door upgrade within the 2018/19 Building Renewal Program.
2. Include St Kilda Interpretive Centre within the 2018/19 Priority Access Upgrades Buildings Program to enable handrails and accessible ramps to be installed.
3. The deferral of the roads as set out in this report (Item 2.6.1, Works and Services Committee, 18th March) be endorsed as a program change within the 2018/19 Road Reseal / Reconstruction Program.
4. Include within the third quarter budget review, the re-timing of \$560k associated with the upgrade of the Pooraka Waste Transfer Station Upgrade into 2019/20, to align with when the works are now proposed to occur.
5. Approve the inclusion of a \$25k non-discretionary third quarter 2018/19 budget bid to cover the unexpected additional expense incurred as part of the Kaurna Park fence renewal within the Reserve Fencing Program.
6. Within the 2018/19 third quarter budget review, include a nil effect adjustment of \$75k and a declaration of \$75k of Council funds from PR13725 Major Traffic Improvements Program to reflect the unsuccessful grant application associated with proposed traffic modifications at Greenfields Industrial Area.
7. Approve the inclusion of a \$230k non-discretionary third quarter 2018/19 budget bid for the stormwater and drainage works at Wendy Avenue and Avis Court, Valley View, as part of the Major Flood Mitigation Program.
8. Approve the inclusion of a \$22k non-discretionary third quarter 2018/19 budget bid to enable the full scope delivery at Golding Oval, Para Vista, as part of the 2018/19 Irrigation Renewal Program.

CARRIED

Traffic Management

2.7.1 Traffic Safety: McGill Crescent, Para Hills

Moved Cr G Reynolds

Seconded Cr M Blackmore

1. No additional traffic control device/s are required based on the traffic data collected during September and March.
2. Council traffic staff continue to work with SAPOL, and local residents to reinforce safe driving and continue to assess verge areas in collaboration with the directly affected residents to ensure site distances are maintained.

CARRIED

OTHER BUSINESS

Nil

CONFIDENTIAL ITEMS
2.9.1 Request for Proposal Outcomes for the leasing of the Cafe at the Salisbury Community Hub

Moved Mayor G Aldridge
 Seconded Cr L Braun

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

- it relates to commercial information of a confidential nature (not being a trade secret) the disclosure of which could reasonably be expected to prejudice the commercial position of the person who supplied the information, or to confer a commercial advantage on a third party; and

- commercial information of a confidential nature (not being a trade secret) the disclosure of which would, on balance, be contrary to the public interest.

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

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

- Non disclosure of this item at this time will protect confidential information that may confer an advantage on a third party

*On that basis the public's interest is best served by not disclosing the **Request for Proposal Outcomes for the leasing of the Cafe at the Salisbury Community Hub** item and discussion at this point in time.*

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

CARRIED

The meeting moved into confidence at 11.10 pm.

The meeting moved out of confidence at 11.11 pm.

2.9.2 Minutes of the Confidential Strategic Property Development Sub Committee meeting held on Wednesday 13 March 2019

Mayor G Aldridge declared a material conflict of interest on the basis of being a Director of a company who does work for an interested builder. Mayor G Aldridge left the meeting at 11:11 pm.

Cr Henningsen declared a perceived conflict of interest on the basis of a family member being an employee of the respondent as part of the EOI process. Cr Henningsen managed the conflict by remaining in the meeting and voting on the item.

Cr S Reardon declared a perceived conflict of interest on the basis of having voted for saving Neales Green at an earlier stage. Cr Reardon managed the conflict by remaining in the meeting and voting on the item.

Cr Buchanan declared a perceived conflict on the basis of previously voting against the revocation of Neales Green in the last term of Council and has publicly stated on previous occasions that he would like to save Neales Green. Cr Buchanan managed the conflict by remaining in the meeting and voting in the best interest of the community.

Moved Cr L Braun

Seconded Cr M Blackmore

1. *Pursuant to Section 90(2) and (3)(b)(i) and (b)(ii) and (d)(i) and (d)(ii) of the Local Government Act 1999, the principle that the meeting should be conducted in a place open to the public has been outweighed in relation to this matter because:*
 - it relates to information the disclosure of which could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or to prejudice the commercial position of the council; and*
 - information the disclosure of which would, on balance, be contrary to the public interest; and*
 - commercial information of a confidential nature (not being a trade secret) the disclosure of which could reasonably be expected to prejudice the commercial position of the person who supplied the information, or to confer a commercial advantage on a third party; and*
 - commercial information of a confidential nature (not being a trade secret) the disclosure of which would, on balance, be contrary to the public interest.*
2. *In weighing up the factors related to disclosure,*
 - disclosure of this matter to the public would demonstrate accountability and transparency of the Council's operations*
 - Non disclosure of this item at this time will protect Council's commercial position as disclosure may provide third parties with a commercial advantage.*

*On that basis the public's interest is best served by not disclosing the **Minutes of the Confidential Strategic Property Development Sub Committee meeting held on Wednesday 13 March 2019** item and discussion at this point in time.*

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

CARRIED

The meeting moved into confidence at 11.13 pm.

The meeting moved out of confidence and closed at 11.14 pm.

CHAIRMAN.....

DATE.....

ITEM	2.0.1
	WORKS AND SERVICES COMMITTEE
DATE	15 April 2019
HEADING	Future Reports for the Works and Services Committee
AUTHOR	Joy Rowett, Governance Coordinator, 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	<p>Traffic monitoring, Kesters Road between Main North Road and Ceafield Road</p> <p>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:</p> <p>a. The requirement for additional parking restrictions in the area</p> <p>b. Vehicle movements of heavy and long vehicles through the area</p> <p>c. Risks to public safety as a result of changed traffic patterns.</p> <p>Due: June 2019</p>	Dameon Roy
22/05/2017 2.1.1	<p>Investigation of Costs Associated with Waterslide/Diving Platform Installation at Salisbury Recreation Precinct</p> <p>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.</p> <p>Due: June 2019</p>	Adam Trottman
24/07/2017 NOM1	<p>Variation to Council Decision 1783/2017: St Kilda Master Plan - Stage 2</p> <p>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.</p> <p>Due: October 2019</p>	Dameon Roy
26/02/2018 2.4.3	<p>Cleaning of Creeks and Waterways</p> <p>2. A review of the service levels be conducted after 12 months in March 2019.</p> <p>Due: April 2019 Deferred to: June 2019 Reason: To enable staff to consider the data collected to date and form a response to Council</p>	Mark Purdie

26/03/2018	Long Term Financial Plan and Budget Workshops Actions Update	Craig Johansen
6.4.1	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:	April 2019	
Deferred to:	June 2019	
Reason:	This report will be picked up in the Place Activation Strategy which will go to Council in June	
26/03/2018	Long Term Financial Plan and Budget Workshops Actions Update	Craig Johansen
6.4.1	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:	April 2019	
Deferred to:	June 2019	
Reason	This report will be picked up in the Place Activation Strategy which will go to Council in June	
26/03/2018	Long Term Financial Plan and Budget Workshops Actions Update	Craig Johansen
6.4.1	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:	April 2019	
Deferred to:	June 2019	
Reason:	This report will be picked up in the Place Activation Strategy which will go to Council in June	
26/03/2018	Budget Bids 2018/2019 - Streetscape Renewal - PSN107	Dameon Roy / Tamika Cook
6.4.2	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:	August 2019	
27/08/2018 MON7.8	Traffic Safety: Nelson Road, Para Hills	Dameon Roy
	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	

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	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:	April 2019	
Deferred to:	June 2019	
Reason:	This is a significant piece focused on levels of service and as such will be presented to Council and informal strategy together with draft terms of reference for further discussion.	
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:	May 2019	
29/01/2019	Use of Thermal Methods for Weed Control	Mark Purdie
2.4.2	3. Staff provide a report on the outcomes of steam technology after a 12 month period in relation to its uses outlined in part 2.	
Due:	February 2020	
29/01/2019	Land Transfer Portion of Bolivia Crescent Drainage Reserve, Bolivar	Tim Starr
2.5.3	3. A further report be presented to Council for consideration of any objections received in response to community consultation. In the event that no objections are received the Manager Property and Buildings be authorised to prepare and submit the necessary documentation to the Minister for approval.	
Due:	May 2019	
29/01/2019	Future Use of Leased Area – Underdown Park	Liz Lynch
2.5.4	3. A further report to be presented to Council on the outcome of the public registration of expressions of interest process and recommendations for Council's consideration.	
Due:	May 2019	

29/01/2019 W&S-OB2	Reduction of Illegal Dumping 1. That Council bring back a report looking at proactive ways of reducing illegal dumping (such as CCTV and increasing awareness of alternative waste services) and associated costs by March 2019 to enable an appropriate budget bid to be prepared. Due: April 2019 Deferred to: May 2019 Reason: To be combined with report on Portable CCTV Cameras and Motion on Notice: Free Dump Date	Andrew Legrand
29/01/2019 W&S-OB3	Traffic Management Solutions – Jessie Road and Tracy Avenue, Paralowie 1. Staff provide a report on traffic management solutions regarding hoon driving on these roads. Due: May 2019	Tony Calandro
29/01/2019 W&S-OB3	Motion on Notice – Portable CCTV Cameras 1. As part of Council’s strategy to combat illegal dumping, hoon driving and graffiti: <ul style="list-style-type: none"> • a report be provided informing Council of the cost for the purchase, installation and utilisation of portable hidden CCTV cameras to capture on video and ultimately prosecute offenders; • the report be provided in time for consideration of the matter as part of the 2019/2020 budget process; • Ward Councillors be consulted to identify illegal dumping, hoon driver and graffiti hot spots in the City of Salisbury. • That the strategy also look at ways in which we could network and utilize other CCTV cameras. Due: April 2019 Deferred to: May 2019 Reason: To be combined with report on Reduction of Illegal Dumping and Motion on Notice: Free Dump Day	Les Hubiak
25/02/2019 MON7.1	Motion on Notice – Free Dump Day 1. That the City of Salisbury report to consider the costs and benefits of establishing an ongoing annual dump day on a business day in future to coincide with the annual Clean Up Australia Day initiative; and consider other ways Council can support the agenda of reducing waste. Due: April 2019 Deferred to: May 2019 Reason: To be combined with report on Reduction on Illegal Dumping and Portable CCTV Cameras	Andrew Legrand

25/02/2019	Alice Crescent, Burton – Request for indented parking bays	Jordan Ward
2.7.2	1. Staff bring back a report examining the viability of indented parking bays or alternative actions to alleviate localised street congestion.	
Due:	June 2019	
25/02/2019	Installation of Slow Points on Daniel Avenue, Globe Derby Park	Tony Calandro
2.7.4	2. Subject to public consultation results, that Council give consideration in the 2019/2020 budget process of \$130,000 for calming devices or slow points on Daniel Avenue, Globe Derby Park.	
Due:	June 2019	
25/02/2019	Traffic Monitoring – Andrew Smith Drive, Parafield Gardens	Tony Calandro
W&S-OB2	1. That a report be brought back on traffic monitoring and parking on Andrew Smith Drive, Parafield Gardens, particularly in relation to The Pines School, including at peak times.	
Due:	June 2019	
25/03/2019	Budget Bids 2019/20	David Boothway
1.3.2	9. TRN000362 Elected Member Bid: Drop off/Pick up Zone Daphne Road (Madison Park PS) be considered as part of a review of the requirements for managing traffic around schools which will be added to the future reports for Policy and Planning Committee, to be reported in October 2019, and this bid not progress at this time for further consideration in the 2019/20 budget.	
Due:	October 2019 – via Works and Services Committee	
25/03/2019	Grounds Licence Agreement – St Kilda Tackle and Tucker	Liz Lynch
W&S-OB2	3. A further report is to be presented to Council for consideration if any objections are received. Should no objections be received, Council authorises the Manager Property and Buildings to prepare and arrange execution of the necessary documents to St Kilda Tackle and Tucker over a portion of Allotment 1002 in Deposited Plan 80382. a. For a period of ten (10) years b. For a proposed rental figure of \$4,500 + GST per annum to increase by CPI on the anniversary of commencement date c. For a proposed fee of \$708.82 inclusive of GST for the Ice Cream Van to operate from the St Kilda Play Adventure Park per annum to increase by CPI on the anniversary of the commencement date. d. The new agreement to include all the other terms and conditions as the existing Grounds Licence.	
Due:	June 2019	

25/03/2019 W&S-OB2	Budget Bids 2019/20 12. STN000388 Elected Member Bid: Pooraka Community Centre be considered as part of the Facilities Management Plan, which is to be added to the Future Reports for the Works and Services Committee, to be reported in October 2019, and this bid not progress at this time for further consideration in the 2019/20 budget. Due: February 2020	Karen Pepe
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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 GMCI GMBE GMCD
Date:

ITEM	2.4.1
	WORKS AND SERVICES COMMITTEE
DATE	15 April 2019
HEADING	Use of Mulch
AUTHOR	Mark Purdie, Manager Field Services, City Infrastructure
CITY PLAN LINKS	2.2 Have a community that is knowledgeable about our natural environment and embraces a sustainable lifestyle. 2.4 Have urban and natural spaces that are adaptive to future changes in climate.
SUMMARY	This report examines options for the use of mulch generated from Council's tree services activities

RECOMMENDATION

1. That the information be received.
2. That leaf mulch produced from Council operations be prioritised for use on Council sites first, with any excess in supply provided to meet requests from approved verge development applicants, schools, community groups and not for profit organisations within the Council area; and for supply to NAWMA in accordance with existing lease provisions.

ATTACHMENTS

There are no attachments to this report.

1. BACKGROUND

- 1.1 At the January 2019 Council Meeting it was resolved that:

Council provides a report on maximising the use of mulch and compost sourced from green waste and chipped trees in Council maintained spaces.

The report includes reference to viability of providing free mulch or compost to residents when surplus is available.

Resolution No. 0072/2019

2. CONSULTATION / COMMUNICATION

- 2.1 Internal
 - 2.1.1 Infrastructure Management Division – Parks Assets Team
- 2.2 External
 - 2.2.1 NAWMA

3. REPORT

Use of Mulch on Council Property

- 3.1 The City of Salisbury generates leaf mulch through servicing its tree assets in the City.
- 3.2 Leaf mulch is generated when green waste from tree pruning, tree removal or tree branch collection is processed through a wood chipper as part of regular Council services.
- 3.3 Leaf mulch is generated by both City of Salisbury in-house work teams and by contractors engaged to undertake tree services.
- 3.4 The leaf mulch generated from tree operations is currently prioritised for use on City of Salisbury sites in the following areas:
 - 3.4.1 To replenish/maintain mulch at feature landscape sites – approximately 130 sites. These include entry statements, roundabouts, community building grounds and higher profile landscape treatments.
 - 3.4.2 To replenish/maintain mulch to reserve landscape areas. Some reserves have landscape treatments of mulched areas around plantings.
 - 3.4.3 To replenish/maintain mulch to select tree screens and verge treatments. A small amount of tree screens and verge areas across the City have been developed with a mulch finish.
 - 3.4.4 To provide a mulch bowl around new advanced tree plantings.
 - 3.4.5 To install new mulch areas on Council reserves where it is deemed appropriate or to supply for reserve upgrades and capital works projects.
- 3.5 The use of mulched areas is effective for certain landscape treatments, in particular for garden beds to reduce weed infestations, improve soil moisture retention and overall growing conditions for plants. Mulch can also be effective where grass cutting is prohibitive (dense plantings). However the broad scale use of mulch to replace dryland grassed areas is not always considered desirable. Mulched areas require weed treatment, can be prone to seedling weed establishment and require ongoing maintenance to replenish and maintain in good condition.
- 3.6 Mulched areas are therefore used in higher profile areas and designated landscape zones within the City.

Other Uses for Mulch

- 3.7 From time to time, requests for mulch from the community are received. Current practice is excess leaf mulch above that required for use on Council property has been supplied to the following customers within the Council area, free of charge;
 - 3.7.1 Residents who have lodged a verge development application to develop the verge adjacent their property with mulch;
 - 3.7.2 Schools;
 - 3.7.3 Community Groups;
 - 3.7.4 Not-for profit groups such as charities and churches

- 3.8 Excess leaf mulch above that required for use on Council property or from the above requests has been delivered to the Pooraka Waste Transfer Station and sold to customers, providing a revenue stream to Council. Income from leaf mulch sales has averaged \$8k per annum in recent years.
- 3.9 With the transfer of operations of the Pooraka Waste Transfer Station to NAWMA, the formal agreement includes an arrangement to enable the City of Salisbury to deliver excess leaf mulch to the Pooraka Waste Transfer Station at no cost, with NAWMA able to continue selling leaf mulch to customers.
- 3.10 Excess mulch provisions are not able to be stored in large volumes for long periods of time, due to the potential for spontaneous combustion and mould action within the mulch.
- 3.11 The quality of mulch produced by Council operations is generally of high quality and is delivered within a very short period of generation. The quality is monitored and accepted by NAWMA for sale.

Green Waste

- 3.12 Green waste is collected by NAWMA through the domestic green bin service and through operations at the Pooraka and Edinburgh Waste Transfer Station facilities as part of waste collection and transfer services.
- 3.13 Green waste collected by NAWMA is transferred to a third party who processes the waste to generate a range of recycled organic products for sale to the market.

Options for Consideration

Option 1 – Maintain Current Service - Provision of free mulch that is surplus to Council requirements to verge development applicants, community groups, schools and not-for profit organisations within the Council area.

- 3.14 This option is currently working well although from time to time Council does not have surplus mulch available at the times that it is requested.
- 3.15 Delivery of mulch to residents for verge development can at times impact efficiency of tree services, with volumes for delivery being partial loads that then require two different locations for emptying. There are also concerns with spill onto roads. It is proposed that mulch be made available to verge development applicants through a voucher system at the Waste Transfer Station.
- 3.16 Further considerations for verge development applications, including incentive schemes, will be undertaken as part of the verge cutting service review this year.

Option 2 - Provision of Free Mulch to any Resident (surplus to Council requirements)

- 3.17 This option would need to consider impacts on the formal agreement with NAWMA, including reimbursement for the loss of potential mulch sales. The current sale price for a 6x4 trailer load of mulch is \$29. Based on historic sales and volumes of surplus mulch, the costs to Council for this option could be up to \$10k per annum. Indicatively, this would provide around 340 trailer loads (6x4) of free mulch to residents.
- 3.18 This option would involve residents being able to collect surplus mulch from the Pooraka or Edinburgh Waste Transfer Stations. Council currently provides three

(3) 6x4 trailers at the Pooraka Waste Transfer station that are loaned free of charge to residents for green waste disposal or mulch collection.

- 3.19 The take up and therefore cost impact to Council for this option would be limited by the supply volume that is surplus above Council requirements. Council operations do not generate large volumes of mulch above requirements, and at times there is an inability to supply. A key consideration for this option would be not being able to meet supply leading to poor customer satisfaction and unmet expectations.

4. CONCLUSION / PROPOSAL

- 4.1 Council generates leaf mulch through its operations and prioritises its use on Council landscapes. The reserve upgrade program and growth in newer developments has seen a steady increase in the amount of mulch required for Council landscapes in recent times. This is expected to continue with future reserve upgrade and landscape renewal programs.
- 4.2 The volume of mulch produced from Council operations results in a relatively small surplus above Council requirements. This surplus is supplied, when available, to meet requests from verge development applicants, community groups, schools and non-profit organisations or where no request exists, is supplied to the Pooraka Waste Transfer station for sale as part of the lease arrangement with NAWMA.
- 4.3 Given the relatively low volumes of surplus mulch available, it is proposed that current service provisions of mulch to the community are maintained as outlined in Option 1 above.
- 4.4 Further consideration in relation to incentives for verge development and maintenance by residents will be addressed through the verge cutting service review scheduled to be completed towards the end of 2019.

CO-ORDINATION

Officer: GMCI
Date: 04/04/2019

ITEM	2.4.2
	WORKS AND SERVICES COMMITTEE
DATE	15 April 2019
HEADING	Verge Cutting - parked cars variation for 2019 cutting season
AUTHOR	Mark Purdie, Manager Field Services, City Infrastructure
CITY PLAN LINKS	2.3 Have natural resources and landscapes that support biodiversity and community wellbeing. 4.2 Develop strong capability and commitment to continually improve Council's performance. 4.3 Have robust processes that support consistent service delivery and informed decision making.
SUMMARY	This report proposes an additional budget provision of \$100k for the 2019 cutting season to trial the proactive cutting of verges by alternative methods (hand cutting) where vehicles are parked adjacent to the verge. This would be undertaken as part of the regular verge cutting service and is anticipated to provide numerous benefits which will be evaluated as part of the verge cutting review later in 2019.

RECOMMENDATION

1. The information be received.
2. That hand cutting of verges where cars are parked adjacent be undertaken as part of the regular verge cutting cycle as a trial during 2019 with the results incorporated in the verge cutting service review in late 2019.

ATTACHMENTS

There are no attachments to this report.

1. BACKGROUND

- 1.1 A presentation was provided on current verge cutting services at the January 2019 meeting of the Innovation and Business Sub-Committee.
- 1.2 At the January 2019 Council Meeting it was resolved to undertake a detailed service level review of verge cutting as follows:
 1. *Council undertake a formal program review of the verge cutting activity.*

Resolution No. 0077/2019

2. CONSULTATION / COMMUNICATION

2.1 Internal

2.1.1 Field Services Division

2.2 External

2.2.1 Verge Cutting Contractors – Adelaide Property and Gardens (APG) and Green Life Group (GLG).

3. REPORT

- 3.1 Councillors and residents have expressed their views that the existing level of service for verge cutting needs to be lifted. A regular concern for residents is the issue of parked cars impacting on verge cutting operations. This issue was discussed at the January 2019 presentation to the Innovation and Business Sub-Committee.
- 3.2 Currently, verge contractors are not required to cut a verge where a car is parked adjacent to the verge. This is to minimise incidents of damage to vehicles from mowing and brush-cutting equipment.
- 3.3 It is estimated that there some 3,000 incidents where verges are not cut each year as a result of parked cars. In areas where there is a high incidence of on street parking it is becoming increasingly difficult to undertake the regular verge cutting service.
- 3.4 Under current contractual arrangements, contractors are required to go back to parked cars the same day to check if the vehicle has moved.
- 3.5 Where a customer makes a complaint about a missed verge and contractors have moved out of the area, contractors may be sent back to the location to cut the missed verge. This incurs an additional charge as a variation. The cost of this variation is typically in the order of \$20k per annum.
- 3.6 During the 2018 cutting season, trials were performed in select areas undertaking verge cutting utilizing a push mower where cars were parked, as a proactive measure to reduce the number of verges left uncut due to parked cars. This was quite effective for cutting most of the verge area, with edging by brush-cutter unable to be completed due to the high risk of damaging vehicles.
- 3.7 Staff have liaised with contractors in relation to resourcing and pricing the option of proactively hand cutting verges where cars are parked as part of the regular cutting cycle. This would require an additional team with alternative equipment to perform this task within 24hrs of the regular cutting activity.
- 3.8 The average cost for hand cutting verges is \$40 per verge. With approximately 3,000 parked car incidents each year, the annual cost to proactively hand cut these verges is estimated at \$120k per annum. This additional cost is offset by the current variation cost of \$20k when customers complain about their missed verge cut and the contractor is sent back to rectify.

4. CONCLUSION / PROPOSAL

- 4.1 It is proposed to implement a trial for the rest of this cutting season to introduce proactive hand cutting of verges where cars are parked across both service contracts. This will provide a consistent service level across the City with the anticipated benefit of reducing customer complaints, improving the image of the City, and improving customer satisfaction with the service.
- 4.2 Undertaking the trial will also enable assessment of the effectiveness of this approach to be incorporated into the detailed verge cutting review later in the year.
- 4.3 Any additional costs of this variation to the service will be monitored and a budget review submitted if required.

CO-ORDINATION

Officer:	GMCI	Executive Group
Date:	04/04/2019	08/04/2019

ITEM	2.5.1		
	WORKS AND SERVICES COMMITTEE		
DATE	15 April 2019		
PREV REFS	Works and Services Committee	2.4.2	18/02/2019
HEADING	Little Corella Update		
AUTHOR	Craig Johansen, Team Leader Landscape Design, City Infrastructure		
CITY PLAN LINKS	2.3 Have natural resources and landscapes that support biodiversity and community wellbeing. 2.2 Have a community that is knowledgeable about our natural environment and embraces a sustainable lifestyle.		

SUMMARY This report is in response to the resolution of February 2019 Council meeting *‘That a report come back assessing the streets most impacted in the Burton area by Little Corellas for inclusion in a separate 2019/2020 streetscape renewal program for Corella management.’*

This needs to be considered carefully as without careful consideration, all that will be achieved is displacement of the birds into another location within Council or the region.

RECOMMENDATION

1. The information be received.
2. Parks and Open Space Assets Staff consider a more strategic approach to the management of Little Corellas within the City, with the inclusion of short, medium and long term deterrents as recommended in the February 2019 Council report 2.4.2.
3. That the street trees within Burton be monitored to see how the trees respond to the migratory movements of the Little Corella. If the trees do not recover as expected, that all the streets, not included currently, are included in future years Streetscape Renewal Program.

ATTACHMENTS

There are no attachments to this report.

1. BACKGROUND

- 1.1 The City of Salisbury has been experiencing elevated levels of Little Corella populations, particularly in areas of Burton, since 2017.
- 1.2 The elevated populations have generally arrived in the area during November/December and have reduced again through natural migration patterns by March/April the following year.

- 1.3 Little Corellas have been in nuisance numbers in other Council areas across the State for many years. The exact reason for the sudden presence of large numbers in Salisbury is not clear but could be related to saturation or management practices occurring in other areas, leading the species to find new territories with food, water and roosting sites.
- 1.4 The birds select their roost site based on finding a suitable perch (especially if known to be safe from past experience), and a food and water source. This season streets within Burton experienced high numbers of Little Corellas. As stated in the February report the adjacent sites of Burton Park and Springbank Waters provide a food and water source for the birds roosting in the Burton area.
- 1.5 Council requested at February 2019:

2.4.2 Little Corella Update

1. *The information be received.*
2. *The current short term deterrent methods be continued until the end of the Corella season, estimated to be April.*
3. *That a report come back assessing the streets most impacted in the Burton area by Little Corellas for inclusion in a separate 2019/2020 streetscape renewal program for Corella management.*
4. *Committee notes that a Community Meeting with the residents in the Burton area to update them on Little Corella management actions was held on Thursday 21 February 2019.*

Resolution 0094/2019

2. CONSULTATION / COMMUNICATION

2.1 Internal

2.1.1 Field Services

2.2 External

2.2.1 Burton Community Members

3. REPORT

- 3.1 From the outset, this report has a focus on habitat modification through the reduction of trees within the streets identified to have large numbers of birds roosting. This needs to be considered carefully as without this careful consideration, all that will be achieved is displacement of the birds into another location within the City or the region.
- 3.2 At the Community Meeting held Thursday 21st February 2019, the following concerns of the local community were addressed:
- Why don't we do the dispersal work more often?
 - Why don't you use the loudest option more frequently?
 - Does Council undertake dispersal work in the morning?
 - What is being done about the mess the birds cause?

- 3.3 Parks and Open Space Assets staff, have inspected the trees within the 14 streets in Burton identified as the core roosting area this year. Of the 14 streets; 2 streets have been part of the Streetscape Renewal Program in the past number of years (Kensington Way, 2016 and Wachtel Crescent, 2018) and Hopner Avenue is included in the current program with tree removal scheduled for June 2019.
- 3.4 Staff note that the damage to the trees within these streets is minor and has little to no impact on the retention of the street trees within this specific area of the city. The damage caused by the Little Corella is only superficial, with the removal of leaf matter and small diameter branches, nothing which will have a negative impact on the structure and the long term viability of the street trees.
- 3.5 Staff in reviewing the trees within the identified streets and considering potential removal for habitat modification to disperse the Little Corellas, have identified 14 trees which are subject to the criteria of the Development Act of which 6 have been retained as they were not given approval for removal as part of the past streetscape renewal program works. Without the removal of the regulated trees the highest roosts still remain.
- 3.6 If only the large trees which are not controlled by the criteria of the Development Act are removed, this will only result in a reduction in the trees to roost in but leave a number of trees within the identified streets that are capable of providing the highest roosting habitat. Staff are confident that these 14 trees will not be approved, as these trees do not satisfy any criteria to support their removal when considered against the Development Act. Therefore removal of the trees not controlled by the criteria of the Development Act only provide a partial resolve to modifying current roosting sites.
- 3.7 It should also be noted that the removal of the street trees will only disperse the birds to other local areas, as large stands of trees of high canopy are available within the local reserves, such as Springbank Waters linear reserve and Kaurna Park, as well as other nearby road corridors outside of this residential area. The removal of the 280 trees is unlikely to impact the current nuisance created in the area, due to timing. With the short term deterrents appearing to be effective as the number of birds observed in the area in the last weeks having reduced.
- 3.8 Due to the feeding season coming to an end in the next 2 months as the weather becomes cooler. The tree removals/ habitat modification as part of the 2019/20 Streetscape Renewal will not contribute to the current feeding season, rather will have an impact on the next feeding season with reduced trees in this immediate area should the birds seek to roost back in this area of the City next season.
- 3.9 The tree removals will only have a long term benefit should the birds arrive back in this area of the city in future feeding seasons and the short term deterrent has not been effective in ensuring that this area is not a desirable roosting site next year.
- 3.10 To remove the trees within the identified streets in addition to the streets programmed as part of the 2019/20 Streetscape Renewal Program, a further \$410,000 is required to deliver total tree removal. This cost is for the removal, replant and establishment of new trees. With the likelihood of the removal of the regulated trees being given approval being small, as they do not meet the criteria of the Development Act.

- 3.11 It should be noted that the stand alone action of habitat modification, by the removal of selected trees, without aligned work to control access to food and water sources is not considered by the industry to be a sound solution for long term management action.
- 3.12 The actions taken during this current Corella season are believed to have significantly reduced the number of Corellas in this neighbourhood.

4. CONCLUSION / PROPOSAL

- 4.1 As there is a large number of trees within the Burton and surrounding area which are beyond the identified streets. The current short term deterrent methods should continue to ensure that this area is not a favourable habitat area for the birds currently or in the future.
- 4.2 As the feeding season for the Little Corella is coming to an end and that the removal of the trees will have a negligible effect, it is recommended that no action be taken on the removal of trees, rather they be monitored over the next 12 months to see how they recover.
- 4.3 If affected street trees do not recover favourably, then these streets be included in future Streetscape Renewal Program.
- 4.4 However tree removal will do little to reduce the corella problem in these streets, if this is the only action taken to the long term management of the situation within the City. Staff continue to work on strategy for the management of the Little Corella within the City, in accordance with recently released management documentation.

CO-ORDINATION

Officer:	GMCI	Executive Group
Date:	04/04/2019	08/04/2019

ITEM	2.5.2
	WORKS AND SERVICES COMMITTEE
DATE	15 April 2019
HEADING	Globe Derby Equestrian Centre SA Request for 21 Year Lease
AUTHOR	Lavinia Morcoase, Senior Property Officer, City Infrastructure
CITY PLAN LINKS	3.3 Be a connected city where all people have opportunities to participate. 3.2 Have interesting places where people want to be. 3.1 Be an adaptive community that embraces change and opportunities.
SUMMARY	<p>Property and Buildings have been approached by the Globe Derby Equestrian Centre Inc. (GDEC), formerly known as the Northern Adelaide Regional Management Committee Inc. (NARMC) with a request to enter into a 21-year lease over a portion of land located at the Whites Road Wetlands, which they currently occupy under a 5-year lease.</p> <p>In line with the requirements of the Local Government Act, Council staff require authorisation to undertake a public consultation and enter into a 21-year lease with the GDEC should no objections be received.</p>
RECOMMENDATION	
1.	It is recommended that: <ol style="list-style-type: none"> a. Council authorises a 21-year lease agreement over a portion of land as detailed in Attachment 1 pursuant to sections 202(1) and 202(2) of the Local Government Act 1999 to GDEC. b. Staff be authorised to undertake Public Consultation in line with Council’s Public Consultation Policy, endorsed on the 23rd November 2017. Should no objections be received, the Manager Property and Buildings be authorised to prepare the lease agreement for execution by Globe Derby Equestrian Centre Inc. and a sub-licence agreement for the Northern Area Centre – Riding for the Disabled Association SA (RDA-SA) based on the recommendations within this report. c. The existing lease between the City of Salisbury and the Northern Adelaide Regional Management Committee Inc. (NARMC) be terminated as at the commencement date of the new lease. d. All costs associated with the preparation and finalisation of the lease to be borne by Riding For The Disabled Association SA, in conjunction with GDEC.

ATTACHMENTS

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

1. Globe Derby Equestrian Centre map with edits 2019

1. BACKGROUND

- 1.1 The Northern Adelaide Regional Management Committee Inc. (NARMC) approached Council staff in 2012 with a request to enter into a long-term lease over a portion of land identified as Lot 2290 in Certificate of Title 5984 Folio 73 and more commonly known as the Equestrian Centre. This portion of land is located at Whites Road Wetlands, is classified as Community Land and can be leased for a maximum term of 21-years under the Local Government Act 1999.
- 1.2 The NARMC's request back then for a 21-year lease was contingent on the proposed construction of a large indoor horse arena, to be funded by donations sourced through their sub-licensee, Riding for the Disabled. The arena's purpose is to provide all year round riding and participation with horses and associated activities as healthy recreation and beneficial therapy for people with disabilities.
- 1.3 At its meeting in September 2012, Council resolved to enter into a 21-year lease with NARMC until the 30th September 2033 as follows:

Council endorses the proposal for a 21 year Lease agreement over the Whites Road Wetlands, Globe Derby Park, as detailed in Annexure A pursuant to Section 202 (1) of the Local Government Act subject to Public Consultation as required under Section 202 (2) of the Act, and compliance with any necessary approvals, legislative or Council requirements.

All Legal costs associated with construction and maintenance of the horse arena and the preparation and finalisation of the lease are borne by Riding For The Disabled South Australia Inc.

Staff be authorised to implement a Public Consultation program as detailed in the report. In the event that no objections are received, Staff be authorised to prepare the lease agreement for execution by Northern Adelaide Regional Committee and the sub-licence agreement for execution by Riding For The Disabled.

Pursuant to Section 38 of the Local Government Act 1999, the Council of the City of Salisbury authorises the Mayor and the Chief Executive Officer to attest to the affixation of the Common Seal of the City of Salisbury to the necessary documents.

Resolution No. 1255/2012

- 1.4 Public consultation was subsequently undertaken, and no objections were received.
- 1.5 At that time, the NARMC were not in a position to proceed with the project due to a lack of funding, until August 2017 when a Community Recreation and Sports Facilities Grant application was approved and NARMC had sufficient funds to finance the structure. Construction of the arena was completed in early 2018.

- 1.6 Although it was resolved in 2012 that NARMC could enter into a long term agreement over the portion of land, the NARMC were hesitant to commit to a 21-year lease until such time as funding, building approvals and construction of the project was assured.
- 1.7 In 2016, they entered into a 5-year lease with the City of Salisbury, currently due to expire on 30th September 2021. It is the understanding of staff that the NARMC requested this lease period rather than the 21-year lease due to concerns that the structure may not be built.

2. CONSULTATION / COMMUNICATION

2.1 Internal

- 2.1.1 Property and Buildings staff have previously consulted with staff from other divisions within Council. At the time of the consultations, which formed the basis of the initial report in 2012, it was determined that no adverse effects were expected to the future development potential of the area by granting a long term lease over the portion of land, with the intention that the lease expire in 2033.

2.2 External

- 2.2.1 Staff also consulted with external stakeholders at the time (service providers) and no objections to the proposal were received.

3. REPORT

- 3.1 In February 2019 the NARMC changed their name to the Globe Derby Equestrian Centre Inc. (GDEC) and have again approached Council staff requesting a 21-year lease on the basis of the previous resolution. They proposed a commencement date of February 2018, to coincide with the date that construction of the arena was completed.
- 3.2 The previous Council Resolution number 1255 item 3.1.3, dated 17th September 2012 as outlined above required Council to enter into a 21-year lease from the date the matter was resolved, meaning that the new lease would expire on 30th September 2033, just 14 years from now. This proposal is not acceptable to the GDEC, as in order to obtain the donation for construction of the arena the donor required a secure long term lease to ensure the future sustainability of the facility.
- 3.3 The site is classified as Community Land under the Local Government Act and Section 202 provides that before Council grants a lease greater than 5 years it must undertake public consultation in accordance with its public consultation policy. Staff recommends that public consultation consist of notices in the Leader Messenger and News Review Messenger as well as letters distributed to affected parties inviting comments on the proposal.

- 3.4 Should no objections be received, authority is requested to enter into a lease agreement with GDEC using Council's standard Lease Agreement and Sub Licence Agreement offered to Community and Sporting Clubs who occupy Council facilities, which was resolved at a Council meeting held on the 28th May 2018 (Council Resolution number: 2516/2018). The Lease should incorporate the terms contained in the recommendation and be in line with Council's Club Fee Policy, Sub-Licence Policy and subject to compliance with any planning or other legislative or Council requirements which may be relevant.

4. CONCLUSION / PROPOSAL

- 4.1 Council Staff seek authority to undertake public consultation and should no objections be received, subsequently enter into a 21-year lease with the Globe Derby Equestrian Centre Inc. in line with the recommendations made within this report.
- 4.2 A sub-license agreement will then be entered into between the City of Salisbury, Globe Derby Equestrian Centre Inc. and Riding for the Disabled Association SA for a term no greater than 21-years.
- 4.3 It is the recommendation of Staff that the existing agreement between the City of Salisbury and NARMC be terminated upon the commencement of the 21-year lease, with the new lease to commence as soon as practicable after the public consultation process is completed, should no objections be received.
- 4.4 Maintenance of the new facility will form part of the terms and conditions of the lease agreement, with RDASA to be responsible for all existing and future costs associated with the facility. The RDASA will bear all costs associated with undertaking the public consultation, the preparation and implementation of the new leases and lease preparation processes.

CO-ORDINATION

Officer:	GMCI	Executive Group
Date:	04/04/2019	08/04/2019

Globe Derby Equestrian Centre Map



Red delineates the area currently leased to the Globe Derby Equestrian Centre, and over which a 21-year lease is sought

Yellow delineates the area currently licenced to the Globe Derby Equestrian Centre, and over which a 21-year license is sought

Blue delineates the area in which the Riding for the Disabled Arena is built

ITEM	2.5.3
	WORKS AND SERVICES COMMITTEE
HEADING	Minutes of the Strategic Property Development Sub Committee meeting held on Monday 8 April 2019
AUTHOR	Chantal Milton, 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. 4.4 Embed long term thinking, planning and innovation across the organisation. 3.4 Be a proud, accessible and welcoming community.
SUMMARY	The minutes and recommendations of the Strategic Property Development Sub Committee meeting held on Monday 8 April 2019 are presented for Works and Services Committee's consideration.

RECOMMENDATION

1. The information contained in the Strategic Property Development Sub Committee Minutes of the meeting held on 8 April 2019 be received and noted and that the following recommendations contained therein be adopted by Council:

SPDSC1 Future Reports for the Strategic Property Development Sub Committee

1. The information be received.

SPDSC2 Salisbury Oval Recreation and Open Space Needs

1. That the information be received.
2. That it be confirmed that Parcel 2 (Brown Tce) and Parcel 3 (Neales Green) as designated in the Salisbury Oval Masterplan be removed from consideration for residential development, and the Salisbury Oval Masterplan be amended consequentially to reflect this, and to incorporate any changes appropriate and required as a result of the final Salisbury Oval Residential EOI outcomes.
3. That a media release be issued updating the community of the Council decision in relation to retention of the Neales Green parcel and Brown Terrace parcel as open space, in consideration of recent community feedback.
4. That Council pursue further discussions and negotiations with the Sportsman's Association and Salisbury Football Club regarding the utilisation of Neales Green for future use for junior training and games. Noting that the Cricket Club has confirmed that they do not require the use of Neales Green.

5. That the balance of the residential parcels identified in the endorsed Salisbury Oval Masterplan, encompassing the former St Jays site (Parcel 1), be re-affirmed as appropriate for future residential development, in recognition of its strategic importance in supporting the attainment of the endorsed Salisbury City Centre Renewal Strategy and Salisbury Oval Masterplan.
6. That a further report be presented to Council containing the amended Masterplan for endorsement in accordance with resolution 2.
7. That budgeted works associated with recreation, sport and open space facilities put on hold by the March 2019 Council resolution 0116/2019 be taken off hold, and proceed according to budget provision and program.

ATTACHMENTS

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

1. Minutes Strategic Property Development Sub Committee - 8 April 2019

CO-ORDINATION

Officer: EXECUTIVE GROUP
Date: 10.04.2019



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

8 APRIL 2019

MEMBERS PRESENT

Cr N Henningsen (Chairman)
Cr M Blackmore
Cr L Braun
Cr K Grenfell
Cr D Proleta
Cr S Reardon (Deputy Chairman)

OBSERVERS

Cr C Buchanan and Cr P Jensen

STAFF

Chief Executive Officer, Mr J Harry
General Manager City Development, Mr T Sutcliffe
Manager Governance, Mr M Petrovski
PA to General Manager Community Development, Mrs B Hatswell

The meeting commenced at 6.50 pm

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

APOLOGIES

Apologies were received from Mayor G Aldridge and Cr G Reynolds.

LEAVE OF ABSENCE

Nil

PRESENTATION OF MINUTES

Moved Cr L Braun
Seconded Cr M Blackmore

The Minutes of the Strategic Property Development Sub Committee Meeting held on 13 March 2019, be taken and read as confirmed.

CARRIED

Moved Cr M Blackmore
Seconded Cr K Grenfell

The Minutes of the Confidential Strategic Property Development Sub Committee Meeting held on 13 March 2019, be taken and read as confirmed.

CARRIED

REPORTS

SPDSC1 Future Reports for the Strategic Property Development Sub Committee

Moved Cr M Blackmore
Seconded Cr L Braun

1. The information be received.

CARRIED

SPDSC2 Salisbury Oval Recreation and Open Space Needs

Cr D Proleta declared a perceived conflict of interest on the basis of signing a petition against the development. Cr Proleta managed the conflict by remaining in the meeting and voting in the best interest of the community.

Cr S Reardon declared a perceived conflict of interest on the basis of signing a petition against the development. Cr Reardon managed the conflict by remaining in the meeting and voting in the best interest of the community.

Cr L Braun declared a perceived conflict of interest on the basis of signing a petition against the development. Cr Braun managed the conflict by remaining in the meeting and voting in the best interest of the community.

Cr N Henningsen declared a perceived conflict of interest on the basis of signing a petition against the development and a family member being an employee of one of the respondents as part of the EOI process. Cr Henningsen managed the conflict by remaining in the meeting and voting in the best interest of the community.

Moved Cr K Grenfell
Seconded Cr D Proleta

1. That the information be received.
2. That it be confirmed that Parcel 2 (Brown Tce) and Parcel 3 (Neales Green) as designated in the Salisbury Oval Masterplan be removed from consideration for residential development, and the Salisbury Oval Masterplan be amended consequentially to reflect this, and to incorporate any changes appropriate and required as a result of the final Salisbury Oval Residential EOI outcomes. That a media release be issued updating the community of the Council decision in relation to retention of the Neales Green parcel and Brown Terrace parcel as open space, in consideration of recent community feedback.
3. That Council pursue further discussions and negotiations with the Sportsman's Association and Salisbury Football Club regarding the utilisation of Neales Green for future use for junior training and games. Noting that the Cricket Club has confirmed that they do not require the use of Neales Green.
4. That the balance of the residential parcels identified in the endorsed Salisbury Oval Masterplan, encompassing the former St Jays site (Parcel 1), be re-affirmed as appropriate for future residential development, in recognition of its strategic importance in supporting the attainment of the endorsed Salisbury City Centre Renewal Strategy and Salisbury Oval Masterplan.
5. That a further report be presented to Council containing the amended Masterplan for endorsement in accordance with resolution 2.

6. That budgeted works associated with recreation, sport and open space facilities put on hold by the March 2019 Council resolution 0116/2019 be taken off hold, and proceed according to budget provision and program.

With leave of the meeting and consent of the seconder Cr K Grenfell **VARIED** the **RECOMMENDATION** as follows:

1. That the information be received.
2. That it be confirmed that Parcel 2 (Brown Tce) and Parcel 3 (Neales Green) as designated in the Salisbury Oval Masterplan be removed from consideration for residential development, and the Salisbury Oval Masterplan be amended consequentially to reflect this, and to incorporate any changes appropriate and required as a result of the final Salisbury Oval Residential EOI outcomes. That a media release be issued updating the community of the Council decision in relation to retention of the Neales Green parcel and Brown Terrace parcel as open space, in consideration of recent community feedback.
3. That Council pursue further discussions and negotiations with the Sportsman's Association and Salisbury Football Club regarding the utilisation of Neales Green for future use for junior training and games. Noting that the Cricket Club has confirmed that they do not require the use of Neales Green.
4. That the balance of the residential parcels identified in the endorsed Salisbury Oval Masterplan, encompassing the former St Jays site (Parcel 1), be re-affirmed as appropriate for future residential development, in recognition of its strategic importance in supporting the attainment of the endorsed Salisbury City Centre Renewal Strategy and Salisbury Oval Masterplan.
5. That a further report be presented to Council containing the amended Masterplan for endorsement in accordance with resolution 2.
6. That budgeted works associated with recreation, sport and open space facilities put on hold by the March 2019 Council resolution 0116/2019 be taken off hold, and proceed according to budget provision and program.

With leave of the meeting and consent of the seconder Cr K Grenfell **FURTHER VARIED** the **RECOMMENDATION** as follows:

1. That the information be received.
2. That it be confirmed that Parcel 2 (Brown Tce) and Parcel 3 (Neales Green) as designated in the Salisbury Oval Masterplan be removed from consideration for residential development, and the Salisbury Oval Masterplan be amended consequentially to reflect this, and to incorporate any changes appropriate and required as a result of the final Salisbury Oval Residential EOI outcomes.

3. That a media release be issued updating the community of the Council decision in relation to retention of the Neales Green parcel and Brown Terrace parcel as open space, in consideration of recent community feedback.
4. That Council pursue further discussions and negotiations with the Sportsman's Association and Salisbury Football Club regarding the utilisation of Neales Green for future use for junior training and games. Noting that the Cricket Club has confirmed that they do not require the use of Neales Green.
5. That the balance of the residential parcels identified in the endorsed Salisbury Oval Masterplan, encompassing the former St Jays site (Parcel 1), be re-affirmed as appropriate for future residential development, in recognition of its strategic importance in supporting the attainment of the endorsed Salisbury City Centre Renewal Strategy and Salisbury Oval Masterplan.
6. That a further report be presented to Council containing the amended Masterplan for endorsement in accordance with resolution 2.
7. That budgeted works associated with recreation, sport and open space facilities put on hold by the March 2019 Council resolution 0116/2019 be taken off hold, and proceed according to budget provision and program.

CARRIED
UNANIMOUSLY

The members present voted unanimously IN FAVOUR of the MOTION.

Cr D Proleta voted IN FAVOUR of the MOTION

Cr S Reardon voted IN FAVOUR of the MOTION

Cr L Braun voted IN FAVOUR of the MOTION

Cr N Henningsen voted IN FAVOUR of the MOTION

OTHER BUSINESS

Nil.

CONFIDENTIAL ITEMS

Item 2.5.3 - Attachment 1 - Minutes Strategic Property Development Sub Committee - 8 April 2019

SPDSC3 Salisbury Oval Residential - Expression of Interest

Moved Cr K Grenfell
Seconded Cr S Reardon

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

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

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

CARRIED

The meeting moved into confidence at 7.05 pm

The meeting moved out of confidence at 7.13 pm.

CLOSE

The meeting closed at 7.14 pm.

CHAIRMAN.....

DATE.....

ITEM	2.6.1
	WORKS AND SERVICES COMMITTEE
DATE	15 April 2019
HEADING	Capital Works Report - March 2019
AUTHOR	Christy Martin, Team Leader Project Support, City Infrastructure Works and Services
PREV REFS	2.6.1 21/01/2019 Committee
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. Within the 2018/19 Local Flooding Program transfer Universal Road, Salisbury Downs, and Lot 17 Pt Wakefield Road, Parafield Gardens to investigation only.
2. Include the demolition of the residential dwelling at 10 Spains Road, Salisbury Downs, and art sculpture renewal, Civic Square, Salisbury, within the 2018/19 Building Renewal Program.
3. Include within the 2018/19 Third Quarter Budget Review, a variance to re-time \$950k expenditure budget associated with Salisbury Oval from 2018/19 into 2019/20, being \$250k Ames Road Major Flood Mitigation Program and \$700k Salisbury Oval Master Plan Implementation Program.
4. Approve the inclusion of a non-discretionary 2018/19 Third Quarter Budget Review bid, for PR23476 AMIP, to bring forward the \$35k per annum lease operating budgets from 2019/20, 2020/21 and 2021/22 into 2018/19, which together total \$105k operating which is to be converted into \$105k capital budget for the tablet purchase associated with PR23476 AMIP.
5. Within the 2018/19 Third Quarter Budget Review, include a \$95k non-discretionary bid to reflect the unplanned income associated with PR13600 Minor Traffic Program, as a nil effect, with staff approved to commence work upon endorsement of this report.
6. Include within the 2018/19 Third Quarter Budget Review, a nil effect discretionary bid to reflect the \$652k of income not received as part of PR17190 City Wide Trails, with Council retaining the program balance of \$503k to deliver further trail network improvements within Mawson Lakes.
7. Within the 2018/19 Third Quarter Budget Review, include a bid to declare \$25k operating project budget savings associated with the completion of the PR22814 Paddocks Master Plan.
8. Include within the 2018/19 Third Quarter Budget Review, a variance bid to re-time \$800k from PR23435 associated with the construction of the new shared used pedestrian bridge, Mawson Lakes, from 2018/19 into 2019/20.

9. Include within the 2018/19 Third Quarter Budget Review, a discretionary bid to allocate an additional \$35k towards the completion of PR24754 Greenfields Wetlands Kayak Access, with staff approved to commence work upon endorsement of this report.

ATTACHMENTS

There are no attachments to this report.

1. BACKGROUND

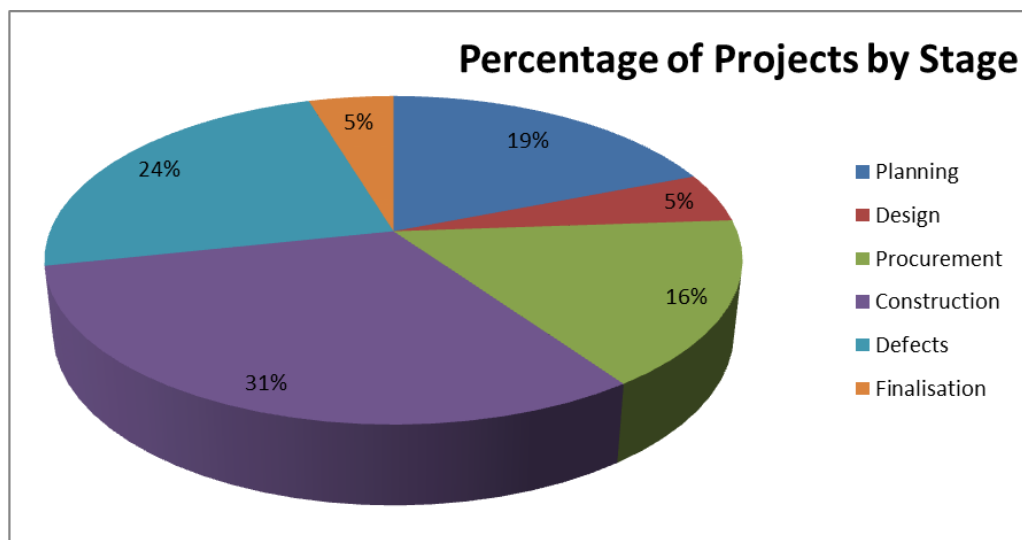
- 1.1 City Infrastructure is responsible for the capital works, associated plant and fleet, building, traffic and civil engineering services, landscape and environmental works. Specifically, these works involve project management, design specification development, construction and recurrent maintenance. 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*.

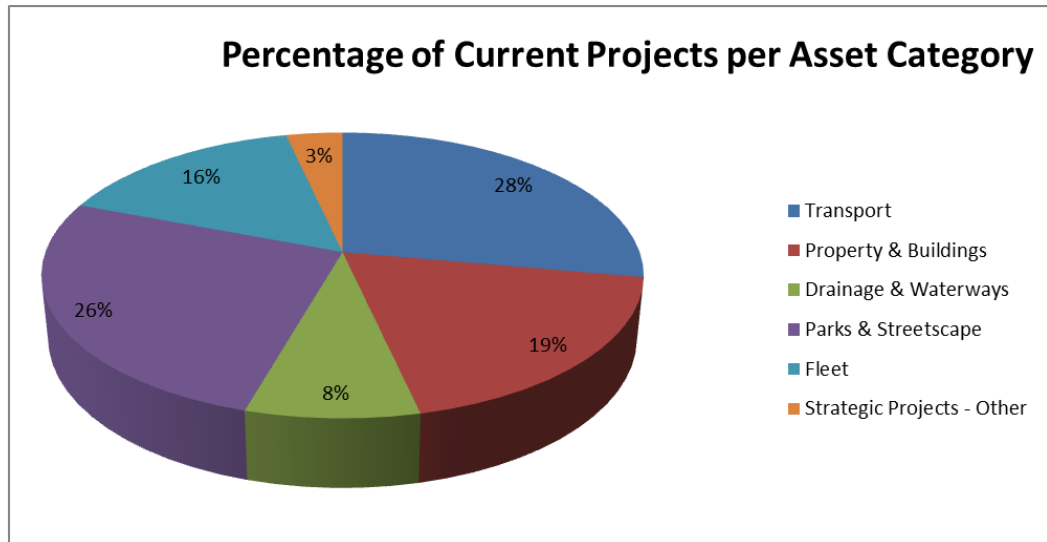
3. REPORT

- 3.1 The Capital Works Program continues to be progressively delivered. Importance is placed on scheduling works to achieve the optimum outcome, such as the programming of landscape works in cooler climates. The current state of active projects is distributed across the following stages;

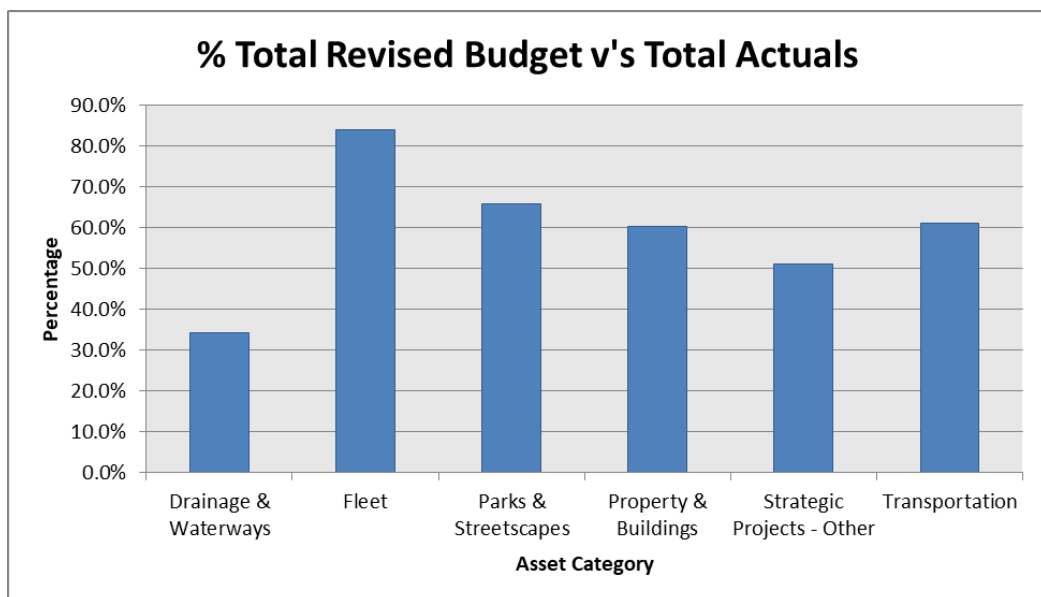


- 3.1 The proactive development of the 2019/20 program has commenced and is reflected within the above stages.


3.2 The Capital Works Program is managed via the creation of individual projects which generally aligned with site locations. This aids in the management of asset information and work load allocation. The percentage of current active projects per asset category is as follows;



3.3 The status of the program is reflective of the current spend and commitments in place. The following chart defines the percentage of the Revised Budget per asset category, current spent and/or committed;



- 3.4 There are two programs this year designed to increase the quantum of solar panels on City of Salisbury owned buildings to aid in the reduction of operating costs. This includes community centre's and sporting club buildings.

Additional solar panels installed to existing systems  360

Solar panels to be installed in new locations  100



Did you know, for the 555kW of solar on Council buildings, on average it generates 2330 kWh of energy per day, this being the equivalent to power a house for six months.

- 3.5 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

PR16999 Local Flooding Program

As part of the 2018/19 Local Flooding Program, Universal Road, Salisbury Downs, and Lot 17 Pt Wakefield Road, Parafield Gardens, were nominated to have minor flood mitigation works completed. These sites require further hydrological investigation and linking into broader floodplain mapping. Therefore no construction will occur at either of these sites this financial year. Upon completion of the investigations and solution determination, they will be included within the appropriate program for future funding. Due to the broader issues, these projects if required may be transferred to the Major Flood Mitigation Program.

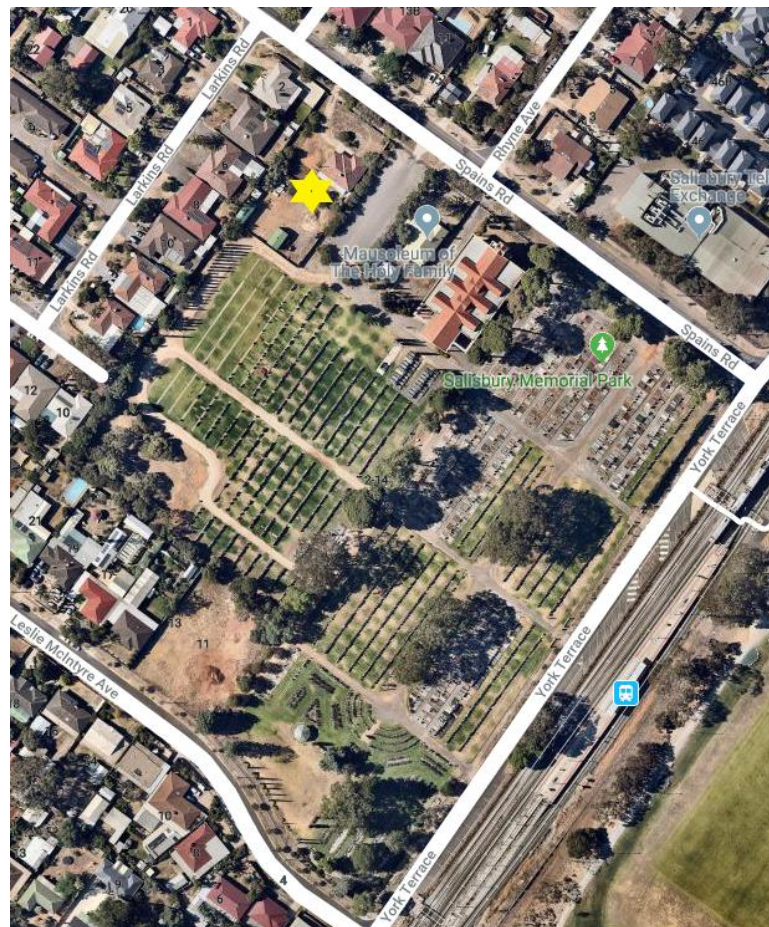
Recommendation: Within the 2018/19 Local Flooding Program transfer Universal Road, Salisbury Downs, and Lot 17 Pt Wakefield Road, Parafield Gardens to investigation only.

Impact: Sites will be monitored and full investigation to occur prior to solution recommendation.

Amendment to Program

PR18097 Building Renewal Program

With the completion of the current residential tenancy lease agreement a condition audit was undertaken and based on some of the structural issues, the general condition of the building & the cost to undertake the works required it is recommended that the building be demolished. Approval is sought to demolish this residential dwelling which will enable greater flexibility in relation to the configuration of Salisbury Memorial Park. The funding to this demolition is proposed to be funded via the Building Renewal Program. Herewith the location of the property;



In addition, the art sculpture within the Civic Square is up for renewal. As artwork resides within the Property and Buildings asset category, it is proposed to include this renewal work also within the Building Renewal Program.

Recommendation: Include the demolition of the residential dwelling at 10 Spains Road, Salisbury Downs, and art sculpture renewal, Civic Square, Salisbury, within the 2018/19 Building Renewal Program.

Impact: No impact

Amendment to Budget

PR23921 Salisbury Oval Master Plan Implementation

PR22229 Major Flood Mitigation Projects

Following the recent considerations associated with Salisbury Oval, the tendering of the next stage of the Salisbury Oval Master Plan Implementation Program was placed on hold. As a result, the following associated budgets are proposed to be included within the 2018/19 Third Quarter Budget Review to be re-timed into 2019/20. It is expected this will then align closer to their expenditure schedule;

- Ames Road, Salisbury, Major Flood Mitigation Program, \$250k
- Salisbury Oval Master Plan Implementation, \$700k

Recommendation: Include within the 2018/19 Third Quarter Budget Review, a variance to re-time \$950k expenditure budget associated with Salisbury Oval from 2018/19 into 2019/20, being \$250k Ames Road Major Flood Mitigation Program and \$700k Salisbury Oval Master Plan Implementation Program.

Impact: Alignment of budgets with expected expenditure

PR23476 Asset Management Improvement Project

In an effort to deliver the Asset Management Improvement Project (AMIP), the role out of mobile devices in the field was a key component. During the process of acquisition, the best value for money was deemed to be purchase out right the devices in lieu of lease over a 3 year period. This resulted in an estimated 35% financial benefit for the organisation. 120 of these devices and their associated peripherals have been purchased and rolled out into the field which happened in December 2018.

With the devices now in place, the associated budgets and timing need to be aligned to reflect the change from lease to purchase. It is proposed to include this within the 2018/19 Third Quarter Budget Review as a non-discretionary bid to reflect bringing forward 3 years of future budgets, \$35k per annum lease budget, from years 2019/20, 2020/21 and 2021/22, into 2018/19. These three years budgets total \$105k which will be transferred from operating to capital as the devices have been purchased in lieu of leased.

Recommendation: Approve the inclusion of a non-discretionary 2018/19 Third Quarter Budget Review bid, for PR23476 AMIP, to bring forward the \$35k per annum lease operating budgets from 2019/20, 2020/21 and 2021/22 into 2018/19, which together total \$105k operating which is to be converted into \$105k capital budget for the tablet purchase associated with PR23476 AMIP.

Impact: Budget alignment and correction of expense type

Amendment to Budget

PR13600 Minor Traffic Program

As part of an approved residential subdivision, Sullivan Road, Ingle Farm, the developer was required to relocate a bus stop. In order to complete this, they provided Council with \$10k to undertake this work on their behalf. This income will be reflected within the 2018/19 Third Quarter Budget Review as a nil effect.

In addition, Department of Planning Transport and Infrastructure (DPTI), approached Council to undertake work on their behalf, to construct two new bus stops and indented bus bays, Wynn Vale Drive, Gulfview Heights, adjacent Bridge Road. This will be connected into the City's footpath network. This work is estimated to cost \$85k, for which final negotiations and agreement with DPTI is being documented. This unplanned income is proposed to be included within the 2018/19 Third Quarter Budget Review as a nil effect discretionary.

Recommendation: Within the 2018/19 Third Quarter Budget Review, include a \$95k discretionary bid to reflect the unplanned income associated with PR13600 Minor Traffic Program, as a nil effect, with staff approved to commence work upon endorsement of this report.

Impact: Additional infrastructure projects delivered by City of Salisbury

PR17190 City Wide Trails Program

The City Wide Trails Program strives to integrate the varied recreational opportunities and experiences into a continuous off road path network within the City and beyond. The \$1.2M 2018/19 program was subject to \$652k of grant funding. Notification of successful grant funding has not yet been received and therefore due to timing it is proposed to seek approval to utilise the Council budget component of this program to continue the delivery of trail network within Mawson Lakes. This year's proposed project of Dry Creek, upstream of Park Way, Mawson Lakes, will now transfer to 2019/20 in accordance with the 2019/20 Budget Bid. This change will be incorporated within the 2018/19 Third Quarter Budget Review as a nil effect. With design and engineering works undertaken the net budget remaining is \$503k.

Recommendation: Include within the 2018/19 Third Quarter Budget Review, a nil effect discretionary bid to reflect the \$652k of income not received as part of PR17190 City Wide Trails, with Council retaining the program balance of \$503k to deliver further trail network improvements within Mawson Lakes.

Impact: Change in scope for 2018/19 with Dry Creek, upstream of Park Way, re-timed to 2019/20

Amendment to Budget

PR22814 Paddocks Master Plan (Stage 3)

With the successful completion of the master plan for the Paddocks, which was endorsed by Council on 23rd July 2018, the balance of project funding, \$25k operating budget, is proposed to be declared within the 2018/19 Third Quarter Budget Review as savings.

Recommendation: Within the 2018/19 Third Quarter Budget Review, include a bid to declare \$25k operating project budget savings associated with the completion of the PR22814 Paddocks Master Plan.

Impact: Return project savings

PR23435 Mawson Lakes Interchange – Pedestrian & Cycle Access

As reported January 2019, Works and Services Committee, Item 2.6.1, the contract to construct a new shared use bridge joining Waterbrook Court to Ridley Street, Mawson Lakes, was mutually terminated. It also noted that this would be re-tendered and scheduled for delivery in 2019/20, enabling construction to occur post the wet winter period. As a result, the associated budget \$800k is proposed to be included within the 2018/19 Third Quarter Budget Review as a bid to re-time this budget into 2019/20.

Recommendation: Include within the 2018/19 Third Quarter Budget Review, a variance bid to re-time \$800k from PR23435 associated with the construction of the new shared used pedestrian bridge, Mawson Lakes, from 2018/19 into 2019/20.

Impact: Alignment of budget with expected expenditure

PR24754 Greenfields Wetlands Kayak Access

An initiative approved for 2018/19 funding, was the construction of an accessible kayak launch facility at the Greenfields Wetlands, \$90k. Removal and replacement of the existing hardstand rubble area and installation of irrigated turf adjacent to the Salisbury Water Pump Station and Education Centre has been constructed. More extensive earthworks and a larger bitumen hardstand area was required in order to provide a safe, weather proof kayak launch facility to the wetland and facilitate access and installation of an accessible pontoon dock. As a result, in order to complete the project an additional \$35k is required to purchase and install the accessible pontoon dock. This additional funding is proposed to be included within the 2018/19 Third Quarter Budget Review.

Recommendation: Include within the 2018/19 Third Quarter Budget Review, a discretionary bid to allocate an additional \$35k towards the completion of PR24754 Greenfields Wetlands Kayak Access, with staff approved to commence work upon endorsement of this report.

Impact: Additional funding

For Information

PR20548 Bridge Program

The renewal of the Dry Creek pedestrian bridge, adjacent Erlunga Court, Pooraka, was included within the 2018/19 Bridge Program. Due to observations by staff this bridge required a complete structural assessment which determined a full replacement was required. A design for this full replacement is near complete. Due to the estimated replacement value well exceeding \$100k, this project will now be delivered across financial years with the 2019/20 Budget Bid currently proposing to have the additional funds to achieve this.

4. FOR INFORMATION

Recent Completion



Kaurna Park, Burton, Fence Renewal

In Construction



AGH Cox Reserve, Parafield Gardens, Fitness Equipment



Before

Recent Completion

Local Flooding Program, Cavan
Clearing of vegetation and reinstatement of swale



After

In Construction

Robinson Road, St Kilda, New Stormwater Infrastructure



5. CONCLUSION / PROPOSAL

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

CO-ORDINATION

Officer: Executive Group
Date: 08/04/2019

ITEM	2.6.2
	WORKS AND SERVICES COMMITTEE
DATE	15 April 2019
HEADING	Review of Mawson Lakes Primary School Pedestrian Bridge - Upstream of The Strand
AUTHOR	Dameon Roy, Manager Technical Services, 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. 2.4 Have urban and natural spaces that are adaptive to future changes in climate. 3.3 Be a connected city where all people have opportunities to participate.
SUMMARY	Mawson Lakes School is situated across two campuses, separated by Dry Creek. An existing pedestrian crossing is the primary access between the campuses, and experiences multiple inundations throughout the year. Alternative crossings nearby are used, namely The Strand and Mawson Lakes Boulevard. Council's engineering team have undertaken an assessment of the best value for money work that will have the greatest impact of reducing current risk for pedestrian movements, namely the upgrade of The Strand with appropriate hand rails and signage.
RECOMMENDATION	<ol style="list-style-type: none"> 1. The collapsible handrail retrofit of both sides of The Strand bridge (including signage and warning lighting) be designed, costed and a New Initiative Bid for FY19/20 is submitted. This will provide a significantly upgraded bridge at The Strand and reduce an existing pedestrian safety risk. Total Project Cost is \$150k. 2. The existing Mawson Lakes School Pedestrian Crossing be retained in its current form. 3. Mawson Lakes School, together with The City of Salisbury, continue to lobby DECS for a 100 year ARI proof pedestrian bridge, with Council facilitating the construction of a new bridge should funding become available from DECS or other sources.
ATTACHMENTS	<p>This document should be read in conjunction with the following attachments:</p> <ol style="list-style-type: none"> 1. Mawson Lakes Bridges Stormwater Modelling Results

1. BACKGROUND

1.1 Mawson Lakes School Pedestrian Crossing

1.1.1 The Mawson Lakes School facilities have been developed on a split campus that straddles Dry Creek. A low level footbridge connects the two school campuses about 100 m south and upstream of The Strand. The footbridge is a timber piled structure with pipe handrails and knee rails on both sides of the deck but no kick rail. Handrail stanchion bases are gusseted to brace them against crowd and flood loading. This bridge has a capacity of less than 1 year ARI.

1.2 The Strand Road and Pedestrian Crossing

1.2.1 The Strand on the north side is a low level road crossing that is part of the road infrastructure in Mawson Lakes. This crossing is inundated by the flow in Dry Creek in approximately the 1 in 10 year ARI. This crossing is used as an alternative route for school children and staff in the event of the footbridge being inundated.

1.3 Mawson Lakes Boulevard Bridge

1.3.1 Should the Strand be inundated the Mawson Lakes Boulevard Bridge has a capacity of greater than 1 in 100 year ARI, and is used rarely by the school.

1.4 This report is looking at the usage of the bridges, the risks associated with, and mitigation strategies around pedestrian use during rain events.

2. CONSULTATION / COMMUNICATION

2.1 Internal

2.1.1 Infrastructure Management Staff

2.1.2 Council Members

2.2 External

2.2.1 Mawson Lakes School

2.2.2 Department of Education

2.2.3 Water Data Services (Consultants overseeing the live data feed of incoming flood levels in Dry Creek).

3. REPORT

3.1 Mawson Lakes School (Primary School and Preschool)

3.1.1 The campus on the east bank, known as “Site East”, serves R to year 2 classes and includes the Main Office, the Canteen, the Book-nook (a mini library) and the gymnasium in the Denison Centre between 8.00 am and 5.00 pm on school days. The School leases the Mobarra Room, within The Denison Centre on occasions. The school’s main library is co-located in the Mawson Centre co-located with the University of South Australia campus (where the school commenced in 2002) about 600 m from the school on the east side of Dry Creek.

- 3.1.2 The campus on the west bank, known as “Site West”, serves Year 3 to 7 classes and includes the Japanese, Arts and STEM facilities as well as a basketball/netball court in the courtyard. Site west also accommodates an OSHC facility with about 100 children and Site East also accommodates preschools.
- 3.1.3 Students on each side need to visit the opposite side to use facilities that are not within their side of the School. Parents and carers also use the footbridge to collect siblings of different ages spread across the school. The footbridge is used for these purposes under the supervision of class teachers, as is access between Site East and West during morning recess and lunchtime, the latter requiring supervision by two teachers.
- 3.1.4 Pedestrian count by City of Salisbury in December 2018 and February 2019 during school term on each crossing, demonstrated in the table below:

Bridge Crossing	Typical crossings per day on weekdays	Typical crossings per day on weekends
The Strand	187 to 436	167 to 236
Mawson Lakes Pedestrian Crossing	925 to 1,295	70 to 173
Mawson Lakes Boulevard Bridge	283 to 412	217 to 297

3.2 Dry Creek Crossings

- 3.2.1 There are three crossings of Dry Creek between and closest to the school. The Strand on the north side is a low level road crossing that is part of the road infrastructure in Mawson Lakes. A low level footbridge connects the two school campuses about 100 m south and upstream of The Strand. Mawson Lakes Boulevard on the south side is a high level crossing of Dry Creek that is a major part of the road infrastructure in Mawson Lakes.
- 3.2.2 The Strand is designed and constructed as a multi cell box culvert floodway with flood depth markers and with kerbed concrete footpaths on both sides of a 2 lane carriageway, but no handrails.
- 3.2.3 The footbridge, between campuses is a timber piled structure with pipe handrails and knee rails on both sides of the deck but no kick rail. Handrail stanchion bases are gusseted to brace them against crowd and flood loading. Indicated that most years there will be several times in a year that the bridge is inundated. The footbridge is subject to flooding for several days most years during which time The Strand or the Mawson Lakes Boulevard bridge is used by students, escorted by teachers, to continue normal school operations. Council gates control access to the footbridge during floods.

- 3.2.4 Mawson Lakes Boulevard is a high level road and pedestrian bridge capable of passing flood flows up to approximately 100 year ARI. This bridge is located approx. 250 m south of the Mawson Lakes Pedestrian Crossing.
- 3.3 Dry Creek Hydrology
- 3.3.1 Flooding has been modelled on Dry Creek in the reach between the Mawson Lakes Boulevard bridge and The Strand for flood Average Recurrence intervals with flood water levels summarized in attachment 1.
- 3.3.2 The flood modelling showed that the Strand overflowed in a greater than 1 in 5 year event and that the school crossing overflowed during a 1 in 1 year event.
- 3.3.3 It is noted that the low flow events (less than 1 in 5 years) will be reduced further as upstream works are undertaken and additional storage is created in Dry Creek.
- 3.4 Consultation with Mawson Lakes Primary School
- 3.4.1 Mawson Lakes Primary School Principal, David Cowles has been working closely with Council senior staff on this project for a number of years
- 3.4.2 The Governing Council passed a motion in March this year: "That the Mawson Lakes Governing Council would be willing to provide some funding through a co-contribution (School, Salisbury Council and State Government) to a future design and construction of a new pedestrian bridge (The Foot Bridge 196) across Dry Creek at Mawson Lakes." Clearly demonstrating a desire to have the bridge upgraded.
- 3.4.3 Mawson Lakes primary school cohort numbers about 760 students and the school facilities can accommodate 864 students. The Sanctuary, west of Salisbury Highway, has recently been added to the catchment zone for student attendance at Mawson Lakes Primary School so an increase in student numbers at the school to near capacity is expected by 2020.
- 3.4.4 The footbridge between Site West and Site East is closed to school and public use due to flooding for about 6-7 days per annum on average over the last 4 years.
- 3.4.5 The crossing was developed initially as a stepping stone crossing that the education department replaced with a footbridge. Council with funding from DECS, added handrails to the footbridge and has since taken over ownership of the asset.
- 3.4.6 Alternative access across Dry Creek during periods of high flow that inundate or render the footbridge unsafe for use is via The Strand. Alternatively via Mawson Lakes Boulevard for students to use in all flood conditions up to ARI 100.

3.4.7 Mawson Lakes Primary School Principal in a meeting on 22 Feb 2019 advised that about 300 students and 15 staff occupy Site East while about 300 students and 20 staff occupy Site West. School safety practice is that the bridges can never be crossed without supervision including events such as:

- School start and finish
- Class room movements between facilities on opposite sides of Dry Creek. Time lost in each movement is about 7 minutes for every crossing out of a scheduled lesson time of 45 minutes
- Recess and lunch
- First aid for students
- Early or during school hours pickups by parents or carers
- Emergency evacuations to the assembly point on Mobara Park, south of the Denison Centre, when all the Site West cohort crosses the footbridge in both directions under staff supervision
- All school assembly 3 times per term in the Denison Centre gym when all the Site West cohort crosses the footbridge in both directions under staff supervision
- Similarly the Site West cohort crosses the footbridge for school sports days on the oval at Mobara Park

3.5 Additional Information

3.5.1 Access to the footbridge is currently controlled by automatic gates, recently installed by City Of Salisbury, on both east and west pathways approaching the bridge. The gates close when flood flows in Dry Creek are detected by sensors on the footbridge at a level just below the underside of deck level. Red strobe lights and sirens warn when gates are about to close and during the closing cycle. The gates lock closed and remain locked until the School Principal or his delegate call Water Data Services to arrange for the footbridge crossing to be inspected as safe to use after which gates are manually reopened, a process that can take upwards of 6 hours. In the meantime all access between site east and site west must be by the alternative road crossings mentioned above.

3.5.2 The footbridge is located in one of the widest sections of Dry Creek through Mawson Lakes. This means that to undertake any significant increases to the capacity of the crossing the bridge needs to be raised across the full length. This means that, as with the major bridge across from Sanctuary to Elder Smith overpass, which will cost over \$1.2M, a new bridge between campuses will cost over \$500,000, because of the width it needs to traverse, to get any meaningful reduction in inundation.

3.5.3 The Strand, particularly with the numbers of children using the crossing to and from School and it being an alternative for the School during larger rain events, is a significant Culvert crossing now requires collapsible open hand rails.

- 3.5.4 Similar to the handrails installed on the crossing between the school the handrails do not prevent access to the edge of the culverts and water but provide an additional barrier to give parents, cares and teachers additional time and security in monitoring students and preventing them from accessing the water.
- 3.5.5 At the recent Council informal strategy meeting where these matters were discussed it was also noted by the Principal that there would also need to be a reduction in speed during the periods where Children are crossing as an additional safety measure, from the current status, which is agreed to by Council's staff.

4. CONCLUSION / PROPOSAL

- 4.1.1 99% of the trips undertaken across the footbridge between the campuses of the school are safe and have no risk associated with them. It is not recommended that Council upgrade the footbridge between the campuses to meet a higher ARI Event. Noting also that there will be further reduction with the upstream detention works to be undertaken in Dry Creek over the next 5 years.
- 4.1.2 However, should the DECS and the School be willing to fund an upgrade if they believe that the footbridge and alternative arrangements are not acceptable Council will facilitate the construction of a new bridge.
- 4.1.3 It is recommended that Council Upgrade of The Strand with handrails that are collapsible in a major flood event, and appropriate signage be installed that reduces the permitted speed limit when school children are required to utilise the crossing. This can be undertaken using the new monitoring system at the existing footbridge that operates the gates.

CO-ORDINATION

Officer:	GMCI	Exec Group
Date:	04/04/2019	08/04/2019

MAWSON LAKES-Pedestrian bridges
Stormwater modelling results

ARI / AEP	MAWSON LAKES BOULEVARD				MAWSON LAKES PRIMARY SCHOOL				THE STRAND			
	Flow (m3/s)	Approx. HGL	Channel bed level	Flow depth (m)	Flow (m3/s)	Approx. HGL	Channel bed level	Flow depth (m)	Flow (m3/s)	Approx. HGL	Channel bed level	Flow depth (m)
1 Y / 63.2 %	16	6.11	4.98	1.13	15.9	5.42	4.48	0.94	15.9	5.22	4.45	0.77
1.44 Y / 50 %	24.1	6.25	4.98	1.27	23.9	5.58	4.48	1.1	23.8	5.37	4.45	0.92
5 Y / 18.3%	24.7	6.26	4.98	1.28	24.4	5.59	4.48	1.11	24.3	5.39	4.45	0.94
9.49 Y / 10%	33.3	6.4	4.98	1.42	33.2	5.73	4.48	1.25	33.1	5.53	4.45	1.08
20 Y / 5%	42.2	6.52	4.98	1.54	42.1	5.86	4.48	1.38	42	5.65	4.45	1.2
50 Y / 2%	51.7	6.64	4.98	1.66	51.8	5.98	4.48	1.5	51.6	5.78	4.45	1.33
100 Y / 1%	68.1	8.17	4.98	3.19	59.2	8.15	4.48	3.67	57.4	8.15	4.45	3.7