



AGENDA

**FOR WORKS AND SERVICES COMMITTEE MEETING TO BE HELD ON
19 AUGUST 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 15 July 2019.

Presentation of the Minutes of the Confidential Works and Services Committee Meeting held on 15 July 2019.

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OTHER BUSINESS

CONFIDENTIAL ITEMS

2.9.1 Request for Extension of Confidentiality Order: NAWMA - Appointment of Independent Chair

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)(a) 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 would involve the unreasonable disclosure of information concerning the personal affairs of any person (living or dead).*
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*
 - *information contained within the report includes personal information of an employment nature for candidates under consideration for appointment to the position of Independent Chair of the NAWMA Board*

*On that basis the public's interest is best served by not disclosing the **Request for Extension of Confidentiality Order: NAWMA - Appointment of Independent Chair** 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**

15 JULY 2019

MEMBERS PRESENT

Cr S Reardon (Chairman)
Cr L Braun (Deputy Chairman)
Cr C Buchanan
Cr S Ouk
Cr G Reynolds
Cr N Henningsen

OBSERVERS

Cr K Grenfell
Cr P Jensen

STAFF

Chief Executive Officer, Mr J Harry
General Manager City Infrastructure, Mr J Devine
A/General Manager Community Services, Ms V Haracic
General Manager City Development, Mr T Sutcliffe (*from 7.34 pm*)
A/Manager Governance, Ms J Crook
Governance Coordinator, Ms J Rowett
Governance Support Officer, Ms K Boyd

The meeting commenced at 7.11 pm.

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

APOLOGIES

An apology was received from Cr M Blackmore.

LEAVE OF ABSENCE

Nil

PRESENTATION OF MINUTES

Moved Cr N Henningsen
Seconded Cr G Reynolds

The Minutes of the Works and Services Committee Meeting held on 17 June 2019, be taken and read as confirmed.

CARRIED

Moved Cr G Reynolds
Seconded Cr S Ouk

The Minutes of the Confidential Works and Services Committee Meeting held on 17 June 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 S Ouk

1. The information be received.

CARRIED

2.4.1 Terms of Reference for Asset Management Sub-Committee

Moved Cr C Buchanan

Seconded Cr L Braun

1. That the information within this report be received and noted.
2. The Sub-Committee be established for its first meeting to be scheduled for the second Monday of September (09/09/2019)
3. The Draft Terms of Reference and contained in Attachment 1 to this report (Works and Services, Item No. 2.4.1, 15/07/2019) be endorsed with amendments as follows:
 - a. In paragraph 1.1:
 - i. remove the words *“In the first instance...”* and commence the sentence with *“The Sub Committee will...”*
 - ii. revise the first dot point to read: *“Review footpath, playground and streetscape policies for their appropriateness and currency, taking into consideration best practice and sector and other organisations’ approaches, and provide recommendations for Council consideration”*.
 - iii. revise the second dot point to read: *“Consider the targeted levels of service for key asset classes, namely footpaths, playspaces and streetscapes, taking into consideration best practice in asset management, to ensure they match community expectations and are financially sustainable, and consistent across the city.*
 - iv. Third dot point to include the words *“and current works...”* following the words *“future works”*.
 - b. In paragraph 1.2, in the first sentence insert *“an innovative”* following the words *“adopt an...”* and remove the second sentence.
 - c. remove paragraph 4.3.
4. The membership of the Asset Management Sub-Committee Sub Committee to comprise:
 - Cr Lisa Braun
 - Cr Shiralee Reardon
 - Cr Natasha Henningsen
 - Cr Adam Duncan
 - Cr Chad Buchanan
5. The Mayor be appointed as an ex-officio member of the Asset Management Sub-Committee.
6. That the Works and Services Committee appoints Cr Lisa Braun as Chair, and the Deputy Chair be appointed at the first meeting of the Asset Management Sub-Committee.

CARRIED

Property

2.5.1 Mawson Lakes Interchange Land - Community Land Revocation

Moved Cr L Braun

Seconded Cr N Henningsen

1. That portion of Allotment 102 Filed Plan 9249 known as Parafield Airport Reserve Parent Property be revoked of the Community Land Classification
2. The attached report (Attachment 1 – Section 194, Report Parafield Airport Reserve Parent Property Item No. 2.5.1) be adopted for the purpose of Section 194 of the Act, and the Manager Property and Buildings be authorised to implement the public consultation program, comprising of a public notice in the Messenger and State Government Gazette with a copy of this wording to appear on Council’s website. In addition, letters with the attached report are to be posted to property owners likely to be impacted within the immediate vicinity and signage be erected on a clearly visible location of the site advising of the proposal.
3. A further report be presented to Council for consideration of any objections received in response to community consultation. In the event that no objections are received the Manager Property and Buildings be authorised to prepare and submit the necessary documentation to the Minister for approval.

CARRIED

Public Works

2.6.1 Capital Works Report - June 2019

Moved Cr G Reynolds

Seconded Cr C Buchanan

1. Report be received.

CARRIED

Traffic Management

2.7.1 Traffic Safety Issues: Intersection of Waterloo Corner Road and Kensington Way at Burton

Moved Cr C Buchanan
Seconded Cr L Braun

1. Council notes the traffic analysis undertaken for the Waterloo Corner Road and Kensington Way T-Junction at Burton.
2. Council write to the Minister of Transport seeking government support for funding of this initiative.
3. Depending on the decision of the Minister of Transport, Council to give further consideration to this item.
4. Council write to the Minister of Transport seeking government support to jointly fund a traffic study with DPTI, examining the safety and capacity of road junctions along Waterloo Corner Road between Salisbury Highway and the Northern Connector.

CARRIED

OTHER BUSINESS

W&S-OB1 Traffic Management Measures – Redhill Road, Ingle Farm

Moved Cr N Henningsen
Seconded Cr C Buchanan

1. That Council Administration prepare a report investigating the opportunity to introduce traffic management measures on Redhill Road, Ingle Farm that will assist in reducing the road's speed environment and improve traffic safety in the vicinity of the school on Wright and Redhill Roads. This investigation should include the traffic survey analysis already conducted, and the costs for alternate traffic options, and be available for the September 2019 Committee meeting for consideration in the 2019/20 budget.

CARRIED

CONFIDENTIAL ITEMS**2.9.1 Mawson Lakes Interchange**

Moved Cr C Buchanan

Seconded Cr L Braun

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 Council's commercial 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 may prejudice Council's commercial position.*

*On that basis the public's interest is best served by not disclosing the **Mawson Lakes Interchange** item and discussion at this point in time.*

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

CARRIED

The meeting moved into confidence at 8.11 pm.

The meeting moved out of confidence at 8.19 pm.

2.9.2 Acquisition of 67 and 69 Pratt Avenue Pooraka

Moved Cr L Braun

Seconded Cr N Henningsen

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 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 of 67 and 69 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.

CARRIED

The meeting moved into confidence at 8.20 pm.

The meeting moved out of confidence and closed at 8.38 pm.

CHAIRMAN.....

DATE.....

ITEM	2.0.1
	WORKS AND SERVICES COMMITTEE
DATE	19 August 2019
HEADING	Future Reports for the Works and Services Committee
AUTHOR	Michelle Woods, Projects Officer Governance, CEO and Governance
CITY PLAN LINKS	4.3 Have robust processes that support consistent service delivery and informed decision making.
SUMMARY	This item details reports to be presented to the Works and Services Committee as a result of a previous Council resolution. If reports have been deferred to a subsequent month, this will be indicated, along with a reason for the deferral.

RECOMMENDATION

1. The information be received.

ATTACHMENTS

There are no attachments to this report.

1. BACKGROUND

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

2. CONSULTATION / COMMUNICATION

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

3. REPORT

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

Meeting Item	- Heading and Resolution	Officer
24/07/2017 NOM1	Variation to Council Decision 1783/2017: St Kilda Master Plan - Stage 2 3. That authorisation to progress with priorities 3 to 8 inclusive provided in the St Kilda Stage 2 – Marine Recreation Precinct and Mangroves Master Plan be subject of consideration of further reports to Council. Due: October 2019 Deferred to: November 2019 Reason: This report will be combined with the resolution from April 2019 in relation to the boat ramp.	Dameon Roy
26/03/2018 6.4.1	Long Term Financial Plan and Budget Workshops Actions Update 2. A report on the success of the Reserve Upgrade Program and consideration of future sites be included on the Works and Services Future Reports with a due date of December 2018 (per table Budget Workshop 1 – 28 February 2018 item WS1-9). Due: November 2019	Craig Johansen
26/03/2018 6.4.1	Long Term Financial Plan and Budget Workshops Actions Update 3. A report on the program of sites for Fitness Equipment Program be included on the Works and Services Future Reports with a due date of December 2018 (per table Budget Workshop 1 – 28 February 2018 item WS1-13). Due: November 2019	Craig Johansen
26/03/2018 6.4.1	Long Term Financial Plan and Budget Workshops Actions Update 4. A report on the program of sites for Autism Friendly Playspaces be included on the Works and Services Future Reports with a due date of December 2018 (per table Budget Workshop 1 – 28 February 2018 item WS1-15). Due: November 2019	Craig Johansen
26/03/2018 6.4.2	Budget Bids 2018/2019 - Streetscape Renewal - PSN107 That a further report come back considering an increase in funding to the Street Tree Program bid PSN107 looking at improving outcomes and quality. Due: August 2019 Deferred to: October 2019 Reason: Will be addressed by new Asset Management Sub Committee.	Dameon Roy / Tamika Cook

27/08/2018 MON7.8	Traffic Safety: Nelson Road, Para Hills 1. That staff bring back a report to Council investigating whether any traffic calming devices can be installed in regard to increased traffic and vehicles coming too fast over a blind hill on Nelson Road, Para Hills between Milne Road and Miller Avenue, Para Hills. Due: September 2019	Dameon Roy
17/12/2018 2.2.1	The Salisbury Home and Community Services Business Model Project (Aged and Disability Services) post 2020 3. As a result of Commonwealth delays staff will report options for Council consideration in September 2019. Due: September 2019	Vesna Haracic
29/01/2019 2.4.2	Use of Thermal Methods for Weed Control 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	Mark Purdie
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: August 2019 Deferred to: September 2019 Reason: Internal consultation continuing and finalisation of viable options.	John Devine
29/01/2019 MON7.1	Motion on Notice - Portable CCTV Cameras 1. As part of Council's strategy to combat illegal dumping, hoon driving and graffiti: • 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: August 2019 Deferred to: September 2019 Reason: Internal consultation continuing and finalisation of viable options.	John Devine

25/02/2019 2.5.1- SPDSC (OB1)	Framework Development for Additional Green Space in Salisbury 1. That staff develop a framework by end of July 2019, for identifying opportunities for the strategic acquisition of properties to provide additional green space and/or recreation areas within Salisbury. Due: November 2019	John Devine
25/02/2019 W&S-OB2	Traffic Monitoring – Andrew Smith Drive, Parafield Gardens 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: October 2019	Tony Calandro
25/03/2019 1.3.2	Budget Bids 2019/20 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	David Boothway
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
25/03/2019 6.4.2	Budget Bids 2019/20 7. PSN000375 Elected Member Bid: BBQ Installation - Lindblom Park, Pooraka and other reserves be considered in a future report on the PSN000262 Outdoor Furniture Program. Due: December 2019	Craig Johansen
23/04/2019 2.6.2	Review of Mawson Lakes Primary School Pedestrian Bridge – Upstream of the Strand 5. That further discussions take place between Council staff, Mawson Lakes School and DECS/DPTI regarding construction and funding options, with a report back to this Committee by 1/10/2019. Due: September 2019	Dameon Roy

23/04/2019 12.1	Motion Without Notice – St Kilda Masterplan 2. Staff to provide a report on the cost of reactivation of the old Boat ramp. Due: November 2019 Comment: This report will be combined with the resolution from July 2017.	Dameon Roy
27/05/2019 3.6.7	Review of Verge Development by Residents Policy 1. The recommended policy changes be deferred and considered in conjunction with the review of our Verge Maintenance Program which is due to be reported on in the second half of 2019. Due: November 2019	Craig Johansen
27/05/2019 12.2	Motion Without Notice – Safety Near Train Stations 1. The Administration investigate and provide a report on ways to improve safety where required, through improved lighting availability in walkways and reserves near train stations and main public transport interchanges, specifically the train stations at Parafield, Parafield Gardens and Greenfields. 2. The investigations include discussions with DPTI and SAPOL. Due: October 2019	David Boothway
24/06/2019 7.1	Motion on Notice - Solar Bench and Table Trial for Parks and Reserves 2. That a report be brought back to Council with all the information necessary to decide whether to proceed with installation and suitable locations including any associated logistics and costs to undertake a trial. 3. That this report include information from any other SA Councils that are considering similar trials. Due: October 2019	John Devine
24/06/2019 12.2	Motion without Notice: Enhancement of Entry/Exit - Para Hills Community Club 1. Staff bring back a report on options/ideas to enhance the exit and entry into the existing Woolworths/Para Hills Community Hub to address potential safety concerns with specific consideration being given to: - discussions with owners/operators of the Woolworths Car Park - consideration of the availability of existing car parking areas - disability access - pedestrian movements within that car parking facility. Due: September 2019	Dameon Roy

22/07/2019	Mawson Lakes Interchange Land - Community Land Revocation	John Devine
2.5.1	3. <u>A further report be presented to Council for consideration of any objections received in response to community consultation.</u> 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:	November 2019	
22/07/2019	Traffic Safety Issues: Intersection of Waterloo Corner Road and Kensington Way at Burton	Tony Calandro
2.7.1	3. Depending on the decision of the Minister of Transport, Council to give further consideration to this item.	
Due:	November 2019	
22/07/2019	Traffic Management Measures – Redhill Road, Ingle Farm	John Devine
W&S-OB1	1. That Council Administration prepare a report investigating the opportunity to introduce traffic management measures on Redhill Road, Ingle Farm that will assist in reducing the road's speed environment and improve traffic safety in the vicinity of the school on Wright and Redhill Roads. This investigation should include the traffic survey analysis already conducted, and the costs for alternate traffic options, and be available for the September 2019 Committee meeting for consideration in the 2019/20 budget.	
Due:	November 2019	
22/07/2019	Bins for Blokes	Karen Pepe
MWON12.2	1. That a report be prepared providing advice to Council for the City of Salisbury to extend its sanitary bin service into male public toilets.	
Due:	September 2019	

4. CONCLUSION / PROPOSAL

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

CO-ORDINATION

Officer: Executive Group
Date: 12/08/19

ITEM	2.4.1
	WORKS AND SERVICES COMMITTEE
DATE	19 August 2019
HEADING	Landscape Enhancements to Feature Sites
AUTHOR	Mark Purdie, Manager Field Services, City Infrastructure
CITY PLAN LINKS	2.3 Have natural resources and landscapes that support biodiversity and community wellbeing. 3.2 Have interesting places where people want to be.

SUMMARY This report provides a summary and photos of landscape enhancements completed to twelve (12) feature landscape sites within the City during 2018/19, with the aim of improving Community Pride.

RECOMMENDATION

1. The information be received.

ATTACHMENTS

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

1. Feature Landscape Sites Enhanced 2018/19

1. BACKGROUND

- 1.1 The City of Salisbury has 118 feature landscape areas (excluding Mawson Lakes) developed and maintained within its jurisdiction. These are provided in key locations on road verges, roundabouts and surrounds to community facilities such as Neighbourhood Centres.
- 1.2 The objective of feature landscape sites is to provide a feature area of higher level landscape amenity that contributes to City Pride.

2. CONSULTATION / COMMUNICATION

2.1 Internal

- 2.1.1 Craig Johansen - Team Leader Parks and Open Space Assets

3. REPORT

- 3.1 The summer and autumn period of 2018/19 was extremely dry with below average rainfall. This resulted in lower than average demand for grass cutting in Council reserves. This provided an opportunity to re-focus internal resources within Field Services to rejuvenate and enhance twelve (12) feature landscape sites within the City.

- 3.2 These works involved a number of internal teams collaborating to plan and execute the works, including Council's feature landscaping, tree planting, tree pruning, reserve maintenance, irrigation maintenance and civil maintenance teams.
- 3.3 The types of work undertaken to provide enhancements across the sites included:
- 3.3.1 Removal of deteriorated vegetation
 - 3.3.2 Pruning and shaping of retained vegetation
 - 3.3.3 Installation of new irrigation systems
 - 3.3.4 Planting of a variety of new trees, shrubs and groundcovers (1474 plants)
 - 3.3.5 Installation of new turf areas
 - 3.3.6 Mulching of planted areas
 - 3.3.7 Installation of landscape sands
- 3.4 The sites selected for enhancement were mainly located on key thoroughfares within the City. This provided an opportunity to improve the look and feel of these locations and contribute to improve City Pride for the community.
- 3.5 The twelve (12) feature landscape sites enhanced during 2018/19 included:
- 3.5.1 Bagsters Road, Salisbury North
 - 3.5.2 Bolivar Road, Paralowie / Burton
 - 3.5.3 Dry Creek Linear Park Upper, Pooraka
 - 3.5.4 Gateway Drive / The Grove Way, Salisbury Heights
 - 3.5.5 Main North Road / Smith Road, Salisbury East
 - 3.5.6 Main North Road, Pooraka
 - 3.5.7 Park Terrace / Main North Road, Brahma Lodge
 - 3.5.8 Saints Road / Main North Road, Salisbury Park
 - 3.5.9 St Kilda Community Hall, St Kilda
 - 3.5.10 Target Hill Road / Main North Road, Salisbury Heights
 - 3.5.11 Unity Park Entry, Bridge Road, Pooraka
 - 3.5.12 Wynn Vale Drive, Gulfview Heights
- 3.6 The enhancement works undertaken were above service maintenance standards and were able to be completed within the operating budget in 2018/19 without adversely impacting other service levels.
- 3.7 The total costs of the works were in the order of \$250,000 made possible as a result of operational savings throughout the year.
- 3.8 Refer to attachment 1 for photos of the sites and a brief summary of the works completed.

CO-ORDINATION

Officer:	GMCI	Executive Group
Date:	08/08/2019	12/08/2019



Feature Landscape Site Enhancements

1. Bagster Road, Salisbury North
2. Bolivar Road, Paralowie / Burton
3. Dry Creek Linear Park Upper, Pooraka
4. Gateway Drive / The Grove Way, Salisbury Heights
5. Main North Road / Smith Road, Salisbury East
6. Main North Road, Pooraka
7. Park Terrace / Main North Road, Brahma Lodge
8. Saints Road / Main North Road, Salisbury Park
9. St Kilda Community Hall, St Kilda
10. Target Hill Road / Main North Road, Salisbury Heights
11. Unity Park Entry, Bridge Road, Pooraka
12. Wynn Vale Drive, Gulfview Heights

August 2019

Bagster Road, Salisbury North



Before

Works undertaken:

- Removed poor trees / shrubs
- Planted 118 trees / shrubs
- Replaced aged sign
- Reinstated dripline irrigation in garden beds
- Mulched around landscaping

After



City of Salisbury

August 2019

Bolivar Road, Paralowie / Burton

Before



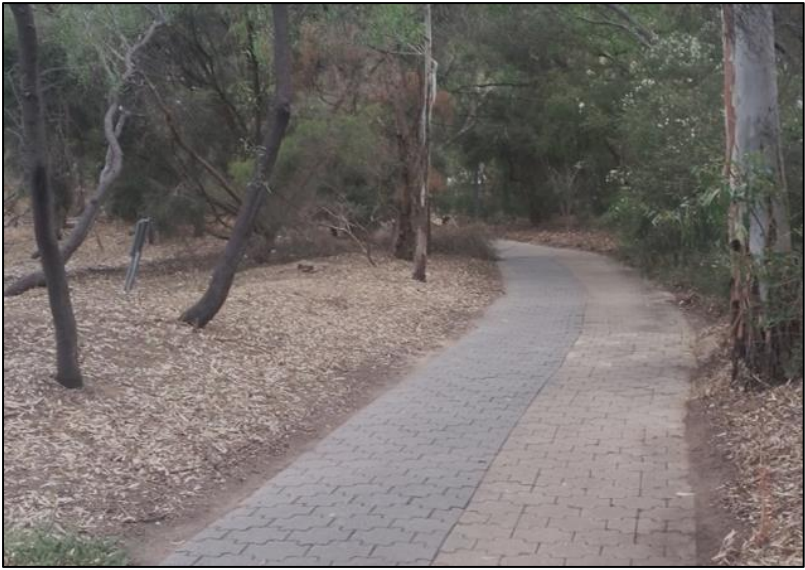
Works undertaken:

- Removed shrubs
- Formatively pruned and lifted existing trees
- Removed cages and formatively pruned trees
- 115 Advanced Callistemons planted
- Mulched

After



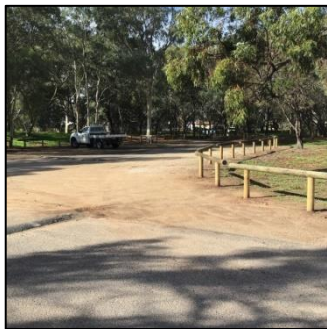
Dry Creek Linear Park Upper, Pooraka



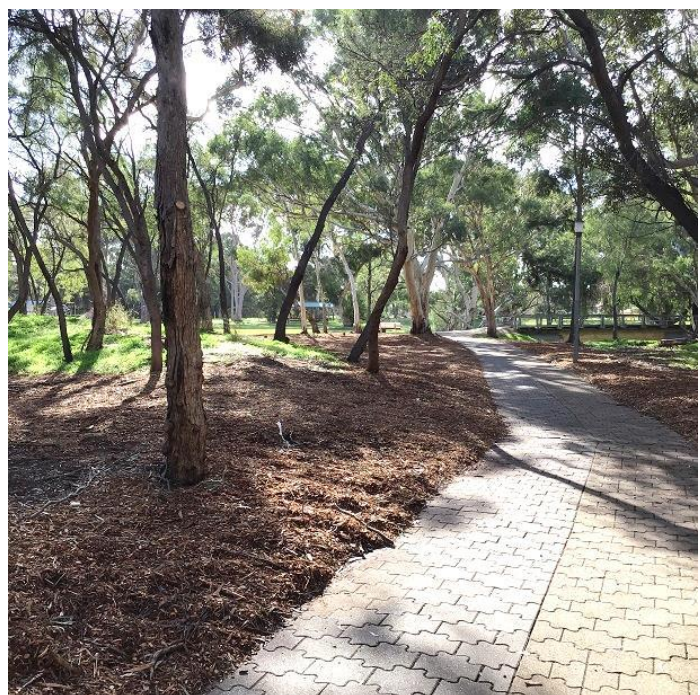
Before

Works undertaken:

- Removed poor trees / shrubs
- Formatively pruned and lifted trees
- Replaced old sign / moved seat and installed post and rails around carpark
- Mulched mound around carpark



After



Gateway Drive / The Grove Way, Salisbury Heights



Before

Works undertaken:

- Reactivated water for grassed area
- Removed poor shrubs
- Pruned trees
- Reinstated dripline irrigation in garden beds
- Planted garden beds with 38 feature trees
- Mulched garden areas



After

Main North Road / Smith Road, Salisbury East



Before

Works undertaken:

- Removed poor shrubs along fence line
- Installed and repaired dripline irrigation
- Reactivated irrigation to water lawn area
- Planted 269 Aloe Hybrids
- Mulched



During

After



Main North Road, Pooraka



Before

Works undertaken:

- Installed landscape sand
- New drip line irrigation installed on island
- Irrigation re-activated on median
- 9 advanced trees planted on median
- 120 Bambino Bougainvillea's planted
- Mulched island



After

Park Terrace / Main North Road, Brahma Lodge



Before

Works undertaken:

- Removed poor plants
- Repaired and installed new dripline irrigation
- Planted 30 Bougainvillea's
- Mulched
- Planted 6 feature trees

After



Saints Road / Main North Road, Salisbury Park

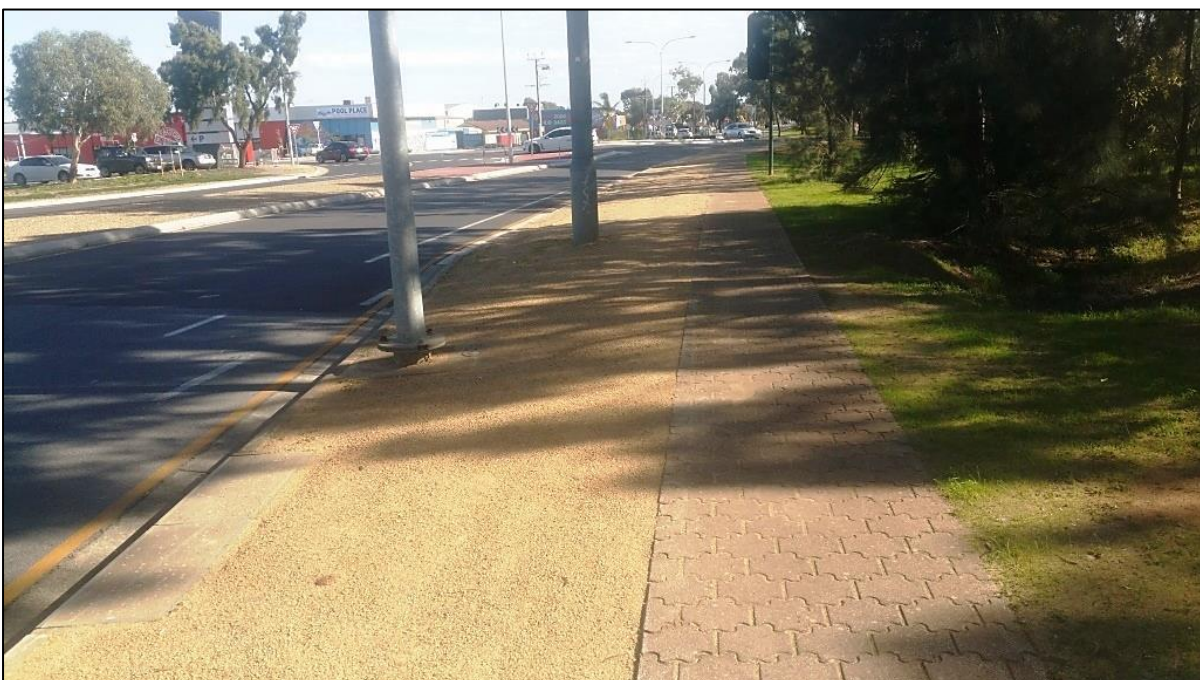


Before

Works undertaken:

- Removed poor form trees
- Formatively pruned and lifted trees
- Installed landscape sand

After



St Kilda Community Hall, St Kilda



Before



Works undertaken:

- Removed shrubs
- Installed dripline irrigation
- Installed sprinklers
- Installed turf
- Formatively pruned trees
- 166 Trees / Shrubs planted
-



After



Target Hill Road / Main North Road, Salisbury Heights



Before

Works undertaken:

- Treated weeds on island
- Installed landscape sand



After

Unity Park Entry, Bridge Road, Pooraka



Before

Works undertaken:

- Removed existing plants and levelled ground
- Installed new dripline irrigation
- Installed new gate / bollards / post n rail
- Installed new turf
- Replanted 44 Liriope / Bouganinvillea's
- Mulched garden area



After



Wynn Vale Drive, Gulfview Heights



Before

Works undertaken:

- Removed shrubs from traffic island and install landscape sand
- Remove poor shrubs on Wynn Vale Drive
- Levelled site
- Formative pruning
- Remove and replaced dripline irrigation
- Planted 223 trees/shrubs

After



ITEM	2.5.1
	WORKS AND SERVICES COMMITTEE
DATE	19 August 2019
HEADING	Variation to the Grant of an Easement to SA Power Networks - Portion of Liberator Drive Reserve, Paralowie
AUTHOR	Lavinia Morcoase, Senior Property Officer, City Infrastructure
CITY PLAN LINKS	2.4 Have urban and natural spaces that are adaptive to future changes in climate. 4.1 Strengthen partnerships that enable us to better address our community's priorities.
SUMMARY	This report seeks an alteration to Council's previous endorsement to grant an easement over a portion of Council land known as Liberator Drive Reserve, Paralowie to SA Power Networks.

RECOMMENDATION

1. Council grant a variation to the previous endorsement to SA Power Networks for an easement regarding the installation of a switching cubicle and associated underground cables over portion of Liberator Drive Reserve identified as Allotment 1000 in Deposited Plan 30780 as described in Certificate of Title Volume 5376 Folio 82 for \$5,000 plus GST, and delineated in red in Attachment 2 to this report (Works and Services Committee, 19/08/2019, Item 2.5.1) with SA Power Networks to be responsible for all costs.
2. The Manager Property and Buildings be authorised to liaise with SA Power Networks in regards to the requested easements and arrange consent of the Letter of Agreement and Grant of Easement documentation.

ATTACHMENTS

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

1. Request from SA Power Networks for amendment to previously resolved easement location
2. Proposed location of Easement to SA Power Networks

1. BACKGROUND

- 1.1 Council own Allotment 1000 Deposited Plan 30780 known Liberator Drive Reserve which provides a link between Liberator Drive and Barassi Street and serves as an access point to the adjacent Settlers Farm Primary School.
- 1.2 In 2018, SA Power Networks conducted an audit of their infrastructure and identified that an existing transformer located in Liberator Drive, Paralowie requires an upgrade to meet the increasing power supply needs of the local area. A portion of Liberator Drive Reserve was identified as a suitable location for additional infrastructure to be located.

- 1.3 At a meeting held on 25th June 2018, Council resolved to grant SA Power Networks an easement on the basis of the recommendation above. Payment from SA Power Networks for this amount was received by City of Salisbury on 10th August 2018.
- 1.4 SA Power Networks did not proceed with registration of the easement at the time and have now approached Council staff requesting a variation to the original easement location.

2. CONSULTATION / COMMUNICATION

2.1 Internal

- 2.1.1 Business Excellence
- 2.1.2 Community Development
- 2.1.3 City Development
- 2.1.4 City Infrastructure

2.2 External

- 2.2.1 SA Power Networks

3. REPORT

- 3.1 Council staff have received a request from SA Power Networks to utilise a portion of Allotment 1000, known as Liberator Drive Reserve, to facilitate the installation of a switching cubicle and associated underground cabling. The purpose of this installation is to upgrade the existing transformer located in the near vicinity, increasing the existing power supply available in this area. The proposed upgrade comprises the installation of a switching cubicle and associated underground cables across a portion of the reserve. An easement has therefore been requested to allow for the proposed installation and future access.
- 3.2 The easement sought for the cubicle is 2.5m deep by 2.0m wide. The easement sought for the underground cables is 4.0m wide to facilitate the installation of approximately 2.0m of underground cables. Please see attached plan. In consultation with Council staff, no objections have been received however, care should be taken to ensure no damage is caused to tree roots as a result of the installation.
- 3.3 Council staff negotiated a consideration amount of \$5,000 plus GST at the time the matter was first resolved, which SA Power Networks have paid to Council.
- 3.4 SA Power Networks will also be responsible for all costs associated with the preparation and lodgment of necessary documentation, plans and issuing new titles.

4. CONCLUSION / PROPOSAL

4.1 As no objections have been raised in relation to the granting of an easement for installation of a switching cubicle and associated underground cabling, it is recommended that

4.1.1 The variation to the proposed easement location be endorsed

4.1.2 The Manager Property and Buildings be authorised to arrange Council consent to all necessary documentation granting an easement over portion of Allotment 1000 in Deposited Plan 30780 as described in Certificate of Title Volume 5376 Folio 82.

CO-ORDINATION

Officer:	GMCI	Executive Group
Date:	08/08/2019	12/08/2019



Our Ref:SEO/CP/Paralowie 20180054

LETTER OF AGREEMENT

20 March 2019

Tim Starr
City of Salisbury
By email: tstarr@salisbury.sa.gov.au

Dear Tim,

SA POWER NETWORKS EASEMENT REQUIREMENT OVER PORTION OF ALLOTMENT 1059 (RESERVE) IN DEPOSITED PLAN 25721 CERTIFICATE OF TITLE VOLUME 5377 FOLIO 142

I refer to Council's agreement to grant an easement for the installation of a Switching Cubicle and associated underground cables over Allotment (Reserve)1000 in Deposited Plan 30780 comprised in Certificate of Title Volume 5376 Folio 82.

It has now been determined, for supply to be at optimum level, our project team has revised the easement location and is now seeking Councils Agreement for the installation of a Switching Cubicle and associated underground cables over Allotment (Reserve) 1059 in Deposited Plan 25721 comprised in Certificate of Title Volume 5377 Folio 142. Council's reserve located in Liberator Drive has been deemed a suitable location as per the attached design drawing.

We are therefore seeking Council's agreement to grant a registered easement to SA Power Networks (for the consideration set out on page 2 of this agreement) **(already paid)** for the infrastructure that is to be installed in the proposed revised location. The new easement we are seeking for the switching cubicle is 2.5m deep x 2.00m wide for the switching cubicle and an easement 4m wide for the underground cables that will feed to the switching cubicle, approximately 2m of underground cable would be required. You are **not** obliged to sign this letter of agreement but if you do, the following obligations will result:

YOUR RESPONSIBILITIES

<i>Installation</i>	You must allow our personnel or contractors to work without restriction on your land to install the equipment in our nominated position and after its installation to survey the location of the equipment.
<i>Access</i>	After installation you must allow our personnel or contractors to access the land without prior notice at any hour for the purposes of maintaining our equipment.
<i>Return of Documents</i>	You agree to do all things necessary to enable execution of the Easement documents which we will prepare and forward to You.
<i>Compliance</i>	You acknowledge that if you fail to meet all reasonable requests to provide a registrable easement, we may undertake alternative action to protect the easement. Any compensation

SA Power Networks ABN 13 332 330 749 a partnership of: Spark Infrastructure SA (No.1) Pty Ltd ABN 54 091 142 380, Spark Infrastructure SA (No.2) Pty Ltd ABN 19 091 143 038, Spark Infrastructure SA (No.3) Pty Ltd ABN 50 091 142 362, each incorporated in Australia, CKI Utilities Development Limited ABN 65 090 718 880, PAI Utilities Development Limited ABN 82 090 718 951, each incorporated in The Bahamas.

www.sapowernetworks.com.au

payable to you by us may be reduced by the amount of the additional costs incurred by us as a result of this action.

- Sale of property* If you are considering the sale or transfer of the land you must give immediate notice of this agreement to any land agent you engage and to intending purchasers.
- Native title/heritage* If you are aware of any claim, or the potential for a claim, based on native title, or any site or objects which may be of cultural, heritage or natural significance (including any of a non-indigenous nature, and plants and animals) on or near the land on which we would like to install our equipment, you must notify us in writing before you accept our proposal.

SA POWER NETWORKS/DLC'S RESPONSIBILITIES

- Disturbance* We must take all reasonable steps to minimise damage to your property and to minimise disturbance of your quiet enjoyment of your land.
- Hours of access* Except in cases of emergency or by prior arrangement, we must endeavour to visit your property only between the hours of 7.30am and 6.00pm Monday to Friday.
- Alterations to Equipment* We may from time to time alter, upgrade or replace our equipment and may exercise our statutory powers regarding telecommunications equipment within the easement area.
- Sending of Documents* On installation of the equipment and completion of our survey, we must make all reasonable endeavours to promptly forward the necessary documentation for your execution.
- Payment of costs* We must pay all reasonable costs associated with the installation and registration of the easement but we will not pay any costs for independent advice you may obtain.
- Compensation* Once the easement is registered in the Lands Titles Office we will pay you the sum of \$5,000.00 (plus GST if applicable) **(already paid)** for granting an easement over your land.
- Failure to proceed* If for some reason we do not proceed with the installation, your obligations and our obligations under this agreement cease and this agreement is terminated.

GOODS AND SERVICES TAX ("GST")

The Australian Taxation Office ("ATO") has ruled that a grant of an easement will in some situations be a taxable supply. This means that if you are registered for GST and carry on an enterprise on the land over which you grant an easement to DLC/SA Power Networks, you will be required to pay GST to the ATO in regard to the compensation.

Attachment 1 to this letter is a questionnaire dealing with GST and Withholding Tax. Please read this questionnaire carefully, and then complete and return it to us as soon as possible. You must answer all the questions accurately, as this will determine the amount of compensation you receive. Please also note that if you cannot 'tick' one of the boxes in the section marked "Withholding Tax" we are required to withhold 46.5% of the compensation and pay this amount to the ATO.

To make this transaction simpler for you, we will create a GST tax invoice for you, but only if you accept the terms of the Agreement set out as Attachment 1.

If you wish to discuss any aspect of the *installation* please do not hesitate to contact Tim Caddy on 0403 582 308. If, however, you would like to know more about the *easement* process you may call the Easement Branch on ph. (08) 8404 5897.

If you are agreeable to the installation of our equipment and registration of an easement over your land, would you please sign the endorsement below and email it back to me. By doing so, you will be legally bound by this agreement. Please retain the copy of this letter for your records.

We appreciate your assistance in our efforts to improve the electricity supply in your area.

Yours sincerely

Carolyn Priest
Senior Easement Officer
Registered Conveyancer
Ph: 8404 5894
carolyn.priest@sapowernetworks.com.au
Encl

By signing this letter:

- I/we confirm that I/we are the owner(s) of the land;
- I/we accept this proposal;
- I/we agree to be bound by the terms of this letter and its Attachments; and
- I/we confirm that I/we are authorised to sign this letter as agent for the other owner(s) (if any) of the land.

X.....
Signature of duly authorised person
On behalf of City of Salisbury

.....
Print Name of signatory

.....
Date

.....
Business hours phone no.

Attachment 1

Goods and Services Tax ("GST") & Withholding Tax Questionnaire

GST

1. Are you (or the entity on whose behalf you are signing) registered for GST purposes? (Place a cross in the appropriate box)

Yes No

2. Is the land over which the easement will be granted to DLC/SA Power Networks used by you (or the entity) in the course or furtherance of an enterprise carried on by you (or the entity) so that the grant of the easement will constitute a taxable supply for GST purposes? (Place a cross in the appropriate box)

Yes No

If you answered "yes" to both questions:

(a) the compensation will be increased by 10% for the GST that will be payable by you upon the supply of the easement.

(b) Please indicate below if you accept the terms of the Recipient Created Tax Invoice Agreement set out in Attachment 2 to this letter. (Place a cross in the appropriate box)

Yes No

Withholding Tax

We will be required to deduct 46.5% withholding tax from the amount payable to you unless you can 'tick' one of the two alternatives below:

I (or the entity on whose behalf I am signing) have an Australian Business Number (ABN), and the number is: _____

OR

The supply of the easement to DLC/SA Power Networks is being made by me as an individual, and is a supply that is wholly of a private or domestic nature or made in the course of a private recreational pursuit or hobby.

Attachment 2

(Recipient Created Tax Invoice Agreement)

A New Tax System (Goods and Services Tax) Act 1999

- A. As referenced in Attachment 1, this Agreement relates to the supply that will be made by you, for GST purposes, when you agree to grant to DLC/SA Power Networks the easement described in the letter to which this Agreement is attached.
- B. You agree that SA Power Networks can issue a tax invoice as agent for DLC in regard to the supply.
- C. You agree that you will not issue a tax invoice in regard to the supply.
- D. You acknowledge that you are registered for GST when you enter into this Agreement (that is, when you sign this letter) and you agree to notify SA Power Networks if you cease to be registered prior to receipt of payment.
- E. SA Power Networks acknowledges that SA Power Networks and DLC are registered when it enters into the Agreement and that it will notify you if SA Power Networks or DLC cease to be registered for GST or if they cease to satisfy any of the requirements of the *A New Tax System (Goods and Services Tax) Act 1999 Classes of Recipient Created Tax Invoice Determination (No. 1) 2000* prior to payment.

ITEM	2.5.2
	WORKS AND SERVICES COMMITTEE
DATE	19 August 2019
HEADING	Road Closure Portion of Port Wakefield Road, Globe Derby Park
AUTHOR	Tim Starr, Coordinator Property, City Infrastructure
CITY PLAN LINKS	1.2 Be the place of choice for businesses to invest and grow within South Australia, nationally and internationally. 1.4 Have well planned urban growth that stimulates investment and facilitates greater housing and employment choice. 3.1 Be an adaptive community that embraces change and opportunities.
SUMMARY	This report recommends that Council endorse staff to commence a road closure process for portion of Port Wakefield Road and exchange this land for a portion of privately owned land situated at 1 to 19 Globe Derby Drive, Globe Derby Park. This land is required to facilitate construction of a future access road to the salt fields and Northern Connector.

RECOMMENDATION

1. This report be received and noted.
2. Staff be authorised to implement the required provisions of the *Roads (Opening and Closing) Act 1991* to commence a process for closure of a portion of Port Wakefield Road, Globe Derby Park as marked “A” on the Plan contained in Attachment 1 to this report (Works and Services Committee, 19/08/2019, Item No. 2.5.2).
3. Staff undertake public consultation by placing notices in the local Messenger Newspaper and a further notice in the State Government Gazette in accordance with the provisions of the Roads (Opening and Closing) Act 1991 as well as sending notices to affected residents within the area
4. Pursuant to Section 193 (4) of the Local Government Act 1999, the portion of Port Wakefield Road marked “A” on the attached plan (Attachment 1, Item 2.5.2)be excluded from classification as Community Land and be exchanged for a similar sized portion of land marked “B” on the Plan contained in Attachment 1 to this report (Works and Services Committee, 19/08/2019, Item No. 2.5.2) which is to be dedicated as road.
5. The Chief Executive Officer be delegated to authorise the road closure and land swap as outlined in the report if there are no objections raised as part of the consultation process. In the event objections are made on the road closure, a further report will be presented to Council following the public consultation period for consideration of any objections.

ATTACHMENTS

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

1. Attachment 1 Portion of Port Wakefield Road Proposed for Closure
2. Attachment 2 Globe Derby Park Concept Plan

1. BACKGROUND

- 1.1 The duplication and extension of Elder Smith Road to the Northern connector is one of the critical actions in the City Plan (Please see attachment 2 Globe Derby Concept Plan). Council has the opportunity to protect this corridor over a section of land that is currently the subject of a development application. This process will involve Council swapping surplus road reserve with an equivalent area of land from the adjoining development site.
- 1.2 Pursuant to Section 208 of the Local Government Act 1999 “All public roads in the area of a council are vested in the council in fee simple under the Real Property Act 1886 (and any land so vested that has not been previously brought under that Act is automatically brought under that Act without further application).”
- 1.3 Portion of Port Wakefield Road Globe Derby Park including the subject site is wider than the balance of the road corridor. This land was originally set aside to allow for grade separation of a formerly proposed raised crossover from Elder Smith Road and improvements to the Martins Road Intersection. As this grade separation is no longer planned, the subject land is surplus to future needs and an at-grade intersection may be constructed in future without the need for this land.

2. CITY PLAN CRITICAL ACTION

- 2.1 Secure the extension and duplication of Elder Smith and Kings Road to Port Wakefield Road and the Northern Connector.

3. CONSULTATION / COMMUNICATION

- 3.1 Internal
 - 3.1.1 Council staff from various Divisions within Council have been consulted with no objections received in regard to the proposal
- 3.2 External
 - 3.2.1 ElectraNet
 - 3.2.2 SA Power Networks
 - 3.2.3 Telstra
 - 3.2.4 SA Water
 - 3.2.5 Australian Pipeline Authority
 - 3.2.6 DPTI
 - 3.2.7 Mellor Olsson Lawyers
 - 3.2.8 John Bested Licenced Surveyors

4. REPORT

- 4.1 GIC Globe Derby Pty Ltd own a portion of land known as 1 to 19 Globe Derby Drive which is proposed for future development as a commercial site. Council’s Development Plan identifies the future extension of Elder Smith Road through this land; however this is not an explicit statutory requirement and the applicant had initially questioned the need to preserve the corridor through the development site. Furthermore, the Department of Planning Transport and Infrastructure, while acknowledging the benefits of preserving the corridor, have advised that they are not willing to purchase the land for the future corridor at this time.

- 4.2 Council staff have identified the opportunity for Council to acquire a portion of this land to benefit the community and secure the corridor through this section of the development. This will involve Council transferring a portion of Port Wakefield Road in exchange for an equal sized portion of the land currently owned by GIC. The portion of Port Wakefield Road has limited / no commercial value to Council and is only of value to the adjoining owner. Whilst the developer does not require the land there are joint benefits to the proposed transfer.
- 4.3 As the portion of Port Wakefield Road proposed for exchange is classified as Road it is necessary to close this as Road to create an Allotment. It is further proposed that as it is the intention of this road closure to create an allotment which may then be transferred to GIC Globe Derby Pty Ltd it is recommended that it be excluded from the community land classification upon the closure.
- 4.4 Consultation has been undertaken with Council staff and external stakeholders and no objections have been received.

5. CONCLUSION / PROPOSAL

- 5.1 It is proposed that a road process commence as per the Roads (Opening & Closing) Act 1991 (the Act) to close a portion of Port Wakefield Road identified as A in the attached plan (attachment 1, Item 2.5.2) in exchange for a portion of similar sized portion of land identified as B in the attached plan (attachment 1, Item 2.5.2)
- 5.2 Pursuant to Section 193 (4a) of the local Government Act it is proposed that this land be excluded from classification as community land. It is further proposed that the land to be acquired by Council in exchange is also excluded from classification as community land and that it be classified as road.
- 5.3 As the benefit for this road closure and land transfer serves Council interests it is proposed that the costs associated with the required road closure and land transfers be borne by Council. It is anticipated these costs should not exceed \$10,000.

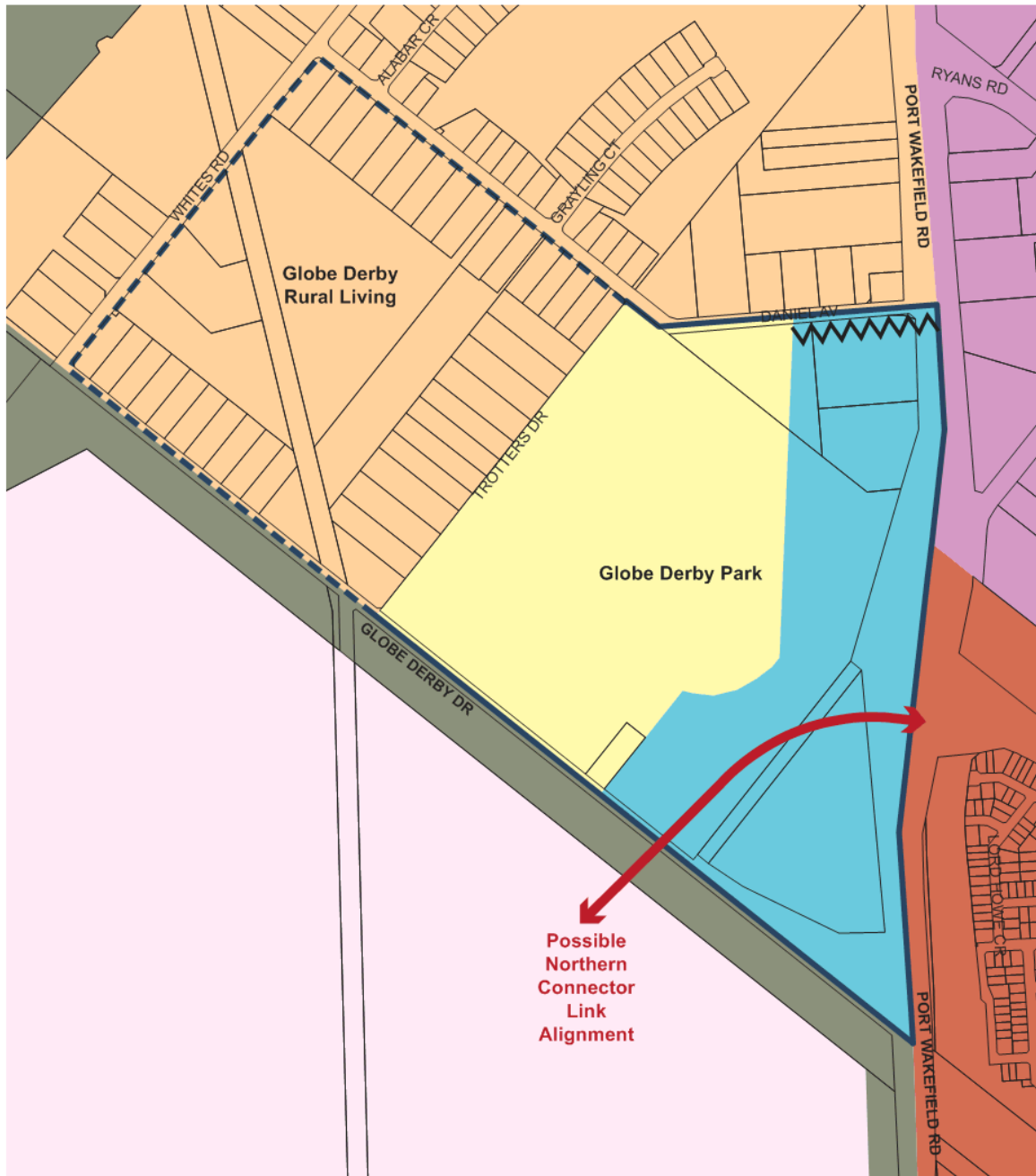
CO-ORDINATION

Officer:	GMCI	Executive Group
Date:	08/08/2019	12/08/2019

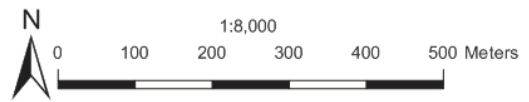
Attachment 1 Portion of Port Wakefield Road Proposed for Closure



Item 2.5.2 - Attachment 1 - Attachment 1 Portion of Port Wakefield Road Proposed for Closure



- Globe Derby Park
- Globe Derby Park Commercial
- Rural Living Globe Derby park
- Rural Living
- Deferred Urban
- Industrial
- Multi-function Polis (Levels)
- Open Space
- Interface
- Concept Area Boundary



Concept Plan Map Sal/4 GLOBE DERBY PARK

Consolidation/Quorum

Item 2.5.2 - Attachment 2 - Attachment 2 Globe Derby Park Concept Plan

ITEM	2.5.3
	WORKS AND SERVICES COMMITTEE
DATE	19 August 2019
HEADING	Amendment of Community Land Management Plan and implementation of a frequently updated register detailing community land owned by Council or in Council's care and control.
AUTHOR	Lavinia Morcoase, Senior Property Officer, City Infrastructure
CITY PLAN LINKS	3.4 Be a proud, accessible and welcoming community. 3.2 Have interesting places where people want to be. 2.2 Have a community that is knowledgeable about our natural environment and embraces a sustainable lifestyle.
SUMMARY	<p>As per Section 196 of the Local Government Act 1999, Council is required to maintain Community Land Management Plans which detail how community land is managed, be it vacant or affected by leases, licenses and permits.</p> <p>This report considers the City of Salisbury's existing Community Land Management Plans pursuant to Section 198 of the Local Government Act, as well as the matters identified in recent Court cases, to ensure that the City of Salisbury's existing Plans meet and exceed legislative requirements.</p>
RECOMMENDATION	
	<ol style="list-style-type: none"> 1. The Community Land Management Plans as contained in Attachments 1 and 2 to this report (Works and Services Committee, 19/08/2019, Item No. 2.5.3) be received. 2. The Manager Property and Buildings be authorised to undertake public consultation as required by Section 197 of the Local Government Act 1999 and in accordance with Council's Public Consultation Policy. 3. Following the public consultation and review of any submissions, a further report be presented to Council for consideration of any submissions. 4. In the event that no objections are received, the Community Land Management Plans contained in Attachments 1 and 2 to this report (Works and Services Committee, 19/08/2019, Item No. 2.5.3) be adopted.
ATTACHMENTS	
This document should be read in conjunction with the following attachments:	
	<ol style="list-style-type: none"> 1. Community Land Management Plan 1 2. Community Land Management Plan 2

1. BACKGROUND

- 1.1 Pursuant to the Local Government Act 1999 Section 193 states:
 - 1.1.1 “All local government land (except roads) that is owned by a council or under a council's care, control and management at the commencement of this section (the "commencement date") is taken to have been classified as community land unless—
 - (a) the council resolves to exclude the land from classification as community land within three years after the commencement date; and
 - (b) the land is unaffected by provisions of a reservation, dedication, trust or other instrument that would prevent or restrict its alienation”
- 1.2 Section 196 of the Local Government Act 1999 requires Council to prepare and adopt management plans for its community land, and to manage this land in accordance with the adopted management plans.
- 1.3 The City of Salisbury’s existing Community Land Management Plans were last adopted at the Council meeting held on the 21st May 2012 (Minute No. 837).
- 1.4 The recent legal case of *Coastal Ecology Protection Group Inc. & Ors vs City of Charles Sturt* [2017] SASC 136 has highlighted a need for Community Land Management Plans adopted by Council to provide information more specific to the means by which Council will manage that land.

2. CONSULTATION / COMMUNICATION

- 2.1 Internal
 - 2.1.1 Staff were consulted and provided input into the review:
 - 2.1.1.1 Property & Buildings
 - 2.1.1.2 Field Services
 - 2.1.1.3 Community Development
 - 2.1.1.4 Salisbury Water
 - 2.1.1.5 Community Planning and Vitality
 - 2.1.1.6 Infrastructure Management
- 2.2 External
 - 2.2.1 Mellor Olsson Lawyers

3. REPORT

- 3.1 Staff have undertaken a comprehensive review of the current Community Land Management Plans adopted by Council on the 12th May 2012. This review has been undertaken in accordance with the provisions of the Local Government Act, as well as the findings of the recent court case between *Coastal Ecology Protection Group Inc. & Ors vs City of Charles Sturt*.
- 3.2 The above review found that the objectives, performance targets and performance measures in the existing Plans have over time become ambiguous and subjective and require clarification.

- 3.3 After extensive consultation with both staff and Council's lawyers, it has been determined that the best way to ensure that Community Land Management Plans are accurate and relevant at any point in time is to:
- 3.3.1 Maintain two Plans for the management of land in Council's ownership or care and control:
- Community Land Management Plan 1 which relates to all community land affected by leases, licenses and permits.
 - Community Land Management Plan 2 which relates to all vacant and undeveloped community land and land specifically modified or adapted for benefit or enjoyment of the community.
- 3.3.2 Within these Plans, performance measures and targets are designed to link to relevant legislation and Council policies which govern the way in which the land is managed.
- 3.3.3 There is no change to the status of any of the existing Community Land packages as a result of the changes to the Management Plans.
- 3.3.4 A reference to management of Recreational & Community Centres has been included in the Community Land Management Plans, which were not adequately addressed previously.
- 3.3.5 Land owned by Council or vested in Council's care and control changes regularly. In order to keep the land ownership information current, registers of such land have been created outside of these Plans, to be updated at regular intervals not less than quarterly. The registers shall be known as:
- Community Land Management Plan 1 which relates to all community land affected by leases, licenses and permits.
 - Community Land Management Plan 2 which relates to all vacant and undeveloped community land and land specifically modified or adapted for benefit or enjoyment of the community.
- 3.3.6 These plans will be available for download from the City of Salisbury website.

4. CONCLUSION / PROPOSAL

It is proposed that:

- 4.1 The attached Community Land Management Plans be adopted.
- 4.2 Schedule 1 (previously known as Schedule 2 in the current Plans) be amended to:
- 4.2.1 Reduce ambiguity in the definition of objectives, policies and proposals;
- 4.2.2 Re-define performance targets to operational and legislative standards;
- 4.2.3 Refer performance measures to relevant standards, policies, plans or schedules.

- 4.3 The relevant land registers, currently found within both Community Land Management Plans 1 and 2, and provided as separate electronic documents to this agenda given the size of the documents, will be available as separate electronic documents on the Elected Member Portal for consideration of the matter and City of Salisbury website following endorsement. This will ensure that land in Council's ownership or care and control is accurately catalogued at any point in time. These registers will be known as Community Land Management Plan 1 - Land Register, and Community Land Management Plan 2 - Land Register.
- 4.4 The Manager Property and Buildings be authorised to undertake public consultation as required by Section 197 of the Local Government Act 1999 and a further report be submitted to Council for consideration of any submissions.
- 4.5 Should no objections be received, that the attached Community Land Management Plans be adopted.

CO-ORDINATION

Officer:	GMCI	Executive Group
Date:	08/08/2019	12/08/2019



COMMUNITY LAND MANAGEMENT PLAN No. 1

***Community Land Affected By
Leases/Licences/Permits***

June 2019

COMMUNITY LAND MANAGEMENT PLAN

PLAN NUMBER 1 - 2019

Community Land Affected by Leases / Licences and/or Permits

Identification Details

This Management Plan relates to those Council properties subject to leases/licences/permits and listed in the Community Land Management Plan 1- Land Register, which will be available for viewing as a link on the City of Salisbury Website, independent of this document. This link will access a register of land, to be updated at intervals no longer than every three months.

Ownership Details

- The owner of each property is specified in Community Land Management Plan 1- Land Register
- The details of any trust, reservation, dedication or other restriction affecting land not in the Council's ownership is stated in Community Land Management Plan 1- Land Register
- Information relating to any Native Title claims affecting the properties is stated in Community Land Management Plan 1- Land Register

Purpose for Which Land Is Held

Council is required by Section 7 of the Local Government Act 1999 to 'provide services and facilities that benefit its area, its ratepayers and residents, and visitors to its area'. The land listed in Schedule 1 is leased or licensed, or subject to special permits issued by Council to provide passive and active recreational facilities for the community and other visitors, and to accommodate the needs of communication or service authorities' facilities and structures.

Council may, subject to the provisions of Section 202 of the Local Government Act 1999, grant a lease, licence or permit over the whole or any part of the land listed in Community Land Management Plan 1- Land Register, during the life of this management plan.

Schedule 1 to the Management Plan lists the different types of land under 'Management Issues'. Each type of land is held for a different purpose, which is reflected in Schedule 1 giving rise to Performance Targets and Performance Measures.

Management Proposals

Community land provides important focal points for community identity, social interaction, sport, recreation and culture. Community land should be accessible to local communities and visitors and provide a safe, functional environment sensitive to local culture, heritage and needs of the community for current and future generations. Management issues and proposals for community land subject to leases/licences/permits are detailed in Community Land Management Plan 1- Land Register.

Objectives, Policies & Proposals

Council seeks to ensure that all of its assets are utilised to their maximum potential. The granting of a lease, licence or permit formalises the use of community land by organisations providing facilities or services for the benefit of the community.

The terms and conditions of leases, licences and permits will ensure that proper management of the property is effected to provide facilities and services for community benefit and to protect the interests of Council and other stakeholders. These agreements provide a clear definition of the rights and responsibilities of organisations and Council concerning the subject land. Refer to Schedule 1.

Council strives to conduct business and make decisions with the best interests of the community in mind. Subject to relevant provisions of the Local Government Act 1999 and other applicable legislation Council aims to plan for, develop and manage local areas, services and infrastructure to provide appropriate services and facilities to meet the present and future needs of local communities.

Given this, Council and Council representatives may make decisions in line with Council's City Management Plans, decision and order making policies, delegations register and by-laws, as are deemed appropriate under the relevant circumstances from time to time and in line with relevant sections of the Local Government Act 1999.

Performance Targets

When referencing acceptable or reasonable standards, the performance targets as outlined in Schedule 1 are based on legislation, policies, procedures, guidelines, codes of practice, plans and schedules which provide benchmarks to which Council is either legally bound to comply, or may seek to comply where no legal benchmark prevails. These are subject to modification from time to time in order to keep up with relevant changes to legislation, policies, procedures, guidelines, codes of practice, plans and schedules.

Acceptable and/or reasonable standards are such that can be considered fair, proper or moderate under the circumstances. A satisfactory condition is such that a reasonable person would consider meets certain requirements or standards, taking into account relevant circumstances as specified within Schedule 1.

Performance Measures

Council will measure how it has managed its community land in accordance with various guidelines, maintenance schedules, codes of practice, policies and programs and reporting structures more particularly identified and detailed in Schedule 1.

Performance measures have been based on numerous Council policies and maintenance plans/schedules which exist outside of this Management Plan and which are available for viewing on the City of Salisbury website and/or Council Offices. These policies, maintenance plans and schedules may be subject to change from time to time, and consequently this Management Plan should be read in conjunction with the policies, maintenance plans and schedules which are current at any point in time.

Council/Government Policies

Legislation, Council policies and plans will impact upon Council's management of its community land. These include but are not limited to:-

- City of Salisbury By-Laws
- Access and Equity Policy
- Corporate Focus 2003-2006
- Cultural Strategy
- Local Government Act 1999
- Development Act 1993
- Native Vegetation Act 1991
- Native Title (South Australia) Act 1994
- National Parks and Wildlife Act 1972
- Natural Resources Management Act 1994
- Work Health Safety Act 2012
- IPOS (Irrigated Public Open Space) Program

Council will also be impacted by any other Council or Government policy that affects maintenance and development of the land for the purpose it is held.

Development

There are no immediate plans to further develop this land, however subject to compliance with the requirements of all relevant legislation the Council may seek to sell, dispose of or alienate this land from community use in line with the provisions of the Local Government Act. The Council may, during the life of this management plan grant leases, licences and permits over the whole or portion of the property, and develop or permit development of the land by the erection of buildings or structures or other improvements which will enhance or provide benefit to the community in the use of the land.

Review and Amendment of Plan

The plan will be reviewed as soon as practicable before there is a substantial change to any element. Any proposed amendments will be implemented in accordance with the requirements of Section 198 of the Local Government Act 1999.

Schedule 1 of the Management Plan is a register of Council's land holdings and shall appear as a separate addition to the plan on the City of Salisbury website, known as Community Land Management Plan Schedule 1, and shall be updated at no less than three-monthly intervals.

Schedule 1 of the Management Plan outlines how Council proposes to manage portions of the land identified in Community Land Management Plan 1- Land Register. Schedule 1 is subject to change due to amendment of legislation, policies, guidelines, codes of practice, maintenance plans and schedules which occur from time to time. It is recommended that this Community Land Management Plan be read in conjunction with external resources.

This Plan should be read in conjunction with Council's Strategic Asset Management Plans as well as all relevant legislation, policies, guidelines, codes of practice, maintenance plans and

schedules which are current at any point in time; should amendments, additions, cancellation or alterations to the above occur, the reader is able to access the most up to date information.

Adopted by Council at a meeting held on **//******

City Of Salisbury

Management Plan 1 – Community Land Affected by Leases/Licences/Permits

Schedule 1

The following are Council's proposals for managing this land:-

Management Issues	Objectives, Policies and Proposals <i>(purpose for which it is held)</i>	Performance Targets	Performance Measures
Clubrooms/Community Buildings/Storage/Kiosk	<p>To provide fit for use buildings and structures for sporting and community organisation use.</p> <p>The buildings are to be leased/ licensed to an appropriate incorporated body and must be available for use by patrons and visitors of the club, as deemed appropriate by the Lessee/ Licensee. Lessees/Licensees cannot unreasonably withhold availability of use in line with Council Resolution number 2516/2018. Leases/Licences will be determined in accordance with Council policy.</p>	<p>To ensure all facilities have current agreements in place and that responsibilities and use thereof is clearly incorporated within individual agreements.</p> <p>To ensure that any and all occupancy agreements reflect community values and the objectives of the area.</p> <p>To ensure all tenants meet the terms and conditions of their respective agreements.</p>	<p>Ensure terms of leases/licenses are adhered to through conducting inspections and/or assessments in accordance with the agreements' provisions, Council policy and maintenance plans/schedules.</p> <p>Annual reviews of agreements from time to time on a case by case basis to ensure terms and conditions are met.</p> <p>Inspections and maintenance in accordance with maintenance plans/schedules, the Building Code of Australia, National Construction Code of Practice and other relevant and current Australian standards applicable at the time of construction.</p>

Management Issues	Objectives, Policies and Proposals	Performance Targets	Performance Measures
Car park/drive-ways/footpaths	The car-parks/ drive-ways/ footpaths located on community land are provided for use by patrons and members of the public.	To ensure infrastructure is in reasonable condition, can be utilised by patrons and is safe in accordance with Australian standards, specifications and legislation.	Inspections and maintenance in accordance with Council policy and maintenance plans/schedules.
Ovals/Fields	<p>To provide fit for use playing surfaces for sporting and recreational needs as is reasonable for the intended use of the particular oval or playing surface.</p> <p>The ovals/fields may be licensed to an appropriate incorporated body and must be available for use by patrons and visitors, as deemed appropriate by the Licensee. Licensees cannot unreasonably withhold availability of use in line with Council Resolution number 2516/2018. Licences will be determined in accordance with Council policy.</p>	<p>To ensure ovals and playing surfaces are maintained to a reasonable standard for the oval and playing surfaces' intended use by lessees/licensees. This maintenance will include watering, weed control, mowing and other ongoing general maintenance subject to fair wear and tear of the areas.</p> <p>To ensure that any and all agreements reflect community values and the objectives of the area.</p>	<p>Inspections by Council staff and contractors as part of an ongoing maintenance schedule and in accordance with IPOS Standards and maintenance plans/schedules to identify any issues for rectification.</p> <p>Annual reviews of agreements from time to time on a case by case basis to ensure terms and conditions are met.</p>
Temporary Permits for use of Reserve/Sporting Ovals	To provide temporary permits for short-term dedicated events in an orderly manner that is consistent with the use of the reserve.	To monitor the issue of permits to achieve fair and equitable use of the facilities.	<p>Carry out site inspections prior to and post special/ sporting event and maintain permit details records.</p> <p>Undertake any additional works to the reserve or sporting oval as may be necessary in line with maintenance schedule/s and in accordance with IPOS Standards and maintenance plans/schedules to identify any issues for rectification.</p>

Management Issues	Objectives, Policies and Proposals	Performance Targets	Performance Measures
Courts	<p>To provide courts which are fit for their intended use, for regular use by various sporting and/or groups or individuals.</p> <p>The courts may be licensed to an appropriate incorporated body and in such instances must be available for use by patrons and visitors, as deemed appropriate by the Licensee. Licensees cannot unreasonably withhold availability of use in line with Council Resolution number 2516/2018. Licences will be determined in accordance with Council policy.</p>	<p>To ensure courts are maintained to a reasonable standard for intended use including cleaning, and identification of any areas requiring repair subject to fair wear and tear of the areas.</p> <p>To ensure that any and all agreements reflect community values and the objectives of the area.</p>	<p>Inspections by Council staff and contractors as part of an ongoing maintenance schedule and in accordance with IPOS Standards and maintenance plans/schedules to identify any issues for rectification.</p> <p>Annual reviews of agreements from time to time on a case by case basis to ensure terms and conditions are met.</p>
Golf Course	<p>To provide fit for purpose golf courses and associated improvements to be operated by a suitable qualified entity as appointed by Council.</p>	<p>To ensure the facilities are maintained to a reasonable standard in accordance with the terms and conditions of individual lease/license / management agreements and do not pose a safety hazard to others.</p>	<p>Inspections by Council staff and contractors as part of an ongoing compliance / maintenance schedule in accordance with IPOS Standards, relevant legislation, regulation, codes of practice and guidelines to identify any issues for rectification.</p>
Swimming Pool	<p>To provide a fit for purpose swimming centre and associated improvements to be operated by a suitable qualified entity as appointed by Council.</p>	<p>To ensure the facilities are maintained to a reasonable standard in accordance with lease/ licence/ management agreements and do not pose a safety hazard to others.</p>	<p>Inspections by Council staff and contractors as part of an ongoing compliance/ maintenance schedule in accordance with IPOS Standards, relevant legislation, regulation, codes of practice and guidelines to identify any issues for rectification, and by the adoption of both proactive and reactive measures to determine safety performance.</p>

Management Issues	Objectives, Policies and Proposals	Performance Targets	Performance Measures
Reserve Infrastructure	To provide fit for use reserve infrastructure which may include, but is not limited to, bins, benches, signage, lighting, monuments, shelters etc. for the benefit of members of the public and patrons of the properties.	To ensure the infrastructure is fit for the intended purpose, can be utilised adequately by patrons and does not pose a safety hazard in accordance with Australian standards, specifications and legislation.	Inspections by Council staff and contractors as part of an ongoing maintenance schedule and in accordance with appropriate standards and maintenance plans/schedules to identify any issues for rectification, and by the adoption of both proactive and reactive measures to determine safety performance.
Public Toilets	To provide fit for use public toilet facilities for use by visitors and members of the community.	To ensure public toilets are serviced and maintained to a satisfactory condition in accordance with Australian standards, specifications and legislation, and to ensure that they do not breach any health and safety laws or regulations	Inspections by Council staff and contractors as part of an ongoing maintenance and cleaning schedule and in accordance with Council's tender specification to meet the function capacity and use of the facility, Council maintenance plans/schedules, the Building Code of Australia, National Construction Code of Practice and other relevant and current Australian standards applicable at the time of construction.
Sporting Infrastructure	To provide fit for use sporting infrastructure as deemed appropriate by Council in conjunction with the sporting facilities. These may include, but are not limited to, goal posts, pitches etc.	To ensure sporting infrastructure is maintained to a reasonable standard and does not pose a safety hazard to patrons of the property in accordance with Australian standards, specifications and legislation.	Inspections by Council staff and contractors as part of an ongoing maintenance schedule and in accordance with IPOS Standards and maintenance plans/schedules to identify any issues for rectification, and by the adoption of both proactive and reactive measures to determine safety performance.

Management Issues	Objectives, Policies and Proposals	Performance Targets	Performance Measures
Landscaped Character	To provide lawned/ landscaped areas to be used by patrons and add to the aesthetic appeal of the property.	To ensure lawned and landscaped areas are maintained to a reasonable standard and appearance, and are fit for the purpose for which they are intended. This maintenance will involve the removal and control of weeds, watering, mowing, planting of new trees/shrubs where required.	Inspections by Council staff and contractors as part of an ongoing maintenance schedule and in accordance with IPOS Standards and maintenance plans/schedules to identify any issues for rectification.
Fencing	To provide fit for purpose fencing throughout and around the perimeter of the reserves adjoining land and road frontages if required.	To ensure fencing is maintained in accordance with Australian standards, specifications and legislation, and is fit for the purpose for which it is intended. To maintain fencing surrounds and prohibit unsightly overgrowth and weeds.	Inspections by Council staff and contractors for treatment/removal of any overgrowth and/or weeds at the base of the fencing and for maintenance of the fencing to a safe and satisfactory standard in accordance with relevant legislation and Council maintenance plans/schedules.
Lighting	To provide safe use and fit for purpose lighting as deemed appropriate by Council for patrons' use of the property.	To provide safe use and fit for purpose lighting as deemed appropriate by Council for patrons' use of the property.	Inspection by Council staff and contractors as part of an ongoing maintenance schedule and in accordance with maintenance plans/schedules and/or designed service levels to identify any issues for rectification.
Leases/Licences	To grant leases/licences over the whole or portion of the property as per delegations and Council resolutions, and in line with relevant legislation.	To negotiate legally compliant lease/licence agreements to approved organisations for the use of the property or portion thereof and associated facilities. To ensure lessees/licensees meet the terms and conditions of the agreement.	Maintenance and reviews of leases/licences in line with relevant legislation and/or the requirements contained within the leases/licences. Reviews of agreement arrangements and responsibilities from time to time in line with the agreement to ensure terms and conditions are satisfied.

Management Issues	Objectives, Policies and Proposals	Performance Targets	Performance Measures
Bowling Greens	To provide bowling greens and associated improvements to be used in conjunction with the bowling clubs.	To ensure the greens and associated improvements are maintained to a standard which is fit for its intended use by patrons.	Inspection by Council staff and contractors in accordance with maintenance plans/schedules to identify any issues for rectification in accordance with lease/licence agreements.
Kiosk	To provide fit for purpose kiosks for use by members of the community and the general public.	To negotiate adequate leases/licences to persons/organisations for use of the property and improvements. To ensure lessees/licensees meet the terms and conditions of the agreement.	Inspection by Council staff and contractors in accordance with maintenance plans/schedules to identify any issues for rectification.
Cemeteries/Mausoleum	To provide well maintained cemeteries/mausoleum to meet the needs of the community and provide internment/ inurnment rights for the deceased.	To facilitate granting of appropriate inurnment/internment rights for the deceased. To ensure all internment /inurnment activities are carried out to relevant legislation. To ensure all areas of the cemetery/mausoleum are maintained to an acceptable standard. To ensure all fencing is safe and in reasonable condition in accordance with Australian standards, specifications and legislation. To ensure infrastructure and improvements are in fit for purpose condition and suitable for use by the community.	Inspections by Council staff and contractors as part of an ongoing compliance / maintenance schedule in accordance with Irrigation Standards, relevant legislation, regulation, codes of practice and guidelines to identify any issues for rectification.
Residential Tenancies	When residential properties are in Council's ownership, care and/or control, to manage the properties in line with the provisions of the Residential Tenancies Act and any other relevant legislation.	To negotiate legally compliant lease/licences to persons/organisations for use of the property and improvements. To ensure lessees/licensees meet the terms and conditions of the agreement.	Reviews of agreement arrangements and responsibilities in line with the requirements of the relevant legislation on a case by case basis to ensure terms and conditions are satisfied.

Management Issues	Objectives, Policies and Proposals	Performance Targets	Performance Measures
Drainage Reserves	To provide drainage systems in appropriate locations for redirection of stormwater.	To ensure drainage systems are unobstructed, act as part of Council's drainage network systems and that they do not pose a safety hazard to members of the public in accordance with Australian standards, specifications and legislation.	Inspections by Council staff and contractors of the drainage systems in accordance with maintenance plans/schedules and rectification of any issues identified, and by the adoption of both proactive and reactive measures to determine safety performance.
Business Use	To approve business use of community land on such conditions as may be deemed appropriate by Council, Council delegations and/or Council resolutions and in line with relevant legislation.	To ensure business use of community land is not in conflict with other users and that business activities are appropriately controlled. To ensure occupants meet the terms and conditions of approval and comply with legislative requirements and constraints.	Ensure conditions of approval are adhered to through inspections in accordance with Council policy and maintenance plans/schedules. Reviews of agreement arrangements and responsibilities as deemed appropriate from time to time on a case by case basis to ensure terms and conditions are satisfied.
Easements to Service Authorities	To grant easements required by service authorities for above or below ground Infrastructure.	To ensure service authorities' infrastructure for community needs is located and installed with minimal impact on land use.	Inspection of infrastructure location by Council staff, contractors and/or service authority personnel to ensure compliance with easement requirements in accordance with maintenance plans/schedules, Australian standards, specifications and legislation.

Management Issues	Objectives, Policies and Proposals	Performance Targets	Performance Measures
Recreational and Community Centres	To provide fit for purpose recreational and community centres and associated improvements for use by patrons of the Community and visitors to the City Of Salisbury.	To ensure the facilities are maintained to a reasonable standard for their intended use in accordance with Australian standards, specifications and legislation, and in accordance with the terms and conditions of individual lease/license agreements where applicable.	Inspections by Council staff and contractors as part of an ongoing maintenance, operational and cleaning schedule and in accordance with Council's tender specification to meet the function capacity and use of the facility, maintenance plans/schedules, IPOS Standards, the Building Code of Australia, National Construction Code of Practice and other relevant and current Australian standards applicable at the time of construction.



COMMUNITY LAND MANAGEMENT PLAN No. 2

***Community Land:
Vacant and Undeveloped Land and
Land Specifically Modified or Adapted
for Benefit or Enjoyment of the
Community***

June 2019

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COMMUNITY LAND MANAGEMENT PLAN

PLAN NUMBER 2 - 2019

Community Land: Vacant and Undeveloped Land and Land Specifically Modified or Adapted for the Benefit or Enjoyment of the Community

Identification Details

This Management Plan relates to those Council properties listed in the Community Land Management Plan 2 - Land Register, which will be available for viewing as a link on the City of Salisbury Website, independent of this document. This link will access a register of land, to be updated at intervals no longer than every three months.

These properties are vacant and undeveloped, or have been specifically modified or adapted for benefit or enjoyment of the community.

Ownership Details

- The owner of each property is specified in Community Land Management Plan 2 - Land Register
- The details of any trust, reservation, dedication or other restriction affecting land not in the Council's ownership is stated in Community Land Management Plan 2 - Land Register
- Information relating to any Native Title claims affecting the properties is stated in Community Land Management Plan 2 - Land Register

Purpose for Which Land Is Held

Council is required by Section 7 of the Local Government Act 1999 to 'provide services and facilities that benefit its area, its ratepayers and residents, and visitors to its area'. The land listed in Schedule 1 is leased or licensed, or subject to special permits issued by Council to provide passive and active recreational facilities for the community and other visitors, and to accommodate the needs of communication or service authorities' facilities and structures.

Council may, subject to the provisions of Section 202 of the Local Government Act 1999, grant a lease, licence or permit over the whole or any part of the land listed in Community Land Management Plan 2 - Land Register, during the life of this management plan.

Schedule 1 to the Management Plan lists the different types of land under 'Management Issues'. Each type of land is held for a different purpose, which is reflected in Schedule 1 giving rise to Performance Targets and Performance Measures.

Management Proposals

Community land provides important focal points for community identity, social interaction, sport, recreation and culture. Community land should be accessible to local communities and visitors and provide a safe, functional environment sensitive to local culture, heritage and needs of the community for current and future generations. Management issues and proposals for community land that is vacant and undeveloped or specifically modified or adapted for benefit or enjoyment of the

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community are detailed in Schedule 2.

Objectives, Policies & Proposals

Council seeks to ensure that all of its assets are utilised to their maximum potential. Community land serves to meet the Council's desire that residents are able to partake in a range of activities to assist in achieving a balanced life incorporating recreational opportunities.

Council strives to conduct business and make decisions with the best interests of the community in mind. Subject to relevant provisions of the Local Government Act 1999 and other applicable legislation Council aims to plan for, develop and manage local areas, services and infrastructure to provide appropriate services and facilities to meet the present and future needs of local communities.

Given this, Council and Council representatives may make decisions in line with Council's City Management Plans, decision and order making policies, delegations register and by-laws, as are deemed appropriate under the relevant circumstances from time to time and in line with Sections 198 through to 207 of the Local Government Act 1999.

The granting of a lease, license or permit formalises the use of community land by organisations providing facilities or services for the benefit of the community. For further details, please refer to Community Management Plan 1.

Performance Targets

When referencing acceptable or reasonable standards, the performance targets as outlined in Schedule 1 are based on legislation, policies, procedures, guidelines, codes of practice, plans and schedules which provide benchmarks to which Council is either legally bound to comply, or may seek to comply where no legal benchmark prevails. These are subject to modification from time to time in order to keep up with relevant changes to legislation, policies, procedures, guidelines, codes of practice, plans and schedules.

Acceptable and/or reasonable standards are such that can be considered fair, proper or moderate under the circumstances. A satisfactory condition is such that a reasonable person would consider meets certain requirements or standards, taking into account relevant circumstances as specified within Schedule 1.

Performance Measures

Council will measure how it has managed its community land in accordance with various guidelines, maintenance schedules, codes of practice, policies and programs and reporting structures more particularly identified and detailed in Schedule 1.

Performance measures have been based on numerous Council policies and maintenance plans/schedules which exist outside of this Management Plan and which are available for viewing on the City of Salisbury website and/or Council Offices. These policies, maintenance plans and schedules may be subject to change from time to time, and consequently this Management Plan should be read in conjunction with the policies, maintenance plans and schedules which are current at any point in time.

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Council/Government Policies

Legislation, Council policies and plans will impact upon Council's management of its community land.

These include but are not limited to:-

- City of Salisbury By-Laws
- Access and Equity Policy
- Corporate Focus 2003-2006
- Cultural Strategy
- Local Government Act 1999
- Development Act 1993
- Native Vegetation Act 1991
- Native Title (South Australia) Act 1994
- National Parks and Wildlife Act 1972
- Natural Resources Management Act 1994
- Work Health Safety Act 2012
- IPOS (Irrigated Public Open Space) Program

Council will also be impacted by any other Council or Government policy that affects maintenance and development of the land for the purpose it is held.

Development

There are no immediate plans to further develop this land, however subject to compliance with the requirements of all relevant legislation the Council may seek to sell, dispose of or alienate this land from community use in line with the provisions of the Local Government Act. The Council may, during the life of this management plan grant leases, licences and permits over the whole or portion of the property, and develop or permit development of the land by the erection of buildings or structures or other improvements which will enhance or provide benefit to the community in the use of the land.

Review and Amendment of Plan

The plan will be reviewed as soon as practicable before there is a substantial change to any element. Any proposed amendments will be implemented in accordance with the requirements of Section 198 of the Local Government Act 1999.

Community Land Management Plan 2 - Land Register is a register of Council's land holdings and shall appear as a separate addition to the plan on the City of Salisbury website, and shall be updated at no less than three-monthly intervals.

Schedule 1 of the Management Plan outlines how Council proposes to manage portions of the land identified in Community Land Management Plan 2 - Land Register. Schedule 1 is subject to change due to amendment of legislation, policies, guidelines, codes of practice, maintenance plans and schedules which occur from time to time. It is recommended that this Community Land Management Plan be read in conjunction with external resources.

This Plan should be read in conjunction with Council's Strategic Asset Management Plans as well as all relevant legislation, policies, guidelines, codes of practice, maintenance plans and schedules which are current at any point in time; should amendments, additions, cancellation or alterations to the above occur, the reader is able to access the most up to date information.

Adopted by Council at a meeting held on **//******

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City Of Salisbury

***Management Plan 2 – Community Land: Vacant and Undeveloped Land
and Land Specifically Modified or Adapted for Benefit or Enjoyment for the Community***

Schedule 1

The following are Council's proposals for managing this land:-

Management Issues	Objectives, Policies and Proposals	Performance Targets	Performance Measures
Clubrooms/Community Buildings/Storage/Kiosk	<p>To provide fit for use buildings and structures for sporting and community organisation use.</p> <p>The buildings may be leased/ licensed to an appropriate incorporated body and if leased, must be available for use by patrons and visitors of the club, as deemed appropriate by the Lessee/ Licensee. Lessees/Licensees cannot unreasonably withhold availability of use in line with Council Resolution number 2516/2018. Leases/Licences will be determined in accordance with Council policy.</p> <p>In the event that leases/ licenses are entered into, the land shall be managed in line with Community Land Management Plan 1.</p>	<p>To ensure buildings and structures are in reasonable condition, can be utilised by patrons and are safe in accordance with Australian standards, specifications and legislation.</p> <p>To ensure all facilities have current agreements in place, where such agreements are required, and that responsibilities and use thereof is clearly incorporated within individual agreements.</p> <p>To ensure that any and all occupancy agreements reflect community values and the objectives of the area.</p> <p>To ensure all tenants meet the terms and conditions of their respective agreements.</p>	<p>Inspections by Council staff and contractors as part of an ongoing maintenance, operational and cleaning schedule and in accordance with Council's tender specification to meet the function capacity and use of the facility, maintenance plans/schedules, IPOS Standards, the Building Code of Australia, National Construction Code of Practice and other relevant and current Australian standards applicable at the time of construction.</p> <p>Where relevant, ensure terms of leases/licenses are adhered to in line with the provisions of Community Land Management Plan 1.</p>

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Management Issues	Objectives, Policies and Proposals	Performance Targets	Performance Measures
Car park/drive-ways/footpaths	The car-parks/ drive-ways/ footpaths located on community land are provided for use by patrons and members of the public.	To ensure infrastructure is in reasonable condition, can be utilised by patrons and is safe in accordance with Australian standards, specifications and legislation.	Inspections and maintenance in accordance with Council policy and maintenance plans/schedules.
Ovals/Fields	<p>To provide fit for use playing surfaces for sporting and recreational needs as is reasonable for the intended use of the particular oval or playing surface.</p> <p>The ovals/fields may be licensed to an appropriate incorporated body and must be available for use by patrons and visitors, as deemed appropriate by the Licensee. Licensees cannot unreasonably withhold availability of use in line with Council Resolution number 2516/2018. Licences will be determined in accordance with Council policy.</p>	<p>To ensure ovals and playing surfaces are maintained to a reasonable standard for the oval and playing surfaces' intended use by lessees/licensees.</p> <p>This maintenance will include watering, weed control, mowing and other ongoing general maintenance subject to fair wear and tear of the areas.</p> <p>To ensure that any and all agreements reflect community values and the objectives of the area.</p>	<p>Inspections by Council staff and contractors as part of an ongoing maintenance schedule and in accordance with IPOS Standards and maintenance plans/schedules to identify any issues for rectification.</p> <p>Annual reviews of agreements from time to time on a case by case basis to ensure terms and conditions are met.</p>
Temporary Permits for use of Reserve/Sporting Ovals	To provide temporary permits for short-term dedicated events in an orderly manner that is consistent with the use of the reserve.	To monitor the issue of permits to achieve fair and equitable use of the facilities.	<p>Carry out site inspections by Council staff and/or contractors prior to and post special/ sporting event and maintain permit details records.</p> <p>Undertake any additional works to the reserve or sporting oval as may be necessary in line with maintenance schedule/s and in accordance with IPOS Standards and maintenance plans/schedules to identify any issues for rectification.</p>

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Management Issues	Objectives, Policies and Proposals	Performance Targets	Performance Measures
Courts	<p>To provide courts which are fit for their intended use, for regular use by various sporting and/or groups or individuals.</p> <p>The courts may be licensed to an appropriate incorporated body and in such instances must be available for use by patrons and visitors, as deemed appropriate by the Licensee. Licensees cannot unreasonably withhold availability of use in line with Council Resolution number 2516/2018. Licences will be determined in accordance with Council policy.</p>	<p>To ensure courts are maintained to a reasonable standard for intended use including cleaning, and identification of any areas requiring repair subject to fair wear and tear of the areas.</p> <p>To ensure that any and all occupancy agreements reflect community values and the objectives of the area.</p>	<p>Inspections by Council staff and contractors as part of an ongoing maintenance schedule and in accordance with IPOS Standards and maintenance plans/schedules to identify any issues for rectification.</p> <p>Annual reviews of agreements from time to time on a case by case basis to ensure terms and conditions are met.</p>
Dog Parks	<p>To provide safe, secure and functional areas which are fit for use for dogs to exercise without restraint.</p>	<p>To ensure dog parks are maintained in a reasonable manner for their intended purpose and that fencing is secure and activities thereon do not pose a safety hazard or nuisance for the wide community.</p>	<p>Inspections by Council staff and contractors as part of an ongoing maintenance schedule and in accordance with maintenance plans/schedules to identify any issues for rectification, and by the adoption of both proactive and reactive measures to determine safety performance.</p>
Reserve Infrastructure	<p>To provide fit for use reserve infrastructure which may include, but is not limited to, bins, benches, signage, lighting, monuments, shelters etc. for the benefit of members of the public and patrons of the properties.</p>	<p>To ensure the infrastructure is fit for the intended purpose, can be utilised adequately by patrons and does not pose a safety hazard in accordance with Australian standards, specifications and legislation.</p>	<p>Inspections by Council staff and contractors as part of an ongoing maintenance schedule and in accordance with appropriate standards and maintenance plans/schedules to identify any issues for rectification, and by the adoption of both proactive and reactive measures to determine safety performance.</p>

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Management Issues	Objectives, Policies and Proposals	Performance Targets	Performance Measures
Public Toilets	To provide fit for use public toilet facilities for use by visitors and members of the community.	To ensure public toilets are serviced and maintained to a satisfactory condition in accordance with Australian standards, specifications and legislation, and to ensure that they do not breach any health and safety laws or regulations	Inspections by Council staff and contractors as part of an ongoing maintenance and cleaning schedule and in accordance with Council's tender specification to meet the function capacity and use of the facility, Council maintenance plans/schedules, the Building Code of Australia, National Construction Code of Practice and other relevant and current Australian standards applicable at the time of construction.
Sporting Infrastructure	To provide fit for use sporting infrastructure as deemed appropriate by Council in conjunction with the sporting facilities. These may include, but are not limited to, goal posts, pitches etc.	To ensure sporting infrastructure is maintained to a reasonable standard and does not pose a safety hazard to patrons of the property in accordance with Australian standards, specifications and legislation.	Inspections by Council staff and contractors as part of an ongoing maintenance schedule and in accordance with IPOS Standards and maintenance plans/schedules to identify any issues for rectification, and by the adoption of both proactive and reactive measures to determine safety performance.
Landscape Character	To provide lawned/ landscaped areas to be used by patrons and add to the aesthetic appeal of the property.	To ensure lawned and landscaped areas are maintained to a reasonable standard and appearance, and are fit for the purpose for which they are intended. This maintenance will involve the removal and control of weeds, watering, mowing, planting of new trees/shrubs where required.	Inspections by Council staff and contractors as part of an ongoing maintenance schedule and in accordance with IPOS Standards and maintenance plans/schedules to identify any issues for rectification.
Fencing	To provide fit for purpose fencing throughout and around the perimeter of the reserves adjoining land and road frontages if required.	To ensure fencing is maintained in accordance with Australian standards, specifications and legislation, and is fit for the purpose for which it is intended. To maintain fencing surrounds and prohibit unsightly overgrowth and weeds.	Inspections by Council staff and contractors for treatment/removal of any overgrowth and/or weeds at the base of the fencing and for maintenance of the fencing to a safe and satisfactory standard in accordance with relevant legislation and Council maintenance plans/schedules.

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Management Issues	Objectives, Policies and Proposals	Performance Targets	Performance Measures
Lighting	To provide safe use and fit for purpose lighting as deemed appropriate by Council for patrons' use of the property.	To provide safe use and fit for purpose lighting as deemed appropriate by Council for patrons' use of the property.	Inspection by Council staff and contractors as part of an ongoing maintenance schedule and in accordance with maintenance plans/schedules and/or designed service levels to identify any issues for rectification.
Leases/Licences	To grant leases/licences over the whole or portion of the property as per delegations and Council resolutions, and in line with relevant legislation.	To manage performance targets in line with the requirements of Community Land Management Plan 1.	To measure performance in line with the requirements of Community Land Management Plan 1.
Drainage Reserves	To provide drainage systems in appropriate locations for redirection of storm water.	To ensure drainage systems are unobstructed, act as part of Council's drainage network systems and that they do not pose a safety hazard to members of the public in accordance with Australian standards, specifications and legislation.	Inspections by Council staff and contractors of the drainage systems in accordance with maintenance plans/schedules and rectification of any issues identified, and by the adoption of both proactive and reactive measures to determine safety performance.
Playgrounds	To provide fit for use playground equipment designed for children to be used by visitors and members of the community.	To provide a fit for use playground and settings for children which are maintained in a reasonable condition for its intended use, operating correctly and do not pose a safety hazard.	Inspection by Council staff and contractors as part of an ongoing maintenance schedule in accordance with Council maintenance plans/schedules to identify any issues for rectification, and by the adoption of both proactive and reactive measures to determine safety performance.
Screening reserves/verges/buffers	To provide screening reserves / verges / buffers where deemed necessary by Council, Council delegations and/or Council resolutions and in line with relevant legislation and where practicable provide secondary uses.	Ensure they are maintained to a fit for use condition and do not pose a safety hazard.	Inspection by Council staff and contractors as part of an ongoing maintenance schedule in accordance with Council maintenance plans/schedules and to identify any issues for rectification, and by the adoption of both proactive and reactive measures to determine safety performance.

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Management Issues	Objectives, Policies and Proposals	Performance Targets	Performance Measures
Wetlands	To manage natural watercourses and manage drainage to a fit for purpose standard.	To ensure wetlands are clean, sustainable and in a condition to, where required, prevent and manage flooding or harvest and control storm water with the intention to improve water quality to foster new habitats.	Inspection by Council staff and contractors as part of an ongoing maintenance schedule in accordance with Council maintenance plans/schedules and to identify any issues for rectification.
Bike/Walking Trails	To maintain and increase the use, accessibility and safety of bike/ walking trails throughout Reserves, and to ensure that the bike/ walking trails are fit for the purpose for which they are intended.	to increase the emphasis on design of bike/ walking trails to ensure they are fit for the intended use with regards to physical access and safety, particularly along the linear reserves.	Open space audits by Council staff and contractors as part of an ongoing schedule to ensure standards under Service Level Agreement are maintained and improved, and by the adoption of both proactive and reactive measures to determine safety performance.
Business Use	To approve business use of community land on such conditions as may be deemed appropriate by Council, Council delegations and/or Council resolutions and in line with relevant legislation.	To ensure business use of community land is not in conflict with other users and that business activities are appropriately controlled. To ensure occupants meet the terms and conditions of approval and comply with legislative requirements and constraints.	Ensure conditions of approval are adhered to through inspections in accordance with Council policy and maintenance plans/schedules. Reviews of agreement arrangements and responsibilities as deemed appropriate from time to time on a case by case basis to ensure terms and conditions are satisfied.
Easements to Service Authorities	To grant easements required by service authorities for above or below ground Infrastructure.	To ensure service authorities' infrastructure for community needs is located and installed with minimal impact on land use.	Inspection of infrastructure location by Council staff, contractors and/or service authority personnel to ensure compliance with easement requirements in accordance with maintenance plans/schedules, Australian standards, specifications and legislation.

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Management Issues	Objectives, Policies and Proposals	Performance Targets	Performance Measures
Recreational and Community Centres	To provide fit for purpose recreational and community centres and associated improvements for use by patrons of the Community and visitors to the City Of Salisbury.	To ensure the facilities are maintained to a reasonable standard for their intended use in accordance with Australian standards, specifications and legislation, and in accordance with the terms and conditions of individual lease/license agreements where applicable.	Inspections by Council staff and contractors as part of an ongoing maintenance, operational and cleaning schedule and in accordance with Council's tender specification to meet the function capacity and use of the facility, maintenance plans/schedules, IPOS Standards, the Building Code of Australia, National Construction Code of Practice and other relevant and current Australian standards applicable at the time of construction.

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ITEM	2.5.4
	WORKS AND SERVICES COMMITTEE
DATE	19 August 2019
HEADING	Grant of Easement to SA Power Networks - Portion of Playford Crescent Railway Reserve
AUTHOR	Lavinia Morcoase, Senior Property Officer, City Infrastructure
CITY PLAN LINKS	3.1 Be an adaptive community that embraces change and opportunities. 4.1 Strengthen partnerships that enable us to better address our community's priorities. 2.4 Have urban and natural spaces that are adaptive to future changes in climate.
SUMMARY	This report seeks Council's endorsement to grant an easement over a portion of Council land known as Playford Crescent Railway Reserve to SA Power Networks.

RECOMMENDATION

1. Council grant to SA Power Networks an easement for the installation of an underground fibre optic cable over portion of Playford Crescent Railway Reserve identified as Allotments 205 and 207 in Deposited Plan 62150 as described in Certificate of Title Volume 5895 Folios 530 and 532 for \$5,000 plus GST, and delineated in red in Attachment 1 to this report (Works and Services Committee, 19/08/2019, Item No. 2.5.4) with SA Power Networks to be responsible for all costs.
2. The Manager Property and Buildings be authorised to liaise with SA Power Networks in regards to the requested easements and arrange consent of the Letter of Agreement and Grant of Easement documentation.

ATTACHMENTS

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

1. Proposed location of the SA Power Networks Easement across a portion of Playford Crescent Railway Reserve

1. BACKGROUND

- 1.1 Council own Allotments 205 and 207 in Deposited Plan 62150 known as Playford Crescent Railway Reserve which serves as an access point to the adjacent Railway Lines owned by the Minister for Transport Infrastructure and Local Government.
- 1.2 The Department of Planning, Transport and Infrastructure have embarked on a \$615m project to electrify and modernise the Gawler rail line in a bid to deliver a faster, cleaner and more reliable rail service through Adelaide from Gawler to Seaford.

- 1.3 As part of the Gawler Rail Electrification Project (REP), SA Power Networks are required to remove or relocate some of their existing overhead infrastructure and place it underground to meet the safety requirements for the REP.

2. CONSULTATION / COMMUNICATION

2.1 Internal

- 2.1.1 Business Excellence
- 2.1.2 Community Development
- 2.1.3 City Development
- 2.1.4 City Infrastructure

3. REPORT

- 3.1 Council staff have received a request from SA Power Networks to utilise a portion of Allotments 205 and 207, known as Playford Crescent Railway Reserve, to facilitate the installation of underground fibre optic cables. The purpose of this installation is to remove the overhead cables and relocate them underground, in order to meet the safety requirements of the Rail Electrification Project. The proposed upgrade comprises the installation of underground fibre optic cables in an existing DPTI directional bore that is already on Council's land across a portion of the reserve. An easement has therefore been requested to allow for the proposed installation and future access.
- 3.2 The easement sought for the cables is 4.0m wide and approximately 35m long. Please see attached plan. Council staff have been consulted and no objections have been received.
- 3.3 A consideration amount of \$5,000 plus GST has been negotiated. SA Power Networks will also be responsible for all costs associated with the preparation and lodgement of necessary documentation, plans and issuing new titles.

4. CONCLUSION / PROPOSAL

- 4.1 As no objections have been raised in relation to the granting of an easement for installation of underground fibre optic cables, it is recommended that the Manager Property and Buildings be authorised to arrange Council consent to all necessary documentation granting an easement over portion of Allotments 205 and 207 in Deposited Plan 62150 as described in Certificate of Title Volume 5895 Folios 530 and 532.

CO-ORDINATION

Officer:	GMCI	Executive Group
Date:	08/08/2019	12/08/2019

Handed of MOUND PARK
in the 17th DISTRICT
ELIZABETH SOUTH
City of SALISBURY

LEGEND

- EXISTING POLE
- EXISTING OVER OVERHEAD PANS
- EXISTING OVER OVERHEAD PANS TO BE REMOVED
- PROPOSED OVERHEAD SUPPLY WIRE
- EXISTING OVER OVERHEAD PANS
- EXISTING OVERHEAD PANE CABLE
- EXISTING 5/4" PANE CABLE TO BE REMOVED
- PROPOSED UNDERGROUND PANE CABLE
- EXISTING OPTIC BORE
- PROPOSED OVER UNDER
- EXISTING OVER UNDER
- EXISTING OVER UNDER
- PROPOSED OVER UNDER
- EXISTING ANCHOR PIT

CONDUIT LEGEND

- ADDS PANE IN OVER PVC WIRE CONDUIT - CONVE
- POWER CONDUITS INCLUDING SPANES IN RAIL RESERVE AND IN WHERE DIRECTIONAL BORING IS TO BE USED ARE TO BE ACCORDING TO THE FOLLOWING:
 - OPEN TRENCH CLASS 43 INDUCT CAN BE USED OUTSIDE OF 30m FROM ADJACENT RAIL.
 - CONDUITS FOR CONDUITS INCLUDING SPANES IN RAIL RESERVE AND IN WHERE DIRECTIONAL BORING IS TO BE USED ARE TO BE ACCORDING TO CATEGORY A WITHIN THE RAIL RESERVE AND ALREADY BORED.
 - CLASS 43 OPEN TRENCH CLASS 43 INDUCT CAN BE USED OUTSIDE OF 30m FROM ADJACENT RAIL.

GENERAL NOTES

- DUE TO THE SCHEMATIC NATURE OF THIS DRAWING THE EQUIPMENT AND POSITION SHOWN ARE INDICATIVE ONLY AND SHOULD BE CONFIRMED ON SITE.
- SERVICE POLES AND SERVICES ARE OMITTED FROM THIS DRAWING FOR CLARITY.
- ALL INSTALLED CONDUITS, A MINIMUM OF CLASS 4, TO BE CONTINUOUS ALONG ENTIRE ROUTE WITH A POLYPROPYLENE DRAIN ROPE OF NOT LESS THAN 16mm INSTALLED. SPAN CONDUITS MUST BE CONTINUOUS AND SEALED AT BOTH ENDS. USE 45° CLASS 4 HEAVY DUTY SWEEP BONDS FOR CONDUITS. BONDING BAND AT SWEEP BONDS TO BE SUBSTITUTED WITH A 1:3 RATIO OF SAND/CEMENT. CATEGORY 'A' CONDUITS REQUIRED UNDER RAIL FOR A MINIMUM OF 30m EITHER SIDE OF OUTSIDE RAIL.
- CAP ALL SPARE CONDUITS 50m FROM STORE POLES UNLESS DIRECTED OTHERWISE BY SA POWER NETWORKS.
- DIAL BEFORE YOU DIG AND POT-HOLING TO BE ARRANGED, IF REQUIRED, FOR INFORMATION ON OTHER SERVICES AND INFRASTRUCTURE BEFORE ANY CIVIL WORKS ARE CARRIED OUT.
- DPTI RESPONSIBLE FOR ALL EXISTING/NEW/EXTENDED CIVIL WORKS REQUIRED FOR INSTALLATION OF UNDERGROUND CABLES INCLUDING SUPPLY OF REQUIRED CONDUITS AND FITTINGS.
- ALL TRENCHING AND CONDUIT LAYING TO BE CONSTRUCTED AS PER SA POWER NETWORKS STANDARD TS-085. THE ONLY CONTRACTOR TO ENGINE THAT HORIZONTAL AND VERTICAL SEPARATION AS PER TS-085 IS MAINTAINED WHEN CROSSING OVER OR UNDER OTHER SERVICES. CONTRACTOR TO REVIEW ALL NON-COMPLIANCE TO SA POWER NETWORKS FOR DESIGN REVIEW.
- NO CABLE JOINTS OR SPLICES ALLOWED FOR ENTIRE RAIL RESERVE CROSSING.
- REFER TO TS-085, CLASS 100 FOR DIRECTIONAL BORING CONDUITS SCHEDULE.
- THE ALIGNMENT OF SA POWER NETWORKS CONDUITS AND OTHER EQUIPMENT IS NORMAL AND MAY BE BASED ON INFORMATION PROVIDED BY OTHERS. SA POWER NETWORKS ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION. ALL SERVICES MUST BE ACCURATELY LOCATED ON SITE BY THE CIVIL WORKS CONTRACTOR PRIOR TO COMMENCEMENT OF EXCAVATION. IF SERVICES CLASH WITH PROPOSED ALIGNMENT, DPTI MUST BE NOTIFIED TO ADJUST TRENCH ROUTE.
- MINOR TREE TRIMMING MAY BE REQUIRED.
- CABLE MARKERS ON RAIL RESERVES: STAR DROPPERS (LARGED) WITH WARNING SIGN (STAR) TO BE INSTALLED AT ENTRY AND EXIT POINTS OF THE RAIL RESERVE. BOTTOM OF WARNING SIGN TO BE ABOVE ABOVE GROUND AND FACING RAIL TRACKS.
- MINIMUM DIRECTIONAL BORING DEPTHS SHOWN ON ROADWAYS AND 2000mm UNDER RAIL TRACKS AS PER RELEVANT STANDARDS.
- GENERALLY ALL SA POWER NETWORKS POLES ARE LOCATED GREATER THAN 10m FROM CENTRELINE OF MARKET TRACK.
- REFER TO SA POWER NETWORKS GUIDELINES FOR SA POWER NETWORKS CROSSINGS OF THE ELECTRIFIED DPTI RAILWAY NETWORK.
- POWERLINE DESIGN IS IN ACCORDANCE WITH SA POWER NETWORKS TS-087 AND AS-4020.000.000.
- CLASS 'B' GROUND ASSIGNED FOR FOOTINGS AND CATEGORY 2 FOR WIND LOADS.
- SURVEYED DRAWING REFERENCES LOCATED IN SP02046 AND SA POWER NETWORKS DWG: 00436413.
- DPTI DESIGN NUMBER: DP04078 0L0-50004052-00 UTK-G241
- CONTRIBUTED BY -

CONDUCTOR REMOVAL DETAIL

POLE SECTION	CONDUCTOR TYPE	APPROX LENGTH (METERS)
1-2	REMOVED ADSS 0/6	45m
1-2	CHEN REMOVED 30/7/1/3/5 ACSR	45m
1-2	DREW NEW 30/7/3/5 ACSR	45m

NEW CABLE REQUIREMENTS

POLE SECTION	CONDUCTOR TYPE	TOTAL LENGTH (APPROX METERS)
1-2	OPTIC FIBRE ADSS	50m

NOTE: TOTAL LENGTH INCLUDES CABLE TO TERMINATIONS

RAILWAY CROSSING DETAIL
NOT TO SCALE

CONDUIT REMOVAL DETAIL
NOT TO SCALE

FIELD SERVICES CHECKLIST

- POLE MARKERS OR IN OTHER SERVICE
- ALL SERVICES TO BE REMOVED OR PROTECTED
- ALL SERVICES TO BE REMOVED OR PROTECTED
- ALL SERVICES TO BE REMOVED OR PROTECTED

INSTALL 11kV CABLE DESTINATION LABELS IN ACCORDANCE WITH E1907 FOR OVER/UNDER POLES 1 AND 4.

SA POWER NETWORKS DESIGN INFORMATION
TERRACE RESISTANT CABLE - YES
EARTHING - CHEN

POLES				HIGH VOLTAGE ARRANGEMENT				POLE SCHEDULE G25				EARTH				LOW VOLTAGE ARRANGEMENT				
POLE	SPAN	EXISTING	PROPOSED	EXISTING	PROPOSED	STOCK ITEM	DEVICE ITEM	CND	REMARKS	EXISTING	PROPOSED	X-RAY STOCK ITEM	CND	REMARKS	EXISTING	PROPOSED	X-RAY STOCK ITEM	CND	REMARKS	
1	W425	POLES TO BE PLACED		NEW VERTICAL TERMINAL & TIE OFF - UNDERGROUND OVER BRACE	DREW TERNAL EXT PRES CSB SH 2 ARM 10	24396		ADD EXTN PRES TAP NEW TO EXIST OVER REMOVE OVER RAIL SIDE		ADD FIBRE UTD BRACE ANGLE	ADSS TORS - 05	EXST SH 2 ARM 10		REMOVE ON ASST TO POLE 2						NEW ADSS CABLE W/ NEW PE W/ 8 EXST BORE TO POLE 2
4	W425	POLES TO BE PLACED		NEW VERTICAL TERMINAL & TIE OFF - UNDERGROUND OVER BRACE	DREW TERNAL EXT PRES CSB SH 2 ARM 10	24396		ADD EXTN PRES TAP NEW TO EXIST OVER REMOVE OVER RAIL SIDE		ADD FIBRE UTD BRACE ANGLE	ADSS TORS - 05	EXST SH 2 ARM 10		REMOVE ON ASST TO POLE 1						NEW ADSS CABLE W/ NEW PE W/ 8 EXST BORE TO POLE 1

SCALE
1:500
1:1000

REVISIONS

REV	DATE	BY	DESCRIPTION

SA POWER NETWORKS DESIGN INFORMATION

DRAWN ALVIN LO 01-10-18
DESIGNED GERRY GRAY 01-10-18
CHECKED STEVE BUICK 08-09-20
PROJECT NUMBER 0400 582 108

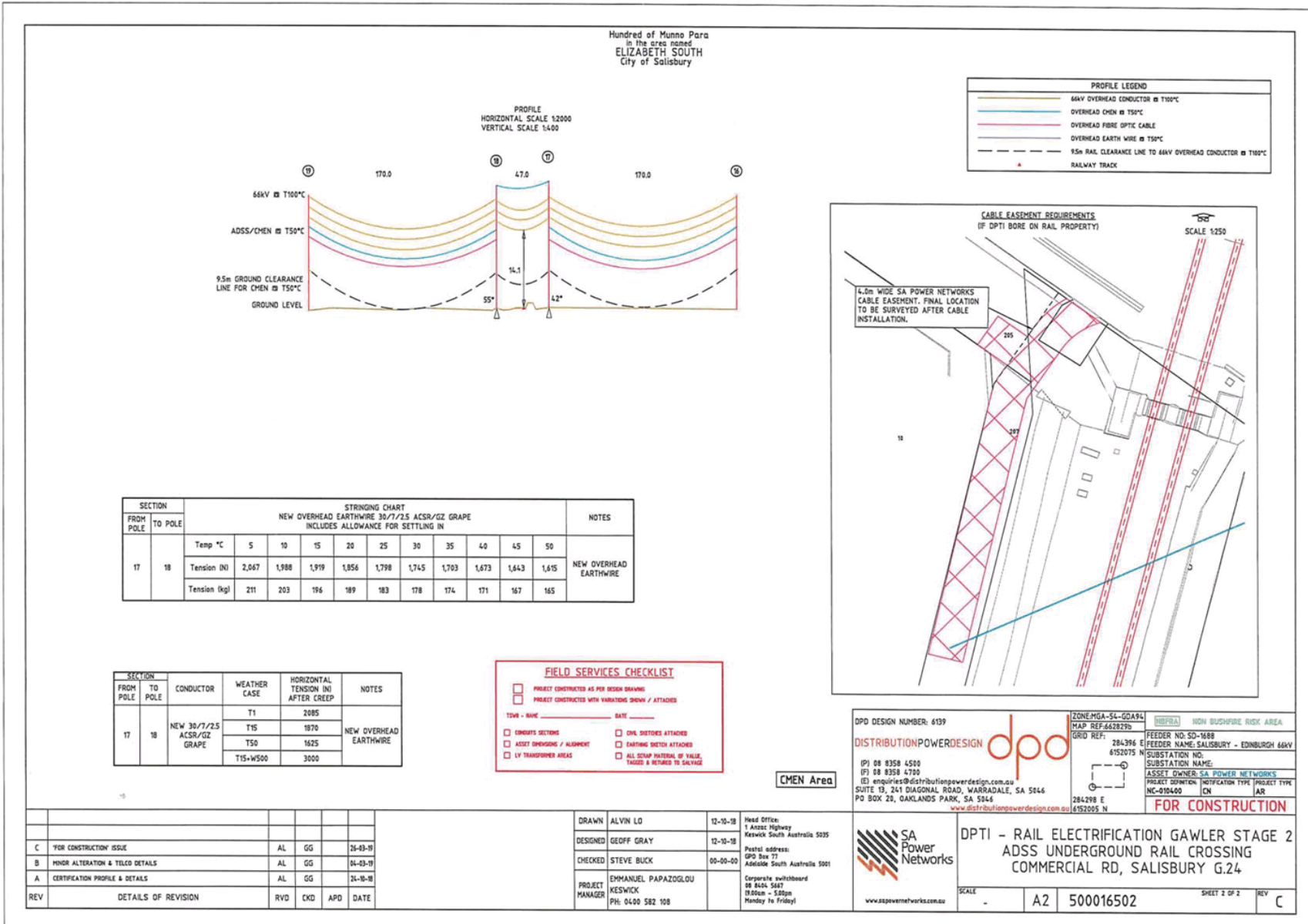
SA POWER NETWORKS

DPTI - RAIL ELECTRIFICATION GAWLER STAGE 2
ADSS UNDERGROUND RAIL CROSSING
COMMERCIAL RD, SALISBURY G24

PRELIMINARY

SCALE 1:500
A1 500016502

Item 2.5.4 - Attachment 1 - Proposed location of the SA Power Networks Easement across a portion of Playford Crescent Railway Reserve



ITEM	2.5.5
	WORKS AND SERVICES COMMITTEE
DATE	19 August 2019
HEADING	Reassignment of License from Shahin Property Pty Ltd to OTR 91 Pty Ltd over a portion of Vater Street, Dry Creek
AUTHOR	Lavinia Morcoase, Senior Property Officer, City Infrastructure
CITY PLAN LINKS	1.2 Be the place of choice for businesses to invest and grow within South Australia, nationally and internationally. 4.1 Strengthen partnerships that enable us to better address our community's priorities.
SUMMARY	This report seeks Council's endorsement of a reassignment of the License between the City of Salisbury and Shahin Properties Pty Ltd over portions of Council land known as Green Fields Wetlands and Vater Street Reserve to OTR 91 Pty Ltd.

RECOMMENDATION

1. Council consents to reassign the License between the City of Salisbury and Shahin Properties Pty Ltd to OTR 91 Pty Ltd over portions of Council land as delineated in red in Attachment 1 to this report (Works and Services Committee, 19/08/2019, Item No. 2.5.5).
2. All costs associated with the reassignment of this License are to be borne by Shahin Properties Pty Ltd and OTR 91 Pty Ltd.
3. The Manager Property and Buildings be authorised to arrange Council consent to all necessary documentation granting the reassignment of the License.
4. Pursuant to Section 38 of the Local Government Act 1999, the Council of the City of Salisbury authorise 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.

ATTACHMENTS

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

1. Area of Reserves affected by License between the City of Salisbury and Shahin Properties Pty Ltd

1. BACKGROUND

- 1.1 In 2012, Shahin Properties Pty Ltd entered into an agreement with the City of Salisbury over a portion of land comprised in Certificate of Title 5256 Folio 465 commonly known as Green Fields Wetlands (Stage 3) and a portion of land comprised in Certificate of Title 5583 Folio 327 commonly known as Vater Street Reserve.

- 1.2 The License is for a period of 21 years and the primary purpose is to allow vehicular access to and from the OTR Service Station onto Kidman Road and the Salisbury Hwy, and the display of the Service Station signage.
- 1.3 At the time that the agreement was entered into, the entirety of the land upon which the OTR Service Station rests was owned by Shahin Properties Pty Ltd and was comprised in Certificate of Title 5583 Folio 317.
- 1.4 In October 2012 this parcel of land was subdivided and two Certificates of Title were created. The Service Station now sits on land owned by OTR 91 Pty Ltd, with Shahin Properties Pty Ltd owning the adjoining property.
- 1.5 Both organisations are divisions of the Peregrine Corporation, however only OTR 91 Pty Ltd maintains an interest in this License.

2. CONSULTATION / COMMUNICATION

2.1 External

- 2.1.1 Peregrine Corporation on behalf of Shahin Properties Pty Ltd and OTR 91 Pty Ltd.

3. REPORT

- 3.1 Shahin Properties Pty Ltd has requested a reassignment of the current License to OTR 91 Pty Ltd. The service station will continue trading as OTR and there will be no visible change from the public's perspective.
- 3.2 OTR 91 Pty Ltd, the operators of the OTR Service Station request to take over the License for the remainder of the period on the same terms and monetary consideration as currently exists.

4. CONCLUSION / PROPOSAL

- 4.1 Given that the existing agreement does not rest with the principal user, it is recommended that Council resolve to reassign the License to OTR 91 Pty Ltd under the current terms and conditions.
- 4.2 It is further recommended that the Manager Property and Buildings be authorised to arrange Council consent to all necessary documentation granting the reassignment and that 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.

CO-ORDINATION

Officer:	GMCI	Executive Group
Date:	08/08/2019	12/08/2019

Areas of Reserve affected by Licence between the City of Salisbury and Shahin Properties Pty Ltd (delineated in RED)



Item 2.5.5 - Attachment 1 - Area of Reserves affected by License between the City of Salisbury and Shahin Properties Pty Ltd

ITEM	2.6.1
	WORKS AND SERVICES COMMITTEE
DATE	19 August 2019
HEADING	Capital Works Report - July 2019
AUTHORS	Christy Martin, Team Leader Project Support, City Infrastructure Craig Johansen, Team Leader Parks and Open Space Assets, City Infrastructure
CITY PLAN LINKS	3.2 Have interesting places where people want to be.
SUMMARY	The following monthly status report is presented for information. Within this report it notes key achievements associated with the successful completion of the 2018/19 Capital Works Program, and the works undertaken to establish the 2019/20 program.

RECOMMENDATION

1. Include within the 2019/20 First Quarter Budget Review the budget adjustments required to reflect the unsuccessful funding associated with PR25059 Mawson Lakes Central CCTV.
2. That option _____ as detailed within Clause 3.5 of this report (Works and Services Committee, 19/08/2019, Item No. 2.6.1). be endorsed.

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 2019/20 program is well underway. The program includes a wide variety of works to be delivered which each have their own requirements and conditions when best to deliver. In an effort to demonstrate how the program is indicatively scheduled, the following tables have been prepared;

Drainage & Waterways

Program	2019/20			
	Qtr1	Qtr2	Qtr3	Qtr4
<i>Local Flooding Program</i>	Design & Documentation	Procurement	Delivery	
<i>Major Flooding Mitigation</i>	Design & Documentation	Procurement	Delivery	
<i>Watercourse Management Works</i>	Documentation & Procurement	Delivery	Delivery	
<i>Prepare for Future Years</i>	Document Projects	Prepare Budget Bids	Stormwater Modelling	Concept Designs
<p>For Drainage & Waterways projects, generally they need to be scheduled for construction during drier weather. This then requires effective management over the industry Christmas shutdown periods. Work is also being undertaken to prepare for projects in future years, in particular significant work is involved to investigate and model concepts before progressing to detail design.</p>				

Plant & Fleet

Program	2019/20			
	Qtr1	Qtr2	Qtr3	Qtr4
<i>Lease to Purchase Program</i>	Document Requirements	Procurement	Delivery	Delivery
<i>Plant & Fleet Replacement Program</i>	Document Requirements	Procurement	Delivery	Delivery
<i>Prepare for Future Years</i>	Review Asset Management Plans	Prepare Budget Bids		
<p>Due to potential lead times, it is important for these programs to get plant and fleet items ordered early. Most items also require specialised fit outs to meet organisational needs prior to training and releasing for use.</p>				

Parks & Streetscape

	2019/20			
<i>Program</i>	Qtr1	Qtr2	Qtr3	Qtr4
<i>Dog Park for Small Dogs</i>	Public Consultation	Design & Documentation	Procurement	Delivery
<i>Feature Landscapes Ren Program</i>	Design & Documentation	Procurement	Delivery	Delivery
<i>Fitness Equipment Program</i>	Public Consultation	Design & Documentation	Procurement	Delivery
<i>Information Signage Program</i>	Design & Documentation	Procurement	Delivery	
<i>Irrigation Program</i>	Documentation & Procurement	Delivery		
<i>Irrigation Reactivation</i>	Documentation & Procurement	Delivery		
<i>Outdoor Furniture Program</i>	Design & Documentation	Procurement	Delivery	
<i>Playground Program</i>	Public Consultation	Design & Documentation	Procurement	Delivery
<i>Reserve Fencing Program</i>	Design & Documentation	Procurement	Delivery	
<i>Reserve Upgrade Program</i>	Public Consultation	Design & Documentation	Procurement	Delivery
<i>Street Tree Program</i>	Public Consultation	Design & Documentation	Procurement	Delivery
<i>Tree Screen Renewal Program</i>	Public Consultation	Design & Documentation	Procurement & Delivery	Delivery
<i>Prepare for Future Years</i>	Scope and Investigate Projects	Prepare Budget Bids	Develop Concept Designs	Prepare for Public Consultation
<p>Weather conditions and the requirement to undertake public consultation for some projects drive the establishment of schedules within this asset category. For example, there is the aim to get irrigation active before summer and in order to achieve this, generally the design is prepared the previous year. Where planting is required, this will usually be planned for commencement in Autumn to assist the establishment of new plantings.</p>				

Property & Buildings

		2019/20			
<i>Program</i>	Qtr1	Qtr2	Qtr3	Qtr4	
<i>Building Upgrade Program</i>	Design & Documentation	Procurement	Delivery	Delivery	
<i>Building Renewal Program</i>	Design & Documentation	Procurement	Delivery	Delivery	
<i>Prepare for Future Years</i>	Document Projects	Prepare Budget Bids	Investigate & Define Projects	Concept Design	
<p>Whilst the above has simplistically demonstrated the flow of this program, where required some works need to be scheduled around commitments associated with the relevant building. For example, a major upgrade to a sports club where possible will be programmed for construction for out of season sports period. For sports facilities which cross over between winter and summer sports this is not as easy to achieve with at best short periods between the seasons.</p> <p>As part of the design and documentation process consultation with building occupants will occur where required. As part of this process concept and detail designs will be prepared, plus technical specifications prior to going to the market.</p>					

Transportation

		2019/20			
<i>Program</i>	Qtr1	Qtr2	Qtr3	Qtr4	
<i>Bituminous Footpaths & Shared-use Paths</i>	Design & Documentation	Procurement	Delivery		
<i>Bridge Renewal Program</i>	Documentation & Procurement	Delivery	Delivery		
<i>Bus Shelter Renewal & Stop Improvements Program</i>	Documentation & Procurement	Delivery	Delivery		
<i>Carpark Renewal Program</i>	Design & Documentation	Procurement	Delivery	Delivery	
<i>City Wide Trails Program</i>	Design & Documentation	Procurement	Delivery	Delivery	
<i>Council Funded New Footpath Program</i>	Continuously Delivered	Continuously Delivered	Continuously Delivered	Continuously Delivered	

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<i>Minor Traffic Improvements Program</i>	Continuously Delivered	Continuously Delivered	Continuously Delivered	Continuously Delivered
<i>Road Reseal / Reconstruction Program</i>	Continuously Delivered	Continuously Delivered	Continuously Delivered	Continuously Delivered
<i>Sports field Lighting Program</i>	Design & Documentation	Procurement	Delivery	Delivery
<i>Prepare for Future Years</i>	Scope and Investigate Projects	Prepare Budget Bids	Develop Concept Designs	Prepare for Public Consultation

Transportation projects need careful planning in an attempt to minimise the impact to the community, for example, a new school pedestrian crossing will be constructed during a period of school holidays, and similarly a high traffic flow road will be scheduled to be renewed in quieter Christmas periods and/or at nights. Other considerations of this program are the weather conditions, many treatments cannot be laid in periods of excess heat and/or cold. Equally bridge works where possible will be scheduled for construction when the waterways are at their lowest. This asset category is also impacted by supply lead times, particularly when specialised lighting is a requirement.

To enable large programs such as the Road Reseal / Reconstruction Program to continuously be delivered and maintain the required service level, preparatory work such as crack sealing and minor kerb realignments will occur in the year prior to the asphalt reseal. This adds complexity to the scheduling of works and requirement to constantly manage this program.

Most of the Council Funded New Footpath Program and Minor Traffic Improvements Program works are a result of requests received during the year and are therefore continuously delivered throughout the year.

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- 3.2 The above schedules exclude programs which are bound by external factors such as grant funding. Grant funding programs vary year to year depending on what grant programs are available, when applications can be lodged, and when notification of the success is received. Other external factors which impact program delivery are negotiation and settlement of land acquisitions, and those projects which are bound by external service providers and their infrastructure. An example of some of the projects which are flagged as pending external factors include:

External Factors

Project	External Factor	Status
George Street / Ryans Road, Greenfields / Parafield Gardens, Proposed new roundabout, \$880k	Grant Funding	Application submitted
Greater Edinburgh Parks Regional Drainage, \$300k	Government Authority	Jointly delivered project with State Government, work in progress
Land Acquisitions – various, \$1.1M	Third Party	Pending successful negotiation and settlement
Nelson / Kesters Roads, Para Hills, Proposed new roundabout, \$1.1M	Grant Funding & Service Relocation	Application submitted If grant approved, infrastructure relocation is required
New Inclusive Play Space Program, \$355k	Grant Funding	Pending opening of programs for applications and/or resolution from Council, as per section 3.5
Pauls Drive, Valley View, Major Flood Mitigation Works, \$2.6M	Services Relocation	Request lodged
School Zones and Pedestrian Crossings Program, \$193k	Service Relocation	Request to be submitted
St Kilda Master Plan – Stage 2 Implementation, \$1.6M	Grant Funding & Government Authority	Application submitted Joint project to document a Tourism & Visitor Strategy
Bicycle Network Improvements Program, \$399k	Grant Funding	Pending opening of programs for applications to be lodged

3.3 For information, current projects in delivery and/or completion;

July 2019



Morella Community Centre, Parafield Gardens, the building renewal works is now complete which included renewal of flooring, painting, wet areas and window coverings.



Yalumba Drive Reserve, Paralowie, Major Flood Mitigation, Work in Progress



The playground renewal at Reg Groth Reserve, Parafield Gardens, is now complete.

Halba Crescent, Paralowie, Major Flooding Mitigation, Work in Progress.



- 3.4 Coordination and monitoring of the Capital Works Program is ongoing, partly to ensure it best meets the needs of the community whilst maintaining infrastructure condition. As a result, the following changes are requested;

Amendment to Budget

PR25059 Mawson Lakes Central CCTV

The application for 100% grant funding of \$395k towards the Mawson Lakes Central CCTV was unsuccessful. Therefore it is proposed to include the associated budget adjustments within the 2019/20 First Quarter Budget Review to reflect that this project no longer able to proceed.

Staff are currently developing a community safety strategy which will encompass an element of CCTV within the City. This strategy is proposed to look at identifying priority sites for CCTV network expansion, funding opportunities for this work, and a policy position in relation to implementation of CCTV across the City. This will help inform any future CCTV works for the City.

Noteworthy, CCTV cameras for the following community facilities are scheduled for delivery this financial year;

- Ingle Farm Library
- Para Hills Community Hub
- Salisbury East Neighbourhood Centre

Recommendation: Include within the 2019/20 First Quarter Budget Review the budget adjustments required to reflect the unsuccessful funding associated with PR25059 Mawson Lakes Central CCTV.

Impact: Mawson Lakes Central CCTV project will not proceed this financial year with the opportunity to be reconsidered in future years.

PR20787 Tuflow Modelling

As addressed within the 2018/19 Carried Forward Funds Report, Budget and Finance Committee, 19th August 2019, PR20787 Tuflow Modelling has now been closed out. The project was completed over 5 years for Little Para River, Little Para Overflow and Lower Helps Road Drain Flood Mapping and Dry Creek (Updated for Northern Connector). This included an assessment of Damages across the City as a result of major flooding, which allowed Council to prioritise the \$15 Million of works throughout the City. It also enabled Council to inform residents that had flooding through their homes / businesses in a 1 in 100 year event.

In order to achieve the above \$564k of the \$674k Operating Budget was expended on internal and external expertise to do so, across an eight year period.

With this project undertaking modelling of upstream, City of Playford contributed \$187k towards the project, as well as Stormwater Management Authority who contributed \$140k towards the project. Whilst Council was successful in attaining \$327k of income this was \$187k short of the original income budget value \$514k.

With the project completed and the data now out of date having completed a significant body of work throughout the City, in consultation with the associated funding bodies, the project has now been acquitted and closed out. The net result to Council is an operating \$77k shortfall. The rectification of this has been included within the 2018/19 Carried Forward Funds Report, Budget and Finance Committee, 19th August 2019, report.

Recommendation: Due to timing of consideration of this report by Works and Services Committee (which follows the Budget and Finance Committee consideration of the 2018/19 Carried Forward Funds) no recommendation is required from the Works and Services Committee.

Include within the 2018/19 Carried Forward Funds report, via Budget and Finance Committee, 19th August 2019, the adjustment to income and expenditure budgets associated with PR20787 Tuflow Modelling to reflect the actual income and expenditure incurred, addressing the \$77k operating shortfall.

Impact: No impact, stormwater management and planning continues to occur via various programs such as Local and Major Flood Mitigation Programs.

PR20995 Salisbury Escarpment Stormwater Management Plan

As addressed within the 2018/19 Carried Forward Funds Report, Budget and Finance Committee, 19th August 2019, PR20995 Salisbury Escarpment Stormwater Management Plan has now been closed out. The project involved updating the hydrological and hydraulic modelling with a particular focus on the Escarpment Dams and the Paddocks/Bennett Road drain. This allowed Council to design and construct \$3 Million of Weirs and Major detention basins in the eastern section of the City including Bridgestone, Bennett Road Drain Weir and the upgrade to the Paddocks, which is currently under construction.

In order to achieve the above \$100k of the \$105k Capital Budget was expended on internal and external expertise to do so, across a five year period.

The State Government contributed \$35k towards the project. Whilst Council was successful in attaining this \$35k of income this was \$35k short of the original income budget value \$70k.

In discussion with the Stormwater Management Authority, because the Plan is now redundant, with the majority of works completed, it is proposed to merge the project into the revised new Dry Creek Stormwater Management Plan, for delivery over the next 3 years. The data collected and modelled has reduced the cost of the Dry Creek SMP, with the Stormwater Management Authority committing to significant funding to the new SMP. The project has now been acquitted and closed out. The net result to Council is a capital \$30k shortfall at this point in time. The rectification of this has been included within the 2018/19 Carried Forward Funds Report, Budget and Finance Committee, 19th August 2019, report.

Recommendation: Due to timing of consideration of this report by Works and Services Committee (which follows the Budget and Finance Committee consideration of the 2018/19 Carried Forward Funds) no recommendation is required from the Works and Services Committee.

Include within the 2018/19 Carried Forward Funds report, via Budget and Finance Committee, 19th August 2019, the adjustment to income and expenditure budgets associated with PR20995 Salisbury Escarpment Stormwater Management Plan to reflect the actual income and expenditure incurred, addressing the \$35k capital shortfall.

Impact: No impact, stormwater management and planning continues to occur via various programs such as Local and Major Flood Mitigation Programs.

PR20996 Cobbler Creek Stormwater Management Plan

As addressed within the 2018/19 Carried Forward Funds Report, Budget and Finance Committee, 19th August 2019, PR20996 Cobbler Creek Stormwater Management Plan has now been closed out. The project reviewed the Cobblers Creek catchment and recommended a Civil works program to improve flood management and water quality downstream. The draft report was completed in 2016. A key aspect of this was the completion of over \$1,000,000 of Erosion Control Works in the lower section of Cobblers Creek, the majority of which has been undertaken, and the proposal to build a wetland at the outlet of Cobblers Creek on the Little Para, which will be considered once the final section of land in the Little Para Corridor is purchased.

In order to achieve this outcome \$169k was expended on internal and external expertise which was above the allocated \$60k Capital Budget.

The State Government contributed \$40k towards the project. Whilst Council was successful in attaining this \$40k of income this was \$10k short of the original income budget value \$50k. At the time Internal Staff were booking to this individual project, as part of the delivery of the Civil Works, a separate but linked program, rather than the project itself. This error occurred a number of years ago, which cannot be reversed, however it will be capitalised into the correct assets as part of the Cobblers Creek System.

The net result to Council is a capital \$119k shortfall. The rectification of this has been included within the 2018/19 Carried Forward Funds Report, Budget and Finance Committee, 19th August 2019, report.

Recommendation: Due to timing of consideration of this report by Works and Services Committee (which follows the Budget and Finance Committee consideration of the 2018/19 Carried Forward Funds) no recommendation is required from the Works and Services Committee.

Include within the 2018/19 Carried Forward Funds report, via Budget and Finance Committee, 19th August 2019, the adjustment to income and expenditure budgets associated with PR20996 Cobbler Creek Stormwater Management Plan to reflect the actual income and expenditure incurred, addressing the \$119k capital shortfall in this individual project.

Impact: No impact, stormwater management and planning continues to occur via various programs such as Local and Major Flood Mitigation Programs.

3.5 Due to unsuccessful grant applications, a request for decision is sought as follows;

Decision Required

PR23484 Para Hills Autism Friendly Play Space

Late June 2019, notification was received that the application for State Government grant funding towards the construction of an autism friendly play space at Para Hills was unsuccessful. This is the second concurrent year where the project has not been able to successfully attain the required co-grant funding. With this in mind, it presents a variety of opportunities for Council to consider in relation to where to from here. This report documents four options and seeks Council direction on the recommended option.

Option 1 – Fund grant shortfall via a Budget Review Bid

Late 2017, public consultation was completed to enable the feedback to be incorporated within a design solution for a new autism friendly play space at Pretty John Gully (adjacent Para Hills Community Hub), Para Hills. The documentation of this design was completed in 2018. The solution involved constructing this play space where the existing playground is currently located.

Multiple unsuccessful grant applications were made and to date \$25k has been spent on this process and design work. The total project value was anticipated to be \$478k of which was to be offset by \$225k of grant funding. In order to progress this project as per this original intent, Council could fund the \$225 grant portion. In order to deliver this play space this financial year a non-discretionary bid would need to be approved this month to allow sufficient time for procurement, equipment lead supply times and construction.

Recommendation

Endorse the submission of a \$225k non-discretionary 2019/20 First Quarter Budget Review Bid, to meet the project shortfall for PR23484 Para Hills Autism Friendly Play Space, due to an unsuccessful grant application, to enable the Autism Friendly Play Space to be constructed as per community expectation this financial year in accordance with the design solution completed in 2018. Noting staff have approval to action this item upon endorsement of this report.

Option 2 – Construct a reduced scope autism friendly play space adjacent existing location at Para Hills

Utilising the existing public consultation feedback, a separate smaller autism friendly play space could be achieved within the available Council contribution of \$228k. With the existing playground in good condition, this option would build on the play space to provide a greater diversity of play for community members with varied needs and abilities. It is proposed that this new autism play space would be located adjacent the current play space located within Prettejohn Gully Reserve, Para Hills, as per image below.

In order to achieve this outcome this financial year, staff will require approval to proceed in August 2019 to enable the project to work through a revised design solution, procurement, equipment lead times and construction.

With the existing playground remaining, it will be managed and renewed in accordance with the Asset Management Plan.

Recommendation

*Endorse the submission of a 2019/20 First Quarter Budget Review Bid to adjust the income budget associated with PR23484 Para Hills Autism Friendly Play Space, due to an unsuccessful grant application, with the project scope reduced to a smaller scope play space as defined Works and Services Committee Report, Item ***, 19th August 2019. Noting staff have approval to action this item upon endorsement of this report.*



Option 3 – Transfer Council Contribution from Patterson Court, Paralowie, inclusive play space to Para Hills autism friendly play space, plus contribute \$105k

Similar to the previous option, the Council contribution associated with the Patterson Court, Paralowie, inclusive play space, \$120k, could be transferred to the Para Hills autism friendly play space. This would require an additional \$105k Council contribution also to enable the design solution detailed within Option 1 to be achieved at Para Hills. The 2019/20 Inclusive Play Space Program would then be deferred for reconsideration in 2020/21, with Patterson Court Reserve being the priority.

Recommendation

Include within the 2019/20 First Quarter Budget Review the transfer of Council contribution, \$120k, allocated for PR30058 Patterson Court Inclusive Play Space, to PR23484 Para Hills Autism Friendly Play Space, amend the income budgets associated with both these programs be modified to reflect no income to now be received, and inclusion of \$105k non-discretionary bid to enable the full scope of PR23484 Para Hills Autism Friendly Play Space to be achieved. Noting staff have approval to action this item upon endorsement of this report and that PR30058 Patterson Court Inclusive Play Space will be reconsider in future year's budgets

Option 4 – Funds returned and play space considered as part of future budget bid processes.

This option proposes to defer the current Para Hills autism friendly play space project for future consideration as part of the budget bid process.

Recommendation

Works associated with PR23484 Para Hills Autism Friendly Play Space be deferred for consideration as part of future budget bid process, with the funds returned within the 2019/20 First Quarter Budget Review Bid which also reflects the unsuccessful grant application.

Recommendation: Following consideration of this report, Council **select one** of following recommendations for staff to action;

4. CONCLUSION / PROPOSAL

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

CO-ORDINATION

Officer: Executive Group
Date: 08/07/2019

ITEM	2.7.1
	WORKS AND SERVICES COMMITTEE
DATE	19 August 2019
PREV REFS	Works and Services Committee 2.7.4 18/02/2019
HEADING	Installation of Slow Points on Daniel Avenue, Globe Derby Park
AUTHOR	Tony Calandro, Senior Traffic Engineer, City Infrastructure
CITY PLAN LINKS	3.3 Be a connected city where all people have opportunities to participate. 4.1 Strengthen partnerships that enable us to better address our community's priorities. 4.3 Have robust processes that support consistent service delivery and informed decision making.
SUMMARY	<p>Council has received concerns relating to speeding traffic along Daniel Avenue, Globe Derby Park. Initial engagement with local residents along the street has indicated that there is a significant number of the residents in favour of some type of traffic management treatment to reduce hoon driving.</p> <p>Subject to Council endorsement, it is proposed to consult with residents on a preferred treatment, then complete the design process. Subject to this public consultation a New Budget Bid will be prepared for the 2020/2021 financial year to install the traffic calming devices or slow points on Daniel Avenue, Globe Derby Park.</p>
RECOMMENDATION	<ol style="list-style-type: none"> 1. Council note that, based on the results of the preliminary consultation concerning the installation of local area traffic management along the length of Daniel Avenue, Globe Derby Park, it has been identified that residents would welcome road safety improvements along the road network within this area. 2. That Council note the installation of three (3) Slow Point Treatments be installed in series along the length of Daniel Avenue, Globe Derby Park as contained in Attachment 1 of this report. 3. Council to undertake further consultation and detail design during the 2019/2020 financial year. 4. A New Initiative Bid (NIB) be considered for \$390,000 for the installation of three (3) Slow Point Treatments for funding during the 2020/2021 financial year as part of a proposed traffic management strategy to improve road safety along the length of Daniel Avenue, Globe Derby Park.

ATTACHMENTS

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

1. An A4 size plan showing the proposed traffic management strategy for the length of Daniel Avenue at Globe Derby Park.

1. BACKGROUND

- 1.1 In response to a resolution from a Council Item for February 2019, it was requested that staff undertake preliminary consultation with residents to gauge their response to the installation of some form of local area traffic management along the length of Daniel Avenue, Globe Derby Park.

2.7.4 Installation of slow points on Daniel Avenue, Globe Derby Park

1. *That staff undertake a public consultation with the residents on Daniel Avenue and surrounding streets.*
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.*

Resolution Number 0091/2019

- 1.2 Preliminary consultation involving “door-knocking” all households has been undertaken during July 2019 for the installation of Slow Point Treatments in series along Daniel Avenue.
- 1.3 For the purpose of improving road safety along the length of this rural roadway, these Local Area Traffic Management (LATM) Type Treatments are designed to regulate vehicle speeds whilst encouraging better behaviour at this location.
- 1.4 According to the most recent statistical data for traffic speed & volume collated during September 2018, it was identified that in general terms the majority of motorists were travelling along Daniel Avenue within an acceptable range for a 50km/h rural speed limit.
- 1.5 At present, Annual Average Daily Traffic (AADT) Volumes are between 510 & 582 vehicles per day and average Vehicle Speeds are between 39.5 & 47.4 km/h along the length of Daniel Avenue, Globe Derby Park.
- 1.6 Based on this statistical traffic data for Daniel Avenue, these vehicle speeds are considered to be acceptable, and traffic volumes are reasonable for this type of local road.
- 1.7 However, it is clear that a small number of road users travel at a very high speed, otherwise referred to as “hoon-driver” activity and should be discouraged.

2. CONSULTATION / COMMUNICATION

2.1 Internal

2.1.1 This report is to be received and noted by Council's Elected Members.

2.2 External

2.2.1 Residents of the street have been door knocked as a precursor to full engagement on a proposed traffic management treatment.

2.2.2 Council Staff to develop a traffic management strategy for the purpose of undertaking consultation during the 2019/2020 financial year with all households for Slow Point Treatments to be installed in series along the length of Daniel Avenue, Globe Derby Park.

3. REPORT

3.1 In response to Council Staff "door-knocking" all households for the installation of a traffic management strategy to improve road safety along Daniel Avenue, the City of Salisbury received the following feedback.

3.2 Out of the total number of thirty (30) households located along the length of Daniel Avenue, it was identified that approximately:

3.2.1 40% of these households were in favour of improving road safety along this rural roadway

3.2.2 13% were opposed to the installation of traffic control devices

3.2.3 3% were indifferent; and

3.2.4 44% have to date not responded to this road safety proposal.

3.3 Based on these results from the preliminary consultation, it has been identified that the majority of residents that responded would welcome road safety improvements along the road network within this area of Globe Derby Park.

3.4 Because this rural/residential area of Globe Derby Park is "zoned" within the City of Salisbury for "equine" activity, the installation of LATM Type Treatments in series along Daniel Avenue are to be designed for a combination of standard passenger vehicles, a "short vehicle towing", e.g. a utility vehicle towing a horse float and also Medium-Rigid & Articulated Heavy Vehicles, e.g. a Single-Unit Truck or a Semi-Trailer used for the transportation of either Horses or other Livestock.

3.5 It was also identified during this "door-knocking" from residents involved in on-road horse riding or driving with buggies that the installation of an LATM Type Treatment that requires a "minor change in vertical grade" such as Speed Humps or Speed Cushions would have a negative impact on this equine activity.

3.6 According to advice from horse riders and buggy drivers, these animals require a flat and even surface for this on-road "equestrian" activity. Any sudden changes in grade along a road surface for a walking horse may cause them to stop, resulting in riders and buggy drivers experiencing difficulty with the control of the animal.

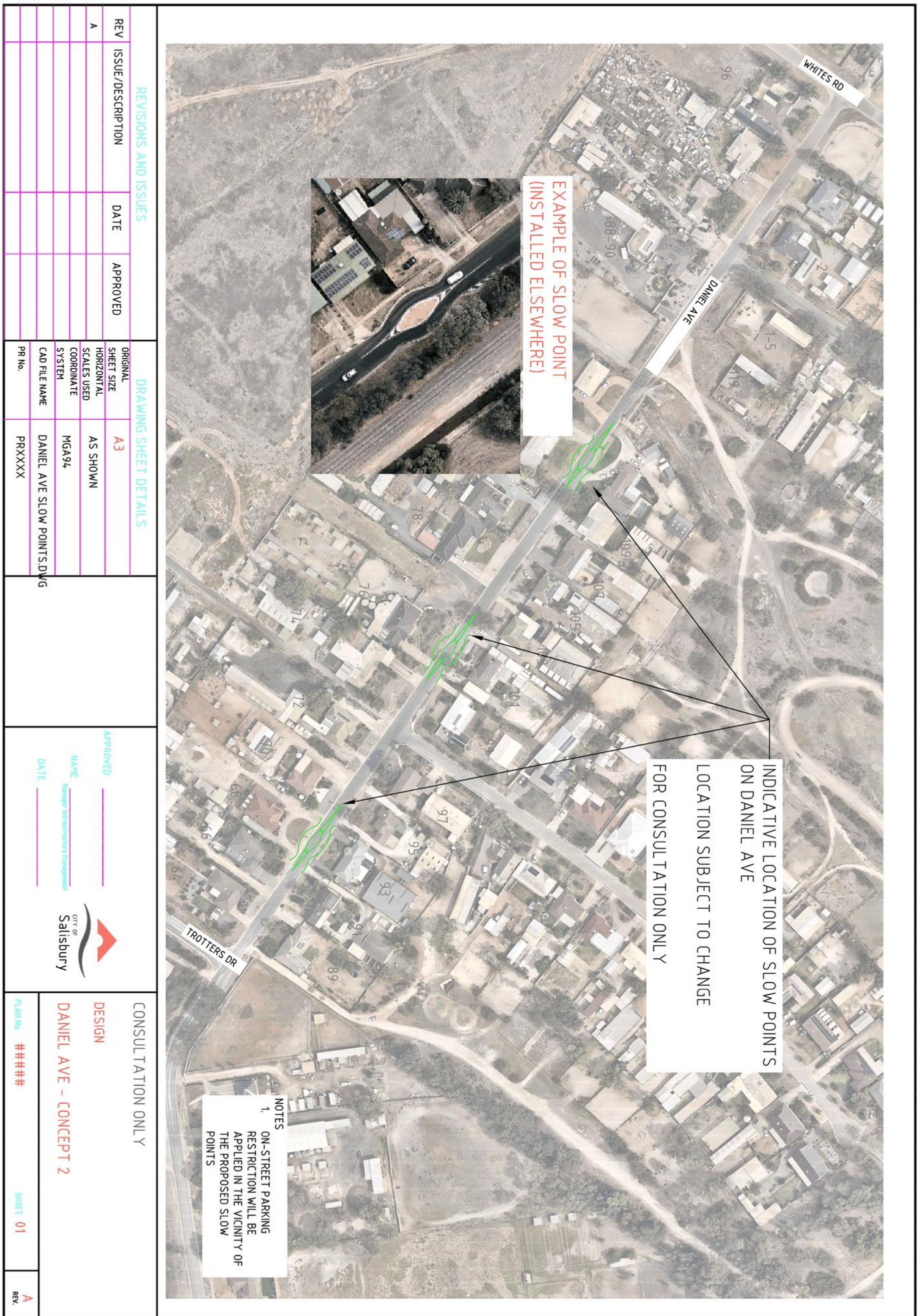
- 3.7 For these reasons and in the interest of roads safety, Council is now proposing three (3) Slow Point Treatments be installed in series along the length of Daniel Avenue, Globe Derby Park.
- 3.8 The installation of these Slow Point Treatments at the sites as shown on the attached plan, will be subject to both the outcome of consultation with directly affected residents and any on-site constraints.
- 3.9 Because there is at present no funding available for the installation of LATM Type Treatments at this site, Council will undertake consultation and detail design for this road safety project during the 2019/2020 financial year.
- 3.10 \$130,000 for the installation of each Slow Point Treatment (totaling \$390,000 for the set of 3) will be nominated as a New Initiative Bid (NIB) for funding consideration during the 2020/2021 financial year, as part of a proposed traffic management strategy for along the length of Daniel Avenue at Globe Derby Park.

4. CONCLUSION / PROPOSAL

- 4.1 Based on the results of preliminary consultation and in the interest of local area traffic management (LATM) & road safety, Council is now proposing Slow Point Treatments be installed in series along the length of Daniel Avenue, Globe Derby Park.
- 4.2 Consultation and detailed design for this road safety project will be undertaken this financial year, with a New Initiative Bid (NIB) for funding consideration during in the 2020/2021 financial year, to a value of \$390,000.

CO-ORDINATION

Officer:	GMCI	Executive Group
Date:	08/08/2019	12/08/2019



Item 2.7.1 - Attachment 1 - An A4 size plan showing the proposed traffic management strategy for the length of Daniel Avenue at Globe Derby Park.