



## **AGENDA**

**FOR WORKS AND SERVICES COMMITTEE MEETING TO BE HELD ON  
16 SEPTEMBER 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 19 August 2019.

Presentation of the Minutes of the Confidential Works and Services Committee Meeting held on 19 August 2019.

---

## REPORTS

### *Administration*

|       |   |    |
|-------|---|----|
| 2.0.1 | Future Reports for the Works and Services Committee.....                                    | 13 |
| 2.0.2 | Minutes of the Asset Management Sub Committee meeting held on Monday 9 September 2019 ..... | 19 |

### *Healthy Ageing and Access*

|       |   |    |
|-------|---|----|
| 2.2.1 | The Salisbury Home and Community Services Business Model Project ( Age and Disability Services) post 2020 ..... | 25 |
|-------|---|----|

### *Property*

|       |  |    |
|-------|--|----|
| 2.5.1 | Renewable Energy for Council Buildings.....  | 29 |
| 2.5.2 | Flood Lighting at Council owned Facilities leased by Community and Sporting Clubs.....                   | 33 |
| 2.5.3 | Minutes of the Strategic Property Development Sub Committee meeting held on Monday 9 September 2019..... | 37 |

### *Public Works*

|       |   |    |
|-------|---|----|
| 2.6.1 | Resource Sharing Proposal - Research Road Dog Pound ..... | 43 |
| 2.6.2 | Capital Works Report - August 2019 .....                  | 49 |

### *Traffic Management*

|       |   |    |
|-------|---|----|
| 2.7.1 | Safety near Train Stations .....              | 57 |
| 2.7.2 | Traffic Safety: Nelson Road, Para Hills ..... | 63 |

## OTHER BUSINESS

---

## CONFIDENTIAL ITEMS

### 2.9.1 Minutes of the Confidential Strategic Property Development Sub Committee meeting held on Monday 9 September 2019

#### Recommendation

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 grounds that:

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 Council's Commercial Position

On that basis the public's interest is best served by not disclosing the **Minutes of the Confidential Strategic Property Development Sub Committee meeting held on Monday 9 September 2019** item and discussion at this point in time.
3. Pursuant to Section 90(2) of the *Local Government Act 1999* it is recommended the Council orders that all members of the public, except staff of the City of Salisbury on duty in attendance, be excluded from attendance at the meeting for this Agenda Item.

CLOSE

Confidential Item 2.9.1





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

**19 AUGUST 2019**

**MEMBERS PRESENT**

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

**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

The meeting commenced at 7.47 pm.

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

**APOLOGIES**

Apologies were received from Cr S Reardon and Mayor G Aldridge.

**LEAVE OF ABSENCE**

Nil

---

## PRESENTATION OF MINUTES

Moved Cr N Henningsen  
Seconded Cr S Ouk

The Minutes of the Works and Services Committee Meeting held on 15 July 2019, be taken and read as confirmed.

**CARRIED**

Moved Cr C Buchanan  
Seconded Cr N Henningsen

The Minutes of the Confidential Works and Services Committee Meeting held on 15 July 2019, be taken and read as confirmed.

**CARRIED**

## REPORTS

### *Administration*

#### **2.0.1 Future Reports for the Works and Services Committee**

Moved Cr N Henningsen  
Seconded Cr C Buchanan

1. The information be received.

**CARRIED**

### *Landscaping*

#### **2.4.1 Landscape Enhancements to Feature Sites**

Moved Cr M Blackmore  
Seconded Cr C Buchanan

1. The information be received.

**CARRIED**

#### **Further Motion:**

Moved Cr C Buchanan  
Seconded Cr G Reynolds

That staff bring back a further report on costings and design options on upgrading all major entry sites of the City of Salisbury.

**CARRIED**

*Property*

**2.5.1 Variation to the Grant of an Easement to SA Power Networks - Portion of Liberator Drive Reserve, Paralowie**

Moved Cr N Henningsen

Seconded Cr G Reynolds

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.

**CARRIED**

**2.5.2 Road Closure Portion of Port Wakefield Road, Globe Derby Park**

Moved Cr G Reynolds

Seconded Cr M Blackmore

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.

**CARRIED**

**2.5.3 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.**

Moved Cr N Henningsen

Seconded Cr S Ouk

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.

**CARRIED**

**2.5.4 Grant of Easement to SA Power Networks - Portion of Playford Crescent Railway Reserve**

Moved Cr N Henningsen

Seconded Cr M Blackmore

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.

**CARRIED**



## 2.5.5 Reassignment of License from Shahin Property Pty Ltd to OTR 91 Pty Ltd over a portion of Vater Street, Dry Creek

Moved Cr C Buchanan

Seconded Cr S Ouk

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.

**CARRIED**

## Public Works

### 2.6.1 Capital Works Report - July 2019

Moved Cr G Reynolds

Seconded Cr C Buchanan

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 2, as detailed within Clause 3.5 of this report (Works and Services Committee, 19/08/2019, Item No. 2.6.1), be endorsed.

**CARRIED**

### Further Motion:

Moved Cr C Buchanan

Seconded Cr G Reynolds

That the Asset Management Sub Committee consider autism friendly playground locations and scope as part of Council's Place Activation Strategy.

**CARRIED**

---

*Traffic Management*

**2.7.1 Installation of Slow Points on Daniel Avenue, Globe Derby Park**

Moved Cr C Buchanan

Seconded Cr L Braun

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 up to 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 non-discretionary bid be considered for \$390,000 for the installation of up to three (3) Slow Point Treatments for funding during the second quarter of this financial year as part of a proposed traffic management strategy to improve road safety along the length of Daniel Avenue, Globe Derby Park.

**CARRIED**

**OTHER BUSINESS**

Nil

## CONFIDENTIAL ITEMS

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

*Cr G Reynolds declared a perceived conflict on the basis of being a Board Member of NAWMA. Cr Reynolds managed the conflict by remaining in the meeting and voting in the best interest of the community.*

Moved Cr N Henningsen

Seconded Cr M Blackmore

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.*

**CARRIED**

The meeting moved into confidence at 8.43 pm.

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

*Cr G Reynolds voted IN FAVOUR of the MOTION.*

The meeting moved out of confidence and closed at 8.55 pm.

CHAIRMAN.....

DATE.....



---

|  |  |
|--|--|
| <b>ITEM</b>                            | 2.0.1  |
|  | <b>WORKS AND SERVICES COMMITTEE</b>  |
| <b>DATE</b>                            | 16 September 2019  |
| <b>HEADING</b>                         | Future Reports for the Works and Services Committee  |
| <b>AUTHOR</b>                          | Michelle Woods, Projects Officer Governance, CEO and Governance  |
| <b>CITY PLAN LINKS</b>                 | 4.3 Have robust processes that support consistent service delivery and informed decision making.   |
| <b>SUMMARY</b>                         | This item details reports to be presented to the Works and Services Committee as a result of a previous Council resolution. If reports have been deferred to a subsequent month, this will be indicated, along with a reason for the deferral. |
| <b>RECOMMENDATION</b>                  |  |
|  | 1. The information be received.  |
| <b>ATTACHMENTS</b>                     |  |
|  | There are no attachments to this report.   |
| <b>1. BACKGROUND</b>                   |  |
| 1.1                                    | Historically, a list of resolutions requiring a future report to Council has been presented to each committee for noting.  |
| <b>2. CONSULTATION / COMMUNICATION</b> |  |
| 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<br>NOM1  | <b>Variation to Council Decision 1783/2017: St Kilda Master Plan - Stage 2</b><br>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.<br><b>Due:</b> November 2019               | Dameon Roy                  |
| 26/03/2018<br>6.4.1 | <b>Long Term Financial Plan and Budget Workshops Actions Update</b><br>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).<br><b>Due:</b> November 2019 | Craig Johansen              |
| 26/03/2018<br>6.4.1 | <b>Long Term Financial Plan and Budget Workshops Actions Update</b><br>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).<br><b>Due:</b> November 2019                          | Craig Johansen              |
| 26/03/2018<br>6.4.1 | <b>Long Term Financial Plan and Budget Workshops Actions Update</b><br>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).<br><b>Due:</b> November 2019                         | Craig Johansen              |
| 26/03/2018<br>6.4.2 | <b>Budget Bids 2018/2019 - Streetscape Renewal - PSN107</b><br>That a further report come back considering an increase in funding to the Street Tree Program bid PSN107 looking at improving outcomes and quality.<br><b>Due:</b> October 2019   | Dameon Roy /<br>Tamika Cook |

|  |   |                |
|--|---|----------------|
| 29/01/2019<br>2.4.2                    | <b>Use of Thermal Methods for Weed Control</b><br>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.<br><b>Due:</b> February 2020  | Mark Purdie    |
| 25/02/2019<br>2.5.1-<br>SPDSC<br>(OB1) | <b>Framework Development for Additional Green Space in Salisbury</b><br>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.<br><b>Due:</b> November 2019   | John Devine    |
| 25/02/2019<br>W&S-OB2                  | <b>Traffic Monitoring – Andrew Smith Drive, Parafield Gardens</b><br>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.<br><b>Due:</b> October 2019  | Tony Calandro  |
| 25/03/2019<br>6.4.2                    | <b>Budget Bids 2019/20</b><br>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.<br><b>Due:</b> December 2019   | Craig Johansen |
| 25/03/2019<br>1.3.2                    | <b>Budget Bids 2019/20</b><br>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.<br><b>Due:</b> October 2019 | David Boothway |
| 25/03/2019<br>W&S-OB2                  | <b>Budget Bids 2019/20</b><br>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.<br><b>Due:</b> February 2020   | Karen Pepe     |

|                     |   |                |
|---------------------|---|----------------|
| 23/04/2019          | <b>Review of Mawson Lakes Primary School Pedestrian Bridge – Upstream of the Strand</b>   | Dameon Roy     |
| 2.6.2               | 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.                          |                |
| <b>Due:</b>         | September 2019  |                |
| <b>Deferred to:</b> | October 2019  |                |
| <b>Reason:</b>      | Staff are waiting on costings from the supplier.  |                |
| 23/04/2019          | <b>Motion Without Notice – St Kilda Masterplan</b>  | Dameon Roy     |
| 12.1                | 2. Staff to provide a report on the cost of reactivation of the old Boat ramp.  |                |
| <b>Due:</b>         | November 2019   |                |
| 27/05/2019          | <b>Review of Verge Development by Residents Policy</b>  | Craig Johansen |
| 3.6.7               | 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.                                 |                |
| <b>Due:</b>         | November 2019   |                |
| 24/06/2019          | <b>Motion on Notice - Solar Bench and Table Trial for Parks and Reserves</b>  | John Devine    |
| 7.1                 | 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.   |                |
| <b>Due:</b>         | October 2019  |                |
| 24/06/2019          | <b>Motion without Notice: Enhancement of Entry/Exit - Para Hills Community Club</b>   | David Boothway |
| 12.2                | 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.  |                |
| <b>Due:</b>         | September 2019  |                |
| <b>Deferred to:</b> | October 2019  |                |
| <b>Reason:</b>      | Staff are discussing site design with owners.   |                |



|                     |   |                 |
|---------------------|---|-----------------|
| 22/07/2019          | <b>Mawson Lakes Interchange Land - Community Land Revocation</b>  | 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.  |                 |
| <b>Due:</b>         | November 2019   |                 |
| 22/07/2019          | <b>Traffic Safety Issues: Intersection of Waterloo Corner Road and Kensington Way at Burton</b>   | Tony Calandro   |
| 2.7.1               | 3. Depending on the decision of the Minister of Transport, Council to give further consideration to this item.  |                 |
| <b>Due:</b>         | November 2019   |                 |
| 22/07/2019          | <b>Traffic Management Measures – Redhill Road, Ingle Farm</b>   | 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. |                 |
| <b>Due:</b>         | November 2019   |                 |
| 22/07/2019          | <b>Bins for Blokes</b>  | Les Hubiak      |
| 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.   |                 |
| <b>Due:</b>         | September 2019  |                 |
| <b>Deferred to:</b> | November 2019   |                 |
| <b>Reason:</b>      | Staff are in discussions with and obtaining quotes from current service providers.  |                 |
| 22/07/2019          | <b>Mawson Lakes Interchange</b>   | Terry Sutcliffe |
| 2.9.1               | Council has previously resolved this resolution to be confidential.   |                 |
| <b>Due:</b>         | November 2019   |                 |
| 26/08/2019          | <b>Landscape Enhancements to Feature Sites</b>  | Craig Johansen  |
| 2.4.1               | 2. That staff bring back a further report on costings and design options on upgrading all major entry sites of the City of Salisbury.   |                 |
| <b>Due:</b>         | November 2019   |                 |

|             |   |                  |
|-------------|---|------------------|
| 26/08/2019  | <b>Road Closure Portion of Port Wakefield Road, Globe Derby Park</b>  | Tim Starr        |
| 2.5.2       | 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. <u>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.</u> |                  |
| <b>Due:</b> | December 2019   |                  |
| 26/08/2019  | <b>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</b>   | Lavinia Morcoase |
| 2.5.3       | 3. Following the public consultation and review of any submissions, a further report be presented to Council for consideration of any submissions.  |                  |
| <b>Due:</b> | December 2019   |                  |
| 26/08/2019  | <b>Traffic Study - Kings Road, Parafield Gardens</b>  | Dameon Roy       |
| Cnl-OB12.2  | 1. That a traffic study be undertaken by the safety crossing on Kings Road, Parafield Gardens, near the Aldi supermarket, and a report come back within three months offering solutions with consultation with DPTI.  |                  |
| <b>Due:</b> | December 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 | GMCI     | GMCID   |
| Date:    |                 | 05/09/19 | 6.09.19 |

|                        |   |
|------------------------|---|
| <b>ITEM</b>            | 2.0.2   |
|                        | <b>WORKS AND SERVICES COMMITTEE</b>   |
| <b>HEADING</b>         | Minutes of the Asset Management Sub Committee meeting held on Monday 9 September 2019   |
| <b>AUTHOR</b>          | John Devine, General Manager City Infrastructure, City Infrastructure   |
| <b>CITY PLAN LINKS</b> | 4.3 Have robust processes that support consistent service delivery and informed decision making.  |
| <b>SUMMARY</b>         | The minutes and recommendations of the Asset Management Sub Committee meeting held on Monday 9 September 2019 are presented for Works and Services Committee's consideration.   |
| <b>RECOMMENDATION</b>  | <p>1. The information contained in the Asset Management Sub Committee Minutes of the meeting held on 09 September 2019 be received and noted and that the following recommendations contained therein be adopted by Council:</p> <p><b>AMSC1 Appointment of Deputy Chairman - Asset Management Sub Committee</b></p> <p>1. Cr Shiralee Reardon be appointed as Deputy Chairman of the Asset Management Sub Committee for a period of two years.</p> <p><b>AMSC2 Asset Management Status and Evaluation Process to be presented at Steering Committee</b></p> <p>General Manager City Infrastructure, Mr J Devine, Team Leader Parks and Open Space Assets, Mr C Johansen, and Team Leader Civil &amp; Transport Assets, Mr D Boothway, presented on the Asset Management Status and Evaluation Process.</p> <p><b>AMSC-OB1 Playspace Renewal Program</b></p> <p>That a report on the review of existing relevant policies and service levels of the playspace renewal program be provided at the next Asset Management Sub Committee meeting.</p> <p><b>AMSC-OB2 Streetscapes and Footpaths Program</b></p> <p>That a report on the review of existing relevant policies and service levels of the streetscapes and footpaths program be provided at the next Asset Management Sub Committee meeting.</p> |

**AMSC-OB3 Changes to the Asset Management Sub Committee Terms of Reference**

That the Asset Management Sub Committee recommend to the Works and Services Committee that the Building Renewal Program be added to the Terms of Reference for the Asset Management Sub Committee.

**AMSC-OB4 Inclusion of Presentations to the Asset Management Sub Committee in the Agenda**

That any presentations circulated to Elected Members on the Asset Management Sub Committee be included in the agenda papers.

**ATTACHMENTS**

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

1. Minutes Asset Management Sub Committee - 9 September 2019

**CO-ORDINATION**

Officer: GMCI  
Date: 12/09/2019



**MINUTES OF ASSET MANAGEMENT SUB COMMITTEE MEETING HELD IN  
COMMITTEE ROOMS, 12 JAMES STREET, SALISBURY ON**

**9 SEPTEMBER 2019**

**MEMBERS PRESENT**

Cr L Braun (Chairman)  
Mayor G Aldridge (ex officio)  
Cr C Buchanan  
Cr A Duncan  
Cr N Henningsen  
Cr S Reardon

**OBSERVERS**

Cr D Proleta  
Cr K Grenfell

**STAFF**

Chief Executive Officer, Mr J Harry  
General Manager City Infrastructure, Mr J Devine  
Team Leader Parks and Open Space Assets, Mr C Johansen  
Team Leader Civil & Transport Assets, Mr D Boothway  
Manager Infrastructure Management, Mr D Roy  
Manager Governance, Mr M Petrovski  
Governance Support Officer, Ms K Boyd

The meeting commenced at 9.11 pm.

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

**APOLOGIES**

Nil

**LEAVE OF ABSENCE**

Nil

**PRESENTATION OF MINUTES**

As this was the first meeting of the Asset Management Sub Committee, there were no previous minutes.

**REPORTS****AMSC1 Appointment of Deputy Chairman - Asset Management Sub Committee**

Moved Cr C Buchanan  
Seconded Cr A Duncan

1. Cr Shiralee Reardon be appointed as Deputy Chairman of the Asset Management Sub Committee for a period of two years.

**CARRIED**

*Cr C Buchanan left the meeting at 9.42 pm.*

*Cr C Buchanan returned to the meeting at 9.45 pm.*

**AMSC2 Asset Management Status and Evaluation Process Presentation**

General Manager City Infrastructure, Mr J Devine, Team Leader Parks and Open Space Assets, Mr C Johansen and Team Leader Civil & Transport Assets, Mr D Boothway, presented on the Asset Management Status and Evaluation Process.

**OTHER BUSINESS****AMSC-OB1 Playspace Renewal Program**

Moved Cr C Buchanan  
Seconded Cr N Henningsen

That a report on the review of existing relevant policies and service levels of the playspace renewal program be provided at the next Asset Management Sub Committee meeting.

**CARRIED****AMSC-OB2 Streetscapes and Footpaths Program**

Moved Cr C Buchanan  
Seconded Cr N Henningsen

That a report on the review of existing relevant policies and service levels of the streetscapes and footpaths program be provided at the next Asset Management Sub Committee meeting.

**CARRIED**

**AMSC-OB3 Changes to the Asset Management Sub Committee Terms of Reference**

Moved Cr C Buchanan  
Seconded Cr N Henningsen

1. That the Asset Management Sub Committee recommend to the Works and Services Committee that the Building Renewal Program be added to the Terms of Reference for the Asset Management Sub Committee.

**CARRIED**

**AMSC-OB4 Inclusion of Presentations to the Asset Management Sub Committee in the Agenda**

Moved Cr C Buchanan  
Seconded Cr N Henningsen

1. That any presentations to Elected Members on the Asset Management Sub Committee be included in the agenda papers.

**CARRIED**

**CLOSE**

The meeting closed at 10.25 pm.

CHAIRMAN.....

DATE.....





|                        |  |
|------------------------|--|
| <b>ITEM</b>            | 2.2.1  |
|                        | <b>WORKS AND SERVICES COMMITTEE</b>  |
| <b>DATE</b>            | 16 September 2019  |
| <b>HEADING</b>         | The Salisbury Home and Community Services Business Model Project ( Age and Disability Services) post 2020  |
| <b>AUTHOR</b>          | Vesna Haracic, Manager Community Health & Wellbeing, Community Development   |
| <b>CITY PLAN LINKS</b> | 3.1 Be an adaptive community that embraces change and opportunities.<br>3.3 Be a connected city where all people have opportunities to participate.<br>4.2 Develop strong capability and commitment to continually improve Council's performance.  |
| <b>SUMMARY</b>         | <p>Australia's comprehensive Aged and Disability Care sector reforms are significantly changing how services are provided to older people and people living with disabilities.</p> <p>The reforms relating to the Commonwealth Home Support Programme (CHSP) component of Aged Care has been deferred to July 2022.</p> <p>The reforms have been implemented at a rapid pace over the last 3-4 years and this is expected that final changes previously scheduled for July 2020 will be fully implemented by July 2022.</p> <p>On the 3rd of April 2019, as part of the 2019 Australian Government Budget package, the Department of Health extended the Commonwealth Home Support Programme (CHSP) to 30 June 2022.</p> <p>This report provides an update on the "Salisbury Home and Community Services Business Model Framework 2nd stage" which identified a business plan for delivering services post 2020.</p> |
| <b>RECOMMENDATION</b>  | <ol style="list-style-type: none"> <li>1. That the information to be received.</li> <li>2. That Council note: <ol style="list-style-type: none"> <li>a. resolution (No. 00461/2018) requested staff explore detailed business options in relation the Aged Care and National Disability Insurance Scheme (NDIS) services in light of funding changes by the Commonwealth Government and report back to Council in September 2019.</li> </ol> </li> </ol>   |

- b. future work on Salisbury Home and Community Services business plan for delivery of the of the business options has been unable to be achieved due to the Australian Government' s delay in providing details of the future direction of the Commonwealth Home Support Programme (CHSP) funding post 2020.
  - c. in April 2019 the Department of Health extended the Commonwealth Home Support Programme (CHSP) to 30 June 2022 in current funding arrangements.
3. That staff provides future reports as information is received from the Commonwealth regarding the Commonwealth Home Support Programme (CHSP).

## **ATTACHMENTS**

There are no attachments to this report.

## **1. BACKGROUND**

- 1.1 Aged Care reform has been guided by the Productivity Commission Enquiry into an Ageing Australia (2011), The Commonwealth Government's Longer Living Better Report (2012), legislated reforms (2013) and the Increasing Choices in Home Care (2015) direction.
- 1.2 Disability reform is guided by the NDIS, which is the new way of providing support for Australians with disability, their families and their carers.
- 1.3 On the 3rd of April 2019, as part of the 2019 Australian Government Budget package, the Department of Health advised that funding for the Commonwealth Home Support Programme (CHSP) will be extended to 30 June 2022.
- 1.4 This final implementation stage will have significant implications for councils, their roles as service providers and the positive impact services have on the health and wellbeing of communities.
- 1.5 Salisbury Home and Community Service is the council's largest externally recurrent funded program with over \$2 million per annum external funding.
- 1.6 The range of services and programs delivered through Home Assist, Jack Young Centre, Para Hills Centre and Pine Lakes Centre are well established and widely known. These have become recognised and reputable services within the City.
- 1.7 In the period 1 July 2018 to 30 June 2019 the program supported approximately 3000 people to remain living independently at home and actively participating in the community.

## **TIMELINES**

- 1.8 Initially the date scheduled for full implementation of the Commonwealth Government's Aged Care reforms was 1 July 2018. However, the Commonwealth Government extended the Commonwealth Home Support Programme funding until 30 June 2020.
- 1.9 The latest extension for the Commonwealth Home Support Programme funding until 30 June 2022.

**2. CONSULTATION / COMMUNICATION**

2.1 General Manager, Pippa Webb , Community Development

2.1.1 CH&W Leadership Team

**3. REPORT**

- 3.1 The Community Health and Wellbeing (CH&W) division has been working on a project in partnership with the City of Playford since late 2016 on developing the Home and Community Services Business Model Framework. This is a joint partnership project to consider the transition options for community aged care and disability services, and to proactively manage the impact of Age Care and Disability sector reforms.
- 3.2 Stage 2 of the report was presented to the council at the Works and Services Committee meeting held on 10<sup>th</sup> December 2018. There was a recommendation for the Community Health and Wellbeing division to proceed in developing a detailed business plan.
- 3.3 Staff are currently exploring detailed business cases as per Council resolution (No. 2158/2017) in relation to the following options:
- Option 1- Expand the current services scope volume. Continue to provide the current low-level home support and group programs for both aged and disability services.
  - Option 2 - Diversify into new service areas. Grow and diversify to offer the current service mix across all aged and disability services, but retain the low-risk criteria (low-level home support and group programs).
  - Option 3 - Hybrid service, continuity and diversification
- 3.4 Full exploration of the Options has been unable to be achieved at this time as a result of the failure of the Australian Government to provide any further details in relation to the Commonwealth Home Support Programme (CHSP) funding post 2020.
- 3.5 Commonwealth has not released any further details since the December 2018 Work and Services Report to the Council which has made it difficult for any services provider operating in the sector to make any decisions about future directions.
- 3.6 It is still unclear how the Aged Care reforms will affect LG services and there is a risk in making decisions without having full information from the Commonwealth.
- 3.7 The Department of Health extended the Commonwealth Home Support Programme (CHSP) to 30 June 2022 in current arrangements. Under the terms and conditions of the CHSP grant agreement, service providers must meet the performance reporting requirements outlined in the organisation's CHSP Comprehensive Grant Agreement. An organisation's performance reporting is recorded in the Data Exchange web-based portal.
- 3.8 Therefore, an extension of the City of Salisbury agreement with the Commonwealth to continue delivering CHSP services within the current agreement until 2022 is expected to be offered. This extension will give us certainty about CHSP funding for the next three (3) years.

- 3.9 There are strong indications that the regulators clearly understand the significant value of the Local Government sector in the provision of home and community aged care services, and the positive impact council services have on the health and wellbeing of communities.
- 3.10 In October 2018, all CHSP service providers received a Growth Funding offer which is suggesting that a block funding model is being recognised as an important part of the future funding mix.
- 3.11 Despite the deferral of the government's program transition dates, it is important to maintain the momentum of the 'reform readiness' business transformation processes to continue strengthening governance and management systems. To this end work continues to understand the business model and configuration of the structures required to deliver under the reforms. .
- 3.12 To date the changes arising from the CHSP and NDIS reform agenda are impacting the current Home Assist staffing structure. As a result of these collective changes, a new operational model for the provision of Home Assist services is being developed required to achieve CHSP funding outputs; NDIS associated tasks and a seamless customer experience. This reform readiness work will progressively facilitate and inform the optimum business structures to deliver services.

#### **4. CONCLUSION / PROPOSAL**

- 4.1 Staff continue to undertake a staged process to identify the business transition requirements to diversify into HCPP and NDIS services, pending information from the Commonwealth.
- 4.2 Staff will provide future reports as information is received from the Commonwealth, regarding the Commonwealth Home Support Programme (CHSP).

#### **CO-ORDINATION**

Officer: EXECUTIVE GROUP  
Date: 09/09/2019

|                        |   |        |                     |
|------------------------|---|--------|---------------------|
| <b>ITEM</b>            | 2.5.1   |        |                     |
|                        | <b>WORKS AND SERVICES COMMITTEE</b>   |        |                     |
| <b>DATE</b>            | 16 September 2019   |        |                     |
| <b>PREV REFS</b>       | Council   | MON7.1 | 17 Dec 2018 6:30 pm |
| <b>HEADING</b>         | Renewable Energy for Council Buildings  |        |                     |
| <b>AUTHOR</b>          | Andy Legrand, Sustainable Energy Program Coordinator, City Infrastructure   |        |                     |
| <b>CITY PLAN LINKS</b> | <p>2.1 Capture economic opportunities arising from sustainable management of natural environmental resources, changing climate, emerging policy direction and consumer demands.</p> <p>2.2 Have a community that is knowledgeable about our natural environment and embraces a sustainable lifestyle.</p> <p>2.4 Have urban and natural spaces that are adaptive to future changes in climate.</p>  |        |                     |
| <b>SUMMARY</b>         | <p>Council requested staff provide advice back to Council regarding the options to supply all Council buildings with 100% renewable energy. As outlined in the report below, there are multiple options that can be utilised to deliver this objective and therefore a formal business case is required to assess the strengths &amp; weakness of each option.</p>  |        |                     |
| <b>RECOMMENDATION</b>  | <ol style="list-style-type: none"> <li>1. The information be received</li> <li>2. Options to increase the renewable energy supply for Council buildings and facilities are further investigated as part of the Council's "Sustainability Strategy" and subsequent "Energy Plan".</li> </ol>   |        |                     |
| <b>ATTACHMENTS</b>     | <p>There are no attachments to this report.</p>   |        |                     |
| <b>1. BACKGROUND</b>   | <ol style="list-style-type: none"> <li>1.1 At the December 2018 Council meeting, Council requested that a report be provided by the administration with advice about all Council owned buildings being powered by 100% renewable energy.</li> <li>1.2 Through Council's endorsed Carbon Management Plan, Council has installed almost 700 kW of Solar panels on Council operated and leased sites that produce 10% of energy needs. This has resulted in cumulative savings of \$600,000 for Council &amp; tenants and simple payback of 6 years. In addition, Council has undertaken energy audits on all of its operations and has implemented the findings that have a favorable payback.</li> </ol> |        |                     |

- 1.3 Internal staff actively manage operational energy consumption & expenditure via annual tariff reviews and bill validation. This has resulted in significant cost savings with \$250,000 being realised in the first year of this program.
- 1.4 Council has currently approached electricity suppliers via a direct engagement process that is outlined in Council's endorsed Electricity Supply Acquisition Plan. Council has requested that suppliers provide multiple options including renewable energy purchase options.

## **2. CONSULTATION / COMMUNICATION**

- 2.1 Internal
  - 2.1.1 Manager Infrastructure Management
- 2.2 External
  - 2.2.1 Business Renewable Centre
  - 2.2.2 Department for Energy and Mining

## **3. REPORT**

- 3.1 There is no 'one size fits all' approach to achieving a 100% renewable energy supply for Council owned buildings. Implementing options to achieve 100% renewable energy supply usually span multiple years, so it is important to evaluate multiple options before settling on an approach. In general, there are 4 options available to implement renewable energy at a location.
- 3.2 Option 1 is to keep purchasing grid electricity with additional purchases of Large-Scale Generation (LGC) Certificates to match consumption. This can be achieved via the purchase of GreenPower. If 100% GreenPower is purchased, this will add a premium to the City's electricity bill of approximately 25% and will increase energy expenditure by \$800,000.
- 3.3 Option 2 is to purchase energy from an offsite renewable energy generation. This option includes different types of power purchase agreements (PPAs) under which organisations make long-term agreements to buy renewable energy from an off-site renewable energy project. One of the primary benefits of PPAs is the scale of the impact: a single transaction can result in material progress toward a renewable energy target. Other major benefits include the potential for cost savings, energy risk management by fixing a portion of costs through a long-term agreement and the social licence or brand benefits from the role in supporting new renewable energy projects. Interstate Councils have entered into Renewable PPA's and have experienced significant savings over their normal black power contracts, but this is dependent on electricity prices in the National Electricity Market. Typically PPA's can deliver around 7-25% savings on electricity costs. One drawback is that PPA's normally require a long term commitment of 10 years or more.
- 3.4 Option 3 is to install additional solar PV and energy storage at each site. Council has already installed over 700kW of Solar panels which meets approximately 10% of Council needs, but has not installed any energy storage. The benefit of this approach is that grid power consumption is reduced along with utility costs & reportable emissions. The drawback is that in order to meet a 100% renewable supply, Council would have to overcapitalise on generation and storage when compared to utility scale power plants. Some sites will be limited in the amount

of generation & storage due to site constraints and therefore it may not be physically possible to install enough generation to meet a 100% renewable target.

- 3.5 Option 4 is to purchase power from a Council owned utility scale grid connected renewable energy power station & surrender LGC's. Numerous Councils all over Australia have constructed or are constructing utility scale renewable energy projects as their preferred method of supply to their Council with 100% renewable energy. These projects have generated sufficient quality data that could be utilised in a business case analysis, so that Council can make an informed decision regarding the best way forward to meet its 100% renewable ambitions. Depending on the business case outcome, this initiative could be the basis of an energy business unit that offers generation & retail services to ours & other communities.
- 3.6 While switching to a low carbon supply of energy will reduce reportable Green House Gas emissions and potentially reduce operating costs, the priority should always be to reduce energy consumption in the first place. This is where Council has an opportunity to formally mandate minimum energy performance standards for infrastructure, such as Green Star rating for new buildings and developments.
- 3.7 It is noted that Council is consolidating its Environmental Plans to one "Sustainability Strategy", to be presented to Council in 2020, following on from the City Plan 2030 revision.
- 3.8 It is at this point in time that Council will be advised as to the most environmentally and financially sustainable strategies for Energy Management at Council facilities.
- 3.9 At this point in time significant assessment of each site is required. It is likely that the recommended energy solution for Council buildings will be a combination of a number of the options outlined above.

#### **4. CONCLUSION / PROPOSAL**

- 4.1 There are multiple pathways for Council facilities to be supplied by 100% renewable energy, but there are pros & cons of each approach. A key focus going forward should be on reducing energy demand from the grid rather than just a switch to renewables.
- 4.2 The risks and benefits of alternative solutions can be considered in more detail if an in-depth assessment of each option is carried out. The assessment of options should be incorporated into Council's Sustainability Strategy and Energy Plan, once direction is gained from Council as part of the Council's 30 year Plan agenda.
- 4.3 Council should assess options to purchase Renewable Energy if favorable proposals are submitted in the current Electricity Supply Tender. Council staff will explore the option to extend contract arrangements to tenants of Council buildings and will report back to Council about these opportunities should they arise during the tender process.

#### **CO-ORDINATION**

Officer: Executive Group  
Date: 09/09/2019





|                        |  |
|------------------------|--|
| <b>ITEM</b>            | 2.5.2  |
|                        | <b>WORKS AND SERVICES COMMITTEE</b>  |
| <b>DATE</b>            | 16 September 2019  |
| <b>PREV REFS</b>       | Council NOM1 22/07/2019  |
| <b>HEADING</b>         | Flood Lighting at Council owned Facilities leased by Community and Sporting Clubs.   |
| <b>AUTHORS</b>         | Liz Lynch, Property Officer, City Infrastructure<br>Andy Legrand, Sustainable Energy Program Coordinator, City Infrastructure  |
| <b>CITY PLAN LINKS</b> | 1.1 Have a community with the skills, knowledge and agility to participate in a rapidly changing economy.<br>3.3 Be a connected city where all people have opportunities to participate. |
| <b>SUMMARY</b>         | This report addresses a resolution at the July 2019 Council Meeting relating to a change in responsibilities for sports lighting for Local Sporting Clubs who have leases.               |

## RECOMMENDATION

1. Council endorse to vary the current Sporting and Community Club Lease agreement's maintenance schedule to change responsibility of the sporting fields lighting from the Lessee to Council and that a deed of variation be prepared to reflect the change.
2. Council staff be endorsed to send the Deed of Variation outlining the proposed changes to sportsfield lighting maintenance, once prepared, to all sporting and community clubs currently occupying council owned facilities.
3. Manager of Property and Buildings be authorised to execute the deed of variation documentation.
4. The funding for the additional cost of \$150,000 for Sport Field lighting maintenance be submitted to the Second Quarter Budget Review of 2019/20 for consideration, noting that this funding would need to be ongoing.

## ATTACHMENTS

There are no attachments to this report.

## 1. BACKGROUND

- 1.1 At the Council Meeting held on 21<sup>st</sup> May 2018, Council resolved pursuant to Section 202 of the Local Government Act 1999 that Community and Sporting Clubs occupying Council owned facilities would be offered the new standard lease agreement for a term of five years, commencing on 1 October 2018 with rent to be calculated using Council's current Club Fee Policy. A copy of the proposed lease and conditions was provided as an attachment to that report.

- 1.2 Within the standard lease agreement attached to the report, a Maintenance Schedule detailing Lessee and Council responsibilities in relation Internal Building components, External building components and Playing Surfaces was established. This schedule outlined the maintenance responsibilities for both the Lessee and the Council.
- 1.3 Flood lighting was not changed from previous lease agreements and remains the responsibility of the Lessee to replace globes as these consumable items for the exclusive benefit of the user.
- 1.4 The current lease agreement states that in relation to Floodlighting “Council will maintain structure, wiring and switch gear and ensure that the service supply and switch board to the building is capable of carrying the load and to replace due and expired serviceable life in accordance with Council’s lighting program”. The Lessee’s responsibility is to “replace globes”.
- 1.5 As a notice of motion at the Council meeting held on 26<sup>th</sup> July 2019, Council resolved that;
  - 1.5.1 Council note the recreational and social opportunities sporting clubs within the City of Salisbury contribute to our community.
  - 1.5.2 Council note the increasing costs imposed on local sporting clubs due to increased electricity costs and other operational costs.
  - 1.5.3 That staff bring back a report with proposed amendments to the Club Leases to require Council to take responsibility of the replacement of oval lights from lease holders.
  - 1.5.4 In the report, staff will give consideration to how to introduce this change.

## **2. CONSULTATION / COMMUNICATION**

- 2.1 Internal
  - 2.1.1 Council Staff from City Infrastructure.
- 2.2 External
  - 2.2.1 Mellor Olsson Solicitors

## **3. REPORT**

- 3.1 As the current lease states that the light globe replacement is the Lessees responsibility, a Deed of Variation is required to implement the change requested by Council. This would make the light globe replacement Councils responsibility. A Deed is a legally binding document requiring both Lessee and Council approval and has the affect of changing the lease conditions.
- 3.2 Should Council be required to replace the globes in addition to the current responsibilities, a further budget of \$150,000.00 per annum would be required to be added to the public lighting maintenance budget.
- 3.3 The current annual budget is set at \$120,000.00, therefore should Council take on the responsibility of light globe replacement at leased Council owned facilities a total annual budget of \$270,000.00 would be required.

- 3.4 The most efficient practice for lamp maintenance is to implement a bulk re-lamping program whereby each year 10% of the lamps are replaced due to an average life of 10 years. This helps to reduce the incidence of individual lamp replacement which is an expensive and inefficient exercise and will be implemented by Council if responsible for this work.
- 3.5 At this point in time Council is responsible for all other Lighting maintenance around facilities including carparks and currently expends over \$120,000 in various budget lines to do so, including the Reserve Lighting Maintenance budget line. It is proposed to create a discreet budget for Facilities and Lighting maintenance. If Council resolves that all maintenance is to be undertaken by Council then a total budget of \$270,000 would be required.
- 3.6 Should Council take over the responsibility for maintaining these consumable items, this will ensure a safer playing surface for the users of these facilities. This responsibility will not be retrospective and would become Council's responsibility upon return and acceptance of the signed deed of variation.

#### **4. CONCLUSION / PROPOSAL**

- 4.1 It is proposed that Council endorse to vary the current Sporting and Community Club Lease agreement, to state "Council is fully responsible for flood light maintenance including globe replacement and this will be done in accordance with Councils Sportsfield Lighting Program".
- 4.2 Council staff be endorsed to send the Deed of Variation outlining the proposed changes to sportsfield lighting maintenance, once prepared, to all sporting and community clubs currently occupying council owned facilities.
- 4.3 Manger of Property and Buildings be authorised to execute the deed of variation documentation.
- 4.4 The funding for the additional cost of \$150,000 for Sport Field lighting maintenance be submitted to the Second Quarter Budget Review of 2019/20 for consideration, noting that this funding would need to be ongoing.
- 4.5 A new operating budget bid of \$270,000 be developed as part of the 2020/21 budget process to manage facility lighting across the City.

#### **CO-ORDINATION**

Officer: Exec Group  
Date: 09/09/2019



|                        |  |
|------------------------|--|
| <b>ITEM</b>            | 2.5.3  |
|                        | <b>WORKS AND SERVICES COMMITTEE</b>  |
| <b>HEADING</b>         | Minutes of the Strategic Property Development Sub Committee meeting held on Monday 9 September 2019  |
| <b>AUTHOR</b>          | Chantal Milton, Manager Strategic Development Projects, City Development   |
| <b>CITY PLAN LINKS</b> | 2.1 Capture economic opportunities arising from sustainable management of natural environmental resources, changing climate, emerging policy direction and consumer demands.<br>3.1 Be an adaptive community that embraces change and opportunities.<br>1.4 Have well planned urban growth that stimulates investment and facilitates greater housing and employment choice. |
| <b>SUMMARY</b>         | The minutes and recommendations of the Strategic Property Development Sub Committee meeting held on Monday 9 September 2019 are presented for Works and Services Committee's consideration.  |

## RECOMMENDATION

1. The information contained in the Strategic Property Development Sub Committee Minutes of the meeting held on 9 September 2019 be received and noted and that the following recommendations contained therein be adopted by Council:

### **SPDSC1 Future Reports for the Strategic Property Development Sub Committee**

1. The information be received.

### **SPDSC2 Strategic Land Review Update Status Report**

1. That the report be received.
2. That it be noted that an Elected Member workshop regarding the Strategic Land Review Bi-Annual Update will be scheduled for November 2019 ahead of reporting on the Update to the Strategic Property Development Sub-Committee in February 2020.

### **SPDSC3 Tranche 2 - Boardwalk at Greentree Project Update**

1. That the report be received and the update on the project delivery status for Boardwalk at Greentree, Walpole Road Stage 3, be noted.

## **ATTACHMENTS**

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

1. Minutes Strategic Property Development Sub Committee - 9 September 2019

## **CO-ORDINATION**

|          |          |          |
|----------|----------|----------|
| Officer: | GMCID    | CEO      |
| Date:    | 11/09/19 | 11/09/19 |



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

**9 SEPTEMBER 2019**

**MEMBERS PRESENT**

Cr N Henningsen (Chairman)  
Mayor G Aldridge (ex officio)  
Cr L Braun  
Cr K Grenfell  
Cr D Proleta  
Cr S Reardon (Deputy Chairman)  
Cr G Reynolds (*via teleconference*)

**STAFF**

Chief Executive Officer, Mr J Harry  
General Manager City Development, Mr T Sutcliffe  
Manager Strategic Development Projects, Ms C Milton  
Manager Governance, Mr M Petrovski  
Governance Support Officer, Ms K Boyd

The meeting commenced at 10.28 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 S Reardon  
Seconded Mayor G Aldridge

The Minutes of the Strategic Property Development Sub Committee Meeting held on 17 June 2019, be taken and read as confirmed.

**CARRIED**  
UNANIMOUSLY

Moved Cr K Grenfell  
Seconded Cr D Proleta

The Minutes of the Confidential Strategic Property Development Sub Committee Meeting held on 17 June 2019, be taken and read as confirmed.

**CARRIED**  
UNANIMOUSLY

**REPORTS****SPDSC1 Future Reports for the Strategic Property Development Sub Committee**

Moved Mayor G Aldridge  
Seconded Cr K Grenfell

1. The information be received.

**CARRIED**  
UNANIMOUSLY

**SPDSC2 Strategic Land Review Update Status Report**

Moved Cr D Proleta  
Seconded Cr L Braun

1. That the report be received.
2. That it be noted that an Elected Member workshop regarding the Strategic Land Review Bi-Annual Update will be scheduled for November 2019 ahead of reporting on the Update to the Strategic Property Development Sub-Committee in February 2020.

**CARRIED**



**SPDSC3 Tranche 2 - Boardwalk at Greentree Project Update**

Moved Mayor G Aldridge  
Seconded Cr D Proleta

1. That the report be received and the update on the project delivery status for Boardwalk at Greentree, Walpole Road Stage 3, be noted.

**CARRIED**  
UNANIMOUSLY

**OTHER BUSINESS**

Nil

## CONFIDENTIAL ITEMS

### SPDSC4 Hoyle Green Business Case

Moved Cr L Braun

Seconded Cr K Grenfell

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 Council's Commercial Position*

*On that basis the public's interest is best served by not disclosing the **Hoyle Green Business Case** 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 10.37 pm.

The meeting moved out of confidence and closed at 10.45 pm.

CHAIRMAN.....

DATE.....

|                        |  |
|------------------------|--|
| <b>ITEM</b>            | 2.6.1  |
|                        | <b>WORKS AND SERVICES COMMITTEE</b>  |
| <b>DATE</b>            | 16 September 2019  |
| <b>HEADING</b>         | Resource Sharing Proposal - Research Road Dog Pound  |
| <b>AUTHOR</b>          | Terry Sutcliffe, General Manager City Development, City Development  |
| <b>CITY PLAN LINKS</b> | 4.1 Strengthen partnerships that enable us to better address our community's priorities.<br>4.4 Embed long term thinking, planning and innovation across the organisation.   |
| <b>SUMMARY</b>         | <p>The City of Salisbury has been approached by the City of Tea Tree Gully to discuss options for joint development and use of a dog pound.</p> <p>Initial discussions with representatives of the City of Tea Tree Gully have identified some mutual benefits in collaboration on this issue, and this report seeks Council's approval to enter into further discussions and formalise the framework for collaboration on this project.</p> |

## RECOMMENDATION

1. That the Chief Executive Officer be authorised to prepare and enter into a formal Memorandum of Understanding or similar document with the City of Tea Tree Gully for the joint development of a new Dog Pound facility servicing both Councils on the site of the existing City of Salisbury Pound at Research Road Pooraka or other identified suitable site, with the MoU encompassing design development, construction management and costs, and an on-going use and management agreement.
2. That a further report be presented to Council upon the finalisation of a concept design and business case for the proposed Pound, for Council consideration for presentation of a budget bid for the project.

## ATTACHMENTS

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

1. Site plan - Research Road, Pooraka Dog Pound

### 1. BACKGROUND

- 1.1 Council currently owns and operates a dog pound located at 55-61 Research Road Pooraka, adjacent to the NAWMA-managed waste transfer station.
- 1.2 The facility is relatively old – in excess of 30 years - and whilst it is generally 'fit for purpose' it has a limited remaining asset life and it does not meet contemporary standards for a facility of this type.

- 1.3 Council has been approached by the City of Tea Tree Gully with a proposal to investigate joint use of a dog pound facility. This is driven by Tea Tree Gully's need to provide a replacement facility for their existing dog pound by the end of 2021, due to the sale of their current site. Discussions with Tea Tree Gully staff indicate that the option of a new purpose built joint use facility, to replace the existing Research Road pound, has merit and is worth exploring further. However before committing to the next stage of investigation, Council endorsement is sought.

## **2. CONSULTATION / COMMUNICATION**

### **2.1 Internal**

- 2.1.1 The Chief Executive Officer, and staff of the City Infrastructure and City Development Departments, have been involved in investigations and discussions on this issue to date.

### **2.2 External**

- 2.2.1 Discussions have been held with the Chief Executive Officer and senior staff of the City of Tea Tree Gully in relation to this matter.

## **3. REPORT**

- 3.1 As part of its statutory responsibilities under the Dog and Cat Management Act, Council maintains a dog pound at Research Road, Pooraka. The pound is used for short term holding of dogs found wandering at large by Council's General Inspectors, or are surrendered to Council by persons who find a dog wandering at large. The objective is always to return dogs to their owners as soon as possible, and we provide a service to owners to enable them to collect an impounded dog, after payment of the required fees, from our Research Road Pound.
- 3.2 Dogs that are unable to be returned to owners in the short term for various reasons and are required to held for longer than 72 hours/3 days are transferred to the Animal Welfare League (AWL) at Wingfield, where there are more suitable facilities for longer-term housing of dogs. For the last financial year, 520 dogs were held at our Research Road pound, with the average stay being 2.3 days. The facility currently contains 22 pens, and occupancy on any given day averages 6 dogs, but at peak periods (such as New Year's Eve/Day) can be over-capacity and require immediate transfer of dogs to the AWL.
- 3.3 Reflecting the condition of the Pound and the standard of accommodation provided, over recent years a number of options have been investigated for redevelopment or relocation of the Pound, but have not progressed beyond concept stage. More recently, a condition audit of the existing facility undertaken by an independent external consultant has recommended construction of a new pound facility rather than a repair/renovation of the existing facility. This is in the context of not only the condition of the existing building, but also that if building works were to be undertaken on the existing facility there would be an expectation of upgrade of the facility to contemporary animal welfare standards, such as floor finishes, temperature control etc. This will be very difficult to achieve cost effectively within the existing facility, and would be work undertaken on an already ageing asset.

- 3.4 The approach from Tea Tree Gully is timely in that context, and provides the opportunity to share the capital and operating costs for the Pound under a long term agreement. The intent is that the City of Salisbury continue to own and operate the asset, but that the City of Tea Tree Gully contribute to the capital cost of the new Pound, in lieu of investing in a new pound within their own Council area, and share the operating costs of the new pound. These operating costs include cleaning, animal welfare (feeding/watering of dogs, temperature control, assessment of health etc.), and running costs (water, power) for the facility.
- 3.5 The location of the existing Pound on Research Road Pooraka is suitable for Tea Tree Gully operationally in terms of accessibility/proximity. In addition, redevelopment of the Pound on the existing Research Road site has the advantages of not introducing a new use to the site which makes for a more straightforward Development Approval process and reduces the risks associated with the potential for impact upon neighbouring properties by introduction of a new use to a new site. In addition there is space on the Research Road site to enable a new facility to be constructed whilst the existing Pound remains operational. However the option will be kept open in the development of the business case to consider other potential sites that may be suitable.
- 3.6 An initial, high-level concept has been prepared for a new Pound at Research Road which requires further development in conjunction with Tea Tree Gully should Council support this approach. Cost estimates for the facility will need to be determined once the refined concept is developed.

#### **4. CONCLUSION / PROPOSAL**

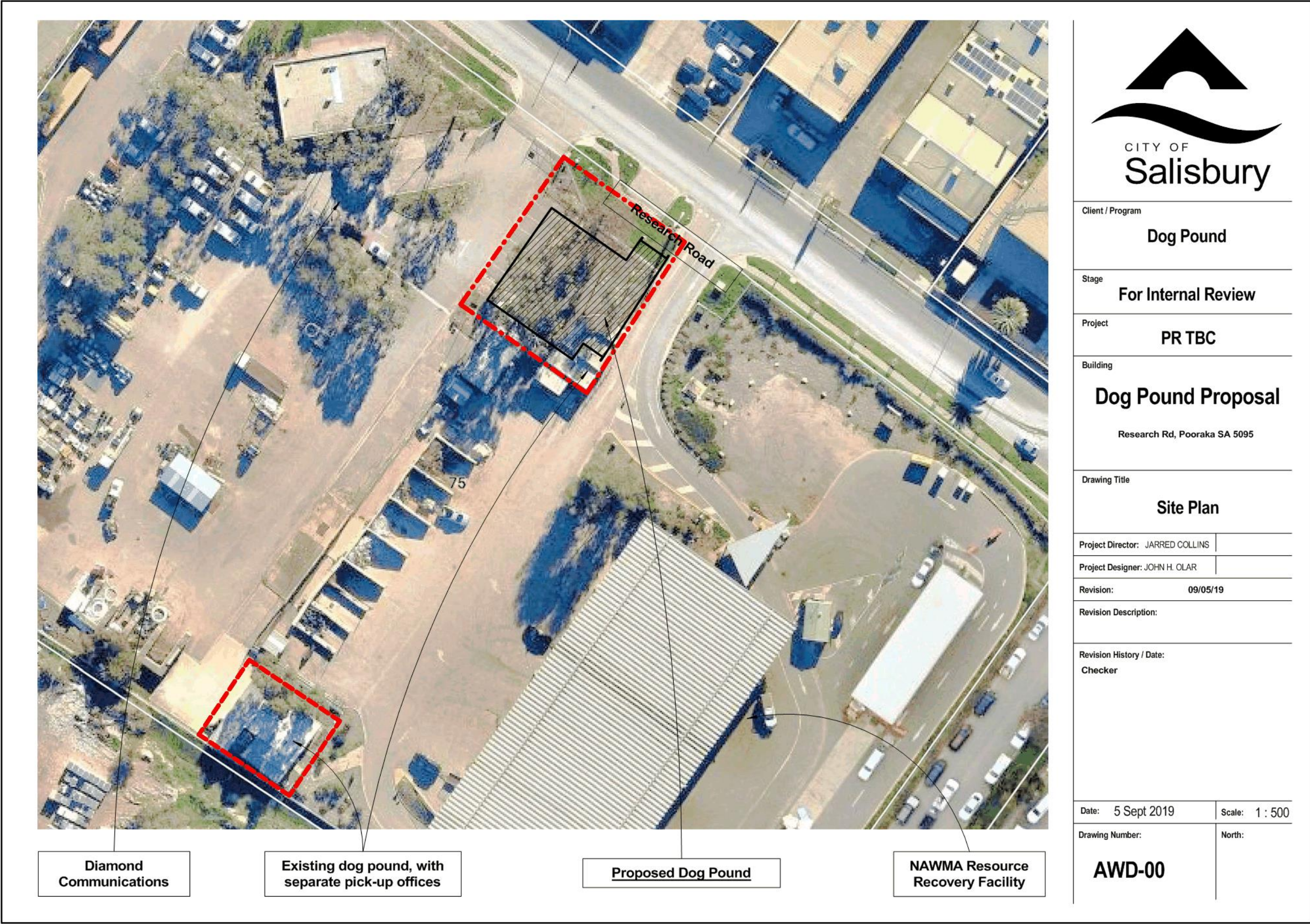
- 4.1 The approach from Tea Tree Gully to share a facility is timely given the concurrent investigations that are being undertaken by Council staff into the City of Salisbury Dog Pound facility.
- 4.2 The proposal is a good opportunity for cost sharing and collaboration across the two Councils with potential long-term benefits to each community, and it is recommended that Council proceed to develop the project further in conjunction with the City of Tea Tree Gully.

#### **CO-ORDINATION**

Officer: EXECUTIVE GROUP  
Date: 09.09.19













|                        |   |
|------------------------|---|
| <b>ITEM</b>            | 2.6.2   |
|                        | <b>WORKS AND SERVICES COMMITTEE</b>   |
| <b>DATE</b>            | 16 September 2019   |
| <b>HEADING</b>         | Capital Works Report - August 2019  |
| <b>AUTHOR</b>          | Christy Martin, Team Leader Project Support, City Infrastructure  |
| <b>PREV REFS</b>       | Works and Services Committee 2.6.1 15/04/2019   |
| <b>CITY PLAN LINKS</b> | 3.2 Have interesting places where people want to be.  |
| <b>SUMMARY</b>         | The following monthly status report and requests for amendments is presented to effectively manage the City Infrastructure Capital Works Program. |

### RECOMMENDATION

1. As part of the 2019/20 Car Park Renewal Program, PR21413, defer the renewal of the Jack Young Centre pending the Gawler line electrification works and bring forward the renewal of Lindbloom Park, Pooraka. The renewal of Linblom Park together with the renewal of Dry Creek Linear Park Upper will require the full 2019/20 program allocation of \$219k to complete them collectively.
2. Approval of a 2019/20 First Quarter Non-Discretionary Budget Bid for an additional \$120k capital Council contribution for PR13952 School Zones and Pedestrian Crossings Program to enable the following three pedestrian crossings to be delivered;
  - Mawson Lakes Boulevard, Creation of a Push Activated Lights Crossing
  - Barassi Street, Paralowie, Upgrade to a Koala Crossing
  - Carey Street, Salisbury, Creation of an Emu Crossing
3. Approval of a nil effect, 2019/20 First Quarter Discretionary Budget Bid, to reflect the \$25k of capital income proposed to be received from State Government to assist in the delivery of a new emu crossing at Carey Street, Salisbury.
4. Staff be authorized to commence work on the revised 2019/20 School Zones and Pedestrian Crossings Program as outlined within this report (Item 2.6.2, Works and Services Committee, 16<sup>th</sup> September 2019) upon endorsement of this report by the Works and Services Committee, 16<sup>th</sup> September 2019.
5. As outlined within this report, (Item 2.6.2, Works and Services Committee, 16<sup>th</sup> September 2019) endorse the program inclusions detailed as part of PR14498 Council Funded New Footpath Program and PR21412 Kerb Ramp Construction / Upgrade Program.

### ATTACHMENTS

There are no attachments to this report.

## 1. BACKGROUND

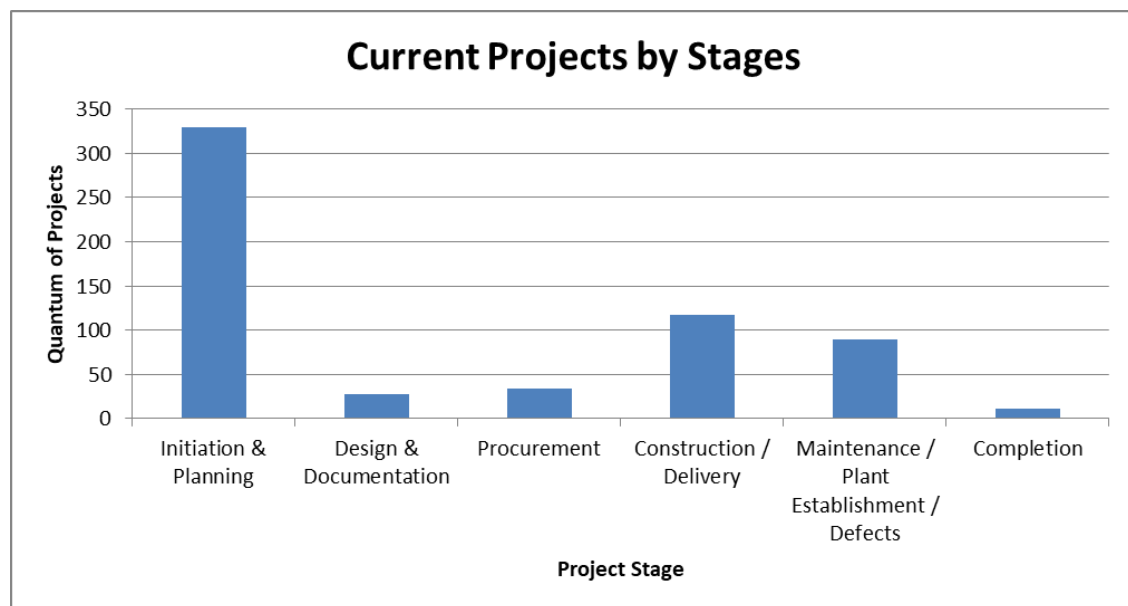
- 1.1 City Infrastructure is responsible for the capital works, associated plant and fleet, building, traffic and civil engineering services, landscape and environmental works. Specifically, these works involve project management, design specification development, construction and recurrent maintenance.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

## 2. CONSULTATION / COMMUNICATION

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

## 3. REPORT

- 3.1 The Capital Woks Program is well underway with projects moving through the various stages. The following graph demonstrates the current status of the program by stages.



- 3.2 Currently majority of programs are progressing through scope definition and consultation. Both integral components of project initiation and planning stages. These help inform the requirements of a project in preparation for design and documentation.
- 3.3 The 2019/20 Play Space / Playground and Tree Screen Renewal Programs have completed public consultation. The 2019/20 Street Tree Program is currently out to consultation noting this is progressively delivered across approximately a two month window. With 56 streets scheduled for renewal this financial year, managing the consultation across a few months aids in the administration and quality of time available to assist residents with queries relating to the program.

- 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

#### PR21413 Car Park Renewal Program

As part of the 2019/20 Car park Renewal Program, the Jack Young Centre car park was scheduled to be renewed. With the pending Gawler line electrification works it is proposed to defer this renewal as the function of the car park may change both during the construction phase and post completion. Deferring this renewal will allow Council to make a more informed decision regarding the long term management of this asset. With the recent re-line marking and condition of the car park it is believed that this location can sustain this proposed deferral.

With the deferral of the Jack Young Centre car park, it is proposed to bring forward the renewal of Lindblom Park, Pooraka. This location is currently experiencing safety issues due in sufficient turning circles and emergency services vehicle access point. As part of the renewal, these safety issues will be addressed plus where possible look to increase the capacity of parking for this location. Concept plans have been developed and currently indicate that an additional 14 spaces could be created adjacent club room facilities plus creation of approximately 23 angle parking spaces along Quinlivan Road. This would create the much needed additional parking options. Asphalt car park surfaces will be renewed with a CoolSeal treatment, similar to that which has been installed at Salisbury Recreation Precinct, Salisbury North. This treatment is applied to the asphalt to protect and maintain the quality and longevity of the surface, plus is able to achieve lower surface temperatures through reflection and lighter colour of the product.

The other location nominated for renewal in 2019/20 is Dry Creek Linear Park Upper Car Park, off Albert Street, Pooraka, Concept plans have been developed and it is proposed to formalise the car parking, plus provide footpath connectivity. It is proposed to create a dedicated access park and associated path connections also. This location requires consideration of existing trees and vegetation.

The total budget for the 2019/20 Car Park Renewal Program is \$219k. With the proposed changes and design solutions identified above, the entire budget is required to successfully complete Lindblom Park and Dry Creek Linear Park Upper at Pooraka. Approval is sought to proceed with these locations as detailed within this report, providing a more holistic result for the community.

Recommendation: As part of the 2019/20 Car Park Renewal Program, PR21413, defer the renewal of the Jack Young Centre pending the Gawler line electrification works and bring forward the renewal of Lindblom Park, Pooraka. The renewal of Lindblom Park together with the renewal of Dry Creek Linear Park Upper will require the full 2019/20 program allocation of \$219k to complete them collectively.

Impact: Priority change that can be accommodated within existing budgets

### Amendment to Budget

#### PR13952 School Zones and Pedestrian Crossings Program

Carey Street, Salisbury, adjacent St Augustine's Parish School, has the potential to receive up to \$25k from the State Government, Department of Planning, Transport and Infrastructure (DPTI), towards the construction of a new emu crossing. This contribution would significantly help deliver the emu crossing which is expected to cost \$65k. This location was proposed to be designed in 2020/21 however with Council support it is proposed to bring this forward to 2019/20 to utilize the opportunity for external co-funding.

The other locations nominated for delivery within the 2019/20 School Zones and Pedestrian Crossings Program are;

- Mawson Lakes Boulevard, adjacent Endeavour College, \$150k
- Barassi Street, Paralowie, adjacent Settlers Farm Campus R-7, \$60k

With estimates now finalized the current budget is insufficient to deliver the full scope, mostly due to the proposed installation of push activated lights for the crossing at Mawson Lakes Boulevard, and the cost of the power supply connection for Barassi Street,. An additional \$80k is required to ensure these two projects can be achieved.

In summary, an additional \$40k Council contribution is required to complement the \$25k from DPTI to install a new emu crossing at Carey Street, Salisbury, plus an additional \$80k program allocation to enable Mawson Lakes Boulevard and Barassi Street pedestrian crossings to be delivered in 2019/20. This being a total of \$120k Council contribution for PR13952 School Zones and Pedestrian Crossings Program. These budget adjustments are proposed to be included within the 2019/20 First Quarter Review however support is sought for staff to have approval to commence work upon endorsement of this report. It is imperative that these projects progress promptly to enable delivery during school holiday periods.

Recommendation: Approval of a 2019/20 First Quarter Discretionary Budget Bid for an additional \$120k capital Council contribution for PR13952 School Zones and Pedestrian Crossings Program to enable the following three pedestrian crossings to be delivered;

- Mawson Lakes Boulevard, Creation of a Push Activated Lights Crossing
- Barassi Street, Paralowie, Upgrade to a Koala Crossing
- Carey Street, Salisbury, Creation of an Emu Crossing

Approval of a nil effect, 2019/20 First Quarter Discretionary Budget Bid, to reflect the \$25k of capital income proposed to be received from State Government to assist in the delivery of a new emu crossing at Carey Street, Salisbury.

Staff be authorized to commence work on the revised 2019/20 School Zones and Pedestrian Crossings Program as outlined within this report (Item 2.6.2, Works and Services Committee, 16<sup>th</sup> September 2019) upon endorsement of this report by the Works and Services Committee, 16<sup>th</sup> September 2019.

Impact: Additional program funding and an additional project to the 2019/20 School Zones and Pedestrians Crossing Program.

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

Following receipt of requests and/or opportunities identified for footpath network connections and ramps, approval is now sought to include them within the 2019/20 Council Funded New Footpath Program, and Kerb Ramp Construction / Upgrade Program respectively;

- Keller Road, Salisbury East – New compliant ramps adjacent Primary School
- Mawson Lakes – Various minor path connections & access ramps in the vicinity of Trinity Circuit providing connectivity particularly for residents of the adjacent retirement village
- Perry Street, Salisbury North – New compliant access ramps and path connections to the reserve
- Wright Road, Ingle Farm – Various new compliant ramps and connections to existing footpath and bicycle network for connectivity and accessibility

These items above will aid in providing further connectivity within the City's via its path network.

Recommendation: As outlined within this report, (Item 2.6.2, Works and Services Committee, 16<sup>th</sup> September 2019) endorse the program inclusions detailed as part of PR14498 Council Funded New Footpath Program and PR21412 Kerb Ramp Construction / Upgrade Program.

Impact: No impact



#### 4. FOR INFORMATION

##### In Construction



Salisbury Recreation  
Precinct, Building Upgrade

Goodfield Road, Para Hills West, Minor Traffic Improvement



Jack Young Centre, Building Upgrade



**5. CONCLUSION / PROPOSAL**

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

**CO-ORDINATION**

Officer: Executive Group  
Date: 09/09/2019





|  |   |
|--|---|
| <b>ITEM</b>                            | 2.7.1   |
|  | <b>WORKS AND SERVICES COMMITTEE</b>   |
| <b>DATE</b>                            | 16 September 2019   |
| <b>HEADING</b>                         | Safety near Train Stations  |
| <b>AUTHOR</b>                          | David Boothway, Team Leader Civil & Transport Assets, City Infrastructure   |
| <b>CITY PLAN LINKS</b>                 | 2.4 Have urban and natural spaces that are adaptive to future changes in climate.<br>3.4 Be a proud, accessible and welcoming community.  |
| <b>SUMMARY</b>                         | <p>Council has reviewed the safety near the train stations of Parafield, Parafield Gardens and Greenfields. The investigation confirmed that Council can improve safety by upgrading lighting in neighbouring reserves and undertaking vegetation clearing.</p> <p>The work is estimated to cost \$85,000. Where the work cannot be undertaken through existing budgets, Council will package a new initiative bid for the work to be undertaken in the 2020/21 financial year.</p> <p>Council is liaising with SAPOL and DPTI to improve safety at the train stations.</p> |
| <b>RECOMMENDATION</b>                  | <p>1. The information within the report be received and noted.</p>  |
| <b>ATTACHMENTS</b>                     | There are no attachments to this report.  |
| <b>1. BACKGROUND</b>                   | <p>1.1 At the Council meeting of 27 May 2019, Resolution 0184/2019, the request was made for:</p> <p>1.1.1 “Administration to investigate and report on ways to improve safety where required, through improved lighting availability in walkways and reserves near train stations and main public interchanges, specifically the train stations at Parafield, Parafield Gardens and Greenfields.”</p> <p>1.1.2 The investigations include discussions with DPTI and SAPOL”.</p>  |
| <b>2. CONSULTATION / COMMUNICATION</b> | <p>2.1 Internal</p> <p>2.1.1 City Infrastructure Staff</p> <p>2.1.2 Community Development Staff</p>   |

2.1.3 Economic Development and Urban Policy Staff

2.2 External

2.2.1 DPTI

2.2.2 SAPOL

### **3. REPORT**

3.1 Staff from Civil and Transport, Parks and Open Space, Community Development and Policy staff rode the train from Salisbury Station and inspected the area near the stations of Parafield, Parafield Gardens, and Greenfields for safety improvements.

3.2 The property around the train stations is owned by DPTI, Australian Rail Track Corporation (ARTC) and Council.

3.3 The opportunity to improve the safety at each train station was investigated and the outcomes are described below:

3.4 Parafield Train Station

3.4.1 This station has been recently upgraded by DPTI.

3.4.2 A station platform now has a new “see through” super structure. This improves safety by removing entrapment opportunities that are common on old station platforms.

3.4.3 There is no underpass – many old train stations suffer from poorly designed underpasses that contain unsafe entrapment sites.

3.4.4 Pedestrian movement across the train lines is now via gated pathways. These are automatically closed when a train approaches. This creates a safer walkway compared to the old zigzag ungated crossing.

3.4.5 The new Park and Ride facility is open plan with good sight distances. There are no entrapment structures.

3.4.6 There is a new “see through” bike storage facility. A swipe card is required for access. This enables train users to safely stored their bikes, and access them safely.

3.4.7 The station, rail crossing gates, bike shed and Park and Ride facilities are all well-lit. This makes the facility safer to use at night.

3.4.8 The Parafield shared pathway, which runs around Parafield Airfield and parallel to the railway line is unlit. Council may choose to revisit this level of service for lighting when the Asset Management Plans are reviewed.

3.4.9 The shared pathway on Kings Road is well lit. Pedestrians and cyclists, using the train at night, are likely to use this shared pathway for safe commuting.

3.4.10 The Council Parkway Circuit Reserve, which adjoins the station, has lighting but requires one (1) extra light to help create a safe walkway at night. Estimated cost \$10,000.

- 3.4.11 The paved pathway through the reserve also requires realignment to match the safe walking route created by residents. Estimated cost \$10,000.

3.5 Parafield Gardens Train Station

- 3.5.1 This station is old and needs significant improvements by DPTI to make it safe and user friendly. It has not been upgraded like Parafield's. There are a number of factors that make it unsafe.
- 3.5.2 The old station superstructure, underpass, and Park and Ride facility contain many entrapment sites. New structures are required, such as those built at Parafield Station. This is an action for DPTI.
- 3.5.3 The lighting at the station and surrounding DPTI property appears minimal. This is an action for DPTI.
- 3.5.4 Council is in communication with DPTI to help facilitate improvements that may be able to be undertaken when the Gawler Electrification Project is rolled out.
- 3.5.5 There is opportunity for Council to help improve safety by clearing some vegetation in the Lindwall Street Reserve, which adjoins the station and Park and Ride. This action will create more open lines of sight around the area and along the walking paths. This work will be done under the current operating budget as a maintenance item.
- 3.5.6 Council is also able add a streetlight within the reserve, to light up the footpath to the Park and Ride. The cost estimate is \$10,000. This will be included in the previously mentioned new initiative bid.

3.6 Greenfields Train Station

- 3.6.1 Like Parafield Gardens Station, this station is old and needs significant improvements by DPTI. There are a number of factors that make it unsafe.
- 3.6.2 The old station superstructure, underpass, and Park and Ride facility contain many entrapment sites. New structures are required, such as those built at Parafield Station. This is an action for DPTI.
- 3.6.3 The lighting at the station and surrounding DPTI property appears minimal. This has been communicated through to DPTI as part of the Gawler upgrade program.
- 3.6.4 Council is in communication with DPTI to help facilitate improvements that may be able to be undertaken when the Gawler Electrification Project is rolled out.
- 3.6.5 There is opportunity for Council to help improve safety by clearing some vegetation along the shared pathway in the adjoining McCabe Avenue Reserve and Cascades Railway Acoustic Reserve. (The pathway runs parallel to the railway line and connects the communities of Mawson Lakes and Parafield Gardens). This work would be done under the current operating budget as a maintenance item.

- 3.6.6 The shared footpath through the above mentions reserves requires extending as a section of the well traffic route is unpaved. Cost estimate \$15,000.
- 3.6.7 Council is also able to provide additional lighting along footpaths to improve safety and enable users to transition from the station to Mawson Lakes and McCabe Avenue. Cost estimate \$40,000.
- 3.7 The cost estimate for Council to improve safety on property they own adjoining each station is:
  - 3.7.1 Parafield Station : \$20,000
  - 3.7.2 Parafield Gardens Station : \$10,000
  - 3.7.3 Greenfields Station : \$55,000
  - 3.7.4 Total cost : \$85,000
- 3.8 The Gawler Electrification Project is currently in design with Council partnering with DPTI's consultants to assist in the design improvements for the project. It is expected that the physical works for the Gawler project will not commence until next financial year.
- 3.9 Therefore it is proposed to submit a New Initiative Bid for the 2020/21 financial year to ensure that the lighting works proposed be undertaken in conjunction with the construction works being undertaken at the various stations.
- 3.10 This ensures that there is no duplication or accidental removals as the stations are upgraded and maximises the opportunity to influence the safety upgrades around the various stations.
- 3.11 SAPOL provide support for passenger safety through the Public Transport Safety Branch. The use of CCTV in trains and on platforms, train guards, police officers on trains, as well as public capturing misdemeanors on smart phones helps reduce offences.
- 3.12 New train station designs, such as Parafield Station, significantly improve station user safety. These designs make use of safety guidelines such as Universal Design and Crime Prevention Through Environmental Design (CPTED). This in turn minimises the need for SAPOL intervention.

#### **4. CONCLUSION / PROPOSAL**

- 4.1 In response to a Council resolution Council staff have visited the train stations of Parafield, Parafield Gardens and Greenfields.
- 4.2 Staff have also consulted with DPTI and SAPOL.
- 4.3 Council can improve the safety of the public on open space adjoining the train stations.
- 4.4 Staff estimate it will cost \$85,000 to improve lighting, clear vegetation and improve footpaths in open spaces adjoining the train stations.
- 4.5 Where possible, the maintenance works will be actioned in the current financial year, with additional funding sort in a New Initiative Bid to be tabled for the 2020/21 financial year.

- 4.6 Council is partnering with DPTI to help facilitate station improvements that may be able to be undertaken when the Gawler Electrification Project is rolled out.

**CO-ORDINATION**

Officer: Executive Group  
Date: 09/09/2019



|                        |   |
|------------------------|---|
| <b>ITEM</b>            | 2.7.2   |
|                        | <b>WORKS AND SERVICES COMMITTEE</b>   |
| <b>DATE</b>            | 16 September 2019   |
| <b>HEADING</b>         | Traffic Safety: Nelson Road, Para Hills   |
| <b>AUTHOR</b>          | Tony Calandro, Senior Traffic Engineer, City Infrastructure   |
| <b>CITY PLAN LINKS</b> | 3.3 Be a connected city where all people have opportunities to participate.<br>4.1 Strengthen partnerships that enable us to better address our community's priorities.<br>4.3 Have robust processes that support consistent service delivery and informed decision making.   |
| <b>SUMMARY</b>         | <p>Council has asked staff to bring back a report to Council investigating whether any traffic calming devices can be installed in regards 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.</p> <p>After investigating the site it is recommended that new advisory signage is installed.</p> |

## RECOMMENDATION

1. That Council notes the installation of a "Crest" sign and a "Reduce Speed Now" sign, in appropriate locations, to give drivers advanced warning of the "blind rise" between Milne Road & Miller Avenue on Nelson Road.

## ATTACHMENTS

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

1. A Locality Plan of the section of Nelson Road between Miller Avenue and Milne Road at Para Hills.

## 1. BACKGROUND

- 1.1 This report arises from concerns expressed by Elected Members on behalf of residents where it is alleged that vehicles are speeding on the approach to, and over the crest of the "undulating alignment" along the section of Nelson Road between Milne Road & Miller Avenue.
- 1.2 The following Motion on Notice was endorsed at the 27 August 2018 Council Meeting:

### **7.8 Motion on Notice - Traffic Safety: Nelson Road, Para Hills**

*That Staff bring back a report to Council investigating whether any traffic calming devices can be installed in regards to increased traffic and vehicles*

*coming too fast over a blind hill on Nelson Road, Para Hills between Milne Road & Miller Avenue at Para Hills.*

*Resolution No. 2596/2018*

- 1.3 Council's Transport Team recently undertook the collection of traffic data during July 2019 for the purpose of reviewing the Annual Average Daily Traffic (AADT) Volumes and Vehicle Speeds along this section of Nelson Road.
- 1.4 This statistical information provides staff with the ability to determine the extent and nature of any specific problem along with the time of day when this occurs.
- 1.5 This also enables Council to inform South Australia Police (SAPOL) of patterns around "hoon driving".
- 1.6 It also enables Council to determine an appropriate level of traffic management for these local roads, if intervention is required.

## **2. CONSULTATION / COMMUNICATION**

- 2.1 Internal
  - 2.1.1 N/A
- 2.2 External
  - 2.2.1 South Australia Police (SAPOL) - Parks Police Station, Ottoway.

## **3. REPORT**

- 3.1 Based on analysis of the traffic data, it was identified that the general traffic operation does not give cause for significant concern with the majority of motorists travelling along Nelson Road between Milne Road & Miller Avenue, Para Hills within an acceptable speed range. How the 85% speed is quite high for a 60kph road, particularly given the vertical geometry of the road, and proximity of road junctions.
- 3.2 At present, Annual Average Daily Traffic (AADT) Volumes are approximately 6,798 vehicles per day and the recorded 85th percentile speeds of vehicles along this section of Nelson Road was 62.5 km/h.
- 3.3 There is no serious accident history at this site recorded during the most recent 5-year period. (It is noted that in December 2018, a fatality occurred on Nelson Road. The incident was not due to the road design).
- 3.4 At present there are no traffic calming devices that are suitable for this type of sub-arterial roadway with high-volume local area 2-way traffic flow.
- 3.5 However, to give drivers advanced warning of the "blind rise" Council staff are recommending the installation of a "Crest" sign and "Reduce Speed Now" sign, between Milne Road & Miller Avenue on Nelson Road.
- 3.6 Also Council's Transport Team have contacted the Traffic Manager (North) at the new Road Policing Section located at the Parks Police Station, Ottoway to organise surveillance for the purpose of monitoring regular 2-way traffic flow at this location.



**4. CONCLUSION / PROPOSAL**

- 4.1 Nelson Road is known for its severe “undulating” vertical alignment over its length.
- 4.2 Traffic count data indicates that while the general traffic operation does not give cause for significant concern, the 85% of drivers is quite high.
- 4.3 There has been no serious accident history, between Milne Road & Miller Avenue during the most recent 5-year period.
- 4.4 However, in order to give drivers advanced warning of the “blind rise”, and improve safety at this location, Council staff are recommending the installation of a “Crest” sign and a “Reduce Speed Now” sign.

**CO-ORDINATION**

Officer: Executive Group  
Date: 09/09/2019







Item 2.7.2 - Attachment 1 - A Locality Plan of the section of Nelson Road between Miller Avenue and Milne Road at Para Hills.