



AGENDA

**FOR WORKS AND SERVICES COMMITTEE MEETING TO BE HELD ON
21 OCTOBER 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 16 September 2019.

Presentation of the Minutes of the Confidential Works and Services Committee Meeting held on 16 September 2019.

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OTHER BUSINESS

CONFIDENTIAL ITEMS

2.9.1 NAWMA - Appointment of Independent Chairperson 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)(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 from applicants for the role of independent chair for the Board of NAWMA; non disclosure of this information will protect personal information of an employment nature of those applicants*

*On that basis the public's interest is best served by not disclosing the **NAWMA - Appointment of Independent Chairperson** item and discussion at this point in time.*

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

2.9.2 Salisbury City Centre Investment Attraction and Land Disposal 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)(b)(i) and (b)(ii) of the *Local Government Act 1999*, the principle that the meeting should be conducted in a place open to the public has been outweighed in relation to this matter because:
 - it relates to information the disclosure of which could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or to prejudice the commercial position of the council; and
 - information the disclosure of which would, on balance, be contrary to the public interest.
2. In weighing up the factors related to disclosure,
 - disclosure of this matter to the public would demonstrate accountability and transparency of the Council's operations
 - Non-disclosure of the matter and discussion of this item in confidence would protect confidential Publically sensitive information relating to potential commercial negotiations and Council's commercial position.

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

CLOSE



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

16 SEPTEMBER 2019

MEMBERS PRESENT

Cr S Reardon (Chairman)
Mayor G Aldridge (ex officio)
Cr M Blackmore
Cr L Braun (Deputy Chairman)
Cr C Buchanan
Cr S Ouk

STAFF

A/Chief Executive Officer, Mr C Mansueto
General Manager City Infrastructure, Mr J Devine
General Manager Community Services, Ms P Webb
General Manager City Development, Mr T Sutcliffe (*from 7.38pm*)
Governance Support Officer, Ms K Boyd

The meeting commenced at 7.36 pm.

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

APOLOGIES

Apologies were received from Cr G Reynolds and Cr N Henningsen.

LEAVE OF ABSENCE

Nil

PRESENTATION OF MINUTES

Moved Cr C Buchanan
Seconded Cr M Blackmore

The Minutes of the Works and Services Committee Meeting held on 19 August 2019, be taken and read as confirmed.

CARRIED

Moved Cr C Buchanan
Seconded Cr M Blackmore

The Minutes of the Confidential Works and Services Committee Meeting held on 19 August 2019, be taken and read as confirmed.

CARRIED

Bring Forward Item 2.6.1

Moved Cr C Buchanan
Seconded Cr M Blackmore

1. That Item 2.6.1 – Resource Sharing Proposal – Research Road Dog Pound, be brought forward to this point on the agenda.

CARRIED

2.6.1 Resource Sharing Proposal - Research Road Dog Pound

Moved Cr C Buchanan
Seconded Cr S Ouk

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.

CARRIED

REPORTS

Administration

2.0.1 Future Reports for the Works and Services Committee

Moved Cr M Blackmore
Seconded Cr C Buchanan

1. The information be received.

CARRIED

2.0.2 Minutes of the Asset Management Sub Committee meeting held on Monday 9 September 2019

Recommendation

The information contained in the Asset Management Sub Committee of the meeting held on 9 September 2019 be received and noted with respect to the following recommendations contained therein to be adopted by Council:

AMSC1 Appointment of Deputy Chairman - Asset Management Sub Committee

Moved Cr C Buchanan
Seconded Cr M Blackmore

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

CARRIED

AMSC-OB1: Playspace Renewal Program

Moved Cr C Buchanan
Seconded Cr M Blackmore

1. 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 Footpath Program

Moved Cr C Buchanan
Seconded Cr M Blackmore

1. 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 M Blackmore

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 M Blackmore

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

CARRIED

Healthy Ageing and Access

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

Moved Cr L Braun
 Seconded Cr S Ouk

1. That the information to be received.
2. That Council note:
 - 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.
 - 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).

CARRIED

Property

2.5.1 Renewable Energy for Council Buildings

Moved Cr M Blackmore
 Seconded Cr L Braun

1. The information be received
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”.

CARRIED

2.5.2 Flood Lighting at Council owned Facilities leased by Community and Sporting Clubs.

Cr C Buchanan declared a perceived conflict of interest on the basis of being a president of a sporting club that has oval lights. Cr Buchanan managed the conflict by remaining in the meeting and voting in the best interest of the community and all sporting clubs.

Moved Cr C Buchanan
 Seconded Cr L Braun

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 sports field 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.

CARRIED

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

2.5.3 Minutes of the Strategic Property Development Sub Committee meeting held on Monday 9 September 2019

Recommendation

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

SPDSC1 Future Reports for the Strategic Property Development Sub Committee

Moved Cr M Blackmore
Seconded Cr L Braun

1. The information be received.

CARRIED

SPDSC2 Strategic Land Review Update Status Report

Moved Cr M Blackmore
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 Cr M Blackmore
Seconded Cr L Braun

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

2.6.2 Capital Works Report - August 2019

Moved Cr C Buchanan
Seconded Cr L Braun

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

CARRIED

Traffic Management

2.7.1 Safety near Train Stations

Moved Cr C Buchanan
Seconded Cr L Braun

1. The information within the report be received and noted.

CARRIED

2.7.2 Traffic Safety: Nelson Road, Para Hills

Moved Cr L Braun
Seconded Cr S Reardon

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.

CARRIED

OTHER BUSINESS

Nil

CONFIDENTIAL ITEMS

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

Cr S Reardon declared a perceived conflict of interest on Confidential Item 2.9.1-SPDSC4 - Hoyle Green Business Case, on the basis that she may decide to purchase property in Hoyle Green in the future.

Cr Reardon managed the conflict by remaining in the meeting and voting on the item in the best interest of the community.

Moved Cr L Braun

Seconded Cr M Blackmore

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.*

CARRIED

The meeting moved into confidence at 7.59 pm.

The meeting moved out of confidence and closed at 8.07 pm.

CHAIRMAN.....

DATE.....

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

RECOMMENDATION

1. The information be received.

ATTACHMENTS

There are no attachments to this report.

1. BACKGROUND

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

2. CONSULTATION / COMMUNICATION

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

3. REPORT

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

Meeting Item	Heading and Resolution	Officer
24/07/2017 NOM1	Variation to Council Decision 1783/2017: St Kilda Master Plan - Stage 2 3. That authorisation to progress with priorities 3 to 8 inclusive provided in the St Kilda Stage 2 – Marine Recreation Precinct and Mangroves Master Plan be subject of consideration of further reports to Council. Due: November 2019	Dameon Roy
26/03/2018 6.4.1	Long Term Financial Plan and Budget Workshops Actions Update 2. A report on the success of the Reserve Upgrade Program and consideration of future sites be included on the Works and Services Future Reports with a due date of December 2018 (per table Budget Workshop 1 – 28 February 2018 item WS1-9). Due: November 2019	Craig Johansen
26/03/2018 6.4.1	Long Term Financial Plan and Budget Workshops Actions Update 3. A report on the program of sites for Fitness Equipment Program be included on the Works and Services Future Reports with a due date of December 2018 (per table Budget Workshop 1 – 28 February 2018 item WS1-13). Due: November 2019	Craig Johansen
26/03/2018 6.4.1	Long Term Financial Plan and Budget Workshops Actions Update 4. A report on the program of sites for Autism Friendly Playspaces be included on the Works and Services Future Reports with a due date of December 2018 (per table Budget Workshop 1 – 28 February 2018 item WS1-15). Due: November 2019	Craig Johansen
29/01/2019 2.4.2	Use of Thermal Methods for Weed Control 3. Staff provide a report on the outcomes of steam technology after a 12 month period in relation to its uses outlined in part 2. Due: February 2020	Mark Purdie

25/02/2019 2.5.1- SPDSC (OB1)	Framework Development for Additional Green Space in Salisbury 1. That staff develop a framework by end of July 2019, for identifying opportunities for the strategic acquisition of properties to provide additional green space and/or recreation areas within Salisbury. Due: November 2019 Deferred to: June 2020 Reason: It will be included in the Place Activation Strategy.	Craig Johansen
25/03/2019 6.4.2	Budget Bids 2019/20 7. PSN000375 Elected Member Bid: BBQ Installation - Lindblom Park, Pooraka and other reserves be considered in a future report on the PSN000262 Outdoor Furniture Program. Due: December 2019	Craig Johansen
25/02/2019 W&S-OB2	Traffic Monitoring – Andrew Smith Drive, Parafield Gardens 1. That a report be brought back on traffic monitoring and parking on Andrew Smith Drive, Parafield Gardens, particularly in relation to The Pines School, including at peak times. Due: October 2019 Deferred to: December 2019 Reason: Putting framework for traffic management around schools to November meeting.	Tony Calandro
25/03/2019 1.3.2	Budget Bids 2019/20 9. TRN000362 Elected Member Bid: Drop off/Pick up Zone Daphne Road (Madison Park PS) be considered as part of a review of the requirements for managing traffic around schools which will be added to the future reports for Policy and Planning Committee, to be reported in October 2019, and this bid not progress at this time for further consideration in the 2019/20 budget. Due: October 2019 Deferred to: December 2019 Reason: Putting framework for traffic management around schools to November meeting.	David Boothway
25/03/2019 W&S-OB2	Budget Bids 2019/20 12. STN000388 Elected Member Bid: Pooraka Community Centre be considered as part of the Facilities Management Plan, which is to be added to the Future Reports for the Works and Services Committee, to be reported in October 2019, and this bid not progress at this time for further consideration in the 2019/20 budget. Due: February 2020	Karen Pepe

23/04/2019 2.6.2	Review of Mawson Lakes Primary School Pedestrian Bridge – Upstream of the Strand 5. That further discussions take place between Council staff, Mawson Lakes School and DECS/DPTI regarding construction and funding options, with a report back to this Committee by 1/10/2019. Due: October 2019 Deferred to: December 2019 Reason: Discussions are currently underway with DECS and the school regarding the contributions from each organisation.	Dameon Roy
23/04/2019 12.1	Motion Without Notice – St Kilda Masterplan 2. Staff to provide a report on the cost of reactivation of the old Boat ramp. Due: November 2019	Dameon Roy
27/05/2019 3.6.7	Review of Verge Development by Residents Policy 1. The recommended policy changes be deferred and considered in conjunction with the review of our Verge Maintenance Program which is due to be reported on in the second half of 2019. Due: November 2019	Craig Johansen
24/06/2019 2.9.1	Recreation Services Agreement Council has previously resolved this resolution to be confidential. Due: May 2020	Adam Trottmann
24/06/2019 12.2	Motion without Notice: Enhancement of Entry/Exit - Para Hills Community Hub 1. Staff bring back a report on options/ideas to enhance the exit and entry into the existing Woolworths/Para Hills Community Hub to address potential safety concerns with specific consideration being given to: - discussions with owners/operators of the Woolworths Car Park - consideration of the availability of existing car parking areas - disability access - pedestrian movements within that car parking facility. Due: October 2019 Deferred to: November 2019 Reason: To allow for consultation.	Tony Calandro
22/07/2019 2.5.1	Mawson Lakes Interchange Land - Community Land Revocation 3. <u>A further report be presented to Council for consideration of any objections received in response to community consultation.</u> In the event that no objections are received the Manager Property and Buildings be authorised to prepare and submit the necessary documentation to the Minister for approval. Due: November 2019	John Devine

22/07/2019 2.7.1 Due:	Traffic Safety Issues: Intersection of Waterloo Corner Road and Kensington Way at Burton 3. Depending on the decision of the Minister of Transport, Council to give further consideration to this item. November 2019	Tony Calandro
22/07/2019 W&S-OB1 Due:	Traffic Management Measures – Redhill Road, Ingle Farm 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. November 2019	John Devine
22/07/2019 MWON12.2 Due:	Bins for Blokes 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. November 2019	Les Hubiak
22/07/2019 2.9.1 Due:	Mawson Lakes Interchange Council has previously resolved this resolution to be confidential. November 2019	Terry Sutcliffe
26/08/2019 2.4.1 Due:	Landscape Enhancements to Feature Sites 2. That staff bring back a further report on costings and design options on upgrading all major entry sites of the City of Salisbury. November 2019	Craig Johansen
26/08/2019 2.5.2 Due:	Road Closure Portion of Port Wakefield Road, Globe Derby Park 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> December 2019	Tim Starr

26/08/2019	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	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.	
Due:	December 2019	
26/08/2019 Cnl-OB12.2	Traffic Study - Kings Road, Parafield Gardens	Dameon Roy
	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.	
Due:	December 2019	
23/09/2019 MON1	Impact of Council Trees on Residential Solar Panel	Craig Johansen
	1. That Council provide a report into the costs and feasibility of amending the Council Tree Management Policy to include the provision of the pruning Council trees that affect the performance of residential Household solar panels.	
Due:	November 2019	
23/09/2019	Resource Sharing Proposal - Research Road Dog Pound	Jarred Collins & John Darzanos
2.6.1	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.	
Due:	March 2020	
23/09/2019	Renewable Energy for Council Buildings	Andy LeGrand
2.6.1	4. That a separate report be completed for the Salisbury Community Hub to increase its currently planned solar and adding battery storage so it can be successfully run on 100% renewable energy within 12 months of opening.	
Due:	November 2019	
23/09/2019	Safety Near Train Stations	David Boothway
2.7.1	2. That Council bring back a further report on the costings as outlined in 3.7 of the report for future budget consideration.	
Due:	November 2019	

4. CONCLUSION / PROPOSAL

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

CO-ORDINATION

Officer: EXECUTIVE GROUP

Date: 14/10/19

ITEM	2.1.1
	WORKS AND SERVICES COMMITTEE
DATE	21 October 2019
HEADING	Burton Community Hub Project Update
AUTHOR	Pippa Webb, General Manager Community Development, Community Development
CITY PLAN LINKS	3.1 Be an adaptive community that embraces change and opportunities. 4.4 Embed long term thinking, planning and innovation across the organisation. 3.3 Be a connected city where all people have opportunities to participate.
SUMMARY	This report provides council with information regarding the project for the development of a Community Hub at Burton.

RECOMMENDATION

1. Council note the project update regarding the development of a Community Hub at Burton.

ATTACHMENTS

There are no attachments to this report.

1. BACKGROUND

- 1.1 In January 2019, Council approved the development of a Community Hub at Burton. Council has a strong record of integrated service delivery through Community Hubs with existing sites at Mawson Lakes, Ingle Farm and most recently Para Hills. The Salisbury City Centre will be the next Community Hub offering integrated service provision across libraries community centres type functions, exhibition space community hall and Council customer service.
- 1.2 The most immediate priority for the coming years for the development of community hubs was identified by Council as the western area of the city around Burton, followed by Ingle Farm, based on growth areas data.
- 1.3 Since this decision and post the approval of budget in the long term financial plan staff have been working on a project brief and governance arrangements to manage the project through 19/20, financial year with project delivery planned for 20/221 financial year.
- 1.4 The combination of elements with a Community Hub is somewhat dependent upon the opportunities to enhance existing/adjacent infrastructure, and services. For example Para Hills Community Hub is located adjacent a shopping centre and school, opposite allied health services, school and enhances the integration of the positive ageing centre, library and community centre functions.

- 1.5 Recent constructed community hubs contribute to the creation of vital public spaces that help engender a sense of place, pride and distinctive community identity. A recent focus has been designing community facilities that enhance the physical quality and appearance of public places, helping to reinforce a place's identity and making it a more attractive environment for people to gather and interact with each other.
- 1.6 Places for the community to gather, both formally and informally, has always been a key goal for contemporary community facilities. This can include spaces that fit the description of a 'third place'- informal public gathering spaces that enable people to sit, relax, meet, gather and interact. They are places that encourage social connections are essential to the creation of a sense of community. These facilities address the communal yearning for 'places to spend time, where you don't have to spend money'
- 1.7 In relation to Burton, the Northern Connector will be likely to increase the movement of people entering the city from the western entrance (from the western section of Burton to Waterloo Corner), making the Burton precinct a significant future entrance way for population growth and movements into and out of the City.
- 1.8 Council purchased land adjacent the existing Burton Community Centre and demolished an old preschool, which was on a site, with a view to land banking for future development. This site is adjacent the sporting grounds currently leased by the Football Federation of South Australia, (with a sub-lease to Salisbury United Football Club), a school and shopping centre in an area which is currently poorly serviced on a major transport route through the City of Salisbury. This site provides an immediate opportunity for development of a Community Hub to service the needs of the western growth areas of Salisbury.
- 1.9 In the development of a Community Hub consideration will be given to maximising the operations of the existing infrastructure and to the development of a precinct plan which considers elements such as access egress, parking, mobility and accessibility and integration of the community infrastructure which is sympathetic to the adjacent residents shopping centre, adjacent business owners, developers and broader community needs now and into the future.

2. CONSULTATION / COMMUNICATION

- 2.1 Internal
 - 2.1.1 N/A
- 2.2 External
 - 2.2.1 N/A

3. REPORT

Progress towards appointment of consultant to undertake the project

- 3.1 Staff have now prepared a project brief and will soon approach the market to seek a suitable Architect to undertake the project. The project brief has been designed in stages. An outline of deliverables and draft time frames are presented below for information. Once the Tender has been awarded, staff will be able to provide an update and confirm the project stages and timings.

Stage 1 - Consultation

- 3.2 Stage one will see the development and implementation of a consultation /communication framework by the successful consultants/architects will give consideration to how is best to provide opportunities for consultation with a wide variety of stakeholders including; representatives from Business, Department of Education/ local Schools, businesses, community groups, Ward Councillors and representatives from the Burton Community Association.
- 3.3 A robust representative consultation strategy and communications plan will also be developed to provide the community with ongoing information regarding the results of the project and advice regarding next steps as well as opportunities to be involved. In addition the project will need to consider a decision making framework for Council to consider hold points towards finalisation of concept design.

Stage - Precinct plan

- 3.4 A precinct plan will be developed and consideration given to the interface between the existing social infrastructure surrounding the facility (Council and private assets). The Plan will consider the impacts of regional facilities may have on demand, and consider opportunities for private investments to meet and support community need, potential for cost avoidance. In addition the scope of the project includes the initial assessment of needs in relation to commercial elements within the Hub Design.

Stage 3 - The functional specification

- 3.5 A functional brief provides the scope of the spaces and uses which is then developed by an architect into a concept design. The functional brief will be predicated on the results of the community consultation, the precinct plan, and delivery on the service mix which has been identified.
- 3.6 Particularly in areas experiencing growth and change, community facilities have to respond to increasingly complex and diverse social needs. To make the best use of limited resources, and ensure that facilities are utilised as much as possible, community facilities need to provide for multiple uses and serve a range of population groups, as well as being capable of adapting as needs change over time. Successful community facilities tend to be those that offer a diversity of well organised and well attended services, programs and activities. This diversity requires a variety of flexible spaces and amenities, capable of being multifunctional and accessible.
- 3.7 Once the function specification has been developed a suitable range of facilities management options will be required. Management options need to consider the overall role of council in the management of the new facility, opportunities as a result of any changes in function and service mix.
- 3.8 **Stage 4 - The concept design development** will be predicated on the robust community consultation framework which is representative of the local Burton Community, future/potential Burton Community, the existing Burton Community Association, local businesses, sporting clubs and the broader catchment areas where there are existing assets which may have an impact of scope, demand and community needs.

- 3.9 The concept also needs to be sympathetic to the precinct plan objectives and adjacent building structures. A concept design which incorporates information technologies suitable for the purpose of the Community Hub and provides the capacity in the concept design to for the consideration of private investment/income generation from the facility based on business and industry consultation will also be an important feature.
- 3.10 The level of detail required for concept design is such that accurate costings for the project building could be produced by a quantity surveyor within an 30% confidence margin of error based on the concept design description.

Management Model

- 3.11 As the building design evolves it will be necessary for Council to consider options for the management of the new facility. Depending on the type of services on offer management models could range from Council owned and managed to out sourced and anything in-between. Currently the services and management of the existing facility of undertaken by a group of volunteers with the support of the Council and State Government funded Co-coordinator positions. This model may need to be reimagined depending upon the types of services and facility that is scoped through the consultation process.

Project scope

- 3.12 Community facilities are increasingly being used to showcase sustainable building methods and design. Sustainable initiatives can include rainwater harvesting, solar panels, energy efficient lighting and storm water treatment. Another example of environmental sustainability is adaptive reuse, these elements will also form part of the considerations for the building concept design.
- 3.13 Financial viability has become a core focus area in the provision of community facilities. In an environment of limited resources, local governments are becoming increasingly interested in exploring ways to decrease costs in relation to developing, operating and maintaining community facilities. As a result the incorporation of income generation space into community facilities is increasingly common and seen as fundamental to the financially sustainable operation of community facilities. While cost recovery is an ambitious goal, the generation of income to offset operational costs is seen as a future necessity.
- 3.14 The project will consider future opportunities for both Council and private investment, population changes and activity preference changes as well as the impact of the National Disability Insurance Scheme, changes to aged care service provision.

Project Timing

3.15 The following table contains the project timing of each stage;

Project stage	Delivery date
Stage 1 Community consultation	February 2019
Stage 2 - Precinct plan	March 2019
Stage 3 Functional specification	May 2019
Stage 4 A concept design options	August 2019 (including preliminary costings)

4. CONCLUSION / PROPOSAL

- 4.1 The next phase of the Community Hub roll-out is about to commence with the Project to consider the concept development of a Community Hub at Burton.
- 4.2 Information is provided to Council regarding the project deliverables and preliminary timing.

CO-ORDINATION

Officer: EXECUTIVE GROUP
Date: 14/10/2019

ITEM	2.4.1
	WORKS AND SERVICES COMMITTEE
DATE	21 October 2019
HEADING	Update on Corella Management
AUTHOR	Paul Marsden, Team Leader Parks & Landscape, City Infrastructure
CITY PLAN LINKS	2.3 Have natural resources and landscapes that support biodiversity and community wellbeing.

SUMMARY This report provides an update on proactive actions taken and proposed in relation to managing the Little Corella population in the City of Salisbury and an update on the development of the South Australian Little Corella Management Strategy.

RECOMMENDATION

1. The information be received.
2. The proposed actions outlined in sections 3.7 to 3.12 of this report be endorsed
3. The attached draft letter, responding to the Corella Management Strategy 2020-2025, be endorsed and submitted to the Department of Environment and Water.

ATTACHMENTS

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

1. Draft South Australian Little Corella Management Strategy 2020-2025
2. Developing the South Australian Little Corella Management Strategy Factsheet
3. Draft South Australian Little Corella Management Plan - Proposed City of Salisbury Feedback

1. BACKGROUND

- 1.1 An increase in complaints about the noise and damage caused by Little Corellas was noted in December of 2017.
- 1.2 Staff contacted an external company (Ecosure) that specializes in this area to provide advice. Monitoring work commenced in March 2018 to establish flock sizes, roosting sites and behavior patterns.
- 1.3 Dispersal activity commenced in December 2018 and continued until April 2019.
- 1.4 A community meeting was held at the Burton Community Centre on 21st February 2019 to consult with the community on the nature of the problem and actions being taken.

- 1.5 A detailed report was provided at the February 2019 Council Meeting on the Little Corella situation.

2. CONSULTATION / COMMUNICATION

2.1 Internal

- 2.1.1 Salisbury Water
- 2.1.2 Field Services

2.2 External

- 2.3 A community meeting was held at the Burton Community Centre on 21st February 2019.

- 2.4 Department of Environment & Water - Little Corella Reference Group.

3. REPORT

State Government Reference Group and Statewide Strategy

- 3.1 The Department of Environment and Water (DEW) has lead the development of a South Australian Little Corella Management Strategy (the strategy) which has been compiled in conjunction with key stakeholders. This has included consultation with all South Australian Councils and the establishment of a Little Corella Reference Group comprised of 26 Councils, the Local Government Association and State Government Departments. The City of Salisbury has a representative (Paul Marsden – Team Leader Parks & Landscape) on the Group.
- 3.2 Following a series of workshops and information gathering, the Draft South Australian Little Corella Management Strategy 2020-2025 was developed and released for public consultation on the 23rd September 2019.
- 3.3 The Draft Strategy and accompanying Factsheet are attached as Attachment 1 and 2 respectively.
- 3.4 Feedback on the Draft Strategy including the provision of a survey is open until the 3rd November 2019 and is available at the YourSay link <https://yoursay.sa.gov.au/little-corella-management>.
- 3.5 The community has been informed of the opportunity to engage on the topic and provide direct feedback on the Draft Strategy though Council's social media posts.
- 3.6 Staff's assessment and feedback on the Draft Strategy is included as an attachment and is planned to be submitted following the October Council Meeting.

Update on Actions

Barriers to Water

- 3.7 Discussions have been held with Salisbury Water about lowering the water levels at Springbank Waters by a small amount (100mm) over the summer period to deter access to water from the solid edges. The objective is to create a barrier to the water for the birds without impacting on the visual amenity of the waterway.
- 3.8 The additional two fountains can be turned on at Springbank Waters and this is proposed to stop birds sitting on them to access water.

Landscape / Habitat Modifications

- 3.9 A meeting has been held with the owner of Heynes Nursery in relation to weed treating the vacant block adjacent to their nursery to eliminate another food source for the Corellas. The owners are open to this suggestion and we are awaiting formal confirmation.
- 3.10 Planting works around sections of the perimeter of the Springbank Waterway are planned to be undertaken in October. These works will add to the visual amenity of the area and will aim to deter the birds from access to the water. It will involve removing plants from other areas of the lakes and replanting them in the open areas plus supplying additional plants and mulch to populate the bank areas. The estimated costs for these works are in the order of \$30k. This will be funded from the recurrent operating budget.

Dispersal / Deterrent Activity

- 3.11 Dispersal activity is planned as soon as the first 'scout' birds arrive for the season. Ongoing dispersal activity as per the summer of 2018/19 is proposed for the coming season to minimise flock numbers and the associated nuisances involved.
- 3.12 The community in the Burton precinct will be updated by letter prior the starting of dispersal to keep them informed and enable them to make suitable provisions for impacts to pets etc.

4. CONCLUSION / PROPOSAL

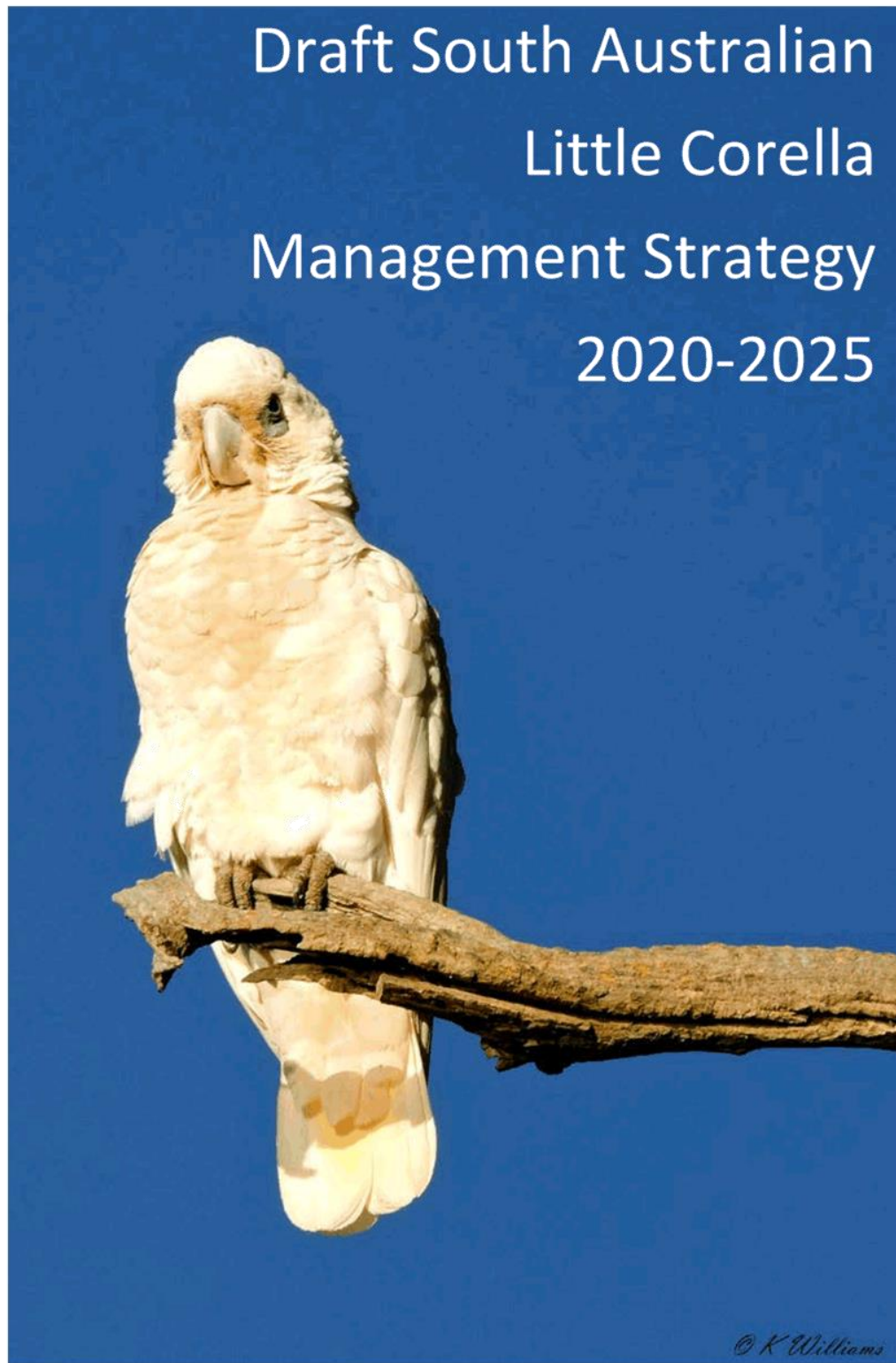
- 4.1 It is anticipated that the Corella population will return to the Burton precinct in the warmer months.
- 4.2 Staff are continuing to liaise with experts, neighbouring Councils, State Government and other key stakeholders and taking proactive measures to manage the Little Corella population and its impacts.
- 4.3 A range of short, medium and longer term approaches are being implemented in an endeavor to minimise Little Corella impacts.

- 4.4 The Draft South Australian Little Corella Management Strategy 2020-2025 has been released for consultation. The community has been informed of the opportunity to provide feedback and staff's proposed feedback on the Draft Strategy is provided for Council consideration.

CO-ORDINATION

Officer: EXECUTIVE GROUP
Date: 14.10.19

Draft South Australian Little Corella Management Strategy 2020-2025



Version 20/09/2019

1 | Page

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Glossary

Controls Management activities that include lethal and non-lethal deterrents that aim to deter or remove birds (or reduce their numbers) in an area in order to reduce their impacts.

Corella Sanctuary (also referred to as 'sacrificial site') Suitable areas deliberately set aside as a little corella habitat; little corellas are not be moved on from these sites.

Cull To destroy (kill) birds, usually in large numbers, to reduce the overall population size.

Flock A large number of birds congregating together in a single area.

Habitat Little corella habitat includes roosting and nesting, watering and feeding areas.

Human-wildlife conflict Experience of negative interactions with wildlife. Causes of this conflict can be varied, from real or perceived danger, to economic losses, to a reduction in amenity.

Lethal deterrent Destruction of a small number of birds in order to deter a large flock of birds from the area, typically used in conjunction with non-lethal measures.

Non-lethal deterrent Non-lethal actions that deter birds from an area.

Problem site A location where the presence of little corellas is of concern and where management action is desired.

Roosting Birds sleep at their roosts, typically little corellas settle at night in large roost trees.

Urban adapters Species that live in natural and modified areas, e.g. little corellas.

We All South Australians who have a role to play in reducing the impacts of little corellas.

Summary of little corella issues in South Australia

Little corellas are a long-living, social, highly intelligent and playful native parrot. They have benefited from increased resources and habitat associated with human development. In South Australia, little corellas have been expanding their range southwards over several decades. Little corellas have historically made seasonal movements, wintering in the arid north of South Australia and moving south in the warmer months; but now large flocks seem to be resident in southern settled areas.

Little corellas are described as an 'urban adaptor' as they are opportunistic feeders and thrive in urban environments. It is understood the little corella population has flourished thanks to agriculture, permanent fresh water sources and land clearance. These factors have resulted in large little corella flocks that impact upon urban and peri-urban areas, and rural towns. Little corellas are not often observed to cause impacts in 'natural' areas.

Flocks of little corellas are noisy and through their chewing behaviour they defoliate street trees, dig up grassy areas and can cause significant damage to urban infrastructure including buildings and wiring.

Management of little corella impacts is challenging from both social and practical perspectives. Community opinion about little corellas, and how best to manage their impacts, is polarised. Isolated management actions undertaken to address little corella impacts in the past decades across South Australia have been costly and have not resolved the issue. The attractiveness of cities, towns and agricultural landscapes, to little corellas, has not been reduced by existing management actions.

While current approaches to managing little corellas have benefitted from extensive research, many questions remain. Improved knowledge of the little corella population and its movement patterns is required. Similarly, existing and proposed management tools require documentation of their effectiveness, and novel management tools require investigation. Better information needs to be available to the community about the complexity of the issue and assistance to build community resilience and capacity to manage impacts.

There is no quick fix to the issue. A long-term reduction in little corella impacts will not be attainable if we continue to rely on uncoordinated, short-term management actions. Instead, coordinated multifaceted management approaches, undertaken by a number of stakeholders, are required to manage the impacts of little corellas.

Little corellas are an unprotected species listed under Schedule 10 of the *National Parks and Wildlife Act 1972*.

Landowners, and shooters acting for landowners, do not require a permit to destroy little corellas on their land, if they are causing or likely to cause damage to crops, stock or other property. The *Code of Practice for the humane destruction of birds by shooting in South Australia* and legislation controlling firearms applies.

A Permit to Destroy Flocking Birds by Trapping and Carbon Dioxide Narcosis is required to undertake lethal trapping and gassing of little corellas. The *Code of Practice for the Humane Destruction of Flocking Birds by Trapping and Carbon Dioxide Narcosis in South Australia* applies.

How was this strategy developed?

To date, efforts to manage the impacts of little corellas have been undertaken by individual landowners and land managers. It has been identified that a state-wide approach is necessary to address the reported increase in little corella impacts. This coordinated and collaborative management approach, which takes account of the long-term nature of the issue, is required to educate, guide and support all who are impacted by little corellas.

It is acknowledged that there is no quick fix to resolve the issue. The South Australian Little Corella Management Strategy starts the long-term approach to reducing the impact of little corellas on South Australian communities, businesses and land managers. This strategy provides the framework for more informed, effective little corella controls and long-term actions to be identified and implemented, working towards long-term improvements.

The strategy has been developed following a co-design process involving the Local Government Association, local governments, and state government departments. Other stakeholders have provided advice about management solutions and general feedback throughout the development process.

DRAFT

Aim of the Strategy

A coordinated and collaborative evidence-based state-wide approach with committed actions and resources that minimises the social, economic and environmental impacts of little corellas throughout South Australia.

Principles of the Strategy

We will work in partnership towards long-term solutions to reduce the impacts of little corellas.

This entails identifying, communicating, collaborating and sharing responsibilities across all stakeholder groups, such as local and state government agencies, industry, land managers, landowners and community groups in a regional working group model with state-wide coordination.

We acknowledge that little corellas are, and will continue to be, attracted to human-modified landscapes. Impacts on community amenity, economic impacts from damage to property and environmental concerns for damage to trees are identified as the main concerns of little corellas in urban, peri-urban and rural areas. Changes to landscapes, including native revegetation, town planning and agricultural practices, as well as community education, will be required to achieve long-term reduction in human-wildlife conflict.

We will share the responsibility of proactive actions that support long-term solutions to reduce the impacts of little corellas. Short-term remedies, such as repair of damage and dispersal of flocks, are a cost that remains with the landowner or land manager. Commitment of resources to develop long-term solutions, that benefit all experiencing little corellas impacts throughout South Australia, should be a shared responsibility.

We will work effectively by using best practice approaches that have been developed based on evidence. Continuous improvement principles and contemporary research outcomes will be applied to develop and guide management activities tailored to specific little corella impact contexts.

We will always manage little corellas humanely and lawfully. Animal welfare is protected by legislation in South Australia. Any lethal or non-lethal management activities undertaken to reduce little corella impacts must comply with relevant legislative requirements.

Objectives of the Strategy

1. Coordinated regional management approaches to reduce the social, economic and environmental impacts of little corellas in South Australia

The impacts caused by little corellas in South Australia have been increasing in prevalence over the past 50 years. Communities from the far north to the south east of South Australia have been undertaking management activities to reduce the negative social, economic and environmental impacts in their regions.

A collaborative, state-wide approach that coordinates efforts is required to reduce the negative impacts of little corella in the long-term.

Little corella habitats are diverse and therefore regional management approaches must be tailored to the location and the community being impacted. Regional management plans with multifaceted short-, medium- and long-term management approaches should be developed in consultation and support of the local community and relevant stakeholders.

Actions

- a) Establish a governance model that defines clear responsibilities for little corella management in South Australia.
- b) Identify, and conduct impact assessments, on sites experiencing greatest social, economic and environmental impacts of little corellas.
- c) Develop and implement regional management plans, that clarify roles and responsibilities, to reduce little corella impacts in the region.
- d) Establish and maintain community and regional stakeholder commitment to undertaking appropriate short, medium, and long-term actions that reduce the impacts of little corellas.
- e) Undertake practical alterations to infrastructure, agricultural practices, town planning and native landscape revegetation to reduce impacts of little corellas.
- f) Establish safe habitat areas for little corellas.

Measures

Establishment of regional little corella working groups in impacted areas.

Development of regional management plans that address the identified 'problem sites' and are implemented with stakeholder commitment.

Reduction in the number and severity of reported little corella impacts.

A number of little corella sanctuaries established.

A number of sites modified to reduce attractiveness to little corellas.

2. Share knowledge about the complexity of little corella management

The management of little corellas can be a divisive topic. While some enjoy seeing little corellas, others experience a loss of wellbeing through reduced amenity, disruption from significant noise and damage to property.

Clear, factual information about the issues created by little corellas, and effective measure to address their impacts, needs to be developed and available to all. Making this information available to impacted communities will support collaboration to humanely and strategically reduce the social, economic and environmental impacts contributed to little corellas.

To successfully achieve this objective, appropriate communication methods that enable information sharing between all relevant stakeholders, must be implemented to support a long-term commitment to state-wide coordinated management actions.

Actions

- a) Establish a central point for the community and stakeholders to store, share and access information and resources.
- b) Develop resources to support little corella management.
- c) Develop and promote educational resources about the nature of the issue to the community and relevant stakeholders.
- d) Promote funding and resources that support reducing the impacts of little corellas.

Measures

Information and educational resources easily available when required.
Reduction of contributing causes on private land.
Reduction of reported little corella complaints.

3. Improve the understanding of little corella ecology and management approaches to reduce the impacts of little corellas

Significant investment in understanding and addressing little corella impacts has already been committed. However, existing and un-tested management tools require documentation of their effectiveness to enable communities and stakeholders impacted by little corellas to implement the most appropriate management actions.

While much is already known about little corella biology, management of little corellas could be improved by gaining a better understanding of the little corella population, and also their movement patterns and behaviours. Similarly, more effective and humane management approaches require investigation.

Research will enable evidence-based strategic approaches to be implemented to reduce little corella impacts while preserving little corella populations for future generations to appreciate.

Actions

- a) Investigate the little corella population size and dynamics, and little corella movements patterns.
- b) Investigate and, if appropriate, establish social, economic and environmental impact thresholds.
- c) Research and trial new approaches to reduce the abundance of little corellas, including sterilisation or contraception, and humane destruction methods to determine their effectiveness.
- d) Research new approaches and technologies to manage the impacts of little corellas in high human-wildlife conflict areas.
- e) Record, monitor and share the results of the effectiveness of a number of management approaches.
- f) Involve the community in citizen science to gather and share information.
- g) Collaborate with federal, state and local governments, scientists, industry, landowners and the community to improve the understanding of little corella ecology and management.

Measures

Research projects funded and delivered to inform little corella management.

Establish an estimate of South Australia's little corella population size.

Community involved in citizen science research.

Draft South Australian Little Corella Management Strategy 2020-2025

Monitoring, Evaluation and Reporting

DEW will systematically monitor the South Australian Little Corella Management Strategy throughout the five years to ensure actions are undertaken effectively in accordance with best practice approaches.

At the conclusion of the strategy, the success measures will be evaluated with an outcome report published on the DEW's website within 12 months.

Additional Resources

Resources will be available at https://www.environment.sa.gov.au/topics/plants-and-animals/Abundant_species/little-corellas as they become available.

Research

Title: Little Corellas: Social and Ecological Research for Management in South Australia
Author: Annette Scanlon, Philp Roetman, Michael Stead, Steven Gray and Mark Lethbridge
Date published: 2017

Title: Managing Impacts of the Little Corella on the Fleurieu Peninsula
Author: Ian Temby, M App Sc, Churchill Fellow 1999.
Date published: 2010

Title: Little Corella (*Cacatua sanguinea*); Resource document
Author: Department of Environment and Heritage
Date published: 2007

Title: Corella Research Project: Towards integrated management of the Little Corella on the Fleurieu Peninsula
Author: QED Pty Ltd, City of Onkaparinga
Date published: 2003

Available at www.environment.sa.gov.au

Developing the South Australian Little Corella Management Strategy



Ref: DEW-D0005261

Summary of the issue

In the last 50 years, Little Corellas have extended their range from the far north east of South Australia into southern agricultural, urban and peri-urban areas. Little Corella flocks are reportedly staying for longer periods of time. Little Corellas have become a social, economic and environmental concern for many people throughout South Australia, whilst others value the sight and interaction with Little Corellas in our landscapes.

Little Corellas are described as an 'urban adaptor' as they are opportunistic feeders and consume a variety of food found in urban and agricultural environments, and enjoy easy access to water and shelter with little threat from predators. Our land management activities have created a perfect environment for Little Corellas. This habitat adaptation has supported the population growth and increased flock size.

Managing little corella abundance is complex and polarises the community. Addressing all of the contributing factors to the impacts will take time, money and effort from all stakeholders. Communicating to the most affected, managing expectations of what can be done by when and maintaining long-term stakeholder commitment will be the biggest challenges.

What has been done in the past

Local Government, private land manager and landowner actions to deter, move or destroy Little Corellas have been undertaken for decades with varying degrees of success. Some local governments have implemented their own Little Corella Management Plans to try to address the impacts to their community. State government departments, such as Education, Planning, Transport and Infrastructure, etc. have undertaken their own activities to remedy damage to public infrastructure. Department for Environment and Water (DEW) staff have provided on the ground advice to people and groups affected by little corellas, and DEW offers training and accreditation for trapping and gassing of little corellas in line with the Code of Practice for humane destruction of flocking birds by trapping and carbon dioxide narcosis. Extensive research on the issue of little corellas has also been undertaken in the past two decades. See 'key resources'.

Research was undertaken in 2015-2017 by the University of South Australia Discovery Circle in partnership with the Department of Environment, Water and Natural Resources (now DEW), Local Government Association of South Australia, University of South Australia, Alexandrina Council, City of Marion, City of Salisbury, District Council of Mount Barker, The Flinders Ranges Council and Town of Gawler. The recommendations have informed the development of a state-wide strategy.

Developing a strategy

The Department of Environment and Water (DEW) has lead the development of a South Australian Little Corella Management Strategy (the strategy) which has been compiled in conjunction with key stakeholders. The state-wide strategy builds on consultation with local government in the recent years and decades of research into the impacts of little corellas.

1. Little Corella Reference Group

DEW invited 26 local governments, the Local Government Association and other state government departments to be a part of the Little Corella Reference Group. These organisations have reported impacts of little corellas on the land they manage and have various experience in little corella management. The reference group have co-designed the strategic framework and provided ongoing feedback throughout the drafting of the strategy.

2. Industry consultation

DEW directly contacted industry stakeholders that were known to have managed the impacts of little corellas, may have land that attracts little corellas or who have expressed an interest in little corella management in the past. These

stakeholders were asked to provide their input into the methods and actions so the strategic framework could be achieved.

3. Public consultation

DEW are now seeking public feedback on the draft strategy. Feedback will inform the state government of the community's values around little corella management and regional management approaches.

Key resources

We encourage people interested in little corellas to familiarise themselves with the research reports available on our webpage. www.environment.sa.gov.au/topics/plants-and-animals/Abundant_species/little-corellas.

Glossary of terms

Controls Management activities that include lethal and non-lethal actions that aim to deter or remove birds (or reduce their numbers) in an area in order to reduce their impacts.

Corella Sanctuary (also referred to as 'sacrificial site') suitable areas deliberately set aside as a little corella habitat; little corellas are not to be moved on from these sites.

Cull To destroy (kill) birds, usually in large numbers, to reduce the overall population size.

Early bird Small numbers of birds that arrive in an area ahead of a main flock. Terms 'scout bird' and 'call bird' incorrectly imply that birds report back to other birds in an organised and strategic way.

Exotic plants Non-native plant species can include Australian native plants that are not indigenous (i.e. from other places in Australia).

Exterminate To destroy (kill) every individual bird and remove the species entirely and permanently from all areas (synonymous with extinction).

Flock A large number of birds congregating together in a single area.

Habitat Little corella habitat includes roosting and nesting, watering and feeding areas.

Habitat modification Modifying habitat in some way, such as planting reeds along water banks or increasing shrub cover. As a management strategy, habitat modification may be used to attract or deter particular wildlife from target areas.

Human-wildlife conflict Experience of negative interactions with wildlife. Causes of this conflict can be varied, from real or perceived danger, to economic losses, to a reduction in amenity.

Lethal deterrent Lethal destruction of a small number of birds in order to deter a large flock of birds from the area, typically used in conjunction with non-lethal measures.

Loafing behaviour Loafing areas are where little corellas digest food, preen, play and rest.

Nesting habitat Hollows in large trees and cliffs comprise nesting habitat for little corellas.

Non-lethal deterrent Non-lethal actions that deter birds from an area.

Population reduction To destroy large numbers of birds to reduce the overall population size.

Problem site Where the presence of little corellas is of concern and where management action is desired.

Resident flocks Small resident flocks of little corellas that persist year-round.

Roosting Birds sleep at their roosts, typically little corellas settle at night in large roost trees.

Trap and gas/euthanize A method of "Lethal population control", where birds are captured and then destroyed by carbon dioxide narcosis.

Urban adapters Species that live in natural and modified areas, e.g. little corellas.

Wildlife acceptance capacity A measure of human tolerance of a wildlife species or of a situation involving wildlife (e.g. little corella acceptance capacity).



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16 October 2019

Ann Gee
Wildlife Programs
Department for Environment and Water
GPO Box 1047
Adelaide SA 5001

Contact:
Mark Purdie
Reference:

Dear Ann

**Draft Little Corella Management Strategy 2020-25
– Proposed City of Salisbury Feedback**

1. Overall the Draft Strategy seems to focus too heavily on education, monitoring, research and information sharing rather than operational action to physically address the clearly identified problem of overabundance. For people actually suffering from the effects of the birds on a daily basis, the Draft Strategy does not appear to go far enough to assist these individuals in the short term. This could be addressed with a coordinated dispersal program across a large area covering numerous Council areas for the period whilst longer term solutions are investigated. Whilst this would require some serious logistical planning it would serve to show the public most severely affected by the problem that action is being taken on a wide scale.
2. Declared Pest - There is no mention in the Draft Strategy of having Little Corella's declared a pest. This could aid in public perception and funding. It is suggested an action be included to investigate this and its potential benefits. Whilst we understand that the legislative impacts of such a declaration are being considered our belief is that an action should sit under the objectives.
3. Funding – It is not clear what level of funding has been provided to implement the Strategy or to support Local Government or other key landholders in implementing local management plans.
4. One of the actions identified is to establish safe habitat areas for Little Corellas. There is no evidence to support that this strategy has any merit. There are currently numerous examples of large numbers of birds repeatedly returning to suburban areas even though there is an area that would be currently classified as a safe habitat area such as a wetland in very close proximity.
5. If impact assessments are to be conducted care must be taken not to undertake them without firstly contacting the relevant Councils to establish if this has already been done. The City of Salisbury already has comprehensive data showing roosting sites, feeding areas and seasonal movement patterns.
6. In summary The City of Salisbury sees the merit in the gathering of data relating to population size, dynamics, environmental impact etc. but believe that whilst this information is being gathered it needs to be aligned with some visible dispersal/deterrent types of activity. This will aid in gaining confidence and contribution from stakeholders whilst also benefitting those most affected which is the main objective of the strategy. Our belief is that the long term solution lies in population control through sterilisation and contraception and this is where the funding needs to be directed.

Should you have any questions, please do not hesitate to contact Mark Purdie, Manager Field Services on 8406 8000.

Yours faithfully

Gillian Aldridge
Mayor

ITEM	2.5.1		
	WORKS AND SERVICES COMMITTEE		
DATE	21 October 2019		
PREV REFS	Council	0.0	29/01/2019
HEADING	Portable CCTV Cameras		
AUTHOR	John Devine, General Manager City Infrastructure, City Infrastructure		
CITY PLAN LINKS	3.4 Be a proud, accessible and welcoming community.		

SUMMARY This report discusses the merit for increased use of CCTV cameras, to help mitigate the incidence of illegal dumping, graffiti, and hoon driving across the city.

The report specifically addresses the use of mobile cameras in response to a resolution passed by Council at its January 2019 meeting.

CCTV cameras are an important part of a strategy to improve community pride and safety, but should not be seen as a solution by themselves.

RECOMMENDATION

1. The installation of CCTV cameras to combat illegal dumping, hoon driving and graffiti, be considered within the context of the Community Safe Strategy.
2. Council continues to explore a range of options (including CCTV) to assist reduce hoon driving, illegal dumping, and graffiti, as part of the Community Safe Strategy.
3. Council endorse the hire of 8, fit for purpose, portable CCTV cameras for a 6 to 9 month trial to ascertain the benefit over alternative options.
4. A 2019/20 First Quarter non-discretionary budget review bid be approved for \$65k to fund this trial.
5. Administration work with the Councillors on the purpose and specification for the cameras, with the aim of commencing the trial in early 2020.
6. In consultation with Councillors, determine where the portable cameras should be installed, in the context of the Community Safe Strategy.

ATTACHMENTS

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

1. Dumped Rubbish Pick ups to 30 August 2019
2. Graffiti Removal jobs to 30 August 2019

1. BACKGROUND

- 1.1 Community safety and city amenity are negatively impacted by illegal dumping, graffiti and hoon driving, and consequently Council has been combating these issues through a range of strategies and actions.
- 1.2 CCTV cameras have been increasingly used across the city over recent years and with the improvements in technology have proven to be useful in assisting to reduce crime and other negative social behaviours when part of an integrated suite of initiatives.
- 1.3 Council currently has over 200 CCTV cameras in various locations across the city, mostly related to security matters and this number is steadily increasing.
- 1.4 At its meeting on 29 January 2019, Council resolved:

As part of Council's strategy to combat illegal dumping, hoon driving and graffiti:

- *a report be provided informing Council of the cost for the purchase, installation and utilisation of portable hidden CCTV cameras to capture on video and ultimately prosecute offenders;*
- *the report be provided in time for consideration of the matter as part of the 2019/2020 budget process;*
- *Ward Councillors be consulted to identify illegal dumping, hoon driver and graffiti hot spots in the City of Salisbury.*
- *That the strategy also look at ways in which we could network and utilize other CCTV cameras.*

Resolution Numbers: 0085/2019

At the same meeting Council also resolved:

That Council bring back a report looking at proactive ways of reducing illegal dumping (such as CCTV and increasing awareness of alternative waste services) and associated costs by March 2019 to enable an appropriate budget bid to be prepared.

Resolution Numbers: 0074/2019

2. CITY PLAN CRITICAL ACTION

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

3. CONSULTATION / COMMUNICATION

3.1 Internal

- 3.1.1 Manager Field Services – Mark Purdie
- 3.1.2 Manager Environmental Health & Safety – John Darzanos
- 3.1.3 Manager Property & Buildings – Karen Pepe
- 3.1.4 General Manager, Community Development – Pippa Webb
- 3.1.5 General Manager City Infrastructure – John Devine

3.1.6 Salisbury Elected Members

3.2 External

3.2.1 External providers of CCTV services

3.2.2 SAPOL

4. REPORT

4.1 Dumped Rubbish

4.1.1 Illegal dumping of rubbish is a problem that while spread across the council area does have a number of hot spots (refer to attachment 1).

4.1.2 The current cost to Council of dumped rubbish (bulk) is approx. \$650k per annum. Council currently has 2 cleansing crews (4 staff and 2 crane trucks) which spend the majority of their time collecting dumped rubbish as well as patrolling some hot spots across the city on a regular basis. The number of jobs related to dumped rubbish is approximately 3,000 jobs per annum.

4.1.3 Council provides a wide range of waste related services to the community in addition to the regular weekly and fortnightly domestic waste services. These services include:

- In addition to the standard weekly general waste and fortnightly recycling & greenwaste kerbside collection services, residents can choose to pay an annual fee for additional waste & recycling bins or purchase additional greenwaste bins. Annual fees for bin upgrades/additions are waived for concession card holders after the first year.
- NAWMA provides each household with two, free hard-waste services each financial year. Residents can choose to have items collected from the front of their property or they can use a voucher and take their items to one of two local Resource Recovery Stations.
- If Salisbury residents have excess greenwaste that will not fit in their green bins, they can dispose this waste at subsidised rates anytime during operating hours at the Pooraka Waste Recovery Centre. Council also provides free kitchen caddies to assist residents collect organic waste that would otherwise be disposed in landfill.
- In addition to operating two Resource Recovery Centres where residents can dispose of waste for a fee, NAWMA offers a household chemical and paint drop-off facility at its Edinburgh North Resource Recovery Centre (RRC). There is no charge to use the facility, which is open to the public seven days/week.
- Groups collecting litter or waste (such as Clean Up Australia Day) can have the waste they have collected picked up at a pre-arranged location.

4.1.4 The resolution speaks of portable hidden CCTV cameras. The installation of semi-permanent CCTV for known hotspots for illegal dumping could be of use to assist in reducing the incidence of dumping at these specific locations, but this action would be expected to simply motivate the

perpetrators to move to another site rather than stop the dumping of the rubbish.

- 4.1.5 Some of the areas where dumped rubbish regularly occurs are very open and concealing a camera could be a challenge. The suggested primary aim of any actions by council would be to reduce the incidence of illegal dumping, rather than catch offenders. Playford Council has used large free standing portable cameras, which while not hidden seem to act as deterrents and can be relocated from site to site with a crane truck.
- 4.1.6 There are a number of locations across the city that are already known as hot spots for dumped rubbish. These sites are regularly patrolled by Council Response crews to help reduce the time any dumped rubbish is left lying around.
- 4.1.7 If evidence is gathered on CCTV and actioned by Council's Inspectorate with respect to imposing fines, or prosecuting, Council will need to be cognizant of the potential costs and publicity associated with any prosecutions.
- 4.1.8 It is often not rate payers who create the dumped rubbish across Salisbury partly because they have a free voucher system to assist them dispose of unwanted rubbish. Rather, it has been observed that on occasions tenants dump rubbish and excess items particularly when vacating a tenancy, possibly because they do not have the means to dispose of significant hard waste, or are not aware of the options available to them. In this case there could be a mechanism to allow tenants to use the hard-waste collection vouchers for the address they are staying in, which may be a way to reduce the perceived necessity of tenants to dispose of hard waste illegally.

4.2 Hoon Driving

- 4.2.1 Over the past 20 years Council has been constructing Local Area Traffic Management schemes throughout the City. This strategy in association with, the introduction of 50km/h speed limits on local roads; the program to construct footpaths on one side of every street and both sides in high traffic areas such as schools; and changes to the laws to allow cyclists to ride on footpaths, has made the streets significantly safer to use.
- 4.2.2 Council's transport team has been monitoring the streets across Salisbury on a continuous basis for the last 15 years including both on a cyclical basis and in response to customer enquiries. In every case, there have been no speed profiles that indicate a need to install major traffic control devices to manage the general speed of traffic, with 99% of vehicles driving within an acceptable speed profile.
- 4.2.3 However, hoon driving is recognized by residents as the major issue related to speeding on our local streets. Of the 6000 traffic management enquiries in the last 5 years, it is estimated that over half are related to the perception that the street is unsafe due to speeding traffic, however when investigated the vast majority of these enquires relate directly to a small number of "hoon" drivers.

- 4.2.4 It is the Administration's understanding that Council does not have the ability to use CCTV for enforcement of speeding motorists; rather the information gained must be taken to SAPOL.
- 4.2.5 Advice received has also suggested that it is preferable for Council to make motorists aware that they could be under surveillance. This in itself could act as a deterrent, and help reduce the incidence of hoon driving at that location.
- 4.2.6 Council has been using its close relationship with SAPOL, to assist in the reduction in hoon driving in particular streets, with Council analyzing traffic data to show trends as to when the hoon driving is occurring enabling SAPOL to efficiently monitor locations for enforcement. This has also been strengthened by laws used by SAPOL to impound hoon drivers' vehicles.
- 4.2.7 Often when hoon driving is resolved in a particular street it often reappears in another nearby locality.
- 4.2.8 There are some locations across the city where there are ongoing issues with hoon driving, such as at Beachwood Road and Eldersmith Roads, both at the edge of the industrial/residential zones, where it is thought semi- permanent CCTV could be used as a monitoring tool and deterrent for both speed and to reduce heavy vehicles entering residential zones.

4.3 Graffiti

- 4.3.1 Currently graffiti removal is undertaken by a team of dedicated internal staff (3) and a team of volunteers.
- 4.3.2 There are approximately 3,000 graffiti related jobs logged each year, either reported by the community, or logged by staff & volunteers when they are out on site, or through the proactive program currently in place focusing on known high visibility hot spots.
- 4.3.3 At the moment the number of reported and outstanding graffiti jobs is significantly lower than previous years. This is believed to be largely as a result of a program that has been introduced to reduce the time taken to remove the graffiti. There has also been a greater emphasis on recruiting more volunteers for graffiti removal.
- 4.3.4 The introduction of CCTV cameras could assist with providing clear evidence of graffiti acts for SAPOL to investigate, with successful investigation/prosecution probably encouraging displacement away from the CCTV locations. Overall this action could be expected to only marginally reduce the incidence of graffiti across the city, as it would be expected to, at best, move it to another location, rather than stop the practice.

4.4 CCTV

- 4.4.1 CCTV has been increasingly used by the Council over recent years, primarily for the purpose of security of Council facilities, but also to assist with community safety, and as a deterrent against anti-social behaviours (such as hoon driving and graffiti) in known hot spot locations.

- 4.4.2 Expansion of Council's CCTV network has progressed in line with Council initiated funding and receipt of external funding. This has seen CCTV increase throughout the Salisbury CBD, at Community Centres and Libraries, St Kilda, and Salisbury Oval.
- 4.4.3 There are a number of factors to be considered when using CCTV, including: purpose, resolution required, monitoring, storage of footage, how they will be mounted, signage requirements, and whether CCTV should be permanently mounted or for a temporary period. Another important factor is the power provision. Solar power needs clear sunlight so cannot be hidden, electricity is not always available at roadside, and batteries have a limited life before having to be replaced and recharged.
- 4.4.4 Extraction of data from the camera is a further consideration. Is 4G available, and if so the speed of data transfer is important as it the costs with higher quality cameras using significantly more data. Or is the location limiting to only enable downloading within Wi-Fi range of the camera location. Limited download speed may result in 1-2 hours reviewing and downloading footage per event.
- 4.4.5 Appropriate long term storage of data in line with state records (7 years) may also need to be considered.
- 4.4.6 The cost associated with the CCTV camera, storage and monitoring of data, varies enormously depending on the specifications. Consequently, the purpose of monitoring a location must be clear as this drives the cost.
- 4.4.7 Basic CCTV cameras tend to require regular checking as the battery and memory storage only last 48 to 72 hours in high traffic areas as they work off movement, which means the camera is regularly slipping out of standby mode. The basic cameras may also not be sensitive enough to react at the speed necessary to capture hoon driving.
- 4.4.8 Finally the infrared detection range needs to be considered in camera selection, as some have a limit of only 10 to 20 m, while others may have a range of 50m or 100m, but the extra distance comes at a cost.
- 4.4.9 The City of Salisbury security section has at times utilized a small domestic hidden CCTV camera on a reactive basis to identify and monitor council assets. The camera utilizes the 3G network and has limited facial and number plate recognition capability, it is considered to be difficult to securely mount and imposes WHS issues as it needs to be installed in obscure locations and positions.
- 4.4.10 The capability of this portable camera is of low definition and is considered to be ineffective to identify and prosecute offenders. Consequently, security staff have not obtained appropriate video footage that has supported council with an identification or assisted in a SAPOL prosecution.
- 4.4.11 Better quality cameras are available and with the continuous cycle of illegal dumping, graffiti and hoon driving the facilities section has identified appropriate CCTV technology that can be purchased or hired.
- 4.4.12 As mentioned earlier data storage requirements and the extent of monitoring footage are two key factors that need to be considered if a program of portable CCTV's is to be progressed due to associated costs.

- 4.4.13 Salisbury, like other Councils, has had instances where the hidden cameras have been stolen. To mitigate this the cameras need to be housed in mountings that are secure.

4.5 Supplier Consultation

- 4.5.1 Consultation has occurred with some known providers within Adelaide who provide suitable CCTV technology in order to understand procurement options and indicative costs.

- 4.5.2 The CCTV's capability consists of:

- Wireless 24/7, 360 degree motion monitoring day and infrared night monitoring
- Number plate recognition
- 24 hour access with real-time event notification and customised access to multiple smart technology via email
- Solar powered, vandalism and tamper resistant

- 4.5.3 The available CCTV systems are only available as a 'hired option' at this point in time due to the ongoing software management, intellectual property and cloud based monitoring capability, and both providers will not sell their systems.

4.6 Budget Impact

- 4.6.1 The financial cost per free standing unit is:

- Approximately \$600 per month per mobile CCTV unit (depending on the camera selected) – This includes setup (delivery), training and smart technology access, but storage is excluded
- To move these 8 cameras regularly (say fortnightly or monthly) will result in greater than 100 moves over the period of the trial, at a cost of \$400/ move. The relocation of the cameras would be done by the owner of the cameras to reduce the risk to Council and ensure the cameras are set up correctly.
- Total budget required for the trial involving 8 cameras, for 6 to 9 months, is expected to be \$65,000.

4.7 Safer Salisbury Strategy

- 4.7.1 Feeling safe within the community is a basic and fundamentally important need. To support community safety the City of Salisbury endorsed its first community safety plan, the Safer Salisbury Strategy and Action Plan, in 2013 to provide a strategic framework for crime prevention and community safety activities across the City of Salisbury. Priority actions that have been delivered under this strategy include:

- Expansion on Council's CCTV network
- Design of public places utilising CPTED principles

- Place activation initiatives
 - Lighting infrastructure
 - Management of the Salisbury Dry Zone
 - Development of Community safety partnerships and collaborations
 - Partnership approached to drug and alcohol misuse and anti-social behaviour
 - Graffiti removal
- 4.7.2 The community safety action plan is currently being updated to clarify Council's community safety roles, identify priority actions for delivery and respond to current issues and community expectations.
- 4.7.3 Advice from SA Police on crime issues and measures to improve safety has identified that Council could implement measures to provide more information to the public on community safety issues; develop initiatives to raise community awareness relating to community safety; and continue providing CCTV infrastructure in public places
- 4.7.4 It would seem appropriate that the decisions related to the need and priority for CCTV cameras at various locations to combat graffiti, illegal dumping and hoon driving, as well as other factors, such as education, lighting, or pruning of under storey, should be considered in the context of this Community Safety Strategy. This will ensure that CCTV cameras (both permanent and portable) are used as a key part of an integrated strategy to improve community safety, dealing with not only the three important topics of illegal dumping, graffiti, and hoon driving, but all community safety concerns.
- 4.7.5 An important element of the safety strategy is working with the community to understand their concerns and suitable solutions, which may involve an escalation of options, some less intrusive than CCTV in the first instance. Other options such as pathway lighting, or pruning undergrowth may lead to more appropriate solutions at certain locations than the installation of CCTV cameras.

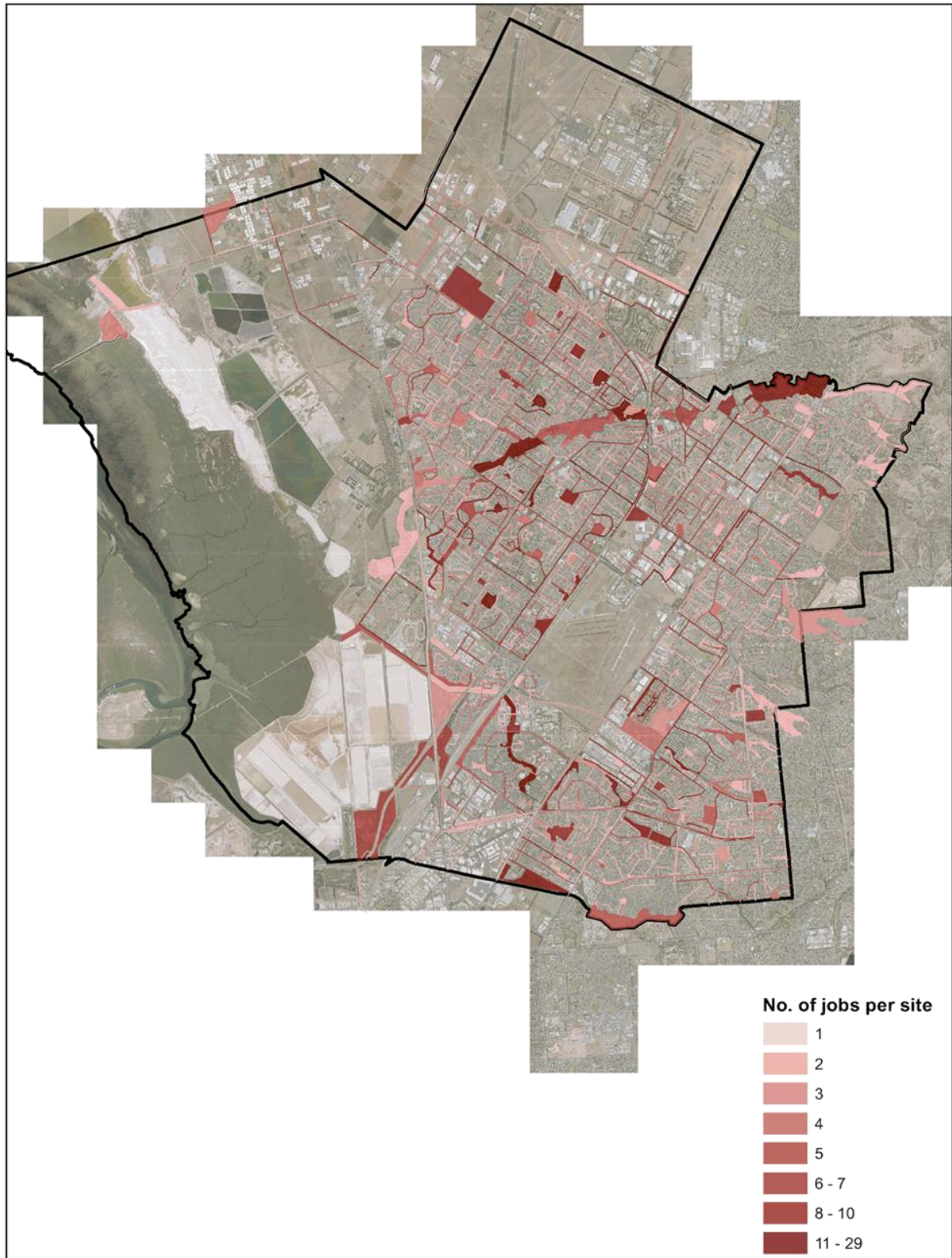
5. CONCLUSION / PROPOSAL

- 5.1 Council has expressed its concern at the level of illegal dumping, graffiti, and hoon driving across many parts of the city and to help address this requested staff to investigate the purchase of a number of portable CCTV cameras.
- 5.2 The issues of hoon driving; illegal dumping and graffiti occur across Salisbury, and are not only expensive to respond to, but impact on the community's feeling of safety. Today the response to each of these issues is largely reactive, as each issue is adaptive with the transgressors easily moving their actions to other sites, as any preventative action, aimed at reducing the incidence of any of these issues, is taken.
- 5.3 CCTV cameras, whether fixed or mobile, can be used as one part of an overall strategy to reduce the incidence of these issues, but more particularly as part of a solution to making the community feel safer.

- 5.4 Council is currently updating its Safer Salisbury Strategy, a key part of which focuses on the use of CCTV at suitable locations across the city. It would seem appropriate to include the use of CCTV to help reduce the incidence of illegal dumping, hoon driving and graffiti as part of this strategy. This would assist with prioritizing the use of CCTV compared to other mitigation options within an overall planned and budgetary framework.
- 5.5 The functionality and style of CCTV cameras and footage availability and quality varies enormously, so the purpose and location must be carefully considered before deciding on a certain camera type. Good quality CCTV cameras are not cheap to purchase or monitor, and the cost of regular relocation is high. The type of infrastructure used to mount the cameras, and power them, must also be considered.
- 5.6 It is unlikely that SAPOL will act purely on evidence provided by camera footage, and the benefit obtained by Council prosecuting residents would need to be assessed, particularly given the frequency of incidents and therefore the associated cost of doing so. However, Council staff will continue to work closely with SA Police and other community safety partners in relation to matters relating to community safety.
- 5.7 A 6 to 9 month trial program of portable CCTV, as part of the Safer Salisbury Strategy, is recommended, to investigate the benefits of using portable CCTV cameras as a tool in reducing illegal dumping, hoon driving and graffiti.
- 5.8 If 8 cameras are used in the trial program a budget of \$65,000 will be required, covering the lease of the cameras, and relocating them each fortnight. This budget is currently not funded.

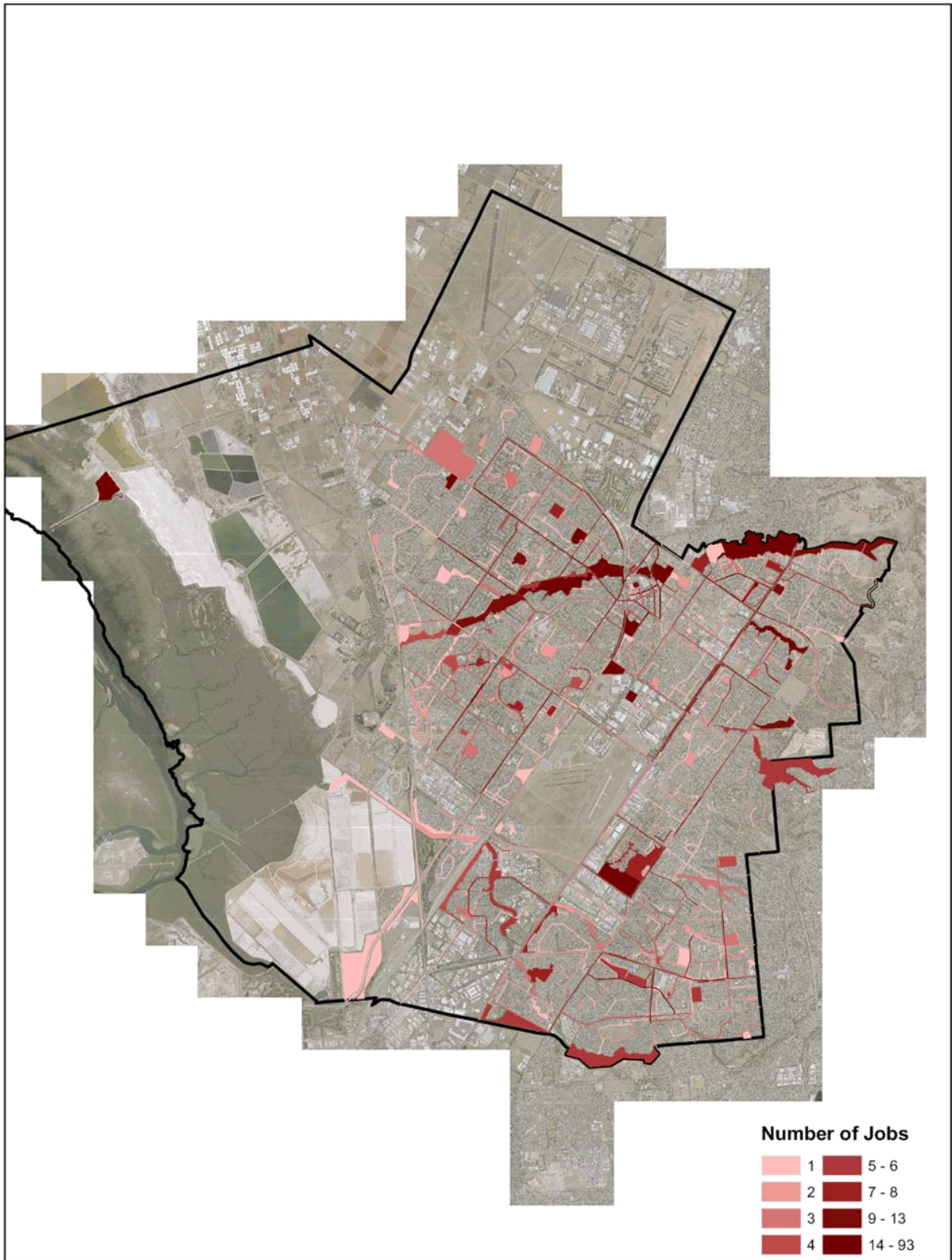
CO-ORDINATION

Officer: Executive Group
Date:



Item 2.5.1 - Attachment 1 - Dumped Rubbish Pick ups to 30 August 2019

 **Dumped Rubbish**
Number of jobs to raised in previous 2 years



 **Graffiti Removal**
Number of jobs undertaken between 01/09/2018 and 30/08/2019

Item 2.5.1 - Attachment 2 - Graffiti Removal jobs to 30 August 2019

ITEM	2.5.2
	WORKS AND SERVICES COMMITTEE
DATE	21 October 2019
HEADING	Proposed Declaration of Multiple Roads within the City of Salisbury
AUTHOR	Lavinia Morcoase, Senior Property Officer, City Infrastructure
CITY PLAN LINKS	2.4 Have urban and natural spaces that are adaptive to future changes in climate. 1.4 Have well planned urban growth that stimulates investment and facilitates greater housing and employment choice. 1.3 Have a thriving business sector that supports community wellbeing, is globally oriented and creates job opportunities.
SUMMARY	This report seeks Council's endorsement to commence a road process order to declare the roads listed within this report as public roads in accordance with Section 210 of the Local Government Act 1999.

RECOMMENDATION

1. This report be received and noted.
2. Pursuant to Section 210 of the Local Government Act 1999, Council resolves to give public notice of its intent to declare the roads listed below as public roads:
 - a. Brown Terrace
 - b. Chapel Street
 - c. Church Street
 - d. Gawler Street (portion of)
 - e. Haigh Street
 - f. James Lane (portion of)
 - g. James Street
 - h. John Street
 - i. Lawrie Avenue
 - j. Mary Street
 - k. Mawson Road
 - l. North Lane
 - m. Old John Street (portion of)
 - n. Robert Street
 - o. Union Street
 - p. William Street

3. A further report be presented to Council following the expiry of the three month notice period to declare the listed roads public and addressing any objections (if received) as a result of the public notice.

ATTACHMENTS

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

1. Attachment 1 - Map of roads to be declared as Public Roads within the City of Salisbury

1. BACKGROUND

- 1.1 In May 2016, Council considered a report from Staff seeking to commence a road process for closure of a portion of Ann Street, Salisbury.
- 1.2 As a result of this process, subsequent investigations determined that there are a number of roads within the City of Salisbury Town Centre that have not been dedicated as public roads and as such are still considered private roads. These roads are listed as follows and delineated in Attachment 1 Item 2.5.2 Works and Services Committee:
 - 1.2.1 Brown Terrace
 - 1.2.2 Chapel Street
 - 1.2.3 Church Street
 - 1.2.4 Gawler Street (portion of)
 - 1.2.5 Haigh Street
 - 1.2.6 James Lane (portion of)
 - 1.2.7 James Street
 - 1.2.8 John Street
 - 1.2.9 Lawrie Avenue
 - 1.2.10 Mary Street
 - 1.2.11 Mawson Road
 - 1.2.12 North Lane
 - 1.2.13 Old John Street (portion of)
 - 1.2.14 Robert Street
 - 1.2.15 Union Street
 - 1.2.16 William Street
- 1.3 A majority of the land within the Town Centre was subdivided prior to the introduction of the Torrens Title System and the *Real Property Act 1886*. Consequently, it has been determined that the roads which were created at that time were not issued separate titles and therefore have no legal owners.
- 1.4 These private roads need to be declared as public roads by Council in order to rectify this anomaly.

2. CONSULTATION / COMMUNICATION

2.1 External

2.1.1 Alexander Symonds, Surveying Consultants

3. REPORT

3.1 Pursuant to Section 210 of the Local Government Act 1999, Council has the power to declare private road to be public road, if:

3.1.1 The owner of the road asks for, or consents to, the declaration; or

3.1.2 The Council makes reasonable enquiries to find the owner and fails to do so.

3.2 Prior to making a declaration, Council is required to give at least three months' notice to the owner of the roads of its intention to make a declaration, and give public notice of the proposed declaration.

3.3 Upon reasonable enquiries through the Land Titles Office (LTO) it has been determined that there is no legal owner of the roads listed above, and as such the LTO have advised that there is no requirement by Council to give separate notice.

3.4 Authorisation is hereby sought from Council to give public notice in accordance with Section 210 of the Local Government Act 1999 of the proposed declaration of the roads outlined in the attached plan (Attachment 1 Item 2.5.2 Works and Services Committee) as public roads.

3.5 A final plan certified by a licensed surveyor will be prepared in substantially the same form as the preliminary plan to be lodged with the LTO.

3.6 Notices will be placed in the North-Northeastern Messenger Newspaper and a further notice will be published in the State Government Gazette.

3.7 A further report will be presented to Council following expiry of the three month notice period to declare the listed roads as public roads. This report will seek Council's endorsement of the declaration and address any objections (if received).

3.8 Subsequent to Council's endorsement, the declaration will be published in the Gazette and a copy of the declaration provided to the Registrar General of the LTO to finalise the declaration.

4. CONCLUSION / PROPOSAL

4.1 It is recommended that in accordance with Section 210 of the Local Government Act 1999 staff give public notice of the proposed declaration of roads are listed as follows and delineated in Attachment 1 Item 2.5.2 Works and Services Committee:

4.1.1 Brown Terrace

4.1.2 Chapel Street

4.1.3 Church Street

4.1.4 Gawler Street (portion of)

4.1.5 Haigh Street

4.1.6 James Lane (portion of)

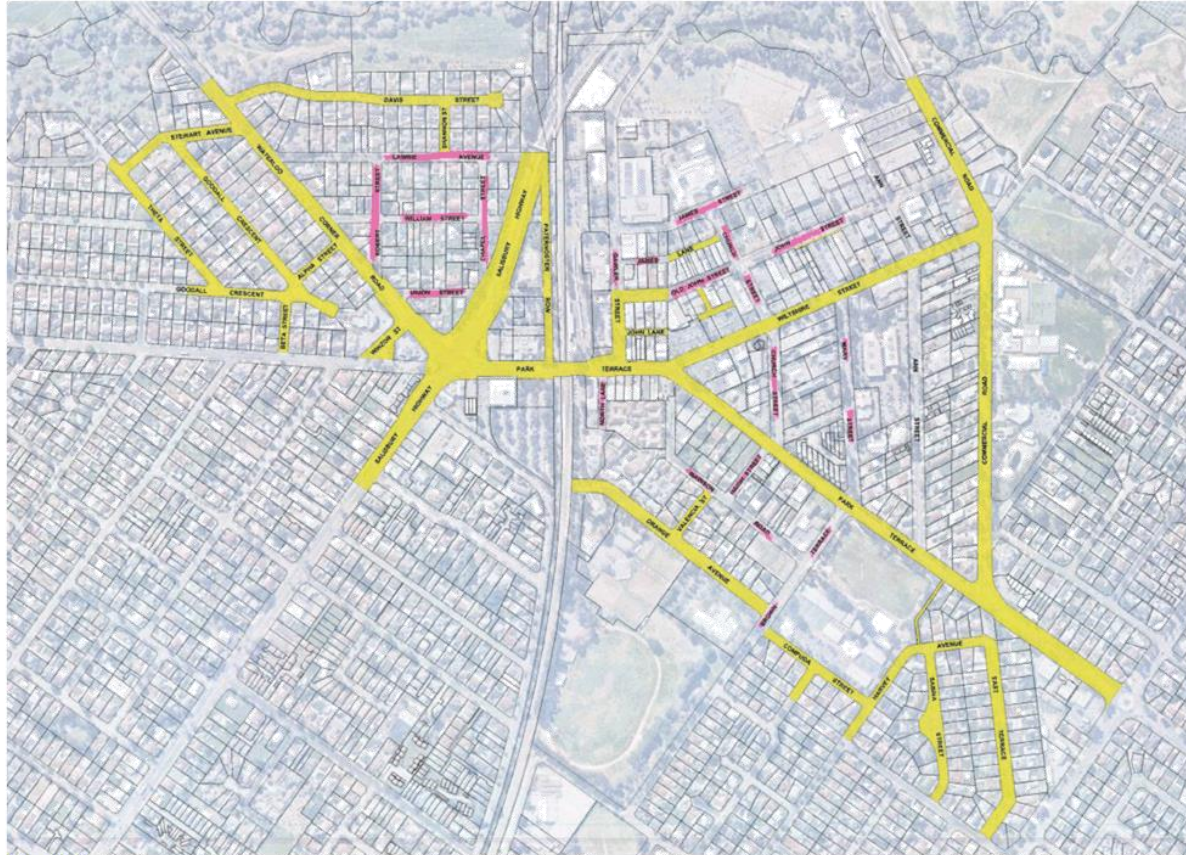
- 4.1.7 James Street
- 4.1.8 John Street
- 4.1.9 Lawrie Avenue
- 4.1.10 Mary Street
- 4.1.11 Mawson Road
- 4.1.12 North Lane
- 4.1.13 Old John Street (portion of)
- 4.1.14 Robert Street
- 4.1.15 Union Street
- 4.1.16 William Street

- 4.2 A further report will be presented to Council following expiry of the three month notice period to declare the attached as public roads and addressing any objections (if received) as a result of the public notice.

CO-ORDINATION

Officer: EXECUTIVE GROUP
Date: 14.10.19

Map delineating roads to be declared within the City of Salisbury:



YELLOW denotes Public Roads within the City of Salisbury
PINK denotes roads to be Declared Public within the City of Salisbury

Item 2.5.2 - Attachment 1 - Attachment 1 - Map of roads to be declared as Public Roads within the City of Salisbury

ITEM	2.5.3
	WORKS AND SERVICES COMMITTEE
DATE	21 October 2019
HEADING	SA Power Networks Easements - Swan Alley Wetlands and Greenfields Wetlands
AUTHOR	Tim Starr, Coordinator Property, City Infrastructure
CITY PLAN LINKS	1.4 Have well planned urban growth that stimulates investment and facilitates greater housing and employment choice. 4.1 Strengthen partnerships that enable us to better address our community's priorities. 4.3 Have robust processes that support consistent service delivery and informed decision making.
SUMMARY	This report seeks Council's endorsement to grant an easement over a portion of Council land known as Swan Alley Wetlands, Globe Derby Park and another easement over Greenfields Wetlands, Dry Creek to SA Power Networks.

RECOMMENDATION

1. Council grant to SA Power Networks an easement for the purpose of installing underground cables within Allotment 30 in Deposited Plan 112818 as described in Certificate of Title Volume 6177 Folio 767 for \$5,000 plus GST, and delineated in red in Attachment 1 – Proposed Easement Swan Alley Wetlands, Item 2.5.3. SA Power Networks are to be responsible for all costs.
2. Council grant to SA Power Networks an easement for the purpose of installing overhead power lines within Allotment 201 in Deposited Plan 81863 as described in Certificate of Title Volume 6161 Folio 956 for \$5,000 plus GST, and delineated in red in Attachment 2, Item 2.5.3. SA Power Networks are to be responsible for all costs.
3. The Manager Property and Buildings be authorised to liaise with SA Power Networks in regards to the requested easements and arrange consent of the Letter of Agreement and Grant of Easement documentation.

ATTACHMENTS

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

1. Attachment 1 - Proposed Easement Swan Alley Wetlands
2. Attachment 2 - Proposed Easement Greenfields Wetlands

1. BACKGROUND

- 1.1 Council own Allotment 30 in Deposited Plan 112818 known as Swan Alley Wetlands and Allotment 201 in Deposited Plan 81863 known as Greenfields Wetlands Stage 3.

- 1.2 In conjunction with the Northern Connector Project, SA Power Networks have been requested by the Department for Planning Transport and Infrastructure (DPTI) to remove a portion of the existing overhead cables and replace with underground cables. These cables are contained in Council land which is identified as Allotment 30 in Deposited Plan 112818. Whilst the existing infrastructure is contained within an existing statutory easement the underground alignment will require a new easement to be granted.
- 1.3 Also in conjunction with the Northern Connector Project, SA Power Networks need to install a new overhead powerline within Allotment 201 Deposited Plan 81863 and will require an easement to protect this infrastructure.

2. CONSULTATION / COMMUNICATION

2.1 Internal

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

3. REPORT

- 3.1 SA Power Networks have contacted Council staff with a request for two easements as part of the Northern Connector Project.
- 3.2 Within Allotment 30 Deposited Plan 112818 known as Swan Alley Wetlands, there is a requirement to replace an existing 11KV overhead power line which is currently contained within a statutory easement with an underground cable. This new cable is also an 11KV cable which be placed underground and requires a 4 metre wide by approximately 62 metre long, easement to protect this infrastructure.
- 3.3 Within Allotment 201 Deposited Plan 81863 known as Greenfields Wetlands which is directly adjacent Magazine Road a 15 Metre wide by approximately 35 metres long easement is required to protect overhead cables.
- 3.4 Staff from various divisions within Council have been consulted and no objections have been received in relation to the proposed easements.
- 3.5 As the easements are for the benefit of the greater community and will not have a detrimental effect on the balance of these sites, a standard easement fee of \$5,000 per easement has been proposed and is now recommended to Council for acceptance. SA Power Networks will also be responsible for all costs associated with the preparation and lodgement of necessary documentation, plans and issuing new titles.

4. CONCLUSION / PROPOSAL

- 4.1 It is recommended that Council approve the requests and the Manager Property and Buildings be authorised to arrange Council consent to all necessary documentation granting easements over portions of Allotment 30 Deposited Plan 112818 known as Swan Alley Wetlands and Allotment 201 Deposited Plan 81863 known as Greenfields Wetlands.

CO-ORDINATION

Officer: EXECUTIVE GROUP
Date: 14/10/2019

Attachment 1 – Proposed Easement Swan Alley Wetlands



Item 2.5.3 - Attachment 1 - Attachment 1 - Proposed Easement Swan Alley Wetlands

Attachment 2 – Proposed Easement Greenfields Wetlands



Item 2.5.3 - Attachment 2 - Attachment 2 - Proposed Easement Greenfields Wetlands

ITEM	2.5.4
	WORKS AND SERVICES COMMITTEE
DATE	21 October 2019
HEADING	Diamond Communications Pty Ltd - New Lease Agreement
AUTHOR	Lavinia Morcoase, Senior Property Officer, City Infrastructure
CITY PLAN LINKS	1.2 Be the place of choice for businesses to invest and grow within South Australia, nationally and internationally. 1.3 Have a thriving business sector that supports community wellbeing, is globally oriented and creates job opportunities. 2.1 Capture economic opportunities arising from sustainable management of natural environmental resources, changing climate, emerging policy direction and consumer demands.
SUMMARY	Diamond Communications Pty Ltd is seeking to enter into a new lease with the City of Salisbury over a portion of land located at 55-61 Research Road, Pooraka and it is being recommended that Council enter into a new lease with Diamond Communications for a period of five years.

RECOMMENDATION

1. The information in this report be received and noted.
2. The Manager Property and Buildings be authorised to formalise a lease agreement with Diamond Communications Pty Ltd for the premises at 55-61 Research Road, Pooraka under the following terms:
 - i. For a period of five (5) years commencing on 1st October 2019 and expiring on 30th September 2024.
 - ii. For a commencing rental fee of \$74,713.45 per annum inclusive of GST.
 - iii. On similar terms and conditions to the existing agreement, inclusive of a redevelopment and reclamation clause.
 - iv. The legal costs associated with the preparation of the agreement to be shared equally between both parties.
 - v. In the event that redevelopment or reclamation is necessary during the term of the lease, the Manager Property and Buildings be authorised to negotiate an amendment to the lease with Diamond Communications Pty Ltd.

ATTACHMENTS

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

1. Attachment 1 - Site Plan - Diamond Communications Pty Ltd

1. BACKGROUND

- 1.1 The City of Salisbury owns a portion of land located at 55-61 Research Road, Pooraka. The portion of land is described in Certificate of Title Volume 5596 Folio 453.
- 1.2 Diamond Communications Pty Ltd (the Lessee) has been leasing a portion of this land from Council since 2005 for the purpose of storing materials and equipment. The leased area is approximately 9,100 square meters and includes one office building and two sheds.
- 1.3 Adjacent to the portion leased to Diamond Communications is the Waste Transfer Station (operated by NAWMA) and the City of Salisbury Dog Pound, which Council owns and operates as part of its statutory responsibilities under the Dog and Cat Management Act. Please refer to Attachment 1 to this report (Works and Services Committee, 22/10/2019, Item 2.5.4)

2. CONSULTATION / COMMUNICATION.

- 2.1 Internal
 - 2.1.1 Staff from within City Infrastructure and City Development Departments and no objections have been received.
- 2.2 External
 - 2.2.1 Mellor Olsson Lawyers

3. REPORT

- 3.1 The lease between the City of Salisbury and Diamond Communications expired on 30th September 2019 and is currently in a holdover period, governed by the existing terms and conditions. The Lessee has expressed an interest to Council to remain at the property and enter into a new five year lease over the premises.
- 3.2 The current rental for the premises is \$74,713.45 per annum, inclusive of GST. This is calculated in line with the current lease, applying a CPI increase from the 1st October 2019. It has been negotiated with the Lessee that this will be the starting rate for the new lease.
- 3.3 The dog pound, which is located on a portion of the property, is currently subject to the dog pound facility review and potential expansion, the details of which are yet to be finalised. This review is in line with a report submitted to Council by in September 2019 (Item 2.6.1), with the following 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.*

- 3.4 The existing agreement between Council and Diamond Communications incorporates a Right of Way in favour of Council across a portion of the leased site allowing access to Council's dog pound, located at the rear of the premises between Diamond Communications and the Waste Transfer Station.
- 3.5 The proposed new lease will include a redevelopment clause in Council's favour allowing for early termination or reclamation of a portion of the subject property if deemed necessary as part of the dog pound review.
- 3.6 The new lease is proposed to be under comparable terms to the current lease. The legal costs associated with the preparation of the agreement are to be shared equally between both parties.

4. CONCLUSION / PROPOSAL

- 4.1 Diamond Communications Pty Ltd has requested to enter into a new lease with Council for the premises they currently occupy at 55-61 Research Road, Pooraka. It has been negotiated with the tenant that this will be the starting rate for the new lease.
- 4.2 It is recommended that Council authorise the Manager Property and Buildings to formalise an agreement with Diamond Communications Pty Ltd for a period of five years. The lease is to commence at an annual rent of \$74,713.45 per annum inclusive of GST, with CPI increases annually for the duration of the term.
- 4.3 The new lease is to include a redevelopment clause to allow for early termination or reclaiming of a portion of the subject property. The legal costs associated with the preparation of the agreement are to be shared equally between both parties.
- 4.4 In the event that redevelopment or reclamation is necessary during the term of the lease, the Manager Property and Buildings be authorised to negotiate an amendment to the lease with Diamond Communications Pty Ltd.

CO-ORDINATION

Officer: EXECUTIVE GROUP
Date: 14.10.19

DIAMOND COMMUNICATIONS PTY LTD

Attachment 1 - Site Plan



RED area delineates – Diamond Communications Pty Ltd

BLUE area delineates – NAWMA

YELLOW area delineates – City of Salisbury Dog Pound

ITEM	2.5.5
	WORKS AND SERVICES COMMITTEE
DATE	21 October 2019
HEADING	Provenance Indigenous Plants - New Lease Agreement
AUTHOR	Lavinia Morcoase, Senior Property Officer, City Infrastructure
CITY PLAN LINKS	1.2 Be the place of choice for businesses to invest and grow within South Australia, nationally and internationally. 1.3 Have a thriving business sector that supports community wellbeing, is globally oriented and creates job opportunities. 2.1 Capture economic opportunities arising from sustainable management of natural environmental resources, changing climate, emerging policy direction and consumer demands.
SUMMARY	Provenance Indigenous Plants is seeking to enter into a new lease with the City of Salisbury over a portion of land located at 40 Sandy Crescent, Salisbury Park. This report seeks Council's approval to issue a new lease between Council and Provenance Indigenous Plants for a period of five years.

RECOMMENDATION

1. The information in this report be received and noted.
2. The Manager Property and Buildings be authorised to formalise a lease agreement with Provenance Indigenous Plants for the premises at 40 Sandy Crescent, Salisbury Park under the following terms:
 - i. For a period of five (5) years commencing on 1st October 2019 and expiring on 30th September 2024.
 - ii. For a commencing rental fee of \$37,931.28 per annum net plus GST.
 - iii. On comparable terms and conditions to the existing agreement, with the legal costs associated with the preparation of the agreement to be shared equally between both parties.

ATTACHMENTS

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

1. Attachment 1 - Site Plan - Provenance Indigenous Plants

1. BACKGROUND

- 1.1 The City of Salisbury owns a portion of land located at 40 Sandy Crescent, Salisbury Park adjacent to Carisbrook Park.
- 1.2 The portion of land is comprised in Certificate of Title Volume 5861 Folio 634, Certificate of Title Volume 5385 Folio 627, and Certificate of Title Volume 5702 Folio 568.

- 1.3 Provenance Indigenous Plants (the Lessee) has leased this portion of land from Council since 2014 for the purposes of operating a nursery. The leased area is approximately 15,000 square meters and includes several buildings, garages and sheds. Please refer to Attachment 1 (Works and Services Committee, 22/10/2019, Item 2.5.5)

2. CONSULTATION / COMMUNICATION

2.1 Internal

- 2.1.1 Staff across City Development and City Infrastructure have been consulted and no objections to the proposal have been received.

2.2 External

- 2.2.1 Mellor Olsson Lawyers

3. REPORT

- 3.1 The Current lease expired on 30th September 2019 and the tenancy is in holdover, governed by the existing terms and conditions. The Lessee has expressed an interest to Council to remain at the property and enter into a new five year lease over the premises.
- 3.2 The current rental for the premises is \$37,931.28 per annum, inclusive of GST. This is calculated in line with the current lease, applying a CPI increase from the 1st October 2019.
- 3.3 The existing lease incorporates an Agreement to Sell Goods (Plant Supply Agreement). This agreement sets the conditions by which Provenance Indigenous Plants supplies a variety of plant species to the City of Salisbury, in quantities and sizes to meet the Council's city image, biodiversity, landscape and broader environmental and community objectives.
- 3.4 After extensive internal consultation, it has been recommended that the Plant Supply Agreement be removed from the new lease and addressed independently in accordance with Council's Procurement Policy.

4. CONCLUSION / PROPOSAL

- 4.1 Provenance Indigenous Plants have requested to enter into a new lease with Council for the premises they are currently occupying at 40 Sandy Crescent, Salisbury Park.
- 4.2 It is recommended that Council authorise the Manager Property and Buildings to formalise an agreement with Provenance Indigenous Plants for a period of five years. The lease is to commence at an annual rent of \$37,931.28 per annum, inclusive of GST, subject to CPI increases annually for the duration of the term. It has been negotiated with the tenant that this will be the starting rate for the new lease.
- 4.3 The new lease is to remove reference to the Plant Supply Agreement. A new Plant Supply Agreement will be addressed separately by Procurement in accordance with Council's Procurement Policy.
- 4.4 The new lease is to be issued on similar terms and conditions to the existing agreement, with the exclusion of the Plant Supply Agreement. Legal costs

associated with the preparation of the agreement are to be shared equally between both parties.

CO-ORDINATION

Officer:

Date:

PROVENANCE INDIGENOUS PLANTS

Location: 40 Sandy Crescent, Salisbury Park

Attachment 1 - Site Plan



RED area delineates – Provenance Indigenous Plants

ITEM	2.5.6
	WORKS AND SERVICES COMMITTEE
DATE	21 October 2019
HEADING	Vesting of land for public road at Pilatus Drive, Direk to enable gazettal of AB-triple access
AUTHOR	Aaron Curtis, Team Leader - Planning, City Development
CITY PLAN LINKS	1.2 Be the place of choice for businesses to invest and grow within South Australia, nationally and internationally. 1.3 Have a thriving business sector that supports community wellbeing, is globally oriented and creates job opportunities. 1.4 Have well planned urban growth that stimulates investment and facilitates greater housing and employment choice.
SUMMARY	Walker Corporation is seeking to gazette Stage 2 of Vicinity Estate as suitable for AB triples. The gazettal is subject to widening of a portion of Pilatus Drive to achieve the necessary turning movements for AB triple vehicles. A small portion of the allotment at 32-40 Pilatus Drive must be designated as road.

RECOMMENDATION

1. That Council authorises the certificate of consent for the deposit of a plan of division to vest allotment 1000 as public road, pursuant to Section 223LF of the *Real Property Act 1886* and delegates power to authorise the certificate of consent to the Chief Executive Officer.

ATTACHMENTS

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

1. Request for Certificate of Consent - Grope Hamilton Lawyers
2. Land Division Plan
3. Turning Templates B-Triple

1. BACKGROUND

- 1.1 Walker Direk Development Pty Ltd (hereafter Walker Direk) is seeking to make an application for a route assessment by the National Heavy Vehicles Regulator to have roads in stage 2 of Vicinity Estate, Direk gazetted for AB triples.
- 1.2 AB triple vehicles have a length of 44m and require large turning areas to facilitate movement. Major transport and logistics companies utilise AB triple vehicles to facilitate long haul transport and achieve greater economies of scale than B-double and articulated vehicles.
- 1.3 Walker Direk are in advanced stages to construct stage 2 of Vicinity Estate and are seeking access for AB triples into this stage of the development. As part of detailed design of Stage 2, traffic assessment has identified portion of allotment

431 (32-40 Pilatus Drive) must be designated as road to achieve turning manoeuvres for AB triple vehicles.

2. CONSULTATION / COMMUNICATION

2.1 Internal

2.1.1 Traffic Services, City Infrastructure;

2.1.2 Property Services, City Infrastructure.

2.2 External

2.2.1 Nil

3. REPORT

3.1 Allotment 431 is presently owned by Walker Direk and is devoid of buildings or structures.

3.2 The vesting of a small portion of this allotment (identified as allotment 1000) as public road will facilitate the annexation of this land to road and will enable stage 2 of Vicinity Estate to be gazetted for AB triple vehicles.

3.3 The acceptance of this land as road has neutral cost implication for Council in that it relates to a small portion of land that will accommodate a minor widening of the road network to achieve movement for AB triple vehicles.

3.4 The provision of AB triple vehicle access will facilitate investment in the estate of logistics companies and is supported.

3.5 Council's Traffic Services team support the request for gazettal of AB vehicles, subject to final design plans being submitted for approval.

4. CONCLUSION / PROPOSAL

4.1 It is recommended that Council authorises the certificate of consent for the deposit of a plan of division to vest allotment 1000 as public road, pursuant to Section 223LF of the *Real Property Act 1886* and delegates power to authorise the certificate of consent to the Chief Executive Officer.

CO-ORDINATION

Officer: EXECUTIVE GROUP

Date: 14.10.19

GROPE HAMILTON LAWYERS®

Our ref: 320776

06 September 2019

Planning Department
City of Salisbury
P O Box 8
Salisbury SA 5108

Dear Sir / Madam,

Property: Allot 43 Pilatus Drive Direk SA 5110
Owner/s: Walker Direk Development Pty Ltd ACN 11331267
Cert. of Title: Volume 6121 Folio 641
Transfer of Land to Council for Public Road Purposes

We refer to the above property in which we act on behalf of Walker Direk Development Pty Ltd in respect to an Application for Deposit of a Plan of Division (Lot 43 Pilatus Drive Direk).

Portion of the land (being Lot 1000) is required to vest as a public road to the Council.

We enclose a copy of the Application for Deposit of a Plan of Division, the Plan and the Certificate of Title together with the required Certificate of Consent for execution by an authorised person from Council.

Please have the Consent executed at your earliest convenience and return to us.

Please contact the writer should you have any queries.

Yours faithfully,
GROPE HAMILTON LAWYERS

per: 
Jim Bidstrup
Conveyancer
Email: jbidstrup@gropehamiltonlawyers.com.au

Enc.

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CONVEYANCERS

James Bidstrup
Jeni Branolt Adv. Dp. Conv.

ACCREDITED MEDIATOR

Mark Hamilton

AREAS OF PRACTICE

Building Disputes
Business Disputes and
Commercial Litigation
Business Transactions and Advice
Criminal Law
Employment Law
Family Law
Personal Injury and Medical Negligence
Property, Conveyancing and
Commercial Leasing
Wills and Estates
WorkCover

FIRM'S OBJECTIVE

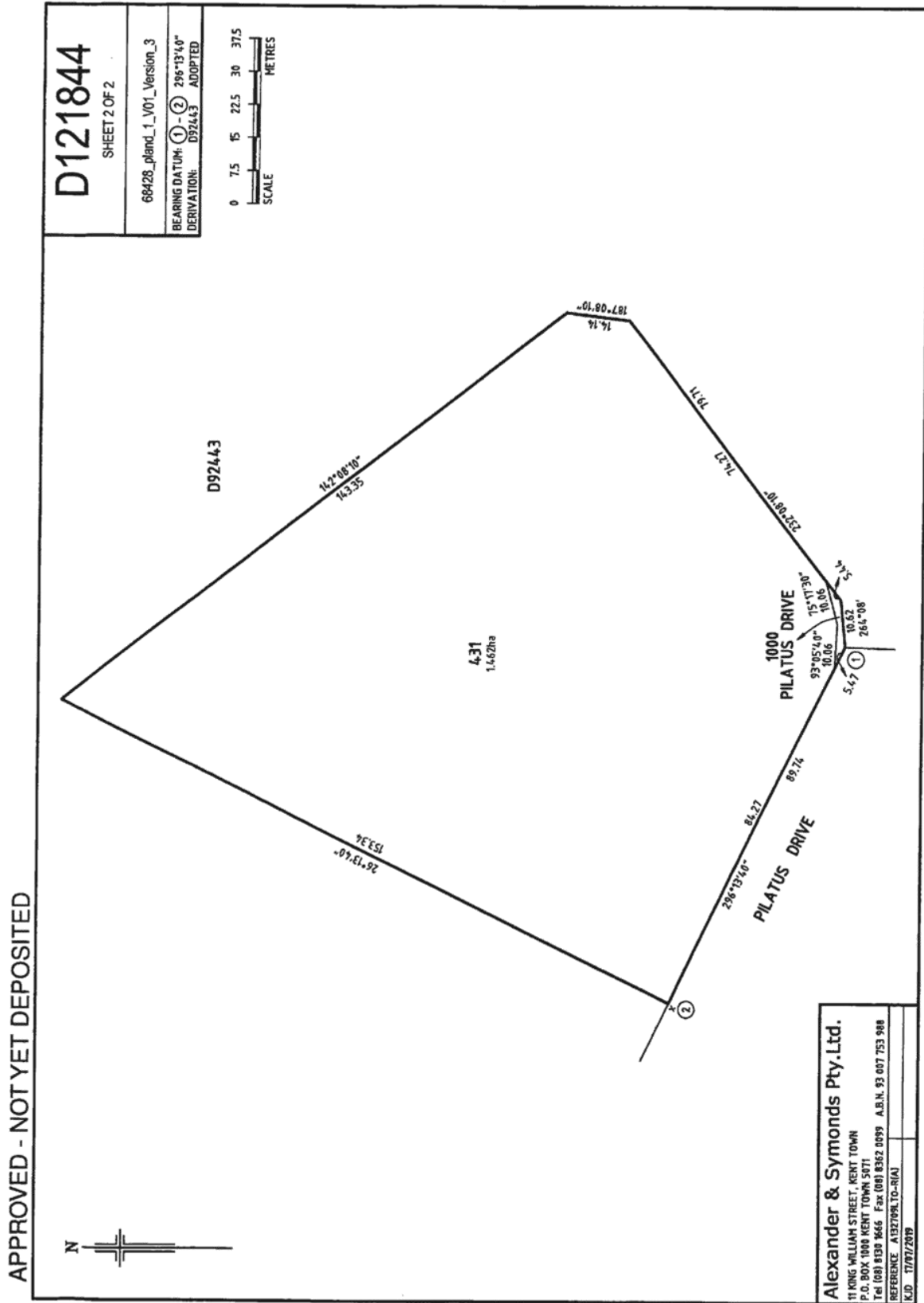
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cost efficient and commercially
relevant legal advice.*

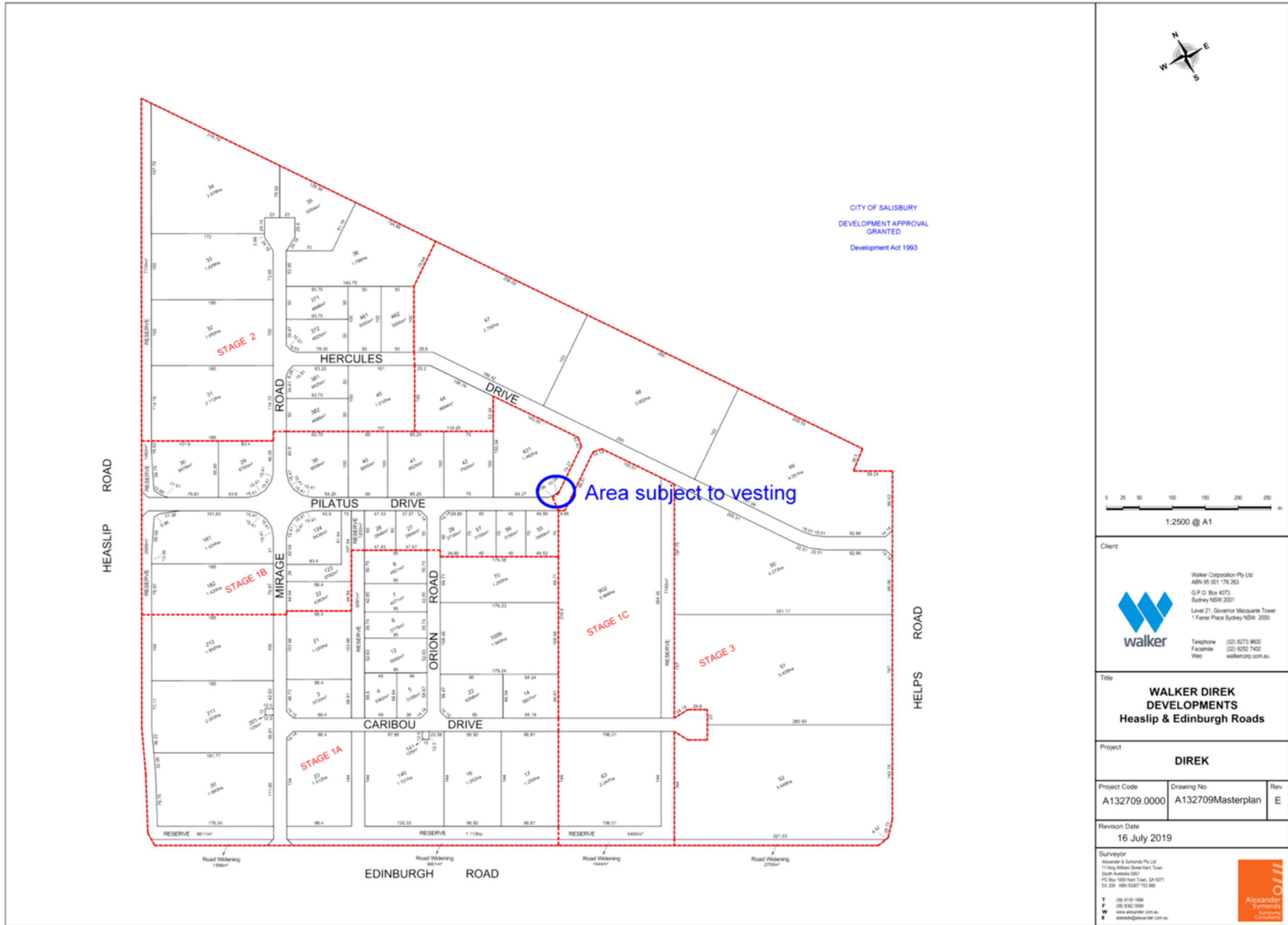
LIMITED LIABILITY

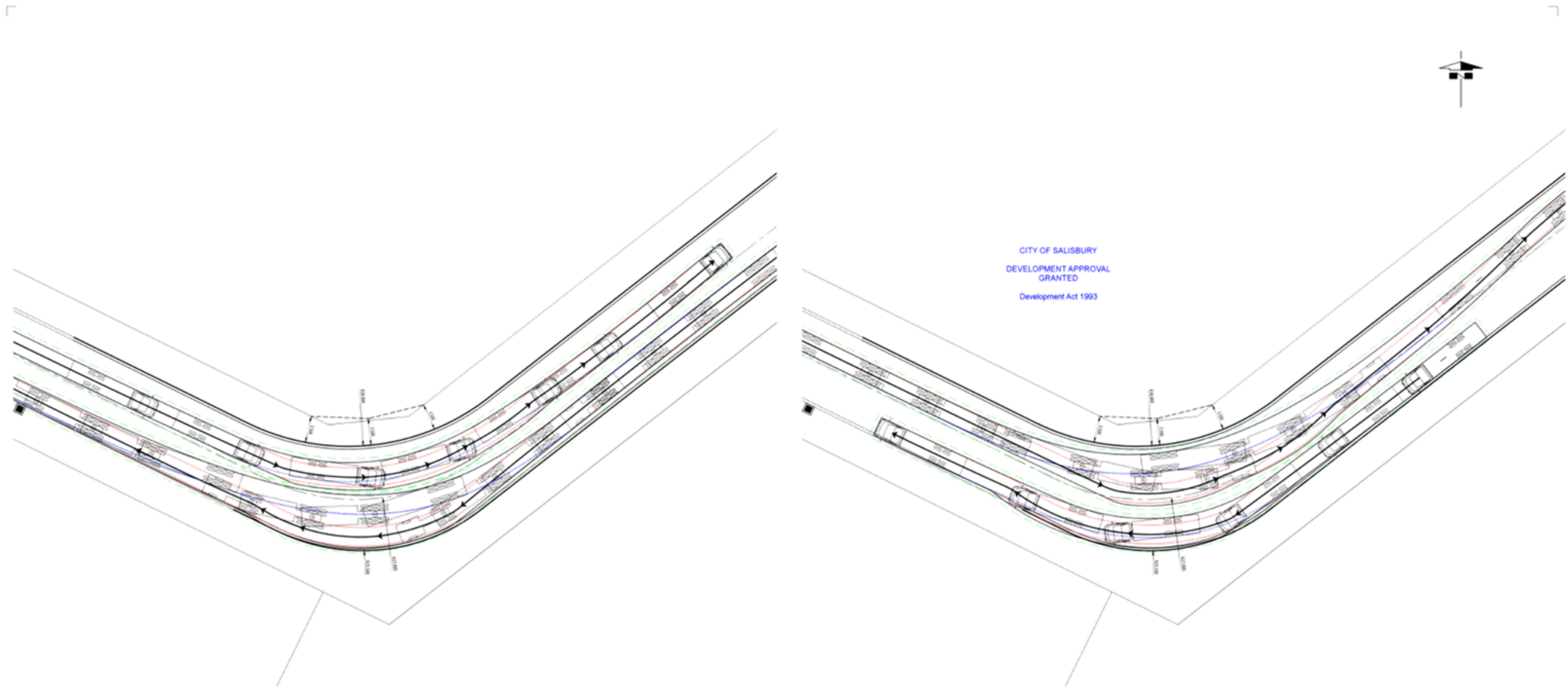
Liability limited by a scheme
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Standards Legislation.

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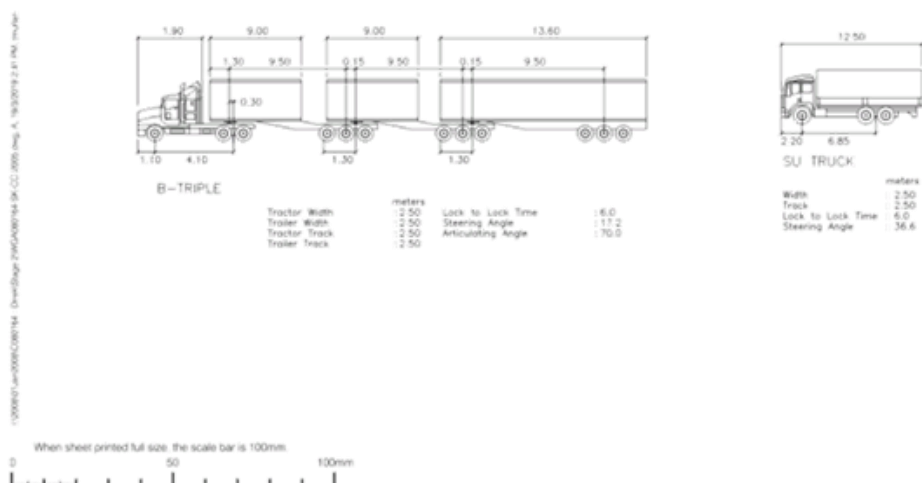
Item 2.5.6 - Attachment 1 - Request for Certificate of Consent - Grope Hamilton Lawyers







CITY OF SALISBURY
DEVELOPMENT APPROVAL
GRANTED
Development Act 1993



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INFORMATION ISSUE
NOT FOR CONSTRUCTION

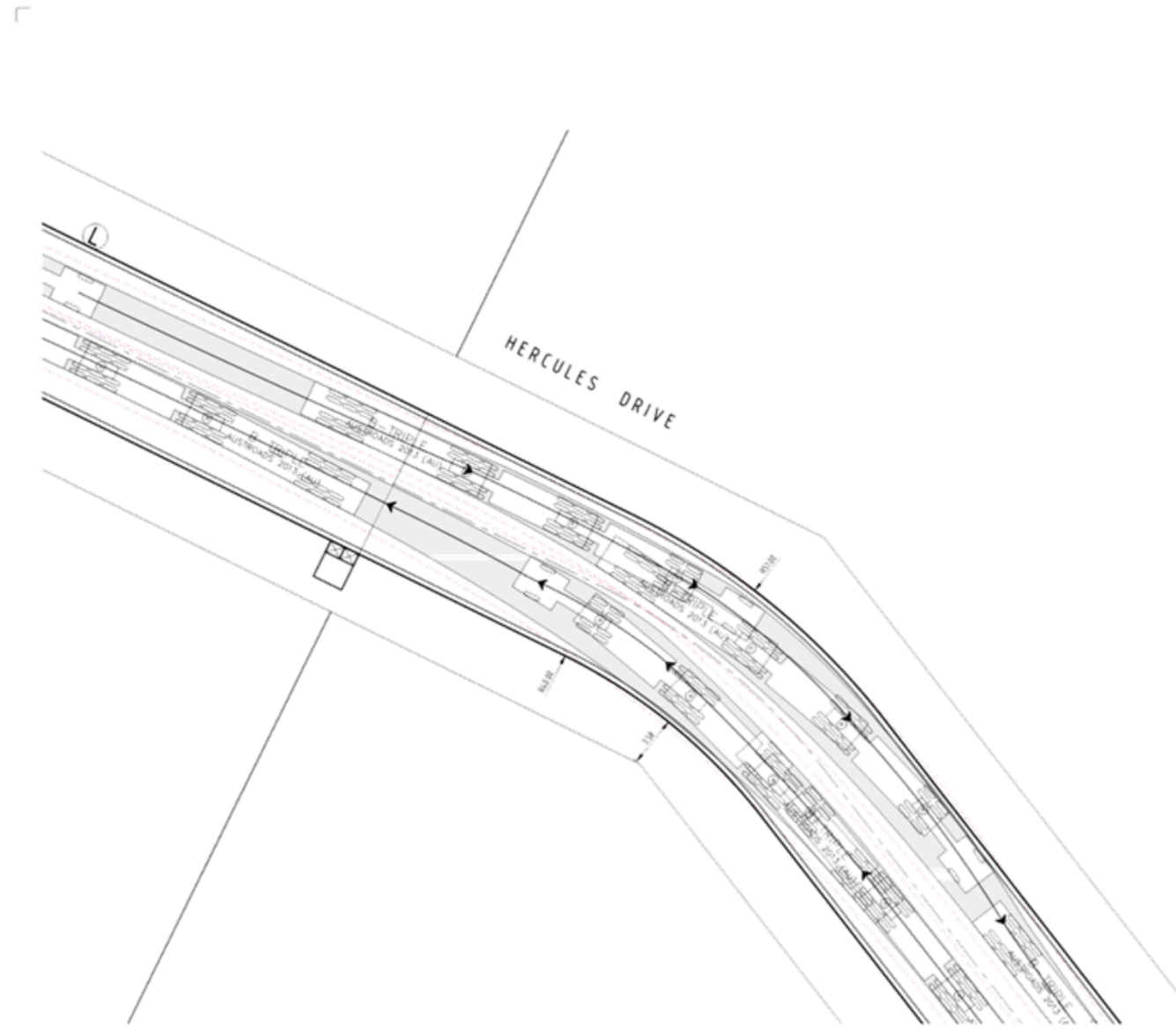
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WGA
WALLBRIDGE GILBERT
AZTEC

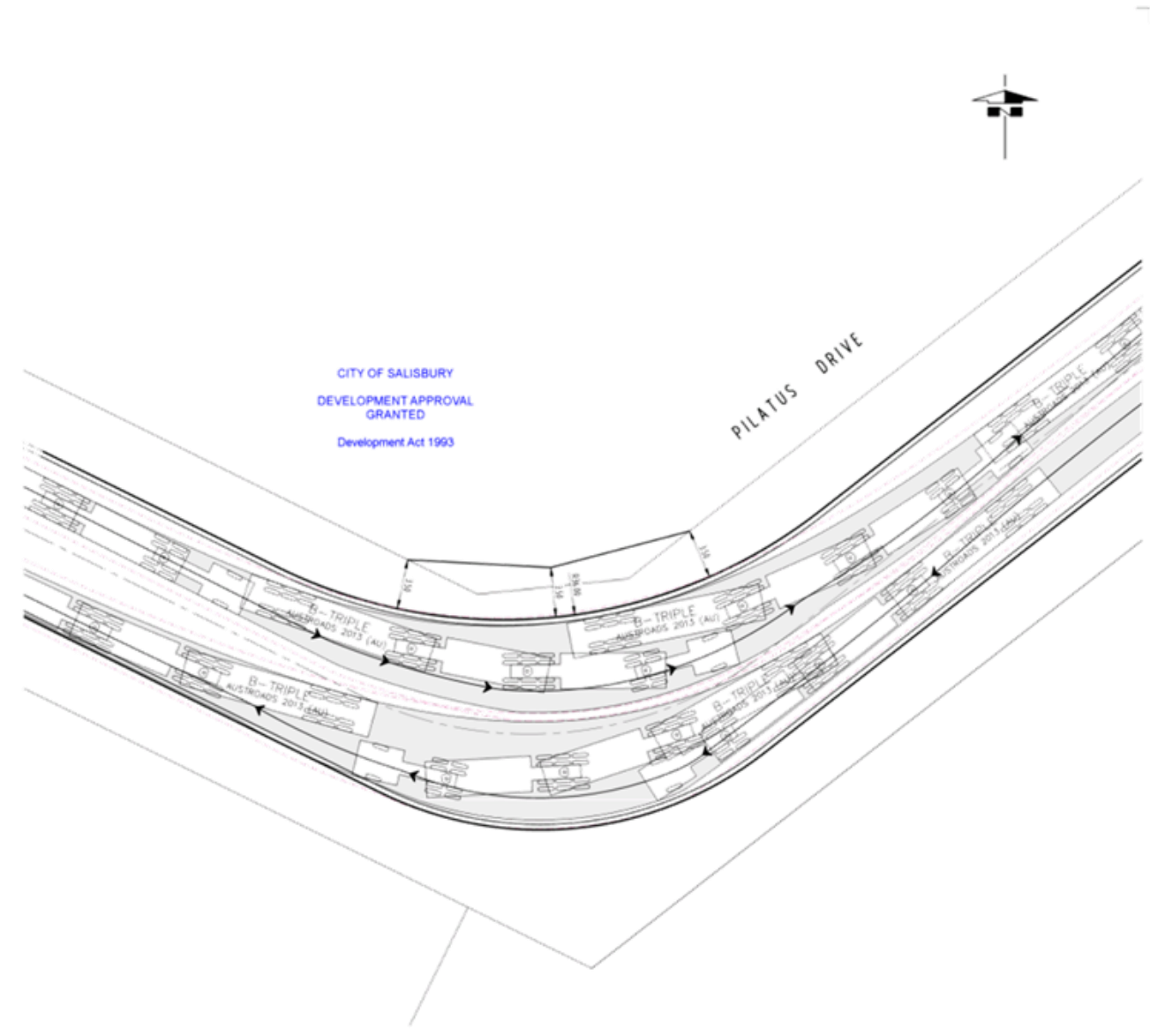
60 Wyatt Street, Adelaide
South Australia 5006
Telephone 08 6223 7433
Email adelaide@wga.com.au

VICINITY INDUSTRIAL BASE ESTATE
STAGE 2
FUTURE STAGE 3 CURVE & STAGE 1B TIE IN
36.5m ROAD TRAIN TURNING PATHS

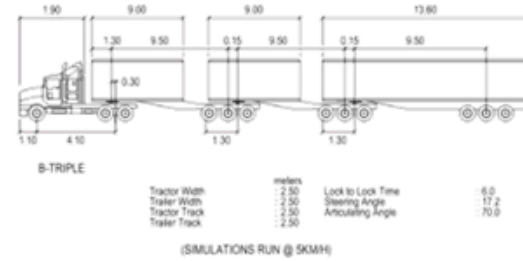
A1 DOCUMENT NUMBER
Project Number: WGA080164-SK-CC-2005
Sheet No. 1 of 1



FUTURE STAGE 3 CURVE



FUTURE STAGE 3 TO 1B TIE IN CURVE



INFORMATION ISSUE
NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	DRAFT	ENG	CHKD
A	05/07/19	ISSUED FOR INFORMATION	TSM	DB	
B	08/07/19	ISSUED FOR INFORMATION	TSM	DB	
C	10/07/19	ISSUED FOR APPROVAL	TSM	DB	

WGA
WALLBRIDGE GILBERT
AZTEC

50 Wyatt Street, Adelaide
South Australia 5000
Telephone 08 8223 7433
Email azteckids@wga.com.au

VICINITY INDUSTRIAL BASE ESTATE
STAGE 2
FUTURE STAGE 3 HERCULES DRV & PILATUS DRV CURVES
36.5m ROAD TRAIN PASSING PATHS

A1 DOCUMENT NUMBER
Project Number: WGA080164-SK-CC-2021
Design: TSM
Drawn: TSM

ITEM	2.6.1		
	WORKS AND SERVICES COMMITTEE		
DATE	21 October 2019		
HEADING	Capital Works Report - September 2019		
AUTHOR	Christy Martin, Team Leader Project Support, City Infrastructure		
PREV REFS	Works and Services Committee	2.6.1	15/04/2019
CITY PLAN LINKS	3.2 Have interesting places where people want to be.		
SUMMARY	The following monthly status report and requests for amendments is presented to effectively manage the City Infrastructure Capital Works Program.		

RECOMMENDATION

1. As outlined within this report, (Item 2.6.1, Works and Services Committee, 21st October 2019) endorse the program inclusions detailed as part of PR14498 Council Funded New Footpath Program and PR21412 Kerb Ramp Construction / Upgrade Program.
2. As part of the 2019/20 Bridge Renewal Program, undertake minor renewal works at Springbank Waters, Burton, and structural repair works at Strowan Park, Salisbury Downs, this work is in addition to the previously approved bridge replacement at Dry Creek, Pooraka.
3. Submission of a Non-discretionary 2019/20 First Quarter Budget Review Bid to the value of \$18k capital expenditure budget to cover the cost of the replacement of two traffic counters.

ATTACHMENTS

There are no attachments to this report.

1. BACKGROUND

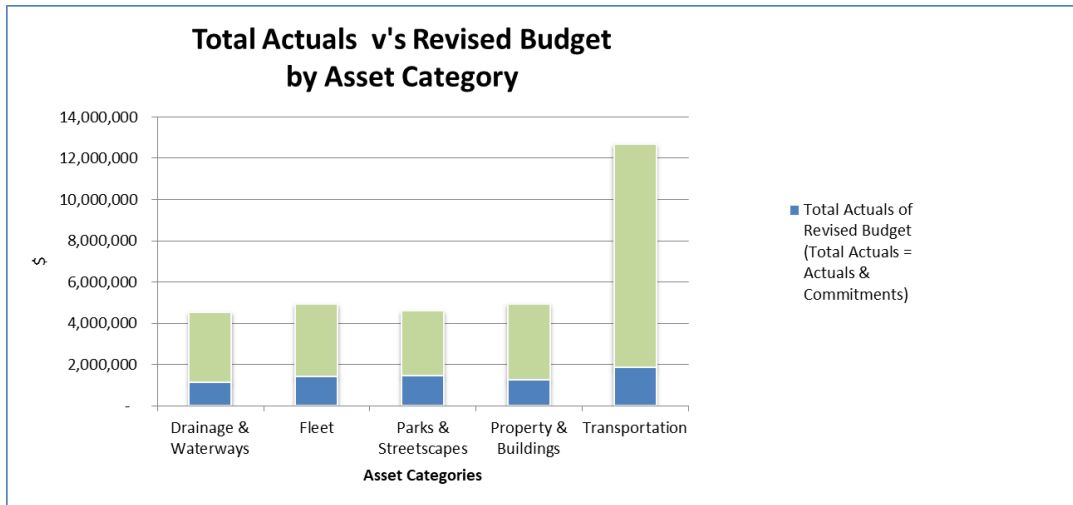
- 1.1 City Infrastructure is responsible for the capital works, associated plant and fleet, building, traffic and civil engineering services, landscape and environmental works. Specifically, these works involve project management, design specification development, construction and recurrent maintenance.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

2. CONSULTATION / COMMUNICATION

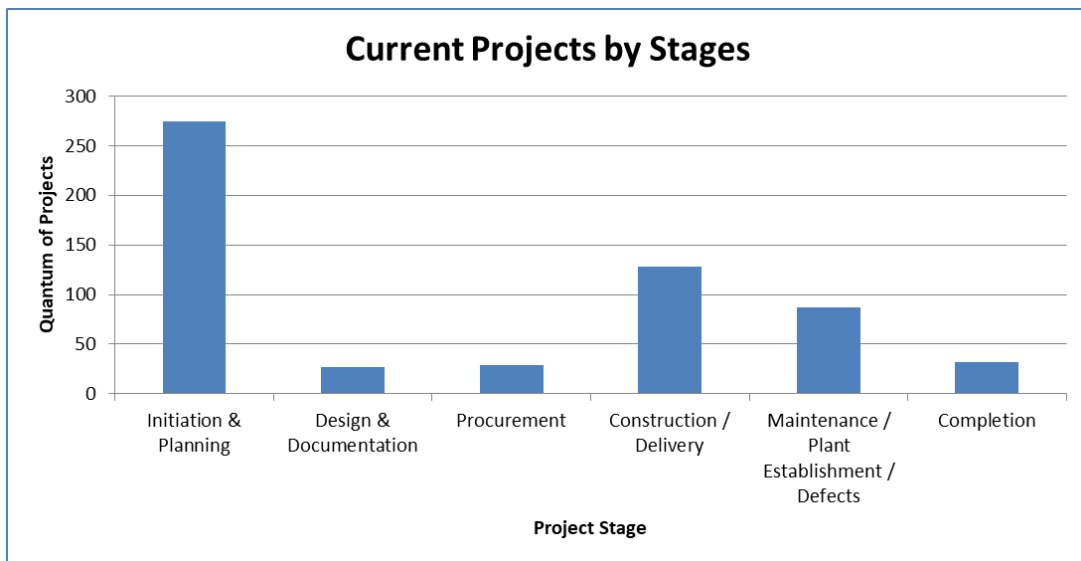
2.1 As part of the management of the City Infrastructure Capital Works Program, communication of the program occurs on a monthly basis via the Works and Services Committee. In addition, a current program of works is available via the City of Salisbury internet site and highlights included within the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

3. REPORT

3.1 The Capital Works Program continues to be progressively delivered. The below graph is reflective of the spend and commitments to date across the primary asset categories. The percentage of spend within the first two quarters of the financial year is generally at a lower rate than the final two financial quarters.



3.2 Similarly the following graph demonstrates the quantum of projects per project stage. The first two quarters of a financial year will usually have high number of projects in the early stages of project cycle. The final two financial quarters typically see projects moving into construction and closure. Noting this is not the same for all projects and programs as some are scheduled at alternate times to align with optimum conditions and project constraints such as planting seasons and sports seasons.



- 3.3 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 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;

- Andrew Smith Drive, Parafield Gardens – Ramps for accessibility
- Arura Road, Salisbury North – Ramps for accessibility
- Balmoral Road, Salisbury East – New network connection
- Barker Road, Gulfview Heights – Access ramp connections
- Burton Soccer Ground, Burton – Ramps for accessibility
- Heritage Drive, Paralowie – New network connection
- Hollywood Boulevard, Salisbury Downs – New network connection
- James Lane, Salisbury – Ramps for accessibility
- Main North Road, Mawson Lakes – New network connection
- Martins Road, Parafield Gardens – New network connection
- Mintara Terrace, Pooraka – New network connection
- Nurrowin Drive and Wright Road, Ingle Farm – New path and ramps for connectivity and accessibility
- Riversdale Drive, Salisbury Plain – New network connection
- Shepherdson Road, Parafield Gardens – Safety improvements
- Sucre Court, Paralowie – Path and ramp connections for connectivity and accessibility
- Tripodi Circuit, Parafield Gardens – New network connection

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

Recommendation: As outlined within this report, (Item 2.6.1, Works and Services Committee, 21st October 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

Amendment to Program

PR20548 Bridge Renewal Program

Further to the 2019/20 Bridge Renewal Program Budget Bid, investigations have now been completed and the following program is proposed for 2019/20;

- Springbank Waters, Burton, 4 x Minor Bridge Renewal Works
- Strowan Park, Salisbury Downs, 1 x Structural Repair
- Dry Creek, Pooraka, 1 x Complete Replacement, as per previous report, Item 2.6.1, Works and Services Committee, April 2019

Approval is sought to proceed with this proposed program of works for 2019/20.

Recommendation: As part of the 2019/20 Bridge Renewal Program, undertake minor renewal works at Springbank Waters, Burton, and structural repair works at Strowan Park, Salisbury Downs, this work is in addition to the previously approved bridge replacement at Dry Creek, Pooraka.

Impact: No impact

Budget Request

PR25507 Traffic Counters Renewal

As part of managing the road network, traffic counters are used to gain traffic data. This information is used to identify trends, validate designs and proactively manage the road network across the City. The two 8 year old traffic counters required replacement as they reached the end of their useful life and usability. These unique items were not identified within the Plant and Fleet Asset Management Plan and therefore a budget for their replacement has not been sought.

Approval is sought for a Non-discretionary 2019/20 First Quarter Budget Review Bid to the value of \$18k capital expenditure budget to cover the cost of the replacement of two traffic counters. These items have now been identified for inclusion within the Plant and Fleet Asset Management Plan.

Recommendation: Submission of a Non-discretionary 2019/20 First Quarter Budget Review Bid to the value of \$18k capital expenditure budget to cover the cost of the replacement of two traffic counters.

Impact: New funding allocation

4. FOR INFORMATION

For Information	
PR12000 Road Reseal Program	
In accordance with the Asset Management Plan, design and site preparatory works will be commencing for roads currently scheduled for renewal within the next few years. This enables any issues associated such as drainage and/or trees to be resolved prior to the main asphalt works occurring. The following roads are proposed to be prepared in readiness for a future renewal;	
Abelia Avenue, Para Vista	Christopher Court, Salisbury North
Acacia Crescent, Salisbury East	Clarke Street, Ingle Farm
Alana Court, Burton	Claudia Street, Para Vista
Alba Court, Salisbury Downs	Commerce Crescent, Pooraka
Alice Crescent, Burton	Commercial Road, Salisbury/Salisbury North/Edinburgh
Alison Close, Salisbury Heights	Cooper Place, Paralowie
Ambervale Court, Paralowie	Cordoba Court, Gulfview Heights
Amery Road, Paralowie	Corella Court, Paralowie
Angle Vale Crescent, Waterloo Cnr/Burton	Cormorant Way, Mawson Lakes
Armona Avenue, Para Vista	Craig Court, Paralowie
Barndioota Road, Salisbury Plain	Cynthia Street, Para Hills
Beverley Avenue, Salisbury	Daniel Avenue, Globe Derby Park
Bogart Drive, Paralowie	Dansie Crescent, Brahma Lodge
Bond Avenue, Burton	Dash Avenue, Burton
Bowcher Street, Salisbury	Dawn Close, Paralowie
Brooklyn Avenue, Salisbury	Delta Court, Salisbury Downs
Bunburra Street, Para Hills West	Devon Drive, Salisbury
Bungana Avenue, Para Vista	Dienelt Drive, Para Hills West
Canberra Street, Para Hills	Dignam Drive, Paralowie
Carey Street, Salisbury	Diruwa Drive, Salisbury North
Carlisle Court, Burton	Dobson Drive, Pooraka
Caroline Grove, Paralowie	Dove Avenue, Ingle Farm
Carr Street, Pooraka	Edwin Street, Pooraka
Casson Court, Salisbury	Elder Circuit, Mawson Lakes
Castle Drive, Burton	Elio Drive, Paralowie
Cawarra Crescent, Paralowie	Eliza Street, Salisbury
Cherry Lane, Pooraka	Elope Court, Paralowie

Elstree Street, Salisbury Downs	Jay Street, Pooraka
Erin Court, Gulfview Heights	Jobson Road, Bolivar
Essen Road, Salisbury South	Jon Road, Paralowie
Evans Court, Ingle Farm	Jonal Drive, Cavan
Evans Street, Ingle Farm	Kalkara Crescent, Para Vista
Ewell Avenue, Paralowie	Karla Street, Para Vista
Fairbanks Drive Paralowie	Kaurna Avenue, Edinburgh
Forest Avenue, Paralowie	Kent Avenue, Brahma Lodge
Fox Street, Salisbury Downs	Kimba Road, Para Hills
Garside Crescent, Salisbury East	Kinross Avenue, Burton
George Street, Pooraka	Lauren Drive, Paralowie
Glenmore Court, Paralowie	Lawrie Street, Pooraka
Goldsborough Road, Cavan/Pooraka	Lennox Drive, Paralowie
Goodwin Court, Para Hills	Liana Court, Para Hills West
Graham Street, Para Hills	Light Common, Mawson Lakes
Grosvenor Place, Paralowie	Luke Avenue, Salisbury Downs
Gwender Terrace, Para Hills	Magazine Road, Dry Creek
Halba Crescent, Paralowie	Main North (Service) Road ParaHills West
Harrow Road, Brahma Lodge	Makin Road, Ingle Farm
Hartley Crescent, Para Hills	Malbaru Avenue, Ingle Farm
Haslam Road, Edinburgh	Margaret Avenue, Salisbury
Hawke Crescent, Salisbury East	Martindale Street, Para Hills
Hayley Street, Burton	Martins Road, Parafield Gardens
Helps Road East, Burton	Maxwell Road, Para Hills/Ingle Farm
Helps Road, Direk	McGowan Court, Para Hills
High Street, Salisbury	McMahon Avenue, Para Hills
Hunt Street, Salisbury	Mero Street, Salisbury North
Hunter Crescent, Salisbury North	Middle Avenue, Paralowie
Hussey Terrace, Pooraka	Mildara Avenue, Paralowie
Ilya Road, Salisbury North	Miller Avenue, Para Hills
Ingham Way, Salisbury Heights	Mirage Road, Direk
Jacaranda Grove, Mawson Lakes	Mitchell Drive, Para Hills
Jamison Street, Parafield Gardens	Monarch Avenue, Parafield Gardens
Jarvis Road, Elizabeth Vale	Montana Drive, Salisbury

Mullen Court, Paralowie	Ryans Road, Globe Derby Park
Nalpa Street, Pooraka	Scammel Street, Salisbury North
Nankeri Court, Ingle Farm	Sea View Road, Para Hills
Neil Street, Burton	Sellers Court, Para Vista
Newbury Crescent, Paralowie	Serena Avenue, Salisbury Downs
Newfield Road, Para Hills West	Sharon Drive, Para Hills
Nigel Street, Ingle Farm	Shrewton Court, Salisbury North
Ningana Avenue, Para Vista	Smith (Service) Road, Salisbury East
Nomina Street, Ingle Farm	St Peters Place, Salisbury Downs
Norwich Road, Salisbury East	Stan Court, Burton
Oakmont Court, Salisbury East	Stevens Avenue, Para Hills
Oklahoma Avenue, Para Vista	Stonehenge Boulevard, Para Vista
Opal Court, Salisbury East	Strathpine Street, Salisbury East
Oswald Crescent, Para Hills	Stuart Court, Parafield Gardens
Otoma Street, Paralowie	Sunburt Street, Ingle Farm
Pamela Drive, Para Hills	Taarnby Drive, Salisbury Downs
Parallel Avenue, Salisbury North	The Outlook, Salisbury Heights
Paternoster Row, Salisbury	The Strand, Mawson Lakes
Perez Avenue, Salisbury	Theta Street, Salisbury
Petersen Court, Paralowie	Tintara Road, Paralowie
Petersens Parade, Salisbury Downs	Topaz Crescent, Salisbury East
Petunia Avenue, Pooraka	Tower Drive, Salisbury East
Pitana Avenue, Para Vista	Truro Place, Salisbury Heights
Port Wakefield (Service) Road, Burton	Tyson Avenue, Salisbury Downs
Produce Lane, Pooraka	Vater Street, Dry Creek
Radiata Grove, Salisbury Heights	Victorious Street, Salisbury East
Ravel Avenue, Ingle Farm	Volare Avenue, Para Vista
Rintoul Road, Salisbury East	Wanbi Avenue, Ingle Farm
Rita Street, Para Hills West	Ward Street, Salisbury Heights
Rodney Avenue, Ingle Farm	Warren Road, Para Hills West
Ronald Drive, Salisbury East	Warubi Avenue, Ingle Farm
Ronaldo Way, Paralowie	Welsh Crescent, Para Hills
Royston Avenue, Ingle Farm	Whites Road, Salisbury North
Rundle Road, Salisbury South	Whiting Street, St Kilda

Whittlesea Street, Paralowie

Wiggins Avenue, Salisbury

William Street, Cavan

Williams Circuit, Pooraka

Wilson Road, Para Hills

Winara Drive, Ingle Farm

Winston Avenue, Paralowie

Winzor Court, Salisbury

Yates Street, Mawson Lakes

Yulinda Terrace, Para Hills

Recent Completion



Jack Young Centre, Salisbury, Building Upgrade



In Construction



Dry Creek Watercourse and Erosion Works



Historical Cemetery Upgrade

5. CONCLUSION / PROPOSAL

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

CO-ORDINATION

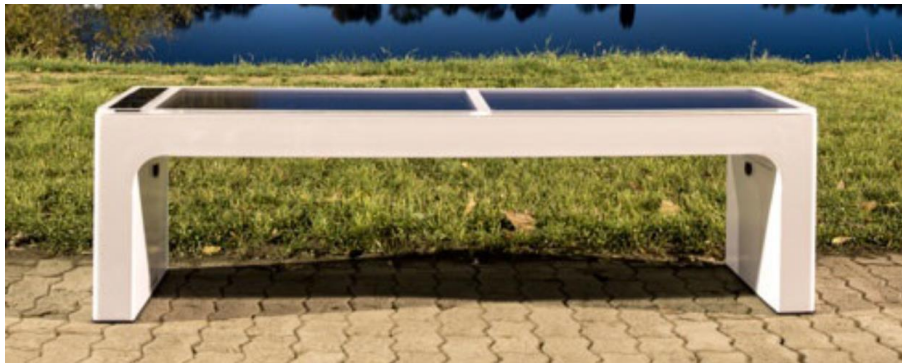
Officer: Executive Group
Date: 08/07/2019

2. CONSULTATION / COMMUNICATION

- 2.1 Internal
 - 2.1.1 Field Services
- 2.2 External
 - 2.2.1 City of Onkaparinga

3. REPORT

- 3.1 Clean Air Energy Australia in association with Synergy has imported The Steora Smart Bench; technology developed in Croatia. These benches have been trailed in City of South Perth, and then in both the City of Adelaide and City of Onkaparinga.
- 3.2 Other brands of solar benches are available, and been trialed, but the Steora currently appears to be the best.
- 3.3 The issues of temperature and durability, mentioned in Administration's comments provided with the motion in June have been largely resolved by the current model of Steora solar bench.
- 3.4 A typical unit is pictured below:



- 3.5 The comments made by other Councils on their solar bench trials were as follows:
 - 3.5.1 The benches were easy to install only requiring bolting down, being configured and monitored by the supplier.
 - 3.5.2 Location is important and needs to be where there is a lot of community moving through the space.
 - 3.5.3 They were surprised that there was no vandalism to date
 - 3.5.4 There has been significant use of the WIFI and cordless recharging
 - 3.5.5 There was a comment about how the units can get dirty due to spills on the surface and in some cases require daily cleaning.
 - 3.5.6 The price seemed reasonable and the after sale service was very good.
- 3.6 The Standard model of the Steora Smart Bench costs in the order of \$7-8,000, with installation minimal.
- 3.7 Given the above comments a solar bench could be located in Salisbury at selected high pedestrian usage areas, such as around Council's community precinct areas, in public spaces away from the building to allow for the extension of WiFi.
- 3.8 Given Council is finalising the design for the inclusive play space at Para Hills Community Hub it is a suitable candidate as a trial site, with the solar bench being

included as part of the furniture in the playspace, which allows for extension of the WiFi in the immediate area.

4. CONCLUSION / PROPOSAL

- 4.1 Council has a digital governance framework in place for the introduction of smart cities technology. Solar Benches could be considered as part of an overall suite of “smart” furniture to be considered throughout key nodes in the City.
- 4.2 The Para Hills Community Hub / Inclusive Play space area, which is currently being designed, is a suitable trial site for a solar bench, and could be incorporated into the proposed playspace to be constructed mid next year, with the Solar Bench installed in July 2020.

CO-ORDINATION

Officer:

Date:

ITEM	2.6.3
	WORKS AND SERVICES COMMITTEE
DATE	21 October 2019
HEADING	Church and John Street Improvement Plan
AUTHORS	Jarred Collins, Manager Infrastructure Delivery, City Infrastructure Dameon Roy, Manager Infrastructure Management, City Infrastructure
CITY PLAN LINKS	1.2 Be the place of choice for businesses to invest and grow within South Australia, nationally and internationally. 1.4 Have well planned urban growth that stimulates investment and facilitates greater housing and employment choice. 3.2 Have interesting places where people want to be.
SUMMARY	This report gives an overview of the Concept development of the Church and John Street Improvement Plan, including a discussion of Design Strategy & Principles, proposed improvements, budget and timing of the works, in preparation for community engagement during November & December.

RECOMMENDATION

1. That the information be received
2. That Council endorse Attachment 1 – Salisbury City Centre Church and John Street Improvement Plan for community consultation.
3. A further report be brought back to Council in February 2020, with respect to the results of the community consultation, containing recommendations regarding any changes to the proposed improvement works, the required budget, timing and prioritisation of the works.
4. That Council endorse the funding being brought into the 2020/21 Budget Bid process for consideration.

ATTACHMENTS

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

1. Attachment 1 - Church and John Street Improvement Plan

1. BACKGROUND

- 1.1 Following a discussion at Informal Strategy, in September about the concept design and preliminary budget estimates for the upgrade to John and Church Streets, further refinement of the potential treatments has been undertaken.
- 1.2 Since the Informal Strategy discussion staff have given particular attention to reducing the cost of the planned work to ensure the objectives of the improvement are achieved in a financially sustainable manner.

- 1.3 The project is aligned to Council’s endorsed Salisbury City Centre (SCC) Renewal Strategy (2012) and Salisbury City Centre Urban Design Framework (2016), and the SCC Style Guide. The Renewal Strategy includes an outcome to..... *Provide a sense of place which reflects Salisbury’s heart and identity and connects all elements of the wider urban realm - linking pedestrian, residential, economic, civic, community and recreation networks.* The Urban Design Framework and Style Guide build on the Renewal Strategy, providing a finer grained, layered approach to assist in achieving the objectives of the Renewal Strategy.
- 1.4 Three key objectives of the project are to improve the social benefit/diversity of the SCC for residents, visitors and traders; set the foundations to encourage economic investment in the SCC; and improve community safety
- 1.5 Council staff are presenting the combined Church and John Street upgrade to gain approval to move forward to public consultation with the proposed plan as presented in Attachment 1 – Salisbury City Centre Church and John Street Improvement Plan, commencing in mid-November. Similarly this report also gives background for consideration of the project as part of the 2020/21 Budget.

2. CITY PLAN CRITICAL ACTION

- 2.1 Progress the revitalisation of the Salisbury City Centre.
- 2.2 Further, as an action under the ‘Prosperous City’ theme of the City Plan, Council has committed to*Regenerate the Salisbury City Centre into a vibrant, diverse and successful destination recognised as the business heart of northern Adelaide.*

3. CONSULTATION / COMMUNICATION

- 3.1 Internal
- 3.1.1 Executive Group
- 3.1.2 City Infrastructure Staff
- 3.1.3 City Development Staff
- 3.2 External
- 3.2.1 Salisbury Business Association

4. REPORT

Design Strategy & Principles

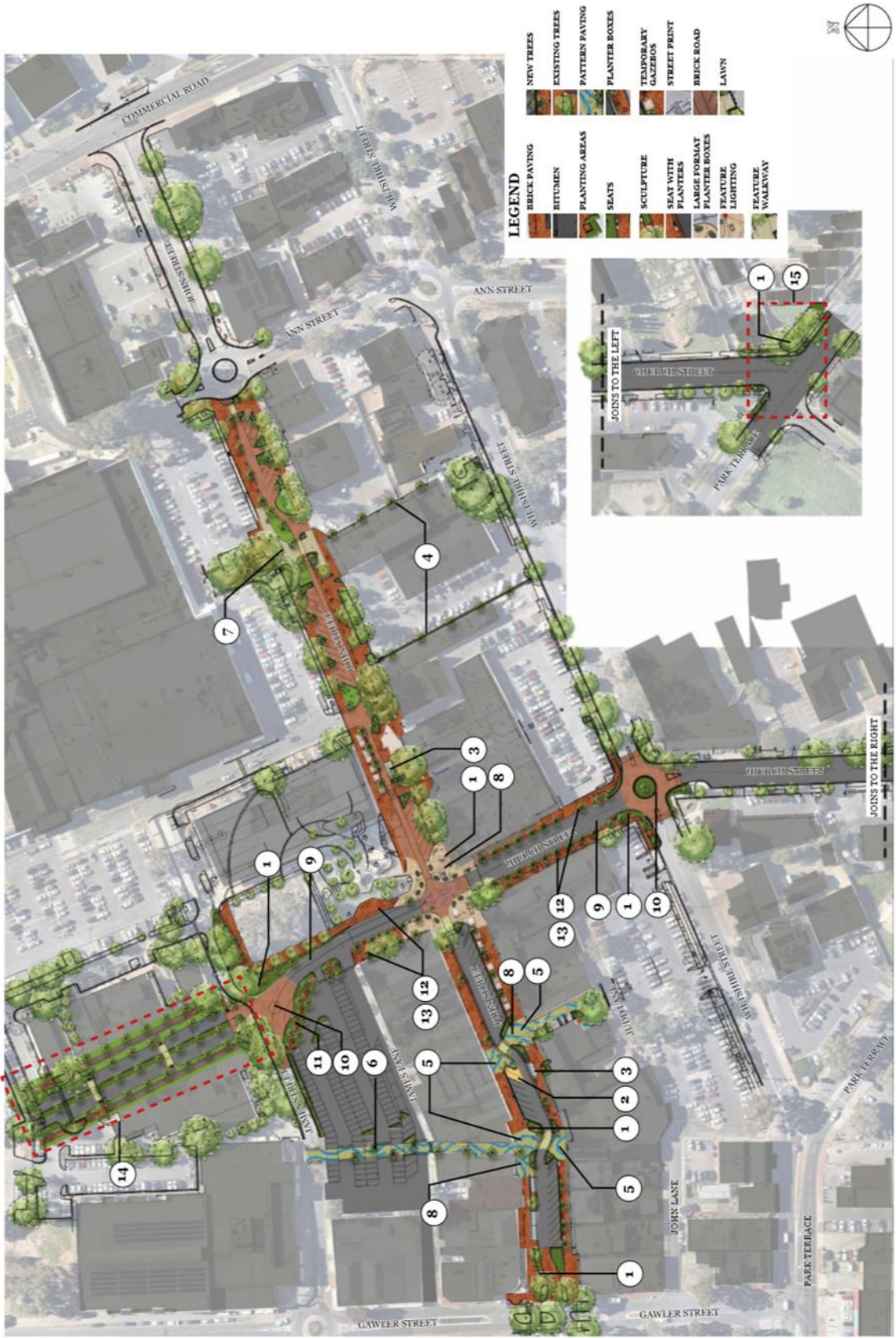
- 4.1 The Church/John Street Upgrade is aligned to the endorsed SCC Renewal Strategy, and is based on three key principles:
- 4.2 Livability & Long Term Sustainability, the enhancement of the City Heart, including:
- Improvement/renewal of the City Centre gateways.
 - Creation of additional greening through the City Heart to improve its appeal and to reduce the heat generation on the street.
 - Improve movement for pedestrians and cyclists.
 - Lower the speed of vehicular traffic.

- Ensure convenient parking availability.
 - Improve the smart technology in the SCC by developing key nodes, to potentially address aspects such as lighting, parking management, wifi availability, waste collection and public transport notifications.
 - Improvement of stormwater management in the general area, including Sexton carpark.
 - Ensuring the sustainability of planting, including the ongoing management/renewal of street trees.
 - Improvement in the street furniture to support staying longer in the area
 - Integration with the City Plaza and Hub to enable street markets to occur and spill into Church and John Streets.
- 4.3 Business & Economic Enhancement, including:
- 4.3.1 The investment in the public realm to enhance the desirability of the Salisbury City Centre as a place to invest including Council's land parcels for development. Amenity improvements in SCC have been identified as critical by advisors in attracting investor interest in the Centre.
- 4.3.2 Creation of an additional extension to Church Street to facilitate future development and provide improved access to the heart of the SCC from Salisbury Highway, consistent with the SCC Renewal Strategy.
- 4.3.3 Address existing property boundary issues with the realignment of the Church/James Street intersection
- 4.3.4 Investment in creating large walkable verges to improve footpath trading opportunities
- 4.4 Community Safety, including:
- 4.4.1 Clear definition and location of pedestrian pathways, including additional signage and the removal of kerb.
- 4.4.2 The introduction of additional lighting and improved Crime Prevention Through Environmental Design (CPTED) to increase public safety
- 4.4.3 Road design to deliberately address speeding in the area, with a focus on key entrances and the narrowing, where possible of the carriageway.

Design Proposal – Overall Masterplan

- 4.5 The Church Street/ John Street Improvement Plan uses the Council endorsed SCC Urban Design Framework and Style Guide as foundations of the proposed design elements.
- 4.6 Attachment 1 provides background, details and considerations and the overall design proposal. The following image shows the overall design proposal:

DESIGN PROPOSAL - OVERALL MASTERPLAN



The following elements form part of the Overall Design Proposal (as shown on previous page):

1. Public art/ sculptures at key intersections
2. New parklet
3. New loadings at Judd Lane and Mobara
4. Landscaped pedestrian connections to 1225 and along car park edge of Cash Converters
5. Replace concrete pavers with new feature footpath treatment
6. Pedestrian connection through Sexton carpark to Hoyts
7. Upgrade entry and key crossings on John Street at Parabanks entry, new feature footpath surface, lawn, planting and seating
8. Feature lighting (footpath, surface, centenary, etc.....)
9. Pedestrian focus streets
10. New roundabout
11. Re-sculpting of Sexton carpark
12. Repave existing footpath to brick to allow streets to read as one and maximise footpath space.
13. Widening of pedestrian footpaths to allow for outdoor dining/ street activation purposes.
14. Proposed road extension of Church Street
15. Feature entry area into Salisbury City Centre from Park Terrace

Budget Considerations

4.7 At Informal Strategy the key scenarios presented for John Street, included a minimalist approach and a significant upgrade, with the estimated costings of works presented in Attachment 1 as;

4.7.1 Level 1 - \$1.9m

4.7.2 Level 2 – \$5.5m

The key elements in each of these options are detailed below:

RECAP OF THE PREVIOUS PROPOSAL JOHN STREET INCLUSION & BUDGET SUMMARY

Plan Reference Number	Proposed Element	Level 1	Level 2
-	Fix undulating pavers in specific locations (maintenance)	✓	✓
-	Replace bollards with trees and planters between Gawler St and Church St	✓	✓
-	New planter beds in key corners and crossings	✓	✓
1	1x Sculpture (30k)	✓	✓
2	1x Parklet	✓	✓
3	New loading bay at Judd Lane and Mobara	✓	✓
-	Recycled water installation and irrigation	✓	✓
4	Planted median between Ann St and Commercial Rd	✓	✓
5	Landscaped pedestrian connections to 1225 and along car park edge of Cash Converters	✓	✓
6	Widened median and planting between Ann St and Commercial Rd. Narrowed Roadway to calm traffic.	✗	✓
7	Replace concrete pavers with new feature footpath treatment	✗	✓
8	Pedestrian connection through Sexton car park to Hoyts	✗	✓
9	Overhead feature shade structure at Judd Lane	✗	✓
10	Paved pedestrian crossings	✗	✓
-	Replace bollards with trees and planters between Church St and Commercial Rd	✗	✓
11	Public art/sculptures at key corners (90k)	✗	✓
12	Upgraded entry area and crossing on John Street at Parabanks entry. New feature footpath surface, lawn, water feature, planting and seating	✗	✓
13	Feature lighting (footpath surface, catenary, etc)	✗	✗
See Public Toilet Plan	Public toilet (auto clean)	✗	✗
-	Smart Cities sensor infrastructure	✗	✗
See Universal Design Infrastructure Plan	Universal Design Infrastructure - continuous path of travel and convert spoon drains into inlet structures.	✗	✗
See Surface Replacement Plan	Lift and relay all footpath pavers	✗	✗
Budget Estimate (incl. prelim, PM, Design, Cont.)		1.9 Million	5.5 Million

4.8 The above table and initial costings are used in Attachment 1 to compare the current scope of works proposed as part of the John Street component of the Improvement Plan. Re-scoping of works against budget is a fine balance between achieving the desired impacts in terms of visible change and improvement to Church Street and John Street, and meeting broader financial objectives. While the current proposed improvement plan delivers on this balance, significant de-scoping risks not achieving the desired outcomes; while the cost of a larger scale renewal has the potential to impact upon Council's Long Term Financial Plan (LTFP).

4.9 At Informal Strategy initial budget estimates for Church Street were also highlighted indicating costs to be in the order of \$4M excluding any extension through Council current site.

Proposed Improvement Plan

4.10 Based on Elected Member feedback the proposed works presented to Informal Strategy have been modified. The revised proposal for Church Street and John Street aligns to the SCC Renewal Strategy, and the 3 key design principles highlighted above, while reducing the costs of the proposed improvements.

4.11 Based on the revised current design proposal, as shown in Attachment 1, the estimated costs for the works are broken down as follows;

ESTIMATED COST OF WORKS



Financial Implications

4.12 The proposed elements and timing of works is estimated to cost as follows:

(\$'000)	2019/20	2020/21	2021/22	2022/23	Total
John St.	350	3000			3350
Church St (Stage 1)		500	3000		3500
Church St (Stage 2)				1200	1200
Total					8050

4.13 Noting that following consultation and further report to Council, budget bids will be prepared, with works anticipated to commence in 2020/21. The Long Term

Financial Plan (LTFP) and four year capital works program endorsed during the 2019/20 budget process provided some funds for these projects, however, now that further conceptual work has been undertaken to develop these projects and associated costs, we are able to update the LTFP for the impacts of the anticipated funding requirements.

- 4.14 In the 2019/20 Budget and LTFP funding of \$4.90M was provided, which will increase based on concepts for consultation to \$8.05M. Within the budget and LTFP was \$800k of renewal funding in later years, which has been brought forward to be timed with the delivery of these projects. Also included in the original budgeted amount was PLEC funding of \$750k matched by expenditure, however it is unlikely that this funding will be available for this project.
- 4.15 The increase in capital expenditure to \$8.05M also increases depreciation and interest costs as it will necessitate additional borrowing. Reviewing the LTFP indicators, they remain relatively healthy, with most indicators remaining within the endorsed operating ranges, noting that this is some reduction in financial capacity. The Net Financial Liabilities ratio is marginally above the endorsed range of a maximum of 40% in 2020/21 and 2021/22 due to the additional borrowings (financial liabilities) required to deliver these projects.

Note 15 Ratios	Year	2018/19	Projected Years											
			2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29		
Operating Surplus Ratio	Snapshot	● —	● —	● —	● —	● —	● —	● —	● —	● —	● —	● —	● —	● —
	Actual Ratio	2.82%	2.80%	2.38%	1.92%	1.77%	1.59%	1.33%	1.06%	0.88%	0.79%	0.62%		
Adjusted Operating Surplus Ratio	Snapshot	● —	● —	● —	● —	● —	● —	● —	● —	● —	● —	● —	● —	● —
	Actual Ratio	2.82%	2.80%	2.38%	1.92%	1.77%	1.59%	1.33%	1.06%	0.88%	0.79%	0.62%		
Net Financial Liabilities Ratio	Snapshot	● —	● —	● —	● —	● —	● —	● —	● —	● —	● —	● —	● —	● —
	Actual Ratio	29.38%	36.73%	40.35%	41.92%	31.58%	29.91%	26.50%	25.14%	24.11%	23.02%	21.88%		
Asset Renewal Funding Ratio	Snapshot	● —	● —	● —	● —	● —	● —	● —	● —	● —	● —	● —	● —	● —
	Actual Ratio	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Interest Cover Ratio	Snapshot	● —	● —	● —	● —	● —	● —	● —	● —	● —	● —	● —	● —	● —
	Actual Ratio	1.28%	1.04%	0.75%	0.81%	0.56%	0.35%	0.23%	0.14%	0.09%	0.07%	0.05%		
Asset Consumption Ratio	Snapshot	● —	● —	● —	● —	● —	● —	● —	● —	● —	● —	● —	● —	● —
	Actual Ratio	65.59%	64.89%	64.16%	63.33%	62.34%	61.41%	60.51%	59.58%	58.64%	57.71%	56.80%		

- 4.16 It should be noted that the LTFP will be updated comprehensively during the 2020/21 budget process, however, these figures are indicative of the impacts of these works in isolation to any other changes.

Timing

- 4.17 It is proposed, subject to the Council approval this month, to move forward with Community Consultation in November/December. The consultation will be based on the Improvement Plan in Attachment 1, and involve engagement with key stakeholders of SCC and the broader Salisbury community. Face to face meetings, letter box drops, pop up displays, and on line opportunities, will be included in the consultation program. Subsequent to the consultation program, a report will be presented to Council in February 2020 discussing the results of the consultation and the confirmation of the budget and prioritisation of works, giving confirmation to the bid process.
- 4.18 There are some difficulties with knowing the exact timing of the various elements of the project, thus the project has been spread out over the next 3 years. A

further consideration on timing, however, will be minimising the extent of disruption to traders within, and users of, Salisbury City Centre.

- 4.19 One element of the project that is uncertain in terms of timing is the extension of Church Street through 12 James Street to the boundary of Parabanks carpark, as stage 1 of the Church Street extension under the SCC Renewal Strategy. Initial design and costings need to be undertaken to provide guidance and certainty to the end purchasers/developers of 12 James Street, but the precise alignment and design detail will be undertaken in consultation with the ultimate developers of the land.

5. CONCLUSION / PROPOSAL

- 5.1 Subsequent to Informal Strategy in September 2019, staff have refined the design concepts to deliver on the objectives of the SCC Renewal Strategy and associated Council documents, within a budget range that reflects feedback from Elected Members to date, and also endeavours to align with Council's LTFFP.
- 5.2 Consultation on the proposed concepts is scheduled for mid-November to mid-December. To enable Council staff to move to the Community Consultation phase, Council needs to endorse Attachment 1 – Church and John Street Improvement Plan. The consultation documentation will then be prepared based on the endorsed Improvement Plan.
- 5.3 The timing, budget allocation and prioritisation of these works can be reviewed as part of the budget bid process for 2020/21 and ensuing years, which will be included as part of a report back to Council in February 2020 regarding the outcomes of the consultation.

CO-ORDINATION

Officer: EXECUTIVE GROUP

Date:



SALISBURY CITY CENTRE

CHURCH STREET AND JOHN STREET IMPROVEMENT PLAN

CONTEXT

The City Centre Revitalisation Plan Draft has been developed to set a direction for physical enhancement of John Street and Upgrading of Church Street that will support the community, traders and visitors to the City Centre



Development Plan Policy

- High quality urban design and integration with a focus on pedestrian comfort and safety.
- Provision of safe and well-designed walkways to link car parking areas to destinations it vital
- Pedestrian-scale signage, landscaping, street art, lighting, street furniture, canopies and sheltered walkways will be integrated into buildings, open space and streets to create safe, interesting, attractive and sociable spaces for visitors to access outdoor dining and footpath trading.
- Principles of universal design should be adopted to ensure the area is usable by people of all abilities.
- The centre will explore a range of opportunities to conserve resources, minimise energy use and promote Water Sensitive Urban Design.
- The village atmosphere and mix of main street fine grain land uses that make John Street unique will be retained and regenerated supporting retail, cafes and restaurants on the ground level, with offices and opportunities for mixed use residential development promoted on upper levels.
- Pedestrian permeability through to adjoining areas will be improved, with existing pedestrian connections both within streets and through private buildings, carparks and covered malls retained and enhanced. The exterior storage or display of goods or service areas should not compromise pedestrian movement or amenity.

CONTEXT

Reasons for the concept plan

- UDF and Renewal Strategy identifies connection from James Street to Little Para River
- Needs improvement usability between Park Terrace and James Street
- Re-enforces the role of Church Street as a primary access street into Salisbury City Centre and not for through traffic only)
- Enhances the street to stimulate investment



A BRIEF HISTORY - JOHN STREET

The name "Salisbury" was given by John Harvey formed by his subdivision in 1848.

The Streets were named after his wife and their children.

Joseph Broadstock established another land division which aligned with the rail line and hence resulted in the "kink" in John Street.

The commercial central started on Commercial Road but progressively moved towards the Train line over a 70 year period.

It is difficult to visualise the history of John Street today but its intrinsic "Main Street" function is still a key part of Salisbury City Centre and one the only of its kind in northern Adelaide.

More detail can be found in the publication "John Street Salisbury – A Pictorial History (1986)".

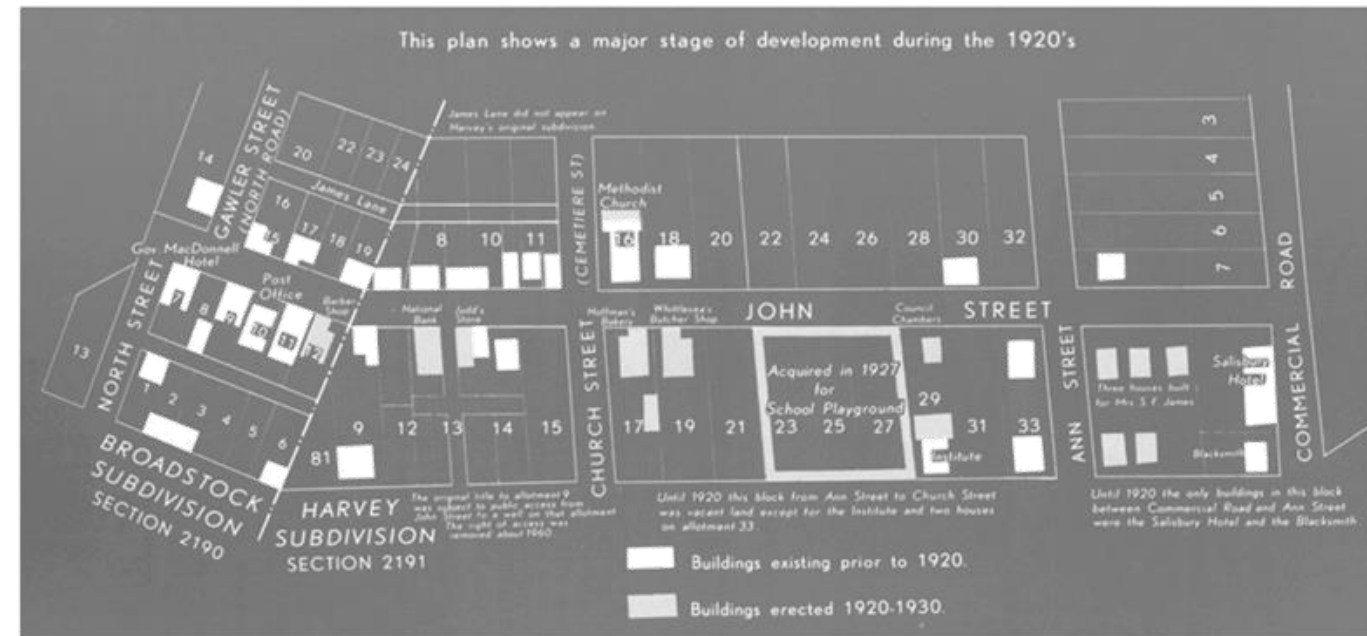
Observations

Sites 10, 11, 17, and 18 may still contain the original building.

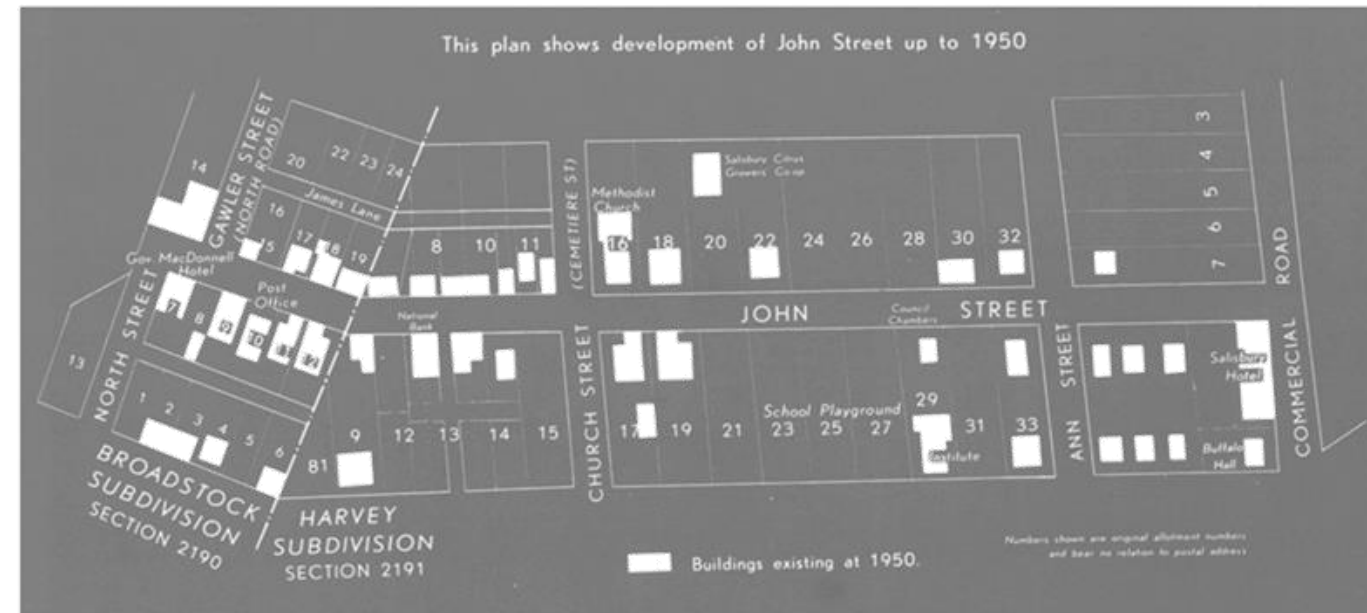
Opportunity

Engage a heritage architect to assess and determine if there is any historical value in exiting buildings and restoration opportunities.

Identify any funding opportunities to restore original buildings.



Development During the 1920's



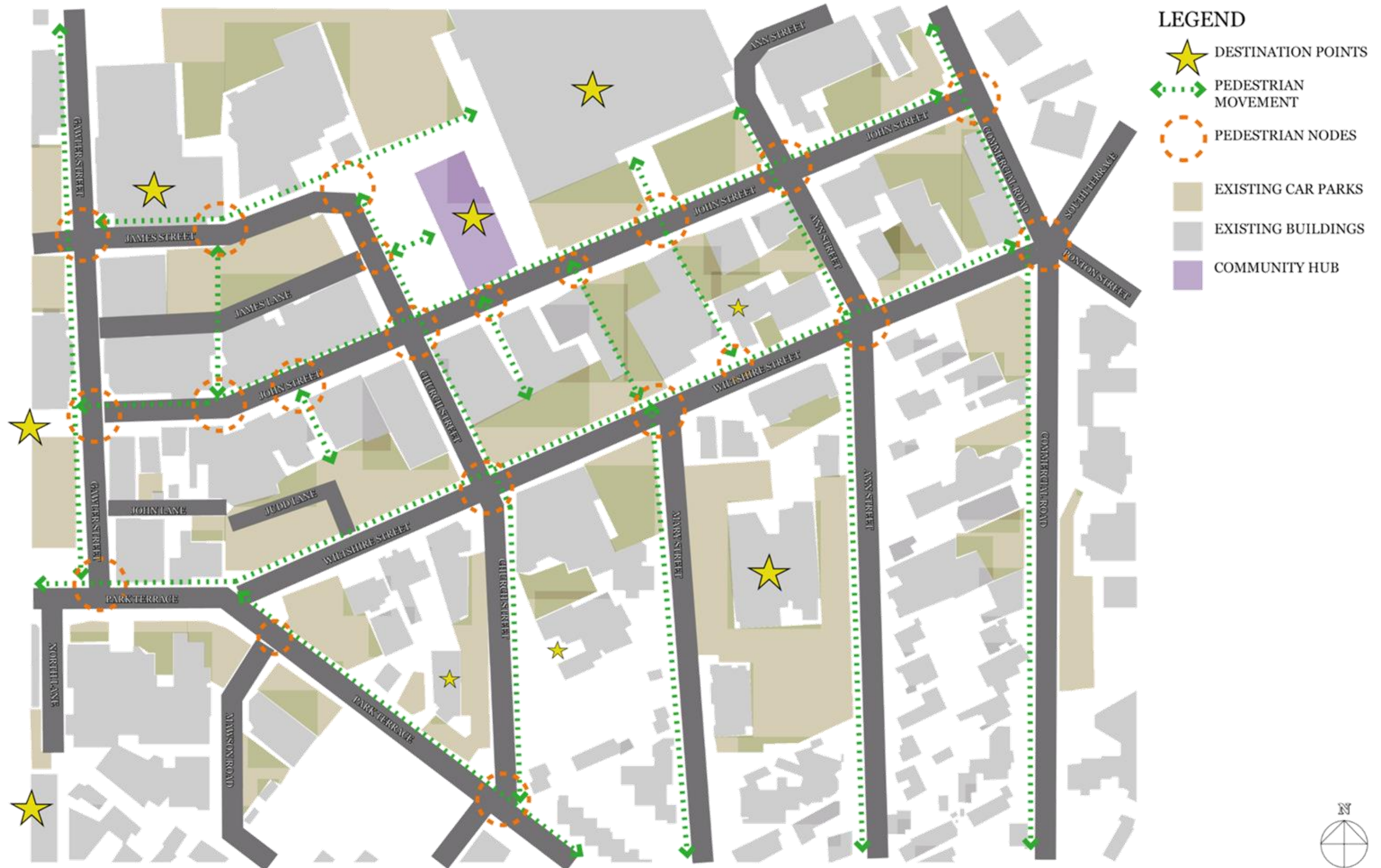
Development up to 1950

SITE ANALYSIS - VEHICULAR MOVEMENT & KEY INTERSECTIONS/ GATEWAYS



Item 2.6.3 - Attachment 1 - Church and John Street Improvement Plan

SITE ANALYSIS - PEDESTRIAN MOVEMENT & PEDESTRIAN NODES



SITE ANALYSIS - NEW URBAN DEVELOPMENTS

New Urban Development

- Community Hub (committed)
- Future mixed use on old Council sites
 - James Street (Multiple Sites)
 - Len Beadell
 - Judd Street
 - Sexton car park site
- Park Tce Haigh St site (Aldi)
- Anglicare Site
- Potential Judd St or other decked parking



OVERALL DESIGN ANALYSIS

- Church Street to be possibly extended through to Salisbury Highway to be coming the primary North-South link within the City Centre
- Development focused around John Street as well as a new 'High Street', which is created by extending Church Street North to the Little Para River
- Providing active frontage along John Street and Church Street and the new Civic Square
- Central two-way tree lined boulevard and wide footpaths that promotes vehicular and pedestrian movement in front of the future retail and commercial development that occurs along the Church Street extension that also visually brings the Little Para River (Pitman Park) into the City Centre)
- Public realm improvements to facility ground floor activity and passive surveillance from upper stories along new development.
- Gateway statements at Commercial Road and Park Terrace, Church Street and Park Terrace and Gawler Street and Salisbury Highway.
- Provide new traffic signals at the Park Terrace and Church Street junction to encourage traffic to enter into the heart of the City Centre
- Creating green links along key links such as Church Street, from Little Para Reserve into the City Centre and through to the Salisbury Oval.
- Consideration to be given to creating a sheltered pedestrian environment along key pedestrian street such as John Street and Church Street through the use of verandahs and awnings.
- Improve traffic flow through the City Centre and formalise on 'hidden' road to create ring route behind Parabanks Shopping centre (Renewal Strategy), as well as Anne Street and Church Street connections.
- Proposed mixed used and commercial development with building heights of 4-6 storey along Church Street to attract a larger proportion of commercial development.
- Expand Parabanks south and west to create a continuous John Street active frontage and Church Street extension.
- Encourage community service to consolidate into the City Centre along Church Street.
- Create additional north/south access road through the City - Church Street and Anne Street extension.
- Encourage bicycle and pedestrian movement/ experience within the City Centre, through the upgrade of high amenity streetscapes and shared used streets.
- Develop John street and Church Street as the main street boulevard to achieve a high quality urban environment.
- Development pavement graphics across the intersection of John Street and Church Street, to increase the shared-use potential of the area.

CHARACTER AND AMENITY ANALYSIS - JOHN STREET



- Mixture of car parking & active frontage.
- Pedestrian and activity nodes are high use areas.
- Small pedestrian connector “lane ways” from Wiltshire on private land.
- Cluster of active frontages near Church Street.
- Commercial Road to Ann Street fairly dull two way street with weak sense of entry and poor landscaping treatment.
- Parabanks car park on John Street may be redeveloped as “retail to the street” if there is market interest.
- Car parking leasing arrangements for Woolworth etc. may effect future development opportunities.
- Gawler Street to Church Street has a tight cluster of active frontages and high day time pedestrian movements.
- Night time activity concentrated around cinema.
- Weak linkages through Sexton car park to Cinema.
- Sexton (privately owned) pedestrian lane way is critical but lacks amenity.
- Judd lane way amenity could be improved.
- Landscaping is ad-hoc and sparse in many areas. Large mixed trees throughout.
- Coffee Amigo one of the main John Street traders but lacks expansion opportunity.

CHARACTER AND AMENITY ANALYSIS - CHURCH STREET



- Wide carriageway, mixed street tree planting, “suburban” footpaths, large setbacks, single storey building, generally tired appearance.
- Important historic buildings partially hidden by landscape.
- Narrow footpath and cluttered verge are, no street trees, limited activation from the building, noisy, dry, mixture of footpath treatments.
- No sense of arrival, poor pedestrian connectivity, future Aldi building proposed, high quality landscaping in front of McDonald’s.
- Vehicle dominated intersection, lack of landscaping, generally tired appearance.
- High volumes of pedestrians, dominated by bollards, good connectivity at zebra crossing, good access to buses and town square, buses move quickly.
- Dry entry park at Park Tce, blank fencing to street.
- Blank walls and tired building to street, no street trees.
- Good landscaping, significant trees, and attractive entry to Council building, pedestrian movement can be difficult.
- Street trees are mixed and in various conditions.
- Footpaths is a variety of materials but meet service standards.

DESIGN OBJECTIVES/PRINCIPLES

COMMUNITY SAFETY

1. Clear definition and location of pedestrian pathways, including additional signage and the removal of kerb.
2. The introduction of additional lighting and improved CPTED designs to increase public safety
3. Road design to deliberately address speeding in the area, with a focus on key entrances and the narrowing, where possible of the carriageway.

BUSINESS & ECONOMIC ENHANCEMENT

1. The investment in the public realm to enhance the desirability of Council's land parcels for development.
2. Creation of an additional extension to Church street to facilitate future development
3. Address existing property boundary issues with the realignment of the Church/James Street intersection
4. Investment in creating large walkable verges to improve footpath trading opportunities

LIVEABILITY & LONG TERM SUSTAINABILITY, THE ENHANCEMENT OF THE CITY HEART

1. Improvement/renewal of the City Centre gateways.
2. Creation of additional greening through the City Heart to reduce the heat generation on the street.
3. Reduction of local flooding issues and improvement to the stormwater management in the general area, including Sexton carpark.
4. Enabling smart cities technology to be developed including key nodes, to ultimately address parking management, wifi availability and public transport notifications and potential commercial advertising.
5. Ensuring the sustainability of planting including the ongoing management/renewal of street trees.
6. Improvement in the street furniture to support staying longer in the area
7. Integration with the City Square and Hub to enable street markets to occur and spill into Church/John Streets

DESIGN PRINCIPLES

PEDESTRIAN FOCUSED STREETS

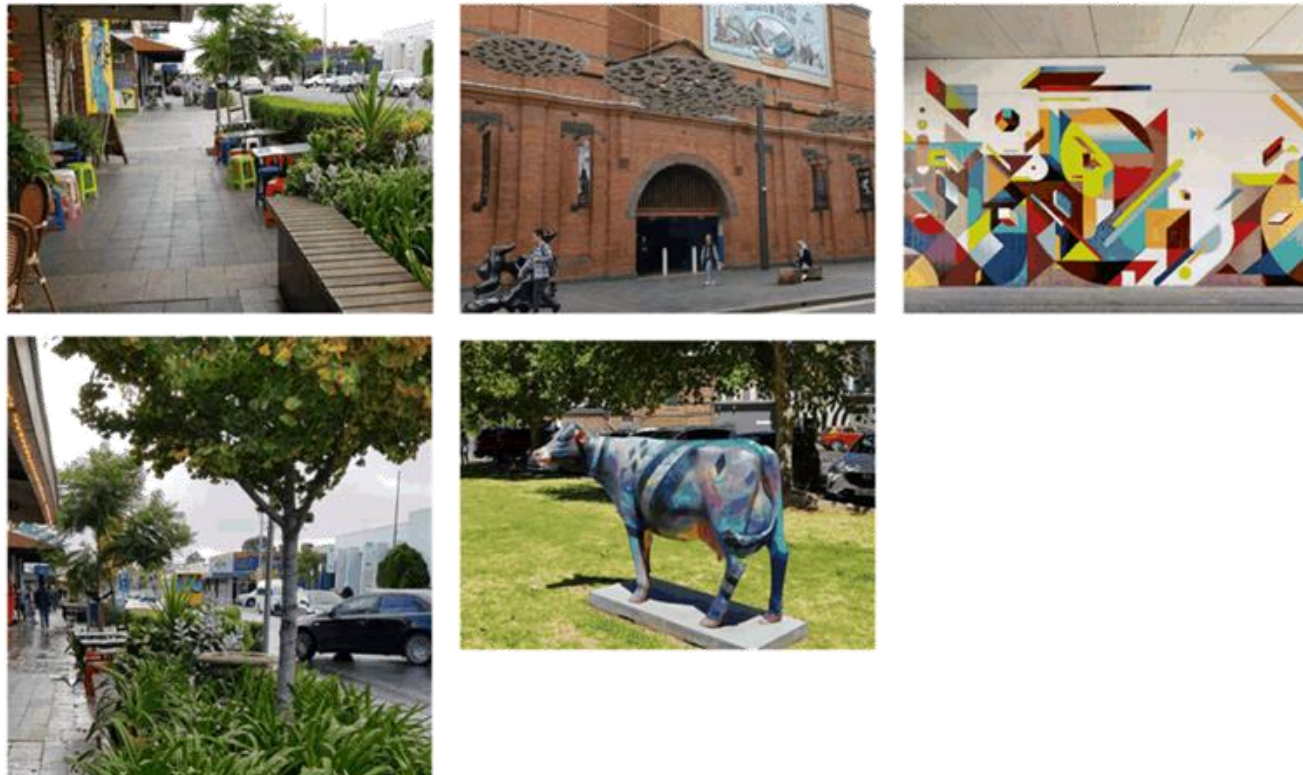
- PEDESTRIAN FRIENDLY STREETS
- ENCOURAGE VEHICLES TO TRAVEL AT 20 kph.
- ENCOURAGE COMMUNITY TO WALK THE STREETS RATHER THAN A USE AS A THOROUGHFARE
- ENCOURAGE INCREASED PEDESTRIAN MOVEMENTS
- OPEN OPPORTUNITIES TO ACTIVE THE STREETS VIA THE MEANS OF
 1. WEEKEND MARKETS
 2. OUTDOOR DINING
 3. FOOTPATH TRADING
- ENCOURAGE ACTIVE FRONTAGES AND SPACE ACTIVATION



AMENITY UPLIFT

STRONG EMPHASIS ON UPLIFTING THE CURRENT AMENITY OF BOTH STREETS WHICH INCLUDES:

- GREENING UP THE STREETS
- CREATING A UNIFIED STREET FURNITURE PALLET
- DE-CLUTTERING THE STREET OF UTILITIES
- RATIONALISATION OF ON-STREET PARKING AREAS
- PUBLIC ART WORK AND ENTRY STATEMENTS TO CREATE A UNIQUE SPACE



PLACE MAKING

- FEELS LIKE THE CITY CENTRE
- A UNIQUE SPACE/PLACE THAT REFLECTS THE HISTORY OF THE LOCATION WITH A MODERN TWIST
- AN INVITING PLACE WHICH IS SAFE AND INVITING
- A PLACE WHERE PEOPLE WANT TO STAY AND LINGER
- A PLACE WHERE IT ATTRACTS PEOPLE AND BUSINESS ALIKE



A SAFE PLACE TO BE

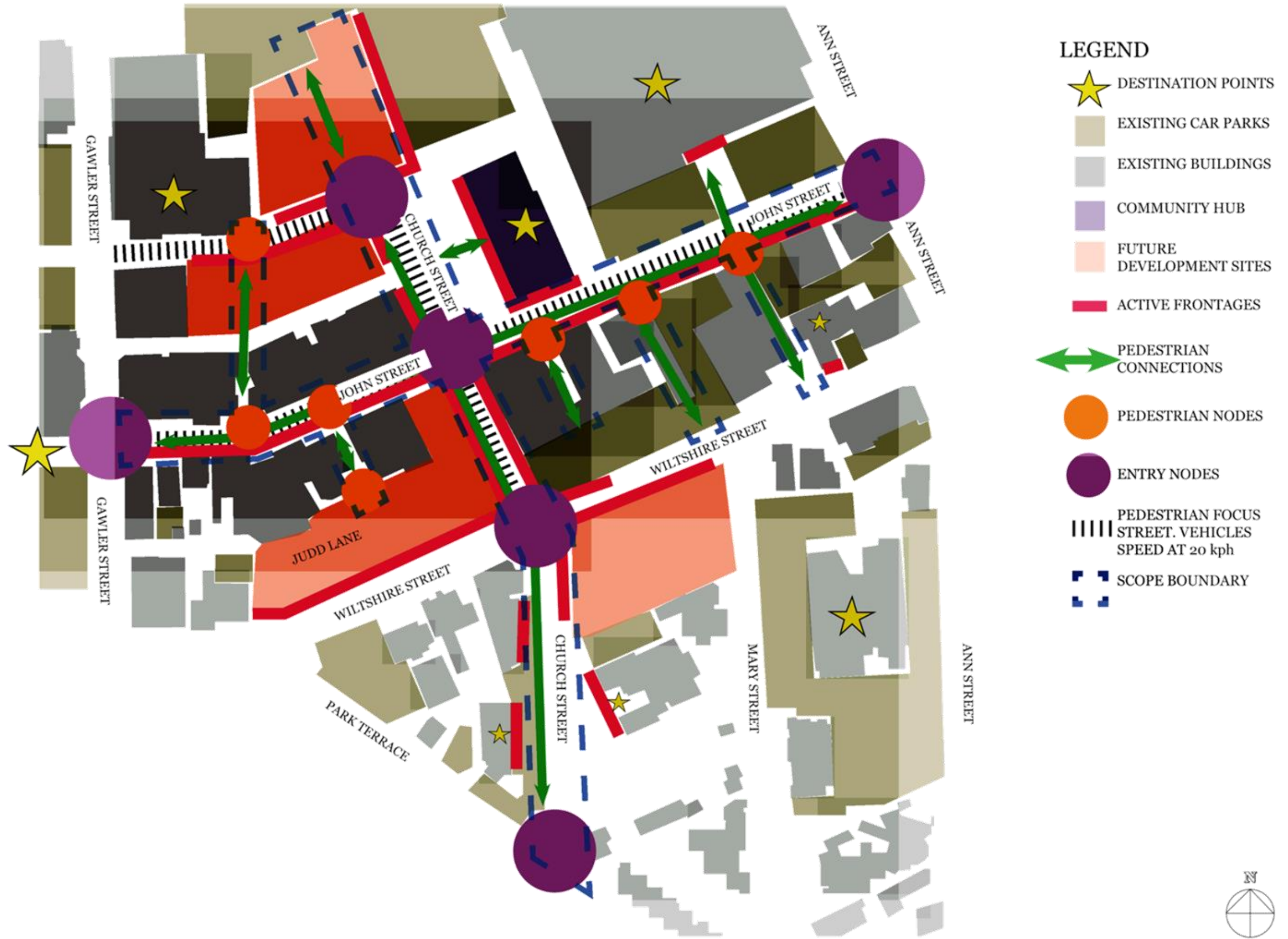
- BRIGHTER STREETS
- GENERAL SURVEILLANCE OF THE STREETS THROUGHOUT THE DAY AND NIGHT VIA THE MEANS OF
 1. INCREASE TRADING HOURS
 2. FOOD TRUCKS AFTER HOURS
 3. ENCOURAGEMENT OF OUTDOOR DINING DURING THE EVENINGS/NIGHTS
 4. ENCOURAGE RESIDENTS TO LIVE WITHIN THE CITY CENTRE VIA THE MEANS OF RESIDENTIAL DEVELOPMENT ABOVE ONGROUND COMMERCIAL AREAS
 5. CCTV LOCATED AT SPECIFIC AREAS ALONG THE STREET
- CLEARER DEFINITION OF PEDESTRIAN FOOTPATHS VIA THE MEANS OF
 1. DEFINED SHORELINE
 2. PLANTER BOXES
 3. PLANTED AREAS
 4. LAWN AREAS
 5. DEFINED VEHICULAR MOVEMENT
 6. CLEAR DIRECTION SIGNAGE



FUTURE OPPORTUNITIES PLAN - CITY CENTRE




FUTURE OPPORTUNITIES PLAN - SCC CORE



RECAP OF THE PREVIOUS PROPOSAL - JOHN STREET





JOHN STREET CONCEPT PLAN - LEVEL 1 PROPOSAL
SALISBURY
 SCALE NTS

LEGEND

 BRICK PAVING	 NEW TREES	 SEAT WITH PLANTERS	 BRICK ROAD
 BITUMEN	 EXISTING TREES	 LARGE FORMAT PLATER BOXES	
 PLANTING AREAS	 PLANTER BOXES	 FEATURE LIGHTING	
 SEATS	 SCULPTURE	 STREET PRINT	

RECAP OF THE PREVIOUS PROPOSAL - JOHN STREET




JOHN STREET CONCEPT PLAN - LEVEL 2 & 3 PROPOSAL
SALISBURY
 SCALE NTS

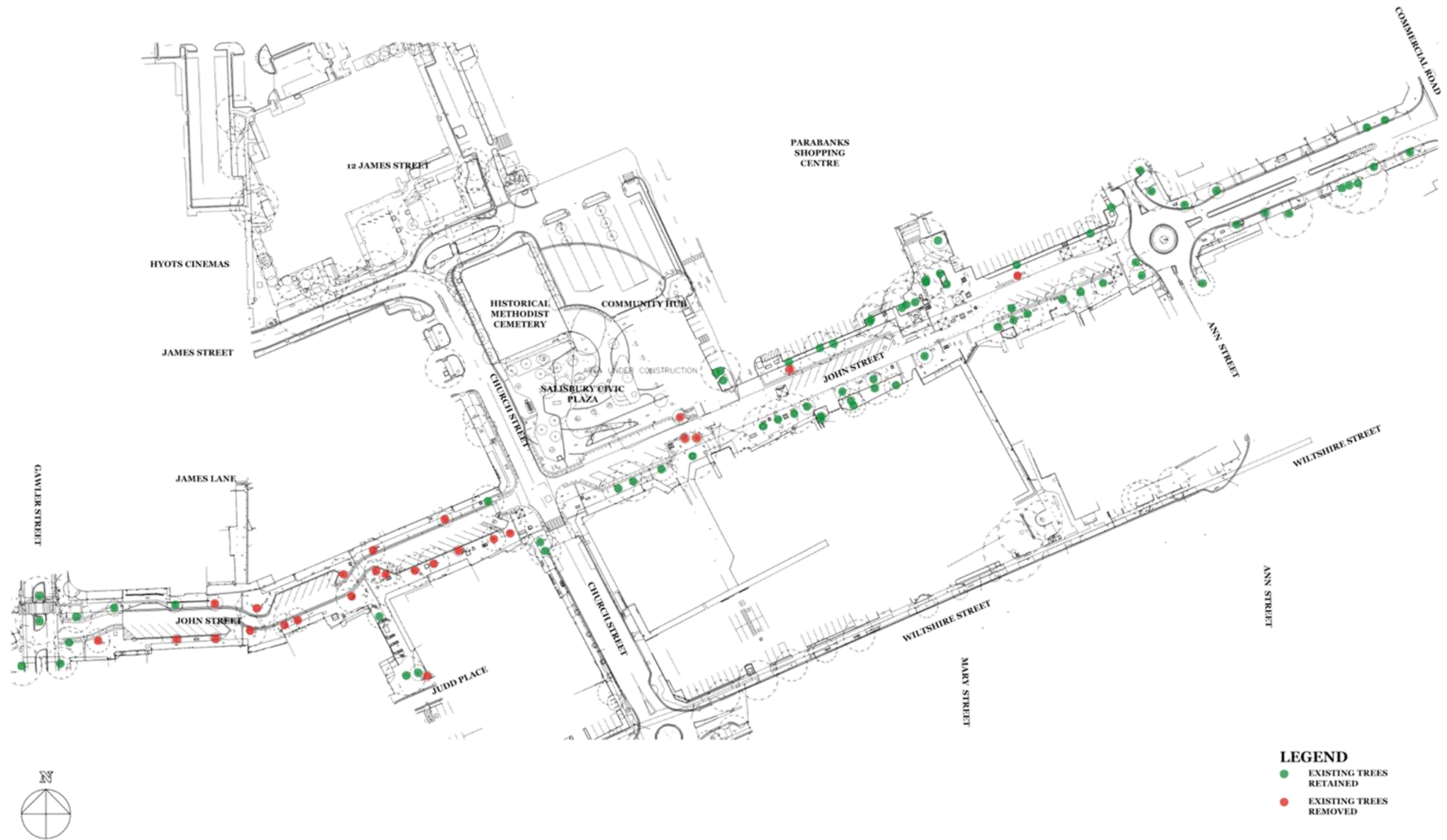
LEGEND

 BRICK PAVING	 NEW TREES	 SCULPTURE	 TEMPORARY GAZEBOS	 WATER FEATURE
 BITUMEN	 EXISTING TREES	 SEAT WITH PLANTERS	 STREET PRINT	 FEATURE WALKWAY
 PLANTING AREAS	 PATTERN PAVING	 LARGE FORMAT PLATER BOXES	 BRICK ROAD	 LASERCUT SHADE STRUCTURE
 SEATS	 PLANTER BOXES	 FEATURE LIGHTING	 LAWN	

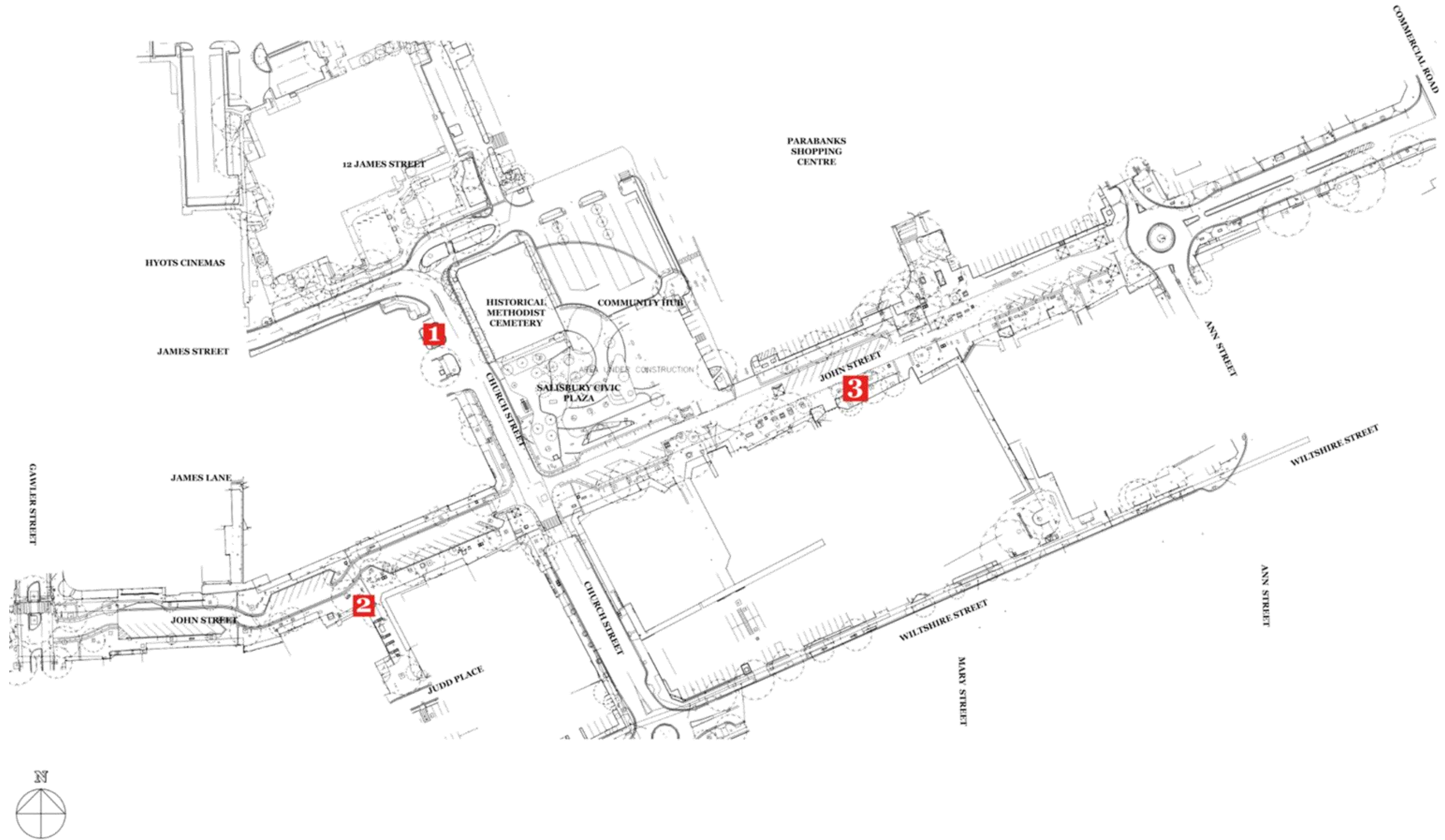
RECAP OF THE PREVIOUS PROPOSAL JOHN STREET INCLUSION & BUDGET SUMMARY

Plan Reference Number	Proposed Element	Level 1	Level 2	Level 3
-	Fix undulating pavers in specific locations (maintinence)	✓	✓	✓
-	Replace bollards with trees and planters between Gawler St and Church St	✓	✓	✓
-	New planter beds in key corners and crossings	✓	✓	✓
1	1x Sculpture (30k)	✓	✓	✓
2	1x Parklet	✓	✓	✓
3	New loading bay at Judd Lane and Mobarra	✓	✓	✓
-	Recycled water installation and irrigation	✓	✓	✓
4	Planted median between Ann St and Commercial Rd	✓	✓	✓
5	Landscaped pedestrian connections to 1225 and along car park edge of Cash Converters	✓	✓	✓
6	Widened median and planting between Ann St and Commercial Rd. Narrowed Roadway to calm traffic.	x	✓	✓
7	Replace concrete pavers with new feature footpath treatment	x	✓	✓
8	Pedestrian connection through Sexton car park to Hoyts	x	✓	✓
9	Overhead feature shade structure at Judd Lane	x	✓	✓
10	Paved pedestrian crossings	x	✓	✓
-	Replace bollards with trees and planters between Church St and Commercial Rd	x	✓	✓
11	Public art/sculptures at key corners (90k)	x	✓	✓
12	Upgraded entry area and crossing on John Street at Parabanks entry. New feature footpath surface, lawn, water feature, planting and seating	x	✓	✓
13	Feature lighting (footpath surface, catenary, etc)	x	x	✓
See Public Toilet Plan	Public toilet (auto clean)	x	x	✓
-	Smart Cities sensor infrastructure	x	x	✓
See Universal Design Infrastructure Plan	Universal Design Infrastructure - continuous path of travel and convert spoon drains into inlet structures.	x	x	✓
See Surface Replacement Plan	Lift and relay all footpath pavers	x	x	✓
Budget Estimate (incl. prelim, PM, Design, Cont.)		1.9 Million	5.5 Million	7.2 Million

RECAP OF THE PREVIOUS PROPOSAL JOHN STREET EXISTING STREET TREE REMOVAL PLAN



RECAP OF THE PREVIOUS PROPOSAL POTENTIAL PUBLIC TOILET LOCATION



RECAP OF THE PREVIOUS PROPOSAL - CHURCH STREET



RECAP OF THE PREVIOUS PROPOSAL CHURCH STREET EXISTING STREET TREE REMOVAL PLAN



RECAP OF THE PREVIOUS PROPOSAL - STYLE SHEET

furniture, structures and materials



modular block seating with side panel pattern detail (indicative)



overhead shade structure with shadow pattern features (indicative)



* CIVIQ Aquafil Flexifountain 1500BF RGB (Stainless steel)



* SPARK Promenade Grey Aluminium RAL9007



Terrain Group Archway Bike Hoops (Aluminium)



* Terrain Group Bayside Waste Bin 240L Terrain 'Blue Night'



Quatro design civic planter 1.5x1.5x1.0m



Quatro design civic planter 1.5x0.6x1.0m



* Candela Toorak Top Entry (Calavanised and powder coated)



* Austral Bricks 'Grove' 230x114x50mm (gold n copper)



Feature surface (indicative)



Stone set gravel resin 6mm tree pits (apollo)



Quatro design soal oval seat planter



Quatro design deco long planter



Quatro design 2.4m quad type A seat planter

planting



* White Cedar Tree



* Iron Bark



* Flame Tree



Crepe Myrtle (civic planter tree)



Flowering Annuals in planter boxes



Flame Tree (civic planter tree)



Ground level planter beds

NOTE: * denotes existing & specified in style guide

WHAT IS THE CORE OF THE DESIGN?

GREEN SPINE

UNIFIED STREET

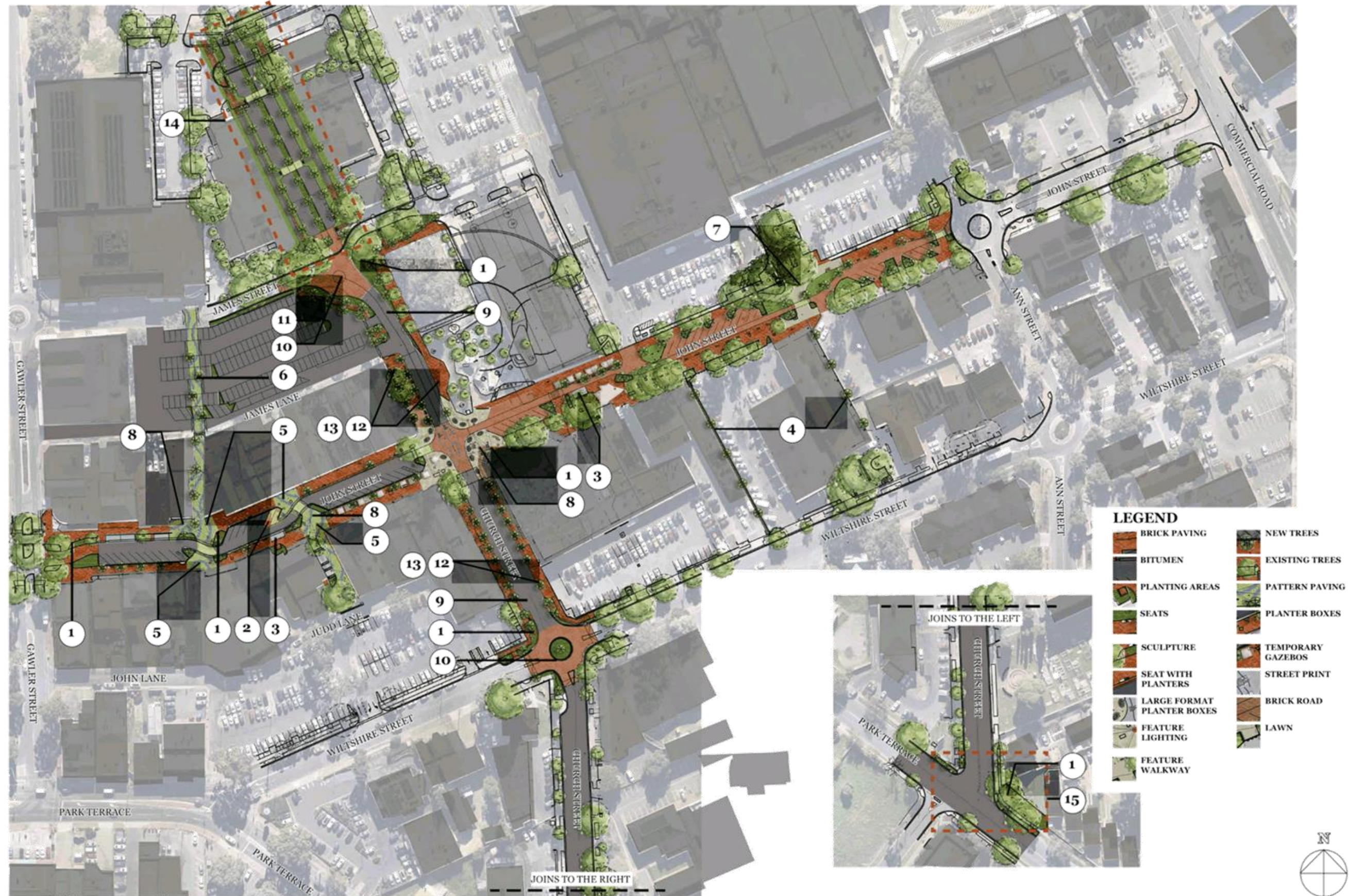
PEDESTRIAN FRIENDLY
STREETS

GATEWAY ENTRY INTO THE
CORE OF THE CITY

PLACE MAKING

MAKING THE CITY
CENTRE A SAFE &
ATTRACTIVE PLACE TO
VISIT & INVEST

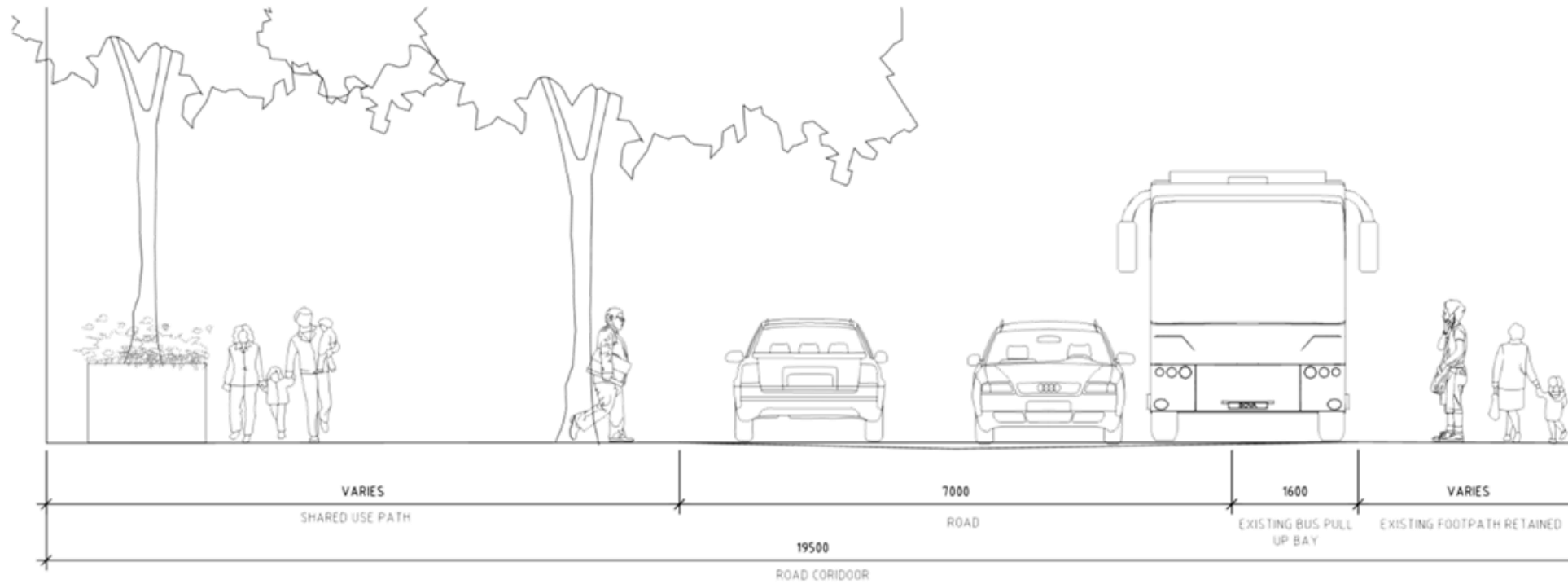
DESIGN PROPOSAL - OVERALL MASTERPLAN



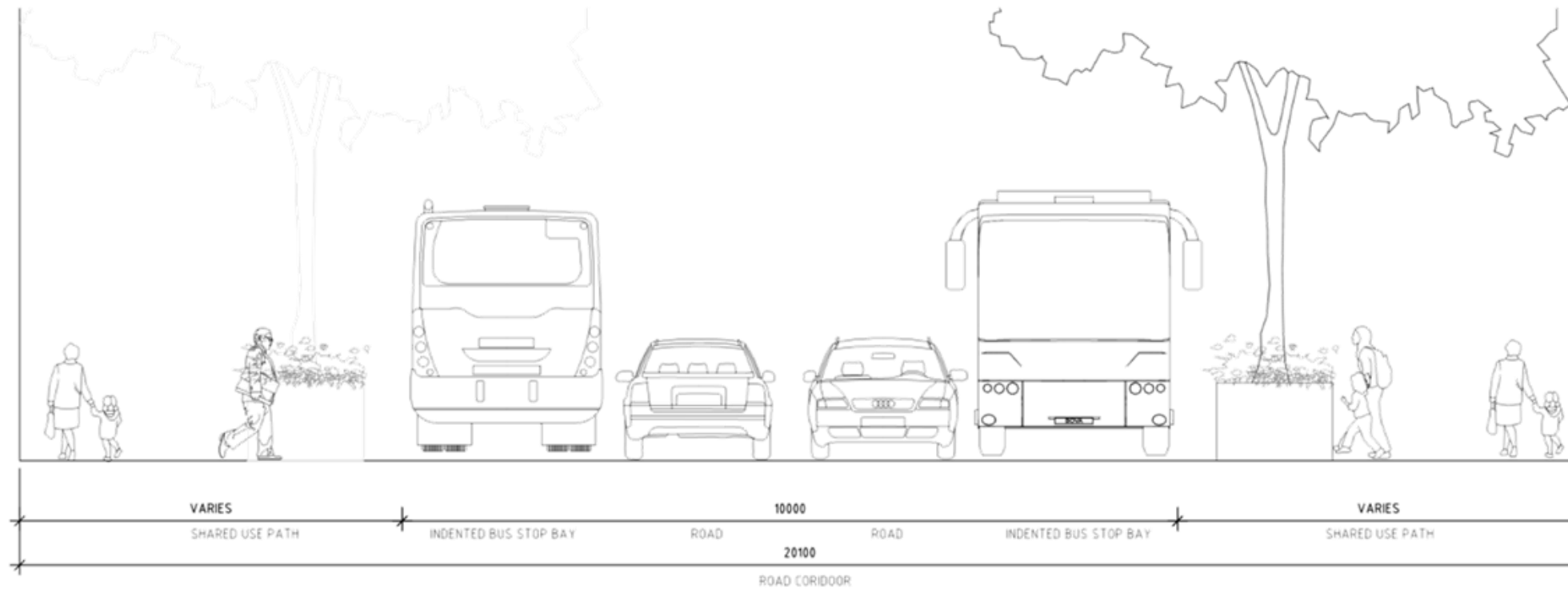
DESIGN PROPOSAL - PROPOSED ELEMENTS

1. PUBLIC ART/ SCULPTURES AT KEY INTERSECTIONS
2. NEW PARKLET
3. NEW LOADINGS AT JUDD LANE AND MOBARA
4. LANDSCAPED PEDESTRIAN CONNECTIONS TO 1225 AND ALONG CAR PARK EDGE OF CASH CONVERTERS
5. REPLACE CONCRETE PAVERS WITH NEW FEATURE FOOTPATH TREATMENT
6. PEDESTRIAN CONNECTION THROUGH SEXTON CARPARK TO HOYTS
7. UPGRADE ENTRY AND KEY CROSSINGS ON JOHN STREET AT PARABANKS ENTRY, NEW FEATURE FOOTPATH SURFACE, LAWN, PLANTING AND SEATING
8. FEATURE LIGHTING (FOOTPATH, SURFACE, CENTENARY, ETC.....)
9. PEDESTRIAN FOCUS STREETS
10. NEW ROUNDABOUT
11. RE-SCULPTING OF SEXTON CARPARK
12. REPAVE EXISTING FOOTPATH TO BRICK TO ALLOW STREETS TO READ AS ONE AND MAXIMISE FOOTPATH SPACE.
13. WIDENING OF PEDESTRIAN FOOTPATHS TO ALLOW FOR OUTDOOR DINING/ STREET ACTIVATION PURPOSES.
14. PROPOSED ROAD EXTENSION OF CHURCH STREET
15. FEATURE ENTRY AREA INTO SALISBURY CITY CENTRE FROM PARK TERRACE

DESIGN PROPOSAL - PROPOSED CROSS SECTIONS- CHURCH STREET



**JOHN STREET TO JAMES STREET
TYPICAL CROSS SECTION OF ROAD**



**WILTSHIRE STREET TO JOHN STREET
TYPICAL CROSS SECTION OF ROAD**

DESIGN PROPOSAL - EXISTING AND PROPOSED TREES PLAN



REVISED DESIGN PROPOSAL - PROPOSED PLANTER BOX & SEAT PLAN



DESIGN PROPOSAL - PROPOSED PLANTING AND TURF PLAN



CURRENT DESIGN PROPOSAL - STYLE SHEET

furniture, structures and materials



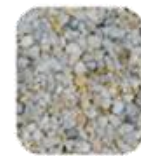
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Quatro design deco long planter

planting



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Crepe Myrtle (civic planter tree)



Flowering Annuals in planter boxes



Flame Tree (civic planter tree)

NOTE: * denotes existing & specified in style guide

PREVIOUS DESIGN (LEVEL 2) - → CURRENT PROPOSAL

PARABANKS ENTRY

PREVIOUS DESIGN (LEVEL 2)



- EXTENT OF FEATURE PAVING ON BOTH SIDES OF JOHN STREET AND STRETCHES BETWEEN 1224 CONNECTOR AND CASH CONVERTERS CONNECTOR
- INCLUDES WATER FEATURE
- INCLUDES PLANTER BOXES WITH SEATING THAT HAS BEEN PROPOSED IN FRONT OF THE OLD BANK SITE
- INCLUDES PLANTER BOXES LINING UP TO PARABANKS SHOPPING CENTRE ENTRY

CURRENT PROPOSAL



- EXTENT OF FEATURE PAVING HAS BEEN REDUCED TO JUST FOCUSED ON PARABANKS ENTRY AREA AND THE BANK
- NO WATER FEATURE
- NO PLANTER BOXES WITH SEATING THAT HAS BEEN PROPOSED IN FRONT OF THE OLD BANK SITE
- NO PLANTER BOXES LINING UP TO PARABANKS SHOPPING CENTRE ENTRY
- REDUCTION IN NUMBER OF TREES
- REDUCTION IN TREES IN PLANTER BOXES ALONG BOTH THE 1224 CONNECTOR AND CASH CONVERTERS CONNECTOR.

PREVIOUS DESIGN (LEVEL 2) - → CURRENT PROPOSAL

ANN STREET TO COMMERCIAL ROAD

PREVIOUS DESIGN (LEVEL 2)



- REPLANT CENTRE ROUND ABOUT
- NARROW ROAD CARRIAGEWAY
- WIDEN CENTRAL MEDIAN
- LANDSCAPING OF CENTRAL MEDIAN, WHICH INCLUDES TREES AND PEDESTRIAN REFUGE
- LANDSCAPING ALONG PEDESTRIAN FOOTPATH
- REALIGNMENT OF PRAM RAMP NEAREST TO COMMERCIAL ROAD
- RAISED PEDESTRIAN CROSSING
- AREA TO BE IRRIGATED

CURRENT DESIGN



- LANDSCAPING OF EXISTING MEDIAN WILL BE UNDERTAKEN BY GENERAL MAINTENANCE.

PREVIOUS DESIGN (LEVEL 2) - → CURRENT PROPOSAL

JUDD LANE WAY

PREVIOUS DESIGN (LEVEL 2)



- PROPOSED OVERHEAD FEATURE SCREENS TO PROVIDE ADDITIONAL SHADE
- FEATURE PAVING
- LANDSCAPING & IRRIGATION OF EXISTING GARDEN BEDS
- FEATURE LIGHTING
- RAISED PEDESTRIAN CROSSING
- PARKLET
- NEW SEATING
- ART WORK

CURRENT DESIGN



- NO OVERHEAD FEATURE SCREENS TO PROVIDE ADDITIONAL SHADE
- FEATURE PAVING
- LANDSCAPING & IRRIGATION OF EXISTING GARDEN BEDS
- FEATURE LIGHTING
- RAISED PEDESTRIAN CROSSING
- PARKLET
- REDUCE QUANTITIES OF NEW SEATING
- REDUCE NUMBER OF TREES AND PLANTERS
- ART WORK

PREVIOUS DESIGN (LEVEL 2) - → CURRENT PROPOSAL

CHURCH STREET EXTENSION

PREVIOUS DESIGN (LEVEL 2)



- PROPOSED ROAD CARRIAGEWAY WITH ON STREET PARKING
- PROPOSED LANDSCAPE VERGE ON BOTH SIDES OF THE ROAD
- PROPOSED SHARED USED PATH TO CONNECT INTO EXISTING FOOTPATHS
- PROPOSED CENTRAL LANDSCAPED MEDIAN
- ART WORK
- RAISED PEDESTRIAN CROSSING
- REMOVAL OF EXISTING TREES TO ACCOMMODATE NEW ROAD EXTENSION

CURRENT DESIGN



- PROPOSED ROAD CARRIAGEWAY WITH ON STREET PARKING
- PROPOSED LANDSCAPE VERGE ON BOTH SIDES OF THE ROAD
- PROPOSED SHARED USED PATH TO CONNECT INTO EXISTING FOOTPATHS
- PROPOSED CENTRAL LANDSCAPED MEDIAN
- ART WORK
- RAISED PEDESTRIAN CROSSING
- RE-ALIGNMENT OF ROAD EXTENSION TO RETAIN EXISTING TREES

PREVIOUS DESIGN (LEVEL 2) - → CURRENT PROPOSAL

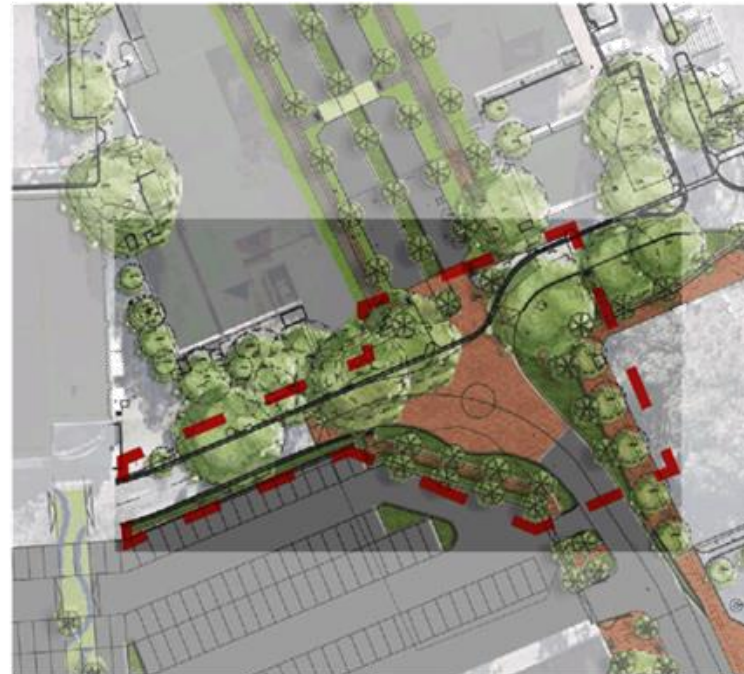
ENTRY/EXIT ROUND ABOUT - JAMES ST INTO CHURCH STREET

PREVIOUS DESIGN (LEVEL 2)



- PROPOSED ROUND ABOUT SET CLOSER TO CURRENT COUNCIL BUILDING'S BOUNDARY.
- REMOVAL OF EXISTING TREES ALONG JAMES STREET TO ACCOMMODATE NEW ROUND ABOUT
- LOST OF 2 CAR PARKS WITHIN SEXTON CARPARK TO ACCOMMODATE NEW FOOTPATH AND LANDSCAPING
- ARTWORK LOCATED ON CURRENT COUNCIL BUILDING'S BOUNDARY SITE.
- ADDITIONAL KERB RAMPS TO FACILITATE PEDESTRIAN CROSSINGS.
- ROUND ABOUT ALLOWS FOR NEW TURNING INTO FUTURE CHURCH STREET EXTENSION.
- REALIGNMENT OF PRESENT PEDESTRIAN FOOTPATHS
- PROPOSED EXTENSION WILL PROVIDE ADDITIONAL 20-25 NEW PARKING SPACES

CURRENT DESIGN



- PROPOSED ROUND ABOUT LOCATED CLOSER TO SEXTON CARPARK TO RETAIN EXISTING TREES ALONG JAMES STREET
- LOST OF 12 CAR PARKS WITHIN SEXTON CARPARK TO ACCOMMODATE PROPOSED ROUND ABOUT, FOOTPATH AND LANDSCAPING
- ARTWORK LOCATED BESIDE HISTORIC CEMETERY
- ADDITIONAL KERB RAMPS TO FACILITATE PEDESTRIAN CROSSINGS.
- ROUND ABOUT ALLOWS FOR NEW TURNING INTO FUTURE CHURCH STREET EXTENSION
- REALIGNMENT OF PRESENT PEDESTRIAN FOOTPATHS
- PROPOSED ROAD EXTENSION WILL PROVIDE ADDITIONAL 20-25 NEW PARKING SPACES

PREVIOUS DESIGN (LEVEL 2) - → CURRENT PROPOSAL

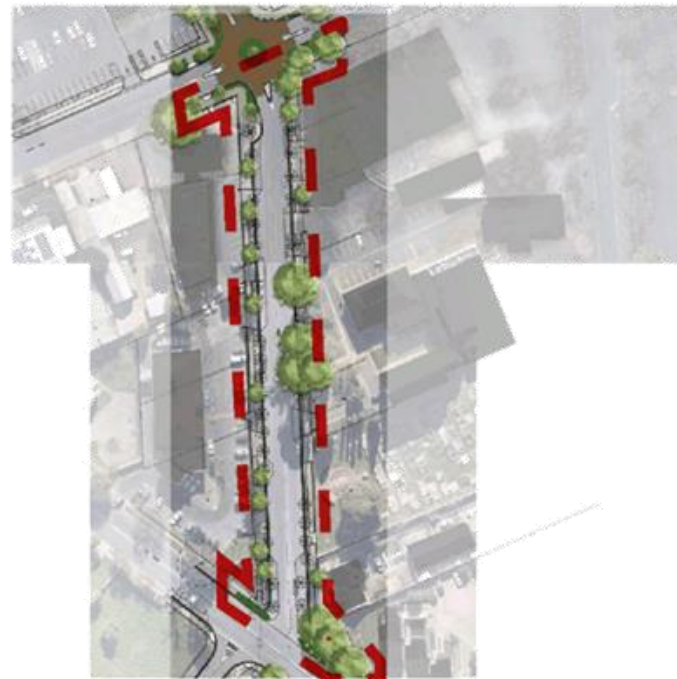
WILTSHIRE STREET TO PARK TERRACE

PREVIOUS DESIGN (LEVEL 2)



- PROPOSED NARROWING OF ROAD CARRIAGEWAY
- FORMALISATION OF ON-STREET PARKING
- LANDSCAPING & IRRIGATION OF EXISTING ROAD VERGE.
- REMOVAL OF EXISTING TREES AND REPLANTING OF NEW TREES
- ART WORK AND FEATURE ENTRANCE AT CORNER OF PARK TERRACE AND CHURCH STREET
- SHARED USED PATH ON BOTH SIDES OF THE ROAD
- EXISTING OVERHEAD POWER LINE PLACED UNDERGROUND

CURRENT DESIGN



- CURRENT ROAD CARRIAGEWAY LEFT AS IS
- ON-STREET PARKING LEFT AS IS
- NO LANDSCAPING & IRRIGATION OF EXISTING ROAD VERGE, EXCEPT AT SPECIFIC LOCATIONS - CORNER OF PARK TERRACE AND CHURCH STREET & CORNER OF WILTSHIRE STREET AND CHURCH STREET.
- RETENTION OF EXISTING TREES
- ART WORK AND FEATURE ENTRANCE AT CORNER OF PARK TERRACE AND CHURCH STREET
- EXISTING OVERHEAD POWER LINE LEFT AS IS

CONSOLIDATED COSTINGS SHEET -CAPITAL IMPROVEMENT

JOHN STREET IMPROVEMENT PLAN

Options Inclusion Summary

Proposed Elements	LEVEL 1	LEVEL 2	REVISED DESIGN
Fix undulating pavers in specific locations (maintenance)	✓	✓	✓
Replace bollards with trees and planters between Gawler and Church St	✓	✓	✓
New planter beds in key corners and crossings	✓	✓	✓
1x Sculpture (30k)	✓	✓	✓
1x Parklet	✓	✓	✓
New loading bay at Judd Lane and Mobarra	✓	✓	✓
Recycled water installation and irrigation	✓	✓	✓
Planted median between Ann St and Commercial Rd	✓	✓	x
Widened median and planting between Ann St and Commercial Rd. Narrowed Roadway to calm traffic.	x	✓	x
Landscaped pedestrian connections to 1225 and along car park edge of Cash Converters	x	✓	✓
Replace concrete pavers with new feature footpath treatment	x	✓	✓
Pedestrian connection through Sexton car park to Hoyts	x	✓	✓
Overhead feature shade structure at Judd Lane	x	✓	x
Paved pedestrian crossings	x	✓	✓
Replace bollards with trees and planters between Church St and Commercial Rd	x	✓	x
Replace bollards with trees and planters between Church St and Ann St	x	✓	✓
Public art/sculptures at key corners	x	✓	✓
Feature lighting (footpath, catenary, etc)	x	✓	✓
Public Toilet (Auto Clean)	x	x	x
Smart Cities Sensor Infrastructure	x	x	x
Universal Design infrastructure - continuous path of travel and flatten spoon drains	x	x	x
Lift and relay all footpath pavers	x	x	x
Total Budget Estimate	19 Million	5.5 Million	3.0 Million

October 2019

NOTE

THE ABOVE EXCLUDES \$0.35 MILLION THAT HAS BEEN SET ASIDE IN YR 19/20 CURRENT BUDGET

JOHN STREET

Current Proposal

CAPITAL IMPROVEMENT - FROM GAWLER STREET TO ANN STREET

SBA Laneway & Judd Laneway	New Pavement Treatment (incl removal of old)	\$ 365,190.00	
	New Trees		
	Furniture (incl removal of existing furniture)		
	Sculpture/entry feature		
	Planter Boxes		
	Plants and their associated material (i.e. soil & mulch)		
		\$ 152,035.00	
Parabanks Shopping Centre Node, 1224 connector and Cash Converter's connector	New Pavement Treatment (incl removal of old)		
	New Trees		
	Planter Boxes		
	Lawn areas		
		Plants and their associated material (i.e. soil & mulch)	
	Furniture (incl removal of existing furniture)		
	Additional Kerbing		
		\$ 751,170.00	
Remainder of John Street within scope of works	New Trees		
	Removal of Trees		
	Planter Boxes		
	New Bollards (incl Bollard Removals)		
	Wheel stops		
		Plants and their associated material (i.e. soil & mulch)	
		Furniture (incl removal of existing furniture)	
		Additional Kerbings	
		Additional Loading Bays	
		New Parklet	
	Sculpture/entry feature		
Rewater Irrigation System	\$ 287,025.00		
Lighting	\$ 551,200.00		
External Services	\$ 385,000.00		
Maintenance	\$ 19,995.00		
Preliminaries, PM and Design	\$ 530,657.63		
SUBTOTAL	\$ 2,657,272.63		
Contingency	\$ 398,590.89		
TOTAL	\$ 3,055,863.52		

CONSOLIDATED COSTINGS SHEET -CAPITAL IMPROVEMENT

CHURCH STREET UPGRADE

CHURCH STREET Current Proposal

CAPITAL IMPROVEMENT

Entire Church Street Upgrade from James Street To Wiltshire Street (including Entry Area at Park Terrace)	New Pavement Treatment (incl removal of old)	\$ 1,499,045.00
	New Trees (incl removal of existing)	
	New Turf	
	Sculpture/entry feature	
	New Road (Incl removal of old road surface and base prep)	
	Removal of bollards	
	Furniture (incl removal of existing furniture)	
	Planter Boxes	
	Plants and their associated material (i.e. soil & mulch)	
	Subtotal	\$ 2,607,592.38
Rewater Irrigation System	\$ 100,000.00	
Lighting	\$ 544,140.00	
Maintenance	\$ 42,000.00	
Preliminaries, PM and Design	\$ 422,407.38	
Subtotal	\$ 2,607,592.38	
Contingency	\$ 391,138.86	
TOTAL	\$ 2,998,731.23	

Church Street Upgrade from Park Terrace to Wiltshire Street (excluding Entry Area at Park Terrace)	New Trees (incl removal of existing)	\$ 107,200.00
	Furniture (incl removal of existing furniture)	
	Plants and their associated material (i.e. soil & mulch)	
Subtotal	\$ 107,200.00	
Rewater Irrigation System	\$ 10,585.00	
Lighting	\$ 194,840.00	
Maintenance	\$ 11,720.00	
Preliminaries, PM and Design	\$ 81,760.38	
Subtotal	\$ 406,105.38	
Contingency	\$ 60,915.81	
TOTAL	\$ 467,021.18	

Future Church Street Extension	New Trees	\$ 619,900.00
	Removal of Trees	
	Plants and their associated material (i.e. soil & mulch)	
	New Turf	
	Furniture (incl removal of existing furniture)	
	New Road (Incl removal of old road surface and base prep)	
New Pavement Treatment (incl removal of old)		
Subtotal	\$ 619,900.00	
Rewater Irrigation System	\$ 18,990.00	
Lighting	\$ 242,520.00	
Maintenance	\$ 21,020.00	
Preliminaries, PM and Design	\$ 207,925.25	
Subtotal	\$ 1,110,355.25	
Contingency	\$ 166,553.29	
TOTAL	\$ 1,276,908.54	

ESTIMATED COST OF WORKS



Item 2.6.3 - Attachment 1 - Attachment 1 - Church and John Street Improvement Plan

ITEM	2.8.1		
	WORKS AND SERVICES COMMITTEE		
DATE	21 October 2019		
PREV REFS	Council	NOM 2.8.1	25 Jun 2018 6:30 pm
HEADING	Waste & Recycling Bin Upgrade/Addition Fees		
AUTHOR	Andy Legrand, Sustainable Energy Program Coordinator, City Infrastructure		
CITY PLAN LINKS	<p>4.1 Strengthen partnerships that enable us to better address our community's priorities.</p> <p>4.2 Develop strong capability and commitment to continually improve Council's performance.</p> <p>4.3 Have robust processes that support consistent service delivery and informed decision making.</p>		
SUMMARY	This report seeks authorisation to not charge the 2018/19 annual fees for residential waste bin upgrades and/or additional bins, due to the introduction of concessions & the transfer of billing services to NAWMA.		

RECOMMENDATION

1. Council endorse not charging the 2018/19 fees for waste & recycling bin upgrades & additions for all current subscribers, noting the budget impact of the total value of income not realised is \$47,000 for 2018/19
2. Notify affected residents that:
 - a. They will not be invoiced for the 2018/19 bin upgrade/addition fees.
 - b. NAWMA will be issuing the 2019/20 bin upgrade/addition fees and future fees instead of Council with all future requests and queries to be directed to NAWMA.
 - c. Non-permanent Federal Concession Card holders will need to show NAWMA annually, proof they possess a valid concession card in order to avoid ongoing fees.

ATTACHMENTS

There are no attachments to this report.

1. BACKGROUND

- 1.1 Residents can opt to have a larger general waste bin if they find it is necessary and are willing to pay the appropriate fee to upgrade from a 140L bin to a 240L bin at a cost of \$115.00 annually.

- 1.2 If residents find it necessary and are willing to pay an extra \$184.00 annual fee, they can have an additional 240Ltr general waste bin over and above their upgraded 240Ltr bin.
- 1.3 NAWMA currently operates a free fortnightly recycling service on behalf of The City of Salisbury which includes the use of one 240Ltr recycling bin (bin with a yellow lid).
- 1.4 Residents / Businesses can request to have an additional recycling bin. The annual service fee is \$47.00 and this includes the bin.
- 1.5 Approximately 350 residents/businesses have either a bin upgrade or additional bins and are invoiced annually by Council via the sundry debtor's process. The total amount of income Council had received was \$47,000 per year.
- 1.6 At the June 2018 Council meeting, Council resolved that "The current arrangements of an annual fee for service for general waste bin upgrades continue with new criteria to be developed for concession holders for a once-off fee effective 1 July 2018."

2. CONSULTATION / COMMUNICATION

2.1 Internal

- 2.1.1 General Manager City Infrastructure
- 2.1.2 Manager Infrastructure Management
- 2.1.3 Manager Financial Services
- 2.1.4 Team Leader Revenue
- 2.1.5 Team Leader Customer Relations

2.2 External

- 2.2.1 NAWMA

3. REPORT

- 3.1 The Council resolution as outlined above has been difficult to implement, as Council does not have records of concession card holders that currently pay bin fees and there was confusion as to what particular concession cards applied.
- 3.2 Eligibility for an ongoing bin fee waiver is proposed to be offered to current holders of a Federal Concession Card that include the Pensioner Concession Card, the DVA Gold Card, the Low Income Health Card & Commonwealth Seniors Health Card. If the concession card is non-permanent then the concession card holders will need to annually submit to NAWMA evidence that their card is current.
- 3.3 There was also a change in structure in that the management of the \$12.2M waste portfolio was transferred in the organisation midyear meaning the implementation of this matter remained unresolved. As a result, Council was not in a clear position to issue invoices to residents for the 18/19 year. As a result, Council will need to issue invoices for both 2018/19 & 2019/20 or waive the 2018/19 fees and only invoice for 2019/20.

- 3.4 To resolve this, moving forward, it is proposed that current subscribers to the upgraded bin services are notified by letter that they are entitled to a bin fee waiver if they can provide proof they are a current Federal Concession Card holder (i.e. aged pensioner).
- 3.5 NAWMA advised Council that they handle bin upgrade/additions requests and invoicing on behalf of the two other constituent Councils as part of their administration duties, which has now been included in the current Service Level Agreement between NAWMA and City of Salisbury.
- 3.6 This additional service by NAWMA is at no extra cost to Council and has the added benefit of reducing administration effort for Council
- 3.7 NAWMA will be issuing the 2019/20 invoices for bin fees and will credit amounts received to Council's accounts, while Council will advise residents of the fee waiver eligibility. Residents will need to present evidence that they hold a current Federal Concession Card to NAWMA to avoid future invoices.

4. CONCLUSION / PROPOSAL

- 4.1 This report seeks authorisation to waive the 2018/19 annual fees (\$47,000) for residential waste bin upgrades and/or additional bins, due to the introduction of concessions and the transfer of billing services to NAWMA.
- 4.2 Affected residents are to be notified by letter that:
 - 4.2.1 Their 2018/19 bin upgrade/addition fees are to be waived.
 - 4.2.2 Non-permanent Federal Concession Card holders will need to show NAWMA annually, proof they possess a valid concession card in order to avoid ongoing fees.
 - 4.2.3 NAWMA will be issuing the 2019/20 bin upgrade/addition fees and future fees instead of Council.

CO-ORDINATION

Officer: Executive Group
Date: 14/10/2019