



MINUTES OF URBAN SERVICES COMMITTEE MEETING HELD IN THE COUNCIL CHAMBER, SALISBURY COMMUNITY HUB, 34 CHURCH STREET, SALISBURY ON

14 DECEMBER 2020

MEMBERS PRESENT

Cr L Braun (Chairman)
Mayor G Aldridge (ex officio)
Cr M Blackmore
Cr C Buchanan
Cr N Henningsen
Cr D Hood (Deputy Chairman)
Cr P Jensen
Cr S Ouk

OBSERVERS

Cr G Reynolds (*from 10.15pm*)

STAFF

Chief Executive Officer, Mr J Harry
General Manager City Infrastructure, Mr J Devine
Manager Governance, Mr M Petrovski
Governance Support Officer, Ms K Boyd

The meeting commenced at 9.42 pm.

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

APOLOGIES

There were no apologies.

LEAVE OF ABSENCE

Nil

PRESENTATION OF MINUTES

Moved Cr N Henningsen
Seconded Cr M Blackmore

The Minutes of the Works and Services Committee Meeting held on 16 November 2020, be taken as read and confirmed.

CARRIED

REPORTS

Administration

4.0.1 Future Reports for the Urban Services Committee

Moved Cr P Jensen
Seconded Cr N Henningsen

1. The information be received.

CARRIED

4.0.2 Recommendations of the Asset Management Sub Committee meeting held on Monday 7 December 2020

Moved Cr C Buchanan
Seconded Cr S Ouk

The information contained in the Asset Management Sub Committee of the meeting held on 7 December 2020 be received and noted with respect to the following recommendations contained therein to be adopted by Council:

CARRIED

4.0.2-AMSC1 Future Reports for the Asset Management Sub Committee

Moved Cr C Buchanan
Seconded Cr S Ouk

1. The information is received.

CARRIED

4.0.2-AMSC2 Buildings Asset Management

Moved Cr C Buchanan
Seconded Cr S Ouk

1. That the information be received and noted.
2. The Buildings Asset Management Plan supersedes and replaces the November 2015 Building Renewal Policy, which is discontinued.
3. The next steps highlighted in section 3.13.1 to 3.13.6 of this report (Asset Management Sub Committee AMSC3 30/11/2020) be implemented and a further report be brought back to the Asset Management Sub Committee upon completion of the next steps 3.13.1 to 3.13.6.

CARRIED

For Decision

4.1.1 Landscape Enhancements to Major Entry Sites

Moved Cr C Buchanan
Seconded Cr S Ouk

1. The report be noted
2. That new entry points at:
 - The Grove Way, Salisbury Heights,
 - Port Wakefield Road north and south,
 - Kings and Waterloo Corner Roads coming off the Northern Connector,
 - Purling Avenue and Commercial Road Roundabout, Salisbury North / Edinburgh

be considered for delivery in future years, at one site per year, with any new entry statements to be considered no sooner than the 2023/24 budget to assist with the COVID-19 operational savings.

3. That a New Initiative Bid be considered of \$90,000 per year to create one new feature landscape Entry Statement each year, starting in the 2023/24 financial year.

CARRIED

4.1.2 Yalumba Drive Reserve - Pontian Eagles Sports & Social Club Inc.

Cr C Buchanan declared a perceived conflict of interest on the basis of being Patron of the Club. Cr C Buchanan left the meeting at 9:48 pm.

Moved Cr L Braun

Seconded Cr S Ouk

1. That the existing clubrooms are demolished and a new multipurpose facility be built consistent with Option 2, highlighted in section 3.6.9 of this report (Urban Services Committee 14/12/2020, Item No. 4.1.2).
2. That the 2021/22 proposed budget for the building works of \$1,139,200 be transferred from the 2021/22 Building Renewal Program to the 2021/22 Building Upgrade Program.
3. That an upgrade is undertaken to the car park, consistent with Development Approval requirements, resulting in a total of 40 car parks (Option 2), with funding to be included in the 2021/2022 Car Park Renewal/Upgrade Program.
4. The proposed project budget be adjusted and a non-discretionary budget bid of \$611,000, being \$300,000 for the car parking, \$271,000 for the upgraded building works and \$40,000 for site rectification, landscaping and contingency be prepared for the 2021/2022 Budget for Council consideration, noting this will bring the total project budget for the Yalumba Drive Reserve upgrade to \$1,750,200 in 2021/22.
5. The CEO write to FFSA explaining upgrade options 2 and 3, and requesting them to fund 50% of the upgrade to the site, as highlighted in section 3.6.9 of this report, including expanded carparking opportunities, and also register Council's interest for the facility to be used as a training site for the Women's World Cup.

CARRIED

Cr C Buchanan returned to the meeting at 9:49 pm.

4.1.3 Lindblom Park & Thomas More College Improvements

Moved Cr C Buchanan
Seconded Cr L Braun

1. Council allocate \$40,000 to complete a Master Plan for Lindblom Park as part of a Second Quarter Budget Review.
2. That a Pooraka Master Plan Working Party be established and report to the Policy and Planning Committee, to be convened by the Chairman of Policy and Planning Committee, with membership including the Chairman of Urban Services Committee, a Ward Councillor (Councillor Lisa Braun), the Head Lease representative of Lindblom Park and relevant staff.
3. The working party to provide a recommendation to the Policy and Planning Committee by October 2021.
4. Council staff and Para Ward Councillors work with Thomas More College in the delivery of their Master Plan improvements to the surrounding public room, and provide an update of the delivery of the Master Plan to the Policy and Planning Committee as key parts of the Master Plan are completed.

CARRIED

4.1.4 Traffic Management Treatments - Beechwood Avenue

Cr P Jensen declared a material conflict of interest on the basis of his employment. Cr P Jensen left the meeting at 9:57 pm.

Moved Cr C Buchanan
Seconded Cr L Braun

1. Beechwood Avenue, Mawson Lakes, remain open to local traffic and the “No Trucks” signage remains.
2. A concrete extension of the traffic island nose be installed to help slow traffic down and mitigate the corner cutting behaviour by some residents, as part of the 2020/21 Minor Traffic Program.
3. That review of the measures implemented in part 1 & 2 be undertaken in 12 months and a further report be presented to the Urban Services Committee, with consultation to occur with Ward Councillors, the State Member of Parliament, and residents before report is presented.

CARRIED

Cr P Jensen returned to the meeting at 9:59 pm.

4.1.5 NAWMA Lease Renewal 2020 - Update

Moved Cr N Henningsen
Seconded Cr M Blackmore

1. Council notes the information in this report.

CARRIED

4.1.6 Capital Works Report - November 2020

Moved Cr M Blackmore
Seconded Cr P Jensen

1. Include roof renewal works at the lawn bowls clubrooms, Paddocks Reserve, Para Hills West, within the 2020/21 Building Renewal Program, with no impact to the budget.
2. Bring forward \$25k of capital budget funding from 2021/22 into 2020/21 within PR22843 Plant & Fleet Replacement Program.

CARRIED

4.1.7 Verge Maintenance Trial, Verge Development Policy and Residents Verge Improvement Program

Moved Cr C Buchanan
Seconded Cr P Jensen

1. The report be received and deferred until January 2021.
2. That staff present the report and finding to the January Informal Strategy, and a report be presented to the Asset Management Sub Committee.

With leave of the meeting and consent of the seconder, Cr C Buchanan VARIED the MOTION as follows:

1. The report be received and noted, and the full review be deferred until January 2021 for consideration at Informal Strategy and a formal report to Asset Management Sub Committee.
2. Council gives in-principle support to maintaining the enhanced service levels for 2021.
3. Staff bring back a further information report to Council outlining logistics and cost implications.

CARRIED

4.1.8 Review of Mawson Lakes Primary School Pedestrian Bridge - Upstream of The Strand

Moved Cr C Buchanan

Seconded Cr S Ouk

1. The information within the report be received and noted.
2. Council notes the estimate for the Mawson Lakes Primary School Pedestrian Bridge has increased from \$600,000 to \$650,000 and that Council notes for the steel truss of 2.4m is \$820k.
3. Council's preferred option is a 2.4m bridge, and the CEO write to the State Government advising that Council commit \$350k towards the project, noting that DfE will contribute \$300k and requests the State Government to fund an additional \$170k.

CARRIED

*A **DIVISION** was requested by Cr N Henningsen and the following members responded to the Chair's call as having voted **in favour** of the **MOTION**:*

Crs L Braun, M Blackmore, C Buchanan, D Hood, P Jensen and S Ouk

*The following members responded to the Chair's call as having voted **against** the **MOTION**:*

Cr N Henningsen

*The Chair declared the **MOTION** was **CARRIED***

4.1.9 COVID Stimulus Funding, Round 2 – Federal Government

Moved Cr C Buchanan

Seconded Cr S Ouk

1. That the information be received.
2. Subject to grant terms and conditions which are to be confirmed, the following projects and indicative budgets, be allocated funding as part of the Local Roads and Community Infrastructure (LRCI) Program;
 - a. Technology Drive, Mawson Lakes, Dual Traffic, \$2,096k
 - b. St Kilda Road, St Kilda, Guardrail Upgrade, \$250k
 - c. Fairbanks Drive Reserve, Paralowie, Public Toilets and Sporting Facility’/Rage Cage’ \$650k
 - d. Salisbury Oval, Indoor Community Cricket & Recreation Facility, \$650k
 - e. Burton Community Hub, The Shed and Community Garden, \$500k
 - f. Strowan Park, Salisbury, Picnic and Open Space Landscaping, \$350k
 - g. Twelve25, Salisbury, Entry Upgrade and Landscaped Rear Yard, \$200k
 - h. Morella Community Centre, Outdoor Kitchen, \$200k.
3. A further report will be provided to Council on alternative projects if any of the proposed projects are rejected by the governing funding body.
4. Upon successful grant funding contract execution, the amendment to income budgets be included within 2020/21 Third Quarter Budget Review in alignment with the proposed delivery schedules.

CARRIED

4.1.10 Tree Management Policy Amendment

Moved Cr P Jensen
Seconded Cr C Buchanan

1. The information within the report be noted and received.
2. That the amended Tree Management Policy as per Attachment 2 of this report come into effect immediately following adoption by Council.
3. A report be provided to the Tree Management Appeals Sub Committee in February 2021 on:
 1. The number of residents that have reported tree related concerns to the City of Salisbury in the past two years.
 2. The number of complaints raised in regard to the streetscape renewal program over the past two years.
 3. A copy of the letter sent to residents who have raised tree/streetscape complaints be provided to the Tree Management Appeals Sub Committee.

CARRIED

OTHER BUSINESS

USC-OB1 Streetscape - Hatherleigh Road, Parafield Gardens

Moved Cr P Jensen
Seconded Cr S Ouk

1. That Council staff poll the residents of Hatherleigh Road, Parafield Gardens on the trees in their streetscape.

CARRIED

USC-OB2 Diment and Heaslip Road Intersection Upgrade

Moved Cr D Hood
Seconded Cr C Buchanan

1. That a report be prepared for the February 2021 Urban Services Committee providing information and advice about further works required to complete the upgrade of Diment Road.
2. That the Chief Executive Officer write to the Department of Infrastructure and Transport alerting them to the safety issues at the intersection of Diment and Heaslip Roads, requesting advice about the Department's impending plans to upgrade the Heaslip Road portion of the intersection, and the timing of such upgrade, so as to enable the City of Salisbury to correlate the upgrade of the Diment Road portion of the intersection.

CARRIED

CONFIDENTIAL ITEMS

4.4.1 Parafield Gardens Swim Centre Carpark Lease

Moved Cr P Jensen

Seconded Cr M Blackmore

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

- Report contains information that may jeopardise Council's commercial position.

*On that basis the public's interest is best served by not disclosing the **Parafield Gardens Swim Centre Carpark Lease** item and discussion at this point in time.*

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

CARRIED

The meeting moved into confidence at 10.39 pm.

The meeting moved out of confidence at 10.43 pm.

4.4.2 Belgravia Leisure Recreation Services Agreement

Moved Cr P Jensen

Seconded Cr M Blackmore

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

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

CARRIED

The meeting moved into confidence at 10.43 pm.

The meeting moved out of confidence at 10.50 pm.

4.4.3 Carpark Options for Kingswood Reserve, Paralowie

Moved Cr P Jensen
Seconded Cr S Ouk

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

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

CARRIED

The meeting moved into confidence at 10.51 pm.

The meeting moved out of confidence at 10.58 pm.

4.4.4 Review of Commercial Leases as a Result of COVID 19

Moved Cr P Jensen

Seconded Cr N Henningsen

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

- it relates to information the disclosure of which could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or to prejudice the commercial position of the council; and

- information the disclosure of which would, on balance, be contrary to the public interest.

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

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

- Non disclosure of this matter at this time will protect information the disclosure of which may confer an advantage on a third party or prejudice the commercial position of Council.

*On that basis the public's interest is best served by not disclosing the **Review of Commercial Leases as a Result of COVID 19** item and discussion at this point in time.*

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

CARRIED

The meeting moved into confidence at 10.59 pm.

The meeting moved out of confidence at 11.03 pm.

4.4.5 St Kilda Mangroves - Update

Moved Cr P Jensen
Seconded Cr D Hood

1. *Pursuant to Section 90(2) and (3)(f) and (h) 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 prejudice the maintenance of law, including by affecting (or potentially affecting) the prevention, detection or investigation of a criminal offence, or the right to a fair trial; and*
 - *legal advice.*
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*
 - *Report contains information based on legal advice and investigations that, if considered in public, might prejudice the maintenance of law.*

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

CARRIED

The meeting moved into confidence at 11.03 pm.

The meeting moved out of confidence at 11.12 pm.

4.4.6 Sale of the Former Len Beadell Site (53-59 John Street Salisbury)

Moved Cr M Blackmore

Seconded Cr D Hood

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

- Information within the report refers to contract negotiations which may confer an advantage on a third party or prejudice the commercial position of Council.

*On that basis the public's interest is best served by not disclosing the **Sale of the Former Len Beadell Site (53-59 John Street Salisbury)** item and discussion at this point in time.*

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

CARRIED

The meeting moved into confidence at 11.12 pm.

The meeting moved out of confidence at 11.12 pm.

4.4.7 Little Para Par 3 Golf Course

Moved Cr P Jensen

Seconded Cr C Buchanan

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

- it relates to information the disclosure of which could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or to prejudice the commercial position of the council; and

- information the disclosure of which would, on balance, be contrary to the public interest.

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

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

- Non-disclosure of this matter at this time will protect commercially sensitive information the disclosure of which would convey an advantage on a third party or jeopardise the commercial position of Council

*On that basis the public's interest is best served by not disclosing the **Little Para Par 3 Golf Course** item and discussion at this point in time.*

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

CARRIED

The meeting moved into confidence at 11.13 pm.

The meeting moved out of confidence and closed at 11.15 pm.

CHAIRMAN.....

DATE.....