



AGENDA

**FOR URBAN SERVICES COMMITTEE MEETING TO BE HELD ON
20 SEPTEMBER 2021 AT CONCLUSION OF FINANCE AND CORPORATE
SERVICES COMMITTEE
IN THE LITTLE PARA CONFERENCE ROOMS, SALISBURY COMMUNITY HUB,
34 CHURCH STREET, SALISBURY**

MEMBERS

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

REQUIRED STAFF

Chief Executive Officer, Mr J Harry
General Manager City Infrastructure, Mr J Devine
Manager Governance, Mr R Deco
Team Leader Corporate Governance, Mr B Kahland
Governance Support Officer, Ms K Boyd

APOLOGIES

LEAVE OF ABSENCE

PRESENTATION OF MINUTES

Presentation of the Minutes of the Urban Services Committee Meeting held on 16 August 2021.

REPORTS

Administration

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For Decision

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OTHER BUSINESS

CONFIDENTIAL ITEMS

4.4.1 Burton Community Hub - Status Report

Recommendation

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

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

*On that basis the public's interest is best served by not disclosing the **Burton Community Hub - Status Report** 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 URBAN SERVICES COMMITTEE MEETING HELD IN THE LITTLE
PARA CONFERENCE ROOMS, SALISBURY COMMUNITY HUB,
34 CHURCH STREET, SALISBURY ON**

16 AUGUST 2021

MEMBERS PRESENT	Cr L Braun (Chairman) Cr M Blackmore Deputy Mayor, Cr C Buchanan Cr N Henningsen Cr D Hood (Deputy Chairman) Cr P Jensen Cr S Ouk
OBSERVERS	Cr K Grenfell (<i>from 8.44pm</i>)
STAFF	Chief Executive Officer, Mr J Harry General Manager City Infrastructure, Mr J Devine Manager Governance, Mr R Deco Manager Infrastructure Management, Mr D Roy Governance Support Officer, Ms K Boyd

The meeting commenced at 8.11 pm.

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

APOLOGIES

An apology was received from Mayor G Aldridge.

LEAVE OF ABSENCE

Nil

PRESENTATION OF MINUTES

Moved Cr N Henningsen
Seconded Cr D Hood

The Minutes of the Urban Services Committee Meeting held on
19 July 2021, be taken as read and confirmed.

CARRIED

REPORTS

Administration

4.0.1 Future Reports for the Urban Services Committee

Moved Cr C Buchanan

Seconded Cr D Hood

That Council:

1. Receives and notes the report.

CARRIED

4.0.2 Recommendations of the Tree Management Appeals Sub Committee meeting held on Monday 9 August 2021

Moved Cr P Jensen

Seconded Cr S Ouk

The information contained in the Tree Management Appeals Sub Committee of the meeting held on 9 August 2021 be received and noted with respect to the following recommendations contained therein to be adopted by Council:

CARRIED

4.0.2-TMASC1 Future Reports for the Tree Management Appeals Sub Committee

(please note there were no forward reports as a result of a Council resolution to be listed at this time)

4.0.2-TMASC2 Tree Removal Requests - Monthly Update

Moved Cr P Jensen

Seconded Cr S Ouk

That Council:

1. Receives and notes the information.

CARRIED

TMASC-OB1 Tree Replacement Report Request

Moved Cr P Jensen

Seconded Cr S Ouk

That Council:

1. Approves that staff bring back a further report to TMASC or relevant committee introducing criteria for every tree approved for removal Council identify a way of planting 10 appropriate trees in appropriate area, considering criteria and cost.

CARRIED

4.0.3 Recommendations of the Asset Management Sub Committee meeting held on Monday 9 August 2021

Moved Cr D Hood

Seconded Cr N Henningsen

The information contained in the Asset Management Sub Committee of the meeting held on 9 August 2021 be received and noted with respect to the following recommendations contained therein to be adopted by Council:

CARRIED

4.0.3-AMSC1 Future Reports for the Asset Management Sub Committee

Moved Cr D Hood

Seconded Cr N Henningsen

That Council:

1. Receives and notes the information.

CARRIED

4.0.3-AMSC2 Road Surface Treatments

Moved Cr D Hood

Seconded Cr N Henningsen

That Council:

1. Receives the information.
2. Approves Staff to provide a further report in 6 months reviewing Cape Seal and Microsurface treated streets.

CARRIED

4.0.3-AMSC3 2021/22 Street Tree Renewal Program, Streetscape Renewal Program, Verge Development Program and Verge Maintenance Trial

Moved Cr D Hood

Seconded Cr N Henningsen

That Council:

1. Receives the information.
2. Approves that staff present a draft Resident Verge Incentive Scheme policy to the Asset Management Subcommittee in October 2021.

CARRIED

AMSC-OB1 Options and Cost Implications of Amendments to the Play Space Policy

Moved Cr D Hood
Seconded Cr N Henningsen

That Council:

1. Approves that the Administration present a report to the Asset Management Sub Committee on options and cost implications for potential amendments to the Play Space Policy to include provisions of play space equipment to cater for 18 month to 4 year old children.

CARRIED

For Information

4.2.1 Little Para River and Pitman Park Maintenance Programs

Moved Cr C Buchanan
Seconded Cr M Blackmore

That Council:

1. Receives the information.
2. Approves that Staff bring back a further information report outlining the Budget resources allocated to part (a) and (b) of the original motion passed on 24 May Council meeting.
3. Approves that Staff bring back a further report, no later than October 2021, to increase the frequency and improve the methodology to audit the Little Para trail and removal of dumped rubbish; and that staff provide a proposed schedule to be endorsed by Council to ensure detailed inspections of hot spots along the entire length of the Little Para and other waterways within the City of Salisbury in line with proposal in para 3.1.1.

CARRIED

4.2.2 Fairbanks Reserve Upgrade - Update

Moved Cr C Buchanan
Seconded Cr D Hood

That Council:

1. Endorses the concept plan presented in attachment A
2. Endorses the identified consultation process including an on-site public meeting with Ward Councillors and relevant staff and that a further report be presented to Council with the outcome of the consultation and any changes to the design that arise from the feedback received.

3. Approves a budget review to create a new project for the Fairbanks Upgrade Project and transfers the currently allocated funding for Fairbanks Reserve within the Outdoor Sealed Sporting Court Surfaces Program (PR25881), Additional Playspaces (PR25864) and Reserve Fencing Program (PR25890) into the new project.
4. Notes that the project will be staged over two financial years, with stage 1 to be delivered within 2021/22 using the currently approved budget.
5. Authorises staff to prepare a non-discretionary budget bid for consideration in the 2022/23 budget for stage 2 of the Fairbanks Reserve upgrade.
6. Notes that the Rage cage and Inclusive toilet will be ordered now, before consultation and final design have been completed to ensure the grant deadline of December 2021 for completion of works, can be met.

CARRIED

4.2.3 Potential Speed Increase along Martins Road

Moved Cr S Ouk

Seconded Cr N Henningsen

That Council:

1. Approves the development of a Traffic Impact Statement, with respect to an increase in speed from 50 km/h to 60 km/h for Martins Road between Kings and Port Wakefield Roads, with a view to receiving approval from DIT, that will inform a 2022/23 Budget Bid as part of the future Major Traffic Program.
2. Approves that staff provide an update report for the Urban Services Committee by December 2021.

CARRIED

4.2.4 Springbank Waters and Wetlands, Burton - Shared Use Path

Moved Cr C Buchanan

Seconded Cr S Ouk

That Council:

1. Receives and notes the report.
2. Notes that as part of the Bituminous Footpaths and Shared-Use Paths- Reseal / Upgrade Program for 2021/22, \$150,000 has been allocated to complete the sealing of the Springbank Waters shared use path around the wetlands.
3. Approves that staff bring back a report with a proposed policy on shared pathway lighting for consideration by Policy and Planning Committee by no later than December 2021.

CARRIED

4.2.5 Kings Road and Waterloo Corner Road Upgrade - Grant Funding Options

Moved Cr C Buchanan
Seconded Cr D Hood

That Council:

1. Receives the information.
2. Notes that a further report will be submitted to Council following the meeting between Council staff and the Department of Infrastructure and Transport, related to a suite of transport planning studies related to northern and western suburbs of Adelaide and the creation of a future economic infrastructure fund that Council will contribute to.

CARRIED

4.2.6 Capital Works Report - July 2021

Moved Cr P Jensen
Seconded Cr S Ouk

That Council:

1. Receives and notes the report.

CARRIED

OTHER BUSINESS

Nil.

The meeting closed at 8.45 pm.

CHAIR.....

DATE.....

ITEM	4.0.1
	URBAN SERVICES COMMITTEE
DATE	20 September 2021
HEADING	Future Reports for the Urban Services Committee
AUTHOR	Michelle Woods, Projects Officer Governance, CEO and Governance
CITY PLAN LINKS	4.2 We deliver quality outcomes that meet the needs of our community
SUMMARY	This item details reports to be presented to the Urban 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.

RECOMMENDATIONThat Council:

1. Notes the report.

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 Urban Services Committee as a result of a Council resolution.

Meeting Item	- Heading and Resolution	Officer
27/04/2020 2.6.4	Research Road Joint Animal Pound Facility Update 3. Staff continue to refine the concept design for a joint use Animal Pound facility, and a further report is brought back by July 2020 regarding the business case and shared use agreement with the City of Tea Tree Gully.	John Darzanos
Due:	October 2021	

25/05/2020 6.0.3- IBDSC2	Update on the Proposed Dry Creek Project 2. A Dry Creek project business case be presented to Council, following successful completion of the Dry Creek Stormwater Management Plan (SMP) and a community/stakeholder engagement process. Due: September 2021 Deferred to: February 2022 Reason: Delivery of the Stormwater Management Plan has been delayed with the preliminary flood modelling by consultants currently being reviewed by the City Infrastructure team.	Bruce Naumann
21/12/2020 4.1.4	Traffic Management Treatments - Beechwood Avenue 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. Due: December 2021	David Boothway
21/12/2020 4.4.2	Belgravia Leisure Recreation Services Agreement 1.4 Council has previously resolved this resolution to be confidential. Due: March 2023	Andrew Hamilton
21/12/2020 4.4.2	Belgravia Leisure Recreation Services Agreement 1.6 Council has previously resolved this resolution to be confidential. Due: June 2022	Andrew Hamilton
21/12/2020 4.4.2	Belgravia Leisure Recreation Services Agreement 1.8 Council has previously resolved this resolution to be confidential. Due: September 2022	Andrew Hamilton
22/03/2021 4.1.4	Lighting of the Little Para Trail 5. That staff provide a proposed program and budget for the 2022/23 financial year to develop and implement the priority installation of lighting between PP3 and PP5 in high traffic areas and areas of safety concern to the community along this corridor. Due: January 2022	Jamie Hosking
22/03/2021 4.1.5	NAWMA Service Agreement and Business Plan, Fee for Large Waste Bins, Green Waste Bins 8. Council notes that the progress of this program will be reported on a six monthly basis including costs, take up of the additional services and appropriateness of the budget. Due: November 2021	Dameon Roy

22/03/2021 4.1.7	Salisbury Operations Centre Upgrade - Prudential Report & Update If required: 4. Following tender negotiations and any necessary value management, should the tender prices continue to exceed budget, a further report be presented to Council seeking additional funding. Due: October 2021	Jarred Collins
27/04/2021 4.1.5	Gulfview Heights Lake, Bayview Parade 1. Staff continue to monitor Gulfview Heights Lake, and report back to Council on a six monthly basis rather than quarterly, as part of the Capital Works reporting. Due: November 2021	Dameon Roy
27/04/2021 4.1.7	Little Para Golf Course Review of Recreational Opportunities - Community Engagement Results 4. That staff provide a further report to Council within 6 months on the results of this study. Due: October 2021	Amy Pokoney Cramey
24/05/2021 4.1.2	Clayson Road and Frost Road Speed Limit Increase 3. Council consider speed limits across the road network, particularly with respect to arterial and sub-arterial roads as part of a review of the Integrated Transport Plan to be undertaken by the end of 2022. Due: December 2022	David Boothway
24/05/2021 MON7.1	Motion on Notice: Tree Policy Amendment - Tree Removal for Solar Panels That a report be prepared for the Urban Services Committee meeting in July 2021, providing proposed amendments and advice about: a) amending Council's tree removal policy to enable consideration for the removal of a tree adjacent to a dwelling with solar panels, or where solar panels are to be installed, so as to assist residents to reduce household electricity costs; b) cost recovery options for Council for the tree removal, and conditions for waiving tree removal costs in cases of financial hardship; c) including a requirement for residents to plant a suitable tree to replace the removed tree and ensure council maintains its long-term objectives for tree canopy coverage and enhancement of local amenity; and d) including the following criteria for assessment and removal of a tree - "the tree is experiencing an infestation of white ants". Due: September 2021 Deferred to: November 2012 Reason: To allow staff to consolidate the various policies related to tree management.	Jamie Hosking

24/05/2021	Motion Without Notice: Milne & Sleep Road Traffic Measures	David Boothway
MWON12.3	<p>1. That staff investigate and bring back a report of traffic measures that can be implemented along Sleep Road and Milne Road, Para Hills to alleviate traffic safety concerns.</p> <p>2. The report include:</p> <p>a. consultation with local residents</p> <p>b. indicative costings of implementing traffic safety measures.</p>	
Due:	November 2021	
28/06/2021	Capital Works Report - May 2021	Christy Martin
4.1.3	<p>2. With the Salisbury Recreation Precinct Redevelopment approved, remove the \$20k 'Book a Court' facility from the 2020/21 Public Lighting Program <u>for reconsideration at a future date</u>, and include the upgrade of Digital Sign Structures and Infrastructure, \$170k, where sufficient funding is available.</p>	
Due:	December 2021	
28/06/2021	Mawson Lakes School Bridge	Dameon Roy
4.1.4	<p>4. That staff provide a further report advising the Urban Services Committee of the State Treasurer's response before proceeding any further with this matter.</p>	
Due:	September 2021	
Deferred to:	October 2021	
Reason:	Staff are waiting on the response from the State Treasurer.	
28/06/2021	Partnerships – Tree Planting and Sustainability Initiatives	Tamika Cook
4.1.6	<p>3. The Natural Assets Team will continue to provide a half yearly update to the Urban Services Committee, informing Council of the sustainability education programs being undertaken throughout the City as well as any events being held, where possible three months in advance.</p>	
Due:	December 2021	
28/06/2021	Grant Funding Update	Christy Martin
4.1.7	<p>1. A future report be presented which identifies priorities for consideration as part of Phase 3, Local Roads and Community Infrastructure, upon receipt of the associated grant funding guidelines and conditions.</p>	
Due:	September 2021	
Deferred to:	October 2021	
Reason:	The grant funding conditions for Phase 3 – LRCI have not yet been received from the Federal Government. Staff will provide a report to Council on appropriate projects once the funding guidelines and conditions have been received.	

28/06/2021 OB12.2	Cobbler Creek Trail, Salisbury Heights 1. That a report come back to Council detailing the following works and costs required along Cobbler Creek (Bridge Road to Main North Road): - Reinstate the unique walking trails along the creek line. - Make safe the earthen walls along the creek to allow maintenance access. - Identify native planting opportunities. - Identify grant opportunities to fund for these works for the 2022/2023 financial year. Due: September 2021 Deferral to: November 2021 Reason: Staff are investigating an overall scheme in consultation with Green Adelaide to link the various adventure trails with the Cobbler Creek Trail. This will enable Council to better determine the standard to which the path would need to be constructed.	Craig Johansen
26/07/2021 4.1.1	Burton Community Hub - Prudential Report 5. Following tender negotiations and any necessary value management, should the tender prices exceed the revised available budget and / or sufficient contingency cannot be achieved, a further report be presented to Council. Due: October 2021	Jarred Collins
26/07/2021 4.1.2	Capital Works Update - Coomurra Reserve 3. That a further report be presented back to Committee with the outcomes of the consultation and any changes to the concept plan as a result of the feedback with further refined costings for the delivery of the playspace. Due: October 2021 Deferred to: November 2021 Reason: Consultation is yet to commence as staff are working through input from marketing/communications team.	Jamie Hosking
26/07/2021 4.1.3	CCTV Policy and Assessment Framework 2. That the Urban Services Committee set up a working party consisting of the Mayor, Deputy Mayor, Chair of the Urban Services Committee and the Deputy Chair of the Urban Services Committee to review Council's previous April Council meeting decision and bring back a report to the September Urban Services Committee on Council's CCTV network and a separate CCTV policy and procedures for Community Safety and CCTV Program. Due: September 2021 Deferred to: November 2021 Reason: The working group is undertaking further research.	Julie Douglas

26/07/2021 4.1.4	Venlo Court Reserve – Proposed Revocation of Community Land Classification and disposal 3. A further report be presented to Council for consideration of any objections received. 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 2021	Tim Starr
26/07/2021 4.1.5	Further Motion: Capital Works Report - June 2021 1. Bring forward Salisbury North Oval from 2023/24 into 2021/22 as part of PR17040 Irrigation Program and should there be an impact to the budget a further report will be provided. Due: October 2021	Christy Martin
26/07/2021 4.4.1	Penner Avenue, Burton - Proposed Land Disposal and Revocation of Community Land Classification 4. A further report be presented to Council for consideration of any objections received. 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 2021	Tim Starr
23/08/2021 4.2.1	Little Para River and Pitman Park Maintenance Programs 3. Approves that Staff bring back a further report, no later than October 2021, to increase the frequency and improve the methodology to audit the Little Para trail and removal of dumped rubbish; and that staff provide a proposed schedule to be endorsed by Council to ensure detailed inspections of hot spots along the entire length of the Little Para and other waterways within the City of Salisbury in line with proposal in para 3.1.1. Due: October 2021	Mark Purdie
23/08/2021 4.2.2	Fairbanks Reserve Upgrade - Update 2. Endorses the identified consultation process including an on-site public meeting with Ward Councillors and relevant staff and that a further report be presented to Council with the outcome of the consultation and any changes to the design that arise from the feedback received. Due: December 2021	Jamie Hosking
23/08/2021 4.2.3	Potential Speed Increase along Martins Road 2. Instruct staff to provide an update report for the Urban Services Committee by December 2021. Due: December 2021	Dameon Roy

23/08/2021	Kings Road and Waterloo Corner Road Upgrade - Grant Funding Options	John Devine
4.2.5	Notes that a further report will be submitted to Council following the meeting between Council staff and the Department of Infrastructure and Transport, related to a suite of transport planning studies related to northern and western suburbs of Adelaide and the creation of a future economic infrastructure fund that Council will contribute to.	
Due:	December 2021	
23/08/2021	Motion on Notice: Pedestrian Crossing - Martins Road, Parafield Gardens	David Boothway
MON7.1	3. Approves the Administration investigate options for the installation of a pedestrian crossing in close proximity to the Shopping Centre on Martins Road at Parafield Gardens, and prepare a report for the Urban Services Committee no later than December 2021 for consideration as part of the 2022/23 budget process.	
Due:	December 2021	
23/08/2021	Kiss and Drop Zone, Coreena Avenue, Paralowie	David Boothway
MWON12.1	1. Staff bring back a report to Urban Services Committee regarding gazetting the kiss and drop zone at Coreena Avenue at Paralowie for it to be turned into a public road.	
Due:	December 2021	

4. CONCLUSION / PROPOSAL

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

CO-ORDINATION

Officer: EXEC GROUP GMBE GMCD GMCI
 Date: 13/09/2021 06/09/2021 06/09/2021 07/09/2021

ITEM	4.1.1
	URBAN SERVICES COMMITTEE
HEADING	Recommendations of the Tree Management Appeals Sub Committee meeting held on Monday 13 September 2021
AUTHOR	Heather Prasad, PA to GM City Infrastructure, City Infrastructure
CITY PLAN LINKS	4.2 We deliver quality outcomes that meet the needs of our community
SUMMARY	The minutes and recommendations of the Tree Management Appeals Sub Committee meeting held on Monday 13 September 2021 are presented for the Urban Services Committee's consideration.

RECOMMENDATIONThat Council:

1. Receives and notes the information contained in the Tree Management Appeals Sub Committee Minutes of the meeting held on 13 September 2021 and adopts following recommendations contained therein:

TMASC2 Tree Removal Requests - Monthly UpdateThat Council:

1. Notes the information in the report.

TMASC3 Review of Tree Removal Request - 3 Tulip Court Parafield GardensThat Council:

1. Approves Tulip Court, Parafield Gardens be considered for inclusion in the Streetscape Program for 2022/23.

TMASC4 Tree Replacement Report RequestThat Council:

1. Notes the expected cost increase to the annual street tree planting program and associated cost resulting from the change to the policy requiring 10 new trees per significant or regulated tree removal.
2. Endorses that no changes be made to the current policy as it already makes provision for the replacement of significant and regulated trees in line with the *Planning Development and Infrastructure Act 2016*.

ATTACHMENTS

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

1. Minutes Tree Management Appeals Sub Committee - 13 September 2021

1. REPORT

- 1.1 It should be noted that in addition to the recommendations to Council contained within this report, the following decision was made under its delegated authority:

TMASC3 Review of Tree Removal Request - 3 Tulip Court Parafield Gardens

1. In accordance with delegated powers set out in the adopted Terms of Reference in relation to non-regulated/significant trees, the Tree Management Appeals Sub Committee approve:
 - a. Removal of 5 Eucalyptus trees in front of 3 Tulip Court Parafield Gardens
 - b. Pruning of overhanging side fence of 3 Tulip Court Parafield Gardens
 - c. that in line with the approved procedures, staff notify residents of appeal outcomes and organise any tree removal and replacement work

CO-ORDINATION

Officer: GMCI
Date: 15/09/2021



**MINUTES OF TREE MANAGEMENT APPEALS SUB COMMITTEE MEETING HELD
IN WITTBER AND DR RUBY DAVY ROOMS, SALISBURY COMMUNITY HUB,
34 CHURCH STREET, SALISBURY ON**

13 SEPTEMBER 2021

MEMBERS PRESENT

Cr S Reardon (Chair)
Mayor G Aldridge (ex officio)
Deputy Mayor, Cr C Buchanan
Cr P Jensen (Deputy Chair)
Cr S Ouk

OBSERVERS

Cr L Braun
Cr D Proleta
Cr K Grenfell
General Manager Business Excellence, Mr C Mansueto
General Manager City Development, Ms M English

STAFF

Chief Executive Officer, Mr J Harry
General Manager City Infrastructure, Mr J Devine
Team Leader Urban Built Assets, Mr J Hosking
Manager Governance, Mr R Deco
PA to General Manager City Infrastructure, Ms H Prasad

The meeting commenced at 7.17pm.

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

APOLOGIES

Nil.

LEAVE OF ABSENCE

Nil.

PRESENTATION OF MINUTES

Moved Cr P Jensen
Seconded Cr S Ouk

The Minutes of the Tree Management Appeals Sub Committee Meeting held on 09 August 2021, be taken as read and confirmed.

CARRIED

REPORTS

TMASC1 Future Reports for the Tree Management Appeals Sub Committee

(please note there are no forward reports as a result of a Council resolution to be listed at this time)

CARRIED

TMASC2 Tree Removal Requests - Monthly Update

Moved Cr C Buchanan
Seconded Cr P Jensen

That Council:

1. Notes the information in the report.

CARRIED

TMASC3 Review of Tree Removal Request - 3 Tulip Court Parafield Gardens

Moved Cr S Ouk
Seconded Cr C Buchanan

1. In accordance with delegated powers set out in the adopted Terms of Reference in relation to non-regulated/significant trees, the Tree Management Appeals Sub Committee approve:
 - a. Removal of 5 Eucalyptus trees in front of 3 Tulip Court Parafield Gardens
 - b. Pruning of overhanging side fence of 3 Tulip Court Parafield Gardens
 - c. that in line with the approved procedures, staff notify residents of appeal outcomes and organise any tree removal and replacement work

AND

That Council:

1. Approves Tulip Court, Parafield Gardens be considered for inclusion in the Streetscape Program for 2022/23.

CARRIED

TMASC4 Tree Replacement Report Request

Moved Cr C Buchanan
Seconded Mayor G Aldridge

That Council:

1. Notes the expected cost increase to the annual street tree planting program and associated cost resulting from the change to the policy requiring 10 new trees per significant or regulated tree removal.
2. Endorses that no changes be made to the current policy as it already makes provision for the replacement of significant and regulated trees in line with the *Planning Development and Infrastructure Act 2016*.

CARRIED

OTHER BUSINESS

Nil.

CLOSE

The meeting closed at 7.21 pm.

CHAIR.....

DATE.....

ITEM	4.1.2
	URBAN SERVICES COMMITTEE
DATE	20 September 2021
HEADING	Tree Planting - St Kilda Adventure Playground
AUTHOR	Jamie Hosking, Team Leader Urban Built Assets, City Infrastructure
CITY PLAN LINKS	1.1 Our City is attractive and well maintained 1.5 Our community is resilient and adaptive to change 2.3 Our community, environment and infrastructure are adaptive to a changing climate
SUMMARY	This report seeks approval on the planting of 10 Morton Bay Fig trees (or alternate fig tree species) at the St Kilda Adventure Playground following Council's earlier Resolution with respect to seeking advice on cost and timeframes.
RECOMMENDATION	
	<u>That Council:</u>
	1. Approves the planting of 10 Morton Bay fig and/or alternate fig tree species, throughout the St Kilda Playspace and surrounds, with planting to occur in the 2022 planting season, funded through the existing Streetscape Program.
ATTACHMENTS	
	There are no attachments to this report.
1. BACKGROUND	
	1.1 At its meeting held on 26 July 2021 Council resolved that: <i>"That staff advise of costs and timeframe to plant 10 Morton Bay fig trees at the St Kilda Adventure Playground."</i> <div style="text-align: right;"><i>Resolution Number 1047/2021</i></div>
2. CONSULTATION / COMMUNICATION	
	2.1 Internal 2.1.1 Infrastructure Delivery 2.2 External 2.2.1 Elected Members, Peri Coleman – Delta Consulting
3. REPORT	
	3.1 Given the size and habit of Moreton Bay Fig as well as the challenging soil conditions, locations will be chosen to ensure the ongoing health and survival of the trees.

- 3.2 Locations and planting conditions have been discussed with Delta Consulting's - Peri Coleman, who has experience in growing Moreton Bay Figs and other Fig varieties in the St Kilda Area.
- 3.3 It was noted during discussions that there will be significant areas unsuitable for planting in the playground, particularly where the new Landfill Capping has been undertaken. However, it is proposed that in these locations there is an opportunity to plant other smaller Fig species, which will be less intrusive, and less likely to break into and disrupt the Landfill Capping.
- 3.4 The Moreton Bay figs are proposed for the existing mounding areas around the edge of the newly capped site, near the junior play area, the Volcano area and through the large open space area to the south of the playground.
- 3.5 Moreton Bay figs and other Ficus species are considered good playspace trees for their ability (once established) to provide climbing/nature play experiences and are a long lived natural asset that will complement the play space.
- 3.6 Similarly, there are limitations to be considered with respect to the location of the high-pressure gas main that runs through the site, thus the lack of planting on the path and 10m either side around the edge of the playground area.
- 3.7 A budget of \$10,000 will be required to source, supply, install and maintain 10 mature Moreton Bay Fig, *Ficus macrophylla*, or equivalent, at the St Kilda Adventure Playground.
- 3.8 This budget will be accommodated within the existing Street Tree Planting Program and will be undertaken with in the April/May 2022 planting season.

4. CONCLUSION / PROPOSAL

- 4.1 10 Moreton Bay Fig, *Ficus macrophylla*, or suitable alternate fig tree species to be planted at St Kilda, funded through the Street Tree Planting Program in the 2022 planting season.
- 4.2 The final location and specific fig species type will be decided with on-site advice from Delta Consulting.

CO-ORDINATION

Officer:	GMCI	EXEC
Date:	09/08/2021	13/09/2021

ITEM	4.1.3		
	URBAN SERVICES COMMITTEE		
DATE	20 September 2021		
PREV REFS	Finance and Corporate Services Committee	2.2.2FI	15/02/2021
	Finance and Corporate Services Committee	2.1.10FI	19/04/2021
HEADING	Capital Works Program Monthly Report - August 2021 Update		
AUTHOR	Christy Martin, Team Leader Project Support, City Infrastructure		
CITY PLAN LINKS	1.1 Our City is attractive and well maintained 3.3 Our infrastructure supports investment and business activity 4.2 We deliver quality outcomes that meet the needs of our community		
SUMMARY	The following monthly status report and requests for amendments is presented to effectively manage the City Infrastructure Capital Works Program.		
RECOMMENDATION			
	<u>That Council:</u>		
	<ol style="list-style-type: none"> Approves the inclusion of a First Quarter 2021/22 non-discretionary bid to reflect the 100% Federal Government grant income awarded for the delivery of the road safety improvements at the intersection of Martins and Ryans Road, Greenfield, within PR13725 Major Traffic Improvements Program. Approves the program inclusions of Lennox Drive, Paralowie; Bentine Street, Para Vista; Ryans Road, Greenfields, Charmain Avenue and Connie Street, Para Vista within the 2021/22 PR14498 Council Funded New Footpath Program, and PR21412 Kerb Ramp Construction / Upgrade Programs. Approves the program inclusion of Walkley Heights within the 2021/22 Bituminous Path Program where sufficient funding is available to deliver this, noting should funding be received from the City of Port Adelaide Enfield to cover a further section which crosses Council boundaries a further report will be provided. Approves the program amendment within PR20548 Bridge Program deferring the renewal of BRIDGE-20, Parafield Airport Reserve (near Parafield Railway Station) and replacing it with BRIDGE-1835, Springbank Waters Linear Reserve Stage 2 (west of Springbank Boulevard, near Waterloo Corner Road), Burton, which is a higher priority to renew, with no impact to the program budget. Approves the inclusion of a First Quarter 2021/22 non-discretionary bid to reflect the amendment of State Government income from \$125k down to \$100k, and transferring this \$100k of income from PR25543 Marveloo Purchase to PR30205 Unity Park Accessible Change Facility reducing Council contribution to deliver this project from \$450k to \$350k. 		

6. Approves the transfer of \$12k of savings from the Bridgestone Athletics Facility building swipe access from within PR18097 Building Renewal Program to PR24797 Bridgestone Athletics Facility to support the delivery of Athletics Equipment.
7. Approves the inclusion of renewal works at the Watershed, Greenfields and Prettejohn Gully vacant building demolition and roof safety system compliance upgrades within PR18097 Building Renewal Program in alignment with funding availability.

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 Urban Services Committee. In addition, a current program of works is available via the City of Salisbury internet site, with highlights included in the periodic publication *Salisbury Aware*, and social media.

3. REPORT

- 3.1 The 2021/22 Capital Works Program is a large program of works which is continuing to evolve. Complexity to the program is due to the addition of grant funding, above average quantum of continuation of works from 2020/21, amendments to the current program and managing the changing impacts associated with pandemic. Despite this, significant work has been occurring to document and develop concept designs in preparation for delivery of projects.

Current Program Highlights

- 3.2 Community engagement and consultation was undertaken in August in relation to the redevelopment of the Salisbury Recreation Precinct, Aquatics Facility. This included the opportunity for the community to provide feedback via an online survey, attend a drop-in session at the Salisbury Community Hub, email and / or phone responses. Community engagement informs progression of this significant project.
- 3.3 As part of the Federally funded Local Roads and Community Infrastructure, Phase 2 Program, the building improvements and rear landscape works at Twelve25, are scheduled for commencement in September. This will provide safety and amenity improvements for this community utilised facility.

- 3.4 The Playground and Fitness Equipment Programs have encountered delays associated with the pandemic and impact upon the supply chain. The 2020/21 programs are starting to take shape with equipment slowly arriving. In preparation for the new playground at Carlyle Reserve, Pooraka, the installation of a new picnic shelter has been installed.
- 3.5 Erosion control and waterway clearing works have been progressively delivered, addressing sections of Amundsen Gully and Stock-Keeper Reserve, Para Hills, as part of the Major Flood Mitigation Program of works.



Completed Works



Before Works



- 3.1 Erosion control and waterway clearing works have been progressively delivered, addressing sections of Amundsen Gully and Stock-Keeper Reserve, Para Hills, as part of the Major Flood Mitigation Program of works.

- 3.2 Recently the construction of new indented parking bays and footpath connections and paths along Belalie Road, Ingle Farm, were completed to aid in traffic and pedestrian traffic for the adjacent primary school and sports grounds.



Program Amendments

- 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 / Budget

PR13725 Major Traffic Improvements Program

To complement the two new roundabouts recently constructed at Greenfields, the upgrade of the roundabout at the intersection of Martins and Ryans Roads, Greenfields, was awarded 100% Federal Government grant funding to deliver this road safety improvement. This project was awarded \$475k as part of the 2021/22 Black Spot Program to deliver the works which will be included within the 2021/22 First Quarter Budget Review to establish the required budgets, within PR13725 Major Traffic Improvements Program.

Recommendation: Approves the inclusion of a First Quarter 2021/22 non-discretionary bid to reflect the 100% Federal Government grant income awarded for the delivery of the road safety improvements at the intersection of Martins and Ryans Road, Greenfield, within PR13725 Major Traffic Improvements Program.

Impact: New program inclusion with 100% Grant Funding to deliver

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 Council Funded New Footpath Program, and Kerb Ramp Construction / Upgrade Program respectively;

- Lennox Drive, Paralowie – Network connection
- Bentine Street, Para Vista – Accessibility request
- Ryans Road, Greenfields – Network connection
- Charmain Avenue and Connie Street, Para Vista – Network connection

(in consultation with City of Tea Tree Gully)

The above items will be delivered following completion of community engagement where applicable. These works aid in the provision of connectivity within the City via its path networks.

Recommendation: Approves the program inclusions of Lennox Drive, Paralowie; Bentine Street, Para Vista; Ryans Road, Greenfields, Charmain Avenue and Connie Street, Para Vista within the 2021/22 PR14498 Council Funded New Footpath Program, and PR21412 Kerb Ramp Construction / Upgrade Programs.

Impact: No impact

PR22118 Bituminous Paths

Within the 2021/22 Bituminous Paths Program, in addition to the continuation of Springbank Waters, Burton, path renewals, \$56k allocation was included to respond to reactive and / minor bituminous path renewals. It is proposed to direct this allocation to the renewal of paths in Walkley Heights where works are required. With the City of Port Adelaide Enfield being the adjacent Council, discussions are in progress to ensure where possible paths connect seamlessly. Should an agreement be reached between the two councils, a contribution from the City of Port Adelaide Enfield maybe received in exchange for the City of Salisbury coordinating the completion of minor works into the City of Port Adelaide Enfield. Should income from this be received, a further report will be provided to declare this funding.

Recommendation: Approves the program inclusion of Walkley Heights within the 2021/22 Bituminous Path Program where sufficient funding is available to deliver this, noting should funding be received from the City of Port Adelaide Enfield to cover a further section which crosses Council boundaries, a further report will be provided.

Impact: Site nomination for portion of program funding

Amendment to Program**PR20548 Bridge Program**

Following recent repairs to the worst timber deck boards at BRIDGE-20, Parafield Airport Reserve (near Parafield Railway Station) and a review of priorities, it is recommended that timber deck replacement of BRIDGE-20 be deferred for at least 12 months and more urgent rectification work to BRIDGE-1835, Springbank Waters Linear Reserve Stage 2 (west of Springbank Boulevard, near Waterloo Corner Road), Burton occur in 2021/2022 instead. Note: due to the design of the BRIDGE-1835 timber boardwalk structure the underdeck structural elements are not visible but are expected to be in poor condition due lack of air circulation and drainage. It is proposed to replace the timber decking with footpath pavers to match existing approach footpaths and replace the existing timber kickboard barriers with galvanised steel tubing to provide a more durable and more easily maintained structure. As part of the project scope it is planned to install a trench grate across a low spot on the western approach path and a small soakage pit. This work can be funded from the existing Bridge Program capital budget.

Recommendation: Approves the program amendment within PR20548 Bridge Program deferring the renewal of BRIDGE-20, Parafield Airport Reserve (near Parafield Railway Station) and replacing it with BRIDGE-1835, Springbank Waters Linear Reserve Stage 2 (west of Springbank Boulevard, near Waterloo Corner Road), Burton, which is a higher priority to renew, with no impact to the program budget.

Impact: Program priority change

Amendment to Budget**PR30205 Accessible Change Facility, Unity Park, Pooraka**

Confirmation has been received that the State Government has approved the reallocation of \$100k initially approved for the purchase of a Marveloo, towards the construction of the new accessible changing facility at Unity Park, Pooraka. This contribution assists in the delivery of this new accessible \$450k facility at Unity Park; this is in accordance with the information presented to Council in February 2021. Accordingly, this will be included within the First Quarter 2021/22 Budget Review to transact the relevant budget amendments.

Recommendation: Approves the inclusion of a First Quarter 2021/22 non-discretionary bid to reflect the amendment of State Government income from \$125k down to \$100k, and transferring this \$100k of income from PR25543 Marveloo Purchase to PR30205 Unity Park Accessible Change Facility reducing Council contribution to deliver this project from \$450k to \$350k.

Impact: Savings declaration for Unity Park Accessible Change Facility

Amendment to Budget**PR24797 Bridgestone Athletics Facility**

As approved by Council, April 2021, there were a series of additional works and associated funding approved to enable specific risk and activation requirements to be met. At the time of presentation of this report, items were individually estimated and applicable funding solutions provided. With the pricing now received and items being finalised, approval is being sought to transfer the \$12k of building swipe access savings to the main project fund to support the delivery of athletics equipment which has come it slightly higher than estimated.

Recommendation: Approves the transfer of \$12k of savings from the Bridgestone Athletics Facility building swipe access from within PR18097 Building Renewal Program to PR24797 Bridgestone Athletics Facility to support the delivery of Athletics Equipment

Impact: No impact, transfer between programs

PR18097 Building Renewal Program

As part of delivering the 2021/22 Building Renewal Program urgent renewal works at the Watershed, Greenfields, to repair and replace rotten timbers and windows has been included within the unallocated portion of the program budget. In addition to this work, the demolition of the vacant building Prettejohn Gully, Para Hills, and renewal of roof safety fixtures has been included in this same program. Pending budget availability, the renewal and upgrading of existing roof safety systems to comply with current standards and compliance will be progressed and delivered and may cross into next financial year for completion.

Recommendation: Approves the inclusion of renewal works at the Watershed, Greenfields and Prettejohn Gully vacant building demolition and roof safety system compliance upgrades within PR18097 Building Renewal Program in alignment with funding availability.

Impact: Project inclusions utilising unallocated funding portion

4. CONCLUSION / PROPOSAL

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

CO-ORDINATION

Officer:	GMCI	EXEC
Date:	09/09/2021	13/09/2021

ITEM 4.1.4**URBAN SERVICES COMMITTEE****DATE** 20 September 2021**HEADING** Revocation of Community Land Classification Portion of Nina Court Reserve, Salisbury Heights**AUTHOR** Tim Starr, Team Leader, Property, City Infrastructure**CITY PLAN LINKS**
2.1 Salisbury has a balance of green spaces and natural environments that support biodiversity
3.3 Our infrastructure supports investment and business activity
3.4 Our urban growth is well planned and our centres are active**SUMMARY** This report considers a request from the owners of 34 Green Valley Drive Salisbury Heights to allow access over a portion of Community Land known as Nina Court Reserve. This request is to allow for a proposed land division of 34 Green Valley Drive into 5 allotments with two of these allotments having street frontage to Nina Court and will require the revocation of Community Land Classification of a portion of Nina Court Reserve and rededication as Road.**RECOMMENDATION**That Council:

1. Approves the proposal to revoke the community land classification of portion of Allotment 10 in Deposited Plan 47471 as described in Certificate of Title Volume 5417 Folio 212 and delineated on the attached plan (Attachment 1 Item 4.1.4 Urban Services Committee) measuring approximately 14.5sqm and that this be rededicated as road.
2. Approves that the Section 194 report contained in (Attachment 2 Item 4.1.4 Urban Services Committee) be adopted for the purposes of Section 194 of the *Local Government Act 1999*, and the Manager Property and Buildings be authorised to implement the public consultation process consisting of a public notice in the Advertiser and State Government Gazette, a notice on Councils public website, letters with the attached Section 194 Report posted to property owners in the immediate vicinity and a sign erected on site.
3. Notes that a further report will be presented to Council for consideration of any objections received.
4. Authorises the Manager Property and Buildings to prepare and submit the necessary documentation to the Minister for approval in the event that no objections are received following the consultation.
5. Approves that upon compliance with all legislative requirements necessary to facilitate the revocation of classification of the community land comprising portion of Allotment 10 in Deposited Plan 47471 as described in Certificate of Title Volume 5417 Folio 212 and delineated on the attached plan (Attachment 1 Item 4.1.4 Urban Services Committee), that the subject land be rededicated as road with the applicant being responsible for all costs incurred.

ATTACHMENTS

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

1. Attachment 1 Overhead Delineating the Portion of Nina Court Reserve Proposed for Revocation
2. Attachment 2 Section 194 Report

1. BACKGROUND

- 1.1 Nina Court Reserve is legally defined as Allotment 10 in Deposited Plan 47471 and described in Certificate of Title Volume 5417 Folio 212. The whole reserve measures approximately 800sqm and is utilised as a pedestrian pathway, an overland flow path for stormwater with the whole of the reserve being subject to an easement to SA Water for sewerage purposes.
- 1.2 34 Green Valley Drive is a privately-owned site measuring some 3,800sqm. The site has future sub division potential with various proposals being presented for land divisions. Nina Court Reserve which directly abuts the Eastern boundary prevents access to this side of the allotment.

2. CONSULTATION / COMMUNICATION

- 2.1 Internal
 - 2.1.1 Staff from City Development and City Infrastructure Departments
- 2.2 External
 - 2.2.1 Alexander Symonds Surveying
 - 2.2.2 SA Water
 - 2.2.3 Electranet
 - 2.2.4 Australian Pipeline Authority
 - 2.2.5 SA Power Networks
 - 2.2.6 Telstra

3. REPORT

- 3.1 Council staff have held meetings with the owners as well as their planning and surveying consultants (Alexander Symonds) to determine how access can be permitted to the site from Nina Court. Various options have been discussed which have not been acceptable due to the impact on the reserve and the extra traffic which may impact Nina Court.
- 3.2 An option has been agreed to where two allotments will be permitted to have access from Nina Court. To facilitate this, a section of approximately 14.5 sqm directly abutting Nina Court is required to be revoked of the Community Land Classification and converted to road. It is agreed that the owners of 34 Green Valley Drive as the applicants be responsible for all costs involved in the revocation of this portion of land and rededication as road.

- 3.3 The request has been considered in line with the requirements of the Unsolicited Proposals Procedure. Due to the fact that the applicant is in a unique position as the adjoining land owner, and that the outcome of the proposal is that they will be able to develop their land into separate allotments creating higher density and increased rates income to Council, it has been determined that this proposal be supported and be recommended to Council for approval.
- 3.4 To facilitate this proposal, the Community Land status must be first be revoked. To revoke the Community Land Classification public consultation must be carried out in accordance with Council's Public Consultation Policy. A further requirement is the preparation of the report in accordance with Section 194 of the *Local Government Act 1999 Attachment 2 Item 4.1.4 Urban Services Committee* for the purpose of the Public Consultation and submission to the Minister for approval. Following the conclusion of these statutory processes and the Ministers approval, Council may then make a formal resolution to revoke the Community Land classification.
- 3.5 In accordance with Council's Public Consultation Policy, consultation will consist of a sign being erected on site advising of the proposal, a notice appearing in a newspaper circulating within the Council area (the Advertiser), a further notice to appear in the State Government Gazette and a notice to appear on Council's website, letters and the attached Section 194 Report to be posted to property owners likely to be impacted by the proposal.
- 3.6 Written submissions will be invited in relation to the proposal for Council's further consideration. In the event that no objections are received, Council is requested to authorise the Manager Property and Buildings to prepare and submit the necessary documentation to the Minister for approval pursuant to Section 194 of the Act. A further report would then be presented to notify Council of the Ministers decision.

4. CONCLUSION / PROPOSAL

- 4.1 This report seeks Council's approval to commence the process to revoke the Community Land Classification of approximately 14.5 sqm of Nina Court Reserve as delineated on Attachment 1 Item 4.1.4 Urban Services Committee and identified as portion of Allotment 10 in Deposited Plan 47471 as described in Certificate of Title Volume 5417 Folio 212.
- 4.2 In the event that no objections are received, Council are requested to authorise the Manager Property and Buildings to prepare and submit all necessary documentation to the Minister for approval pursuant to Section 194 of the Local Government Act 1999. Should objections be received a further report will be prepared addressing these concerns and seeking Council's further decision.
- 4.3 Should the Revocation of Community Land Classification be successful, Council authorises the Manager Property and Buildings to arrange execution of all necessary documentation to rededicate this land as Road.

CO-ORDINATION

Officer:	GMCI	EXEC
Date:	09/09/2021	13/09/2021

Portion of Nina Court Reserve Proposed for Revocation Delineated in Red



PROPOSAL FOR REVOCATION OF CLASSIFICATION AS COMMUNITY LAND

**Nina Court Reserve, Nina Court Suburb
Contained in Certificate of Title Volume 5417 Folio 212**

Section 194 Local Government Act 1999

REPORT**1. Reasons for the Proposal.**

Council owns a significant number of properties throughout the city ranging from highly developed sporting complexes incorporating modern clubroom buildings, playing fields and supporting infrastructures, to single undeveloped allotments of land, most of which are classified as community land. Council has specific statutory management requirements in regard to its Community Land.

In South Australia it is regarded that 12.5% of the urban residential area is the optimal open space provision which is a much higher proportion than in other states or countries. The City of Salisbury has an open space provision of 13.2%.

The land proposed for rededication as road is not regarded as usable open space and is only a small buffer reserve forming part of the greater Nina Court Reserve. Nina Court Reserve is utilised as a pedestrian walkway, overland flow path and contains a sewerage easement. The useable portion of this land will remain in Council ownership and be accessible for its current use.

The subject portion of Lot 10 in Deposited plan 47471 proposed for revocation is surplus to Council and community needs and provides no public benefit as functional open space. As this land does not provide a community benefit, the maintenance required to retain this land in Council's ownership is an inefficient use of public assets.

As a result of the above and to achieve the recommended equitable open space distribution and cost for service principles, Council proposes to revoke the community land classification of Lot 10 in Deposited plan 47471, (See plan attached) to sell to the owners of 34 Green Valley Drive, Salisbury Heights.

2. Statement of any Dedication, Reservation or Trust.

The subject property being Allotment 10 in Deposited Plan 47471 and comprised in Certificate of Title Volume 5417 Folio 212.

The Corporation of the City of Salisbury was vested Lot 10 of Deposited Plan 47471 as reserve in 1997 from P & M Property Development Pty Ltd.

The Land is classified as community land in accordance with the provisions of the Local Government Act 1999.

There is no dedication or trust.

3. Purpose of Proposal.

The purpose of the proposal to revoke the community land classification is to convert to road, to facilitate access to two proposed allotments at 34 Green Valley Drive from Nina Court

4. Affect of the Proposal.

The subject land serves no useful purpose in terms of recreational open space and is not considered to have a detrimental effect on the residents in this locality

5. Owner of the Land

The subject land is owned by the City of Salisbury.

See Map Attached

Overhead Delineating Portion of Nina Court Reserve Proposed for Revocation Delineated in Red



ITEM	4.1.5
	URBAN SERVICES COMMITTEE
DATE	20 September 2021
HEADING	Grant of Easement to Epic Energy South Australia Pty Ltd - Portion of Whites Road Wetlands, Globe Derby
AUTHOR	Lavinia Morcoase, Senior Property Officer, City Infrastructure
CITY PLAN LINKS	<p>3.2 Salisbury is a place of choice for businesses to start, invest and grow</p> <p>3.3 Our infrastructure supports investment and business activity</p> <p>4.2 We deliver quality outcomes that meet the needs of our community</p>
SUMMARY	This report seeks Council's approval to grant an easement of a portion of Council land known as Whites Road Wetlands, Globe Derby, to Epic Energy South Australia Pty Ltd (Epic).

RECOMMENDATIONThat Council:

1. Approves granting an easement to Epic Energy South Australia Pty Ltd (Epic) for the installation of an underground pipe over a portion of Whites Road Wetlands, identified as Allotment 59 in Filed Plan F114620 as described in Certificate of Title 5883 Folio 909, and delineated in red in Attachment 1 to this report (Urban Services Committee, 20/09/2021, Item No. 4.1.5) for a consideration of \$20,500 plus GST, with Epic to be responsible for all costs.
2. Approves the Manager Property and Buildings to liaise with Epic in regards to the requested easement 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 - Surveyed Plan of Proposed Location of Easement to Epic Energy South Australia Pty Ltd over Portion of Whites Road Wetlands, Globe Derby
2. Attachment 2 - Aerial View of Proposed Easement Location
3. Attachment 3 - Location Map - Proposed Easement

1. BACKGROUND

- 1.1 Council owns Allotment 59 in Filed Plan F114620 as described in Certificate of Title 5883 Folio 909 known as Whites Road Wetlands. This allotment forms part of the larger Whites Road Drainage Catchment Reserve. The Little Para River corridor, which traverses through the City of Salisbury, abuts the northern boundary of the Reserve.
- 1.2 Epic Energy South Australia Pty Ltd (Epic) have embarked on a multi-million dollar project to facilitate the expansion of a natural gas pipeline between Moomba in regional South Australia to Adelaide.

- 1.3 As part of this project, Epic require to construct a 1.5km natural gas pipeline and associated metering station between the main pipeline and a proposed customer located within the Bolivar Waste-Water Treatment Plant.

2. CONSULTATION / COMMUNICATION

2.1 Internal

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

2.2 External

- 2.2.1 Epic Energy Australia Pty Ltd (Epic)
- 2.2.2 Jones Lang LaSalle (JLL)

3. REPORT

- 3.1 Council staff have received a request from Epic to utilise a portion of Allotment 59 in Filed Plan F114620 as described in Certificate of Title 5883 Folio 909, known as Whites Road Wetlands, to facilitate the installation of an underground natural gas pipeline.
- 3.2 Epic propose to install the pipeline through an unmade portion of Jones Road, Globe Derby, in accordance with the provisions of the Petroleum and Geothermal Energy Act 2000 and Regulations 2013. This legislation allows relevant service providers to install infrastructure through roads without the need for formal approval from Councils. In this instance, the pipelines' placement will avoid encroachment on the Globe Derby Equestrian Centre land, which abuts the affected length of Jones Road.
- 3.3 The proposed easement sought for the pipe through a portion of Whites Road Wetlands is 18m wide by approximately 35m long, resulting in a total area in the order of 444 square meters. The impacted area is a corner portion of land at the junction between Whites Road and Jones Road, Globe Derby. Please see Attachment 1.
- 3.4 Council staff across various divisions have been consulted, and no objections have been received.
- 3.5 A consideration amount of \$20,500 plus GST has been negotiated for this easement, based on a valuation as determined by Jones Lang LaSalle (JLL) Valuers. Epic will also be responsible for all costs associated with the preparation and lodgement of necessary documentation, plans and issuing of new titles.

4. CONCLUSION / PROPOSAL

- 4.1 As no objections have been raised in relation to the granting of an easement for the installation of an underground natural gas pipe through a portion of Allotment 59 in Filed Plan F114620 as described in Certificate of Title 5883 Folio 909, known as Whites Road Wetlands, it is recommended that the Manager Property and Buildings be authorised to arrange Council consent to all necessary documentation granting an easement to Epic Energy Australia Pty Ltd.

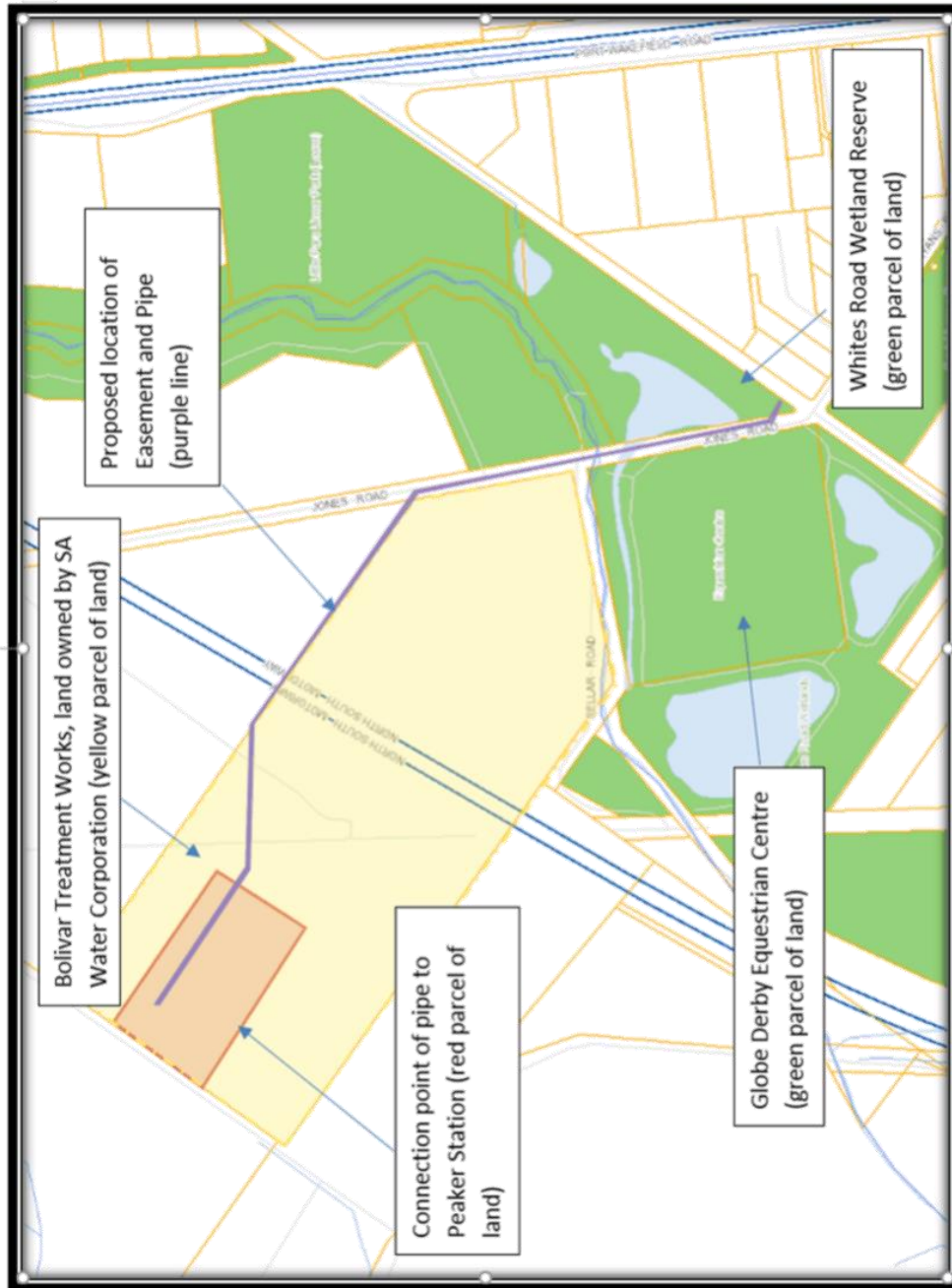
- 4.2 Epic Energy South Australia Pty Ltd will pay to the City of Salisbury a consideration of \$20,500 plus GST for granting of this easement, with Epic to be responsible for all costs arising from this matter.

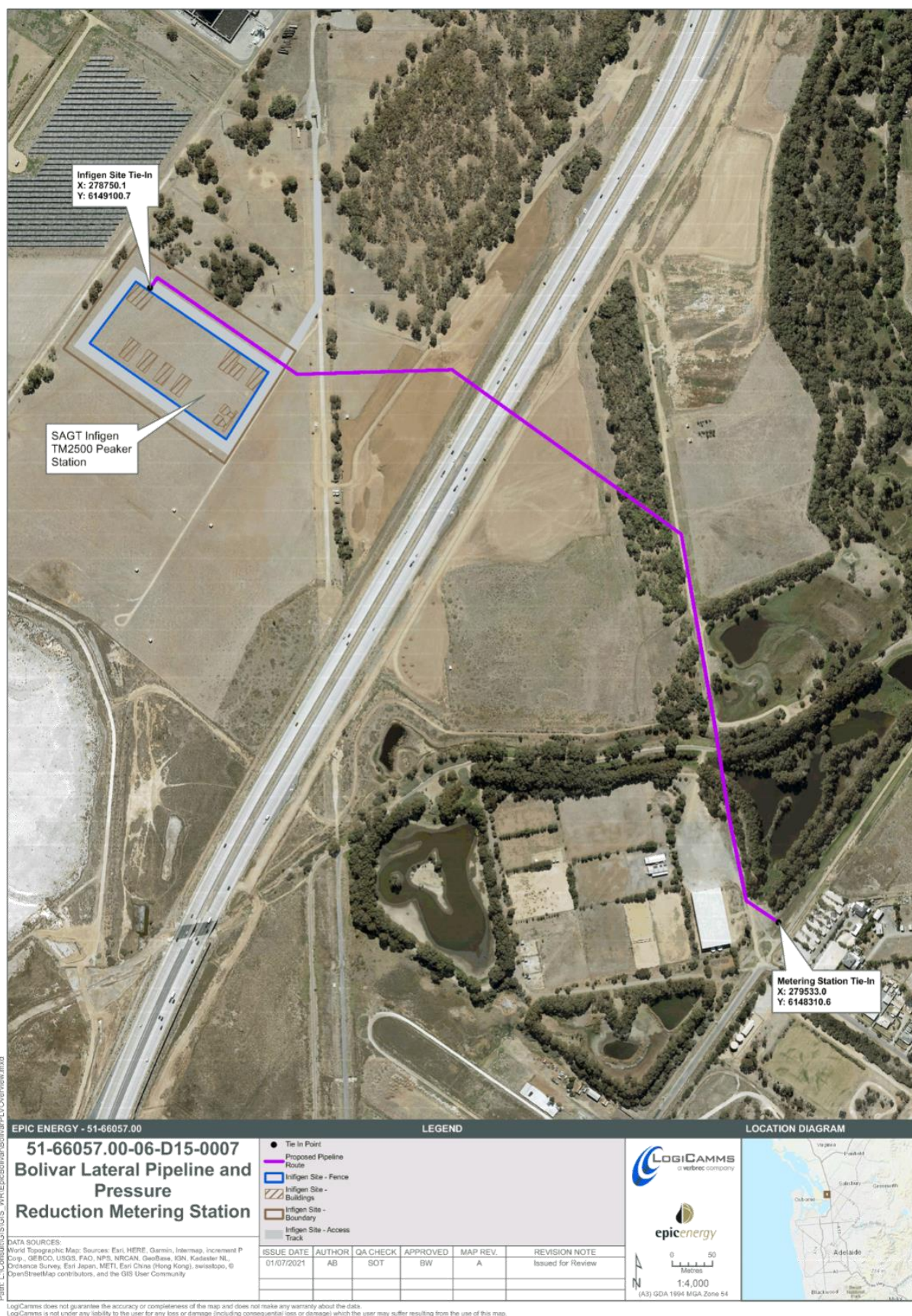
CO-ORDINATION

Officer:	GMCI	EXEC
Date:	09/09/2021	13/09/2021

ATTACHMENT 2

Overhead view of location of Proposed Easement comparative to neighbouring properties





ITEM	4.1.6
	URBAN SERVICES COMMITTEE
DATE	20 September 2021
HEADING	The Paddocks
AUTHOR	Peter Rexeis, Senior Building Assets Officer, City Infrastructure
CITY PLAN LINKS	<ul style="list-style-type: none">1.1 Our City is attractive and well maintained4.2 We deliver quality outcomes that meet the needs of our community1.2 The health and wellbeing of our community is a priority
SUMMARY	<p>The 2021/22 Paddocks Masterplan Implementation Works included the construction of a new multi-use community facility for the football, cricket and junior soccer clubs, as well as the construction of a new community sports clubroom with viewing deck/seating for the Para Hills Knights Soccer Club.</p> <p>The current volatility of the market is impacting the ability to deliver projects within allocated budgets and timelines. This has resulted in the current estimated budget not being sufficient to allow the projects to be delivered.</p> <p>It is proposed to still deliver the new multi-use community facility for football, cricket and junior soccer clubs and carry out priority renewal works on the existing Para Hills Knights Soccer Club building.</p>
RECOMMENDATION	
<u>That Council:</u>	
	<ul style="list-style-type: none">1. Notes the existing budgets for the Multi-sport Community Facility (leased by the Para Hills United Soccer Club, Para Hills Football and Sports Club and Northern Districts Cricket Club) of \$2.6M (comprised of \$1.4M Council funding and \$1.2M State Government Grant funding), and for the Community Sports Clubroom (leased by the Para Hills Knights Soccer Club) of \$1.5M (fully Council funded).2. Notes that the change rooms in the Mutli-sport Community Facility (leased by the Para Hills United Soccer Club, Para Hills Football and Sports Club and Northern Districts Cricket Club) will not be built to AFL/SANFL requirements but will be increased to a size consistent with other facilities across the city.3. Approves the reallocation of up to \$1.4M of the 2021/22 Paddocks Masterplan Implementation Works budget from the Community Sports Clubroom (leased by the Para Hills Knights Soccer Club) to the Multi-Sport Community Facility (leased by the Para Hills United Soccer Club, Para Hills Football and Sports Club and Northern Districts Cricket Club).

4. Approves that \$100K from the 2021/22 Paddocks Masterplan Implementation Works budget be utilised to carry out priority renewal works to the Community Sports Clubroom (leased by the Para Hills Knights Soccer Club).
5. Approves the unallocated \$500K from the 2022/23 building renewal program be used to complete the priority renewal works to the Community Sports Clubroom (leased by the Para Hills Knights Soccer Club).
6. Notes that the intent is to continue the current leasing arrangements with the Para Hills United Soccer Club, Para Hills Football and Sports Club and Northern Districts Cricket Club into the new facility as per item 3.17 of this report, subject to further consultation with the clubs.

ATTACHMENTS

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

1. Attachment 1 Concept Plan Grant Application
2. Attachment 2 Indicative Site Plan 1
3. Attachment 3 Budget Implications

1. BACKGROUND

- 1.1 The 2021/22 New Infrastructure Bids for the Paddocks Masterplan Implementation Works included the following;
 - 1.1.1 Construction of a new multi-use community facility for football, cricket and soccer. The total cost of this new facility was estimated at \$2.6M, of which \$1.2M was State Government grant funding and the remaining budget transferred from the Building Upgrade Program.
 - 1.1.2 Construction of the new community sports clubroom with viewing deck/seating for premier soccer (Para Hills Knights Soccer Club) had an estimated value of \$3M, of which \$1.5M of grant funding was to be sought.
- 1.2 The current volatility of the market is impacting the ability to deliver projects within allocated budgets and timelines.
- 1.3 The grant funding application for \$1.5M for the new community sports clubroom with viewing deck/seating for the Para Hills Knights Soccer Club has not been applied for due to the volatility of the current market and the uncertainty of being able to deliver the project within budget.
- 1.4 The current combined Paddocks Master Plan Implementation Works budget totals \$4.1M which includes the \$2.6M for the new multi-use community facility and \$1.5M for the new community sports clubroom with viewing deck/seating.

2. CONSULTATION / COMMUNICATION

- 2.1 Internal
 - 2.1.1 Staff from within the City Infrastructure, Community & Organisational Development Departments and members of the Paddocks Board.
 - 2.1.2 Ward Councillors and Deputy Mayor.

3. REPORT

New Multi-Use Community Facility

- 3.1 The Paddocks Masterplan allows for a new multi-use community facility to be built as per Council's Place Activation Strategy to replace the existing football, cricket and junior soccer club buildings leased by the Para Hills United Soccer Club, Para Hills Football and Sports Club and Northern Districts Cricket Club).
- 3.2 It is not proposed to build the football changerooms in the multi-use community facility to AFL/SANFL and PAS requirements, as the football club is only a District level club. Rather their size will be increased to be consistent with other facilities across the city, namely 25sqm. The AFL/SANFL guidelines state 45sqm as a desirable standard for changerooms. The FFSA requirement for soccer changerooms is 25sqm.
- 3.3 The two existing buildings will be demolished once the new facility is built.
- 3.4 The initial estimate of \$2.6M for the new multi-use community facility was based on Attachment 1 which was the concept plan used for the grant application to source the \$1.2M of State Government funding.
- 3.5 Since the preparation of the 2021/22 budget the increased volatility of the market has determined that the new multi-use community facility is not able to be delivered for \$2.6M.
- 3.6 Based on the costings for other current building upgrade projects the costs have increased significantly and it is now estimated that \$4M is required to deliver the facility and associated siteworks including carparking, landscaping, perimeter paths, verandas, contingency and demolition of the existing buildings plus making good. Attachment 2 Indicative Site Plan 1

New Community Sports Clubroom with viewing deck/seating (Knights building)

- 3.7 The Paddocks (Para Hills Knights) building was built in 1981 and has been used as an elite sporting facility. Over the years the building has dilapidated to the point of needing renewal works. While some areas are still in a satisfactory condition there are other parts as stated in 3.13 that are in a poor condition requiring urgent works.
- 3.8 The Paddocks Masterplan allows for a new community sports clubroom with viewing deck/seating to be constructed to replace the existing Para Hills Knights Soccer Club building. The existing building will be demolished once the new facility is built.
- 3.9 It was estimated prior to the budget bid process that construction of a new community sports clubroom leased by the Para Hills Knights Soccer Club with viewing deck/seating would require a budget of \$3M, and a grant of \$1.5M was to be sought to supplement the budget.
- 3.10 The new community sports clubroom with viewing deck/seating has now been estimated at \$5M not \$3M.
- 3.11 This estimate has been based on similar community sports clubroom facilities with viewing deck/seating recently being constructed in neighboring Councils for clubs that are part of the Football South Australia Premier League, State League 1 and State League 2 divisions.

- 3.12 The grant funding application for \$1.5M for the new community sports clubroom has not been applied for as the existing budget with the additional \$1.5M grant would still not be sufficient to deliver both buildings given the volatility of the current market and the uncertainty of being able to deliver the project.

Budget Implications

- 3.13 There is insufficient budget to deliver both projects at this stage with an allocation of \$4.1M Attachment 3 Budget Implications
- 3.14 The available budget is sufficient to deliver the new multi-use community facility with siteworks in the new location as determined by the Paddocks Masterplan.
- 3.15 It is being proposed to go to the market for the multi-use community building to determine the actual market costs. Based on these costs a decision can be made if there is sufficient budget to build the new Para Hills Knights building with viewing deck/seating.
- 3.16 At this point in time, undertaking some key high priority renewal works to extend the life of the building for another five years is proposed. The key renewal works include:
- The 3 players changerooms and wet areas,
 - Trainers area,
 - Existing disabled toilet enhanced compliance,
 - Referees changeroom and wet area,
 - Asbestos removal,
 - Investigation into the rectification of mold in the storage area adjacent the bar and kitchen areas,
 - Replacement of all barges, facias, gutters and downpipes,
 - Repaint the facility.
- 3.17 The renewal works would be carried out with the remaining \$100K from the current upgrade budget and an allocation of \$500K from the 2022/23 Building Renewal program.
- 3.18 All costings for both buildings will be tested by the market. These costings are based on recent works of similar size and capacity.

Leases current and new Multi-use Community Facility

- 3.19 Currently there are two existing separate buildings which are leased to three clubs, the Para Hills United Soccer Club, Para Hills Football and Sports Club and Northern Districts Cricket Club .
- 3.20 Under the terms of these leases the Para Hills United Soccer Club have rights to occupy the current facility for 12 months of the year, the Para Hills Football and Sports Club and Northern Districts Cricket Club have rights to exclusively occupy the facility that they share for six months of the year each.

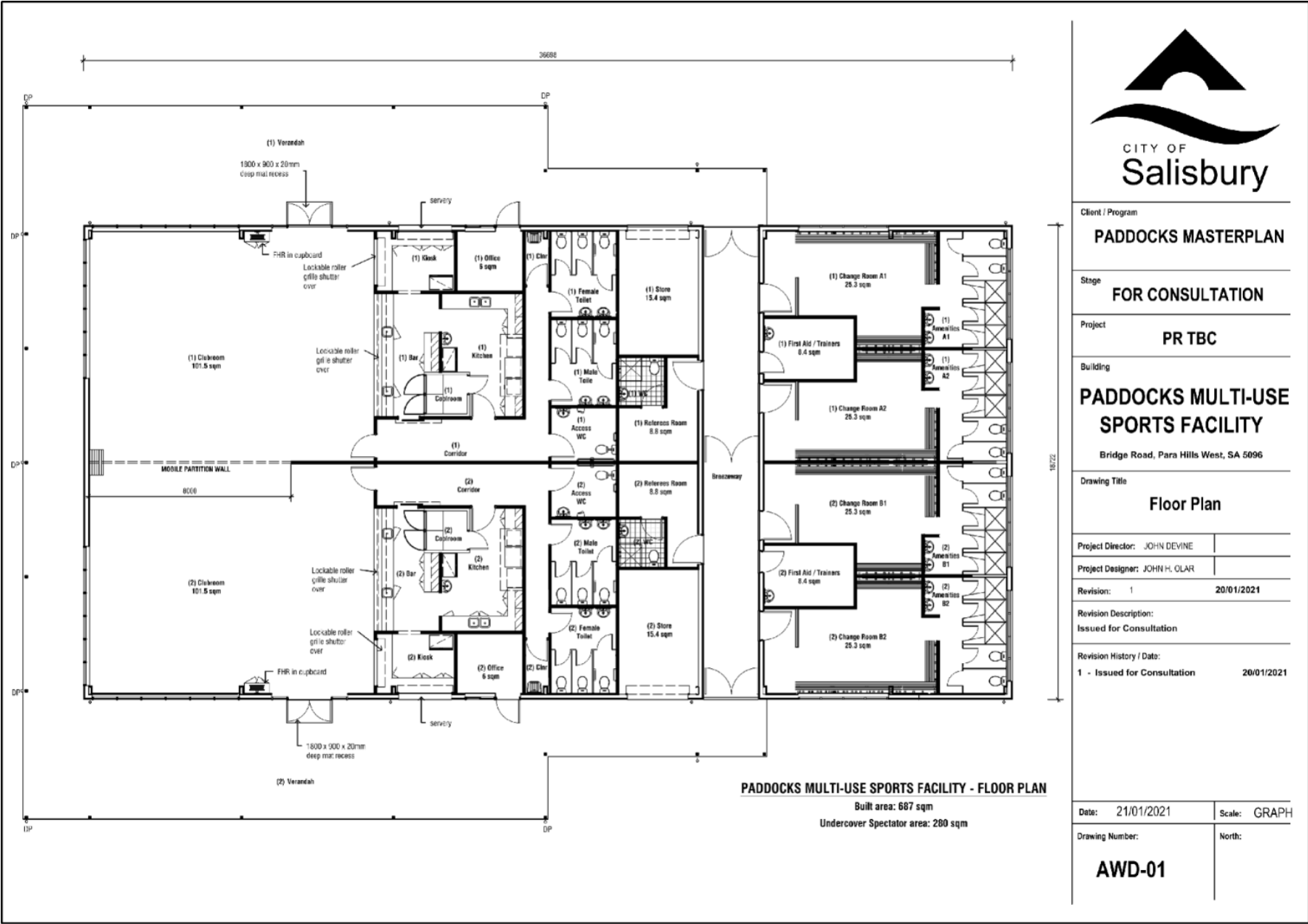
- 3.21 The Northern Districts Cricket Club have rights of exclusive occupation between the 1st of October each year expiring at the end of January each year. The Para Hills Football and Sports Club have rights of exclusive occupation between the 1st of March each year and expiring on the 30th of September.
- 3.22 Additional times of use can be negotiated between the Northern Districts Cricket Club and Para Hills Football and Sports Club for the facility they share as may be required.
- 3.23 As the Multi-sport Community Facility is proposed to be constructed to allow for two separate tenancies, it is recommended that the current leasing arrangements be continued in the new facility. This arrangement however may be amended subject to further consultation with the relevant stakeholders.

4. CONCLUSION / PROPOSAL

- 4.1 The 2021/22 New Infrastructure Bids for the Paddocks Masterplan Implementation Works allowed for a new multi-use community facility (Para Hills United Soccer Club, Para Hills Football and Sports Club and Northern Districts Cricket Club) and a new community sports clubroom with viewing deck/seating (Para Hills Knights Soccer Club) as per the Councils Place Activation Strategy.
- 4.2 The changerooms in the multi-use community facility will not be built to AFL/SANFL and PAS requirements but will be increased in size consistent with other facilities across the city, and to meet FFSA requirements.
- 4.3 The initial estimate for the new multi-use community facility is \$2.6M including a State Government grant of \$1.2M and construction of a new community sports clubroom with viewing deck/seating was initially estimated at \$3M including a State Government grant of \$1.5M.
- 4.4 The grant for \$1.2M was applied for and approved by the State Government, the grant funding application for \$1.5M for the new community sports clubroom with viewing deck/seating has not been applied for due to the volatility of the current market and the uncertainty of being able to deliver the project within the current budget.
- 4.5 Given the volatility of the current market it is now estimated that \$4M not \$2.6M is required to deliver the new multi-use facility (the Para Hills United Soccer Club, Para Hills Football and Sports Club and Northern Districts Cricket Club) and \$5M not \$3M is required to deliver the new community sports clubroom with viewing deck/seating (Para Hills Knights Soccer Club).
- 4.6 The Paddocks Masterplan Implementation Works budget has \$4.1M
- 4.7 The existing Para Hills Knights facility will not be upgraded in 2021/22. Rather it is intended that it would receive renewal works of \$100K in 2021/22 and \$500K in 2022/23 deferring the construction of a new community sports clubroom building back several years.

CO-ORDINATION

Officer:	GMCI	EXEC
Date:	09/09/2021	13/09/2021





Client / Program
PADDOCKS MASTERPLAN

Stage
FOR CONSULTATION

Project
PR TBC

Building
**PADDOCKS MULTI-USE
SPORTS FACILITY**

Bridge Road, Para Hills West, SA 5096

Drawing Title
Indicative Site Plan

Project Director: JOHN DEVINE

Project Designer: JOHN H. OLAR

Revision: 1 30/08/2021

Revision Description:
Issued for Consultation

Revision History / Date:
1 - Issued for Consultation 30/08/2021

Date: 30/08/2021

Scale: 1:1000

Drawing Number:

North:

AWD-01

Attachment 3 Budget Implications

The Paddocks Clubrooms

	Existing Budget			Est. cost of Building			Comments	Priority Maintenance
	Council Expend.	Income	Total Available	At Budget Jan 21	Today Same Spec'n	Today Council PAS Spec'n		
Open Space	\$1.3m		\$1.3m					
Shared Clubroom	\$1.4m	\$1.2m	\$2.6m	\$2.6m	\$3.5m	\$4.5m	SANFL Changerooms	
Para Hills Knights	\$1.5m	\$0	\$1.5m	\$3m	\$4.5m	\$6m	adds viewing deck, plus other site works	\$500k - \$1.1m
Total	\$4.2m	\$1.2m	\$5.4m			\$10.5m		

Funding for Building work -

\$4.1m available

Required for Shared Clubroom & Mtce Knights \$5m to \$5.6m

Funding Gap \$0.9m to \$1.5m

Required for Shared Clubroom & new Knights Clubroom \$10.5m

Funding Gap \$6.4m

Available budget Building Renewal 22/23 \$500k; 23/24 \$900k

Available budget Building Upgrade 22/23 \$0; 23/24 \$0