



**MINUTES OF URBAN SERVICES COMMITTEE MEETING HELD IN LITTLE PARA
CONFERENCE ROOMS, SALISBURY COMMUNITY HUB, 34 CHURCH STREET,
SALISBURY ON**

17 APRIL 2023

MEMBERS PRESENT

Cr S Ouk (Chairman)
Mayor G Aldridge (ex officio)
Cr B Brug
Deputy Mayor, Cr C Buchanan (Deputy Chairman)
Cr A Graham
Cr M Mazzeo
Cr S Reardon

STAFF

Chief Executive Officer, Mr J Harry
General Manager City Infrastructure, Mr J Devine
General Manager Community Development, Mrs A Pokoney Cramey
Manager Governance, Mr R Deco
Governance Support Officer, Ms K Boyd

The meeting commenced at 7.39 pm.

The Chairman welcomed the Elected Members, Public and Staff to the meeting.

APOLOGIES

An apology was received from Mayor G Aldridge (attending the concurrent Committee meeting) and Cr G Bawden.

LEAVE OF ABSENCE

Nil

PRESENTATION OF MINUTES

Moved Cr C Buchanan
Seconded Cr A Graham

The Minutes of the Urban Services Committee Meeting held on 20 March 2023, be taken as read and confirmed.

CARRIED
UNANIMOUSLY

REPORTS

Administration

4.0.1 Recommendations of the Environmental Sustainability and Trees Sub Committee meeting held on Tuesday 11 April 2023

Moved Cr C Buchanan
Seconded Cr B Brug

The information contained in the Environmental Sustainability and Trees Sub Committee of the meeting held on 11 April 2023 be received and noted with respect to the following recommendations contained therein to be adopted by Council:

CARRIED

4.0.1-ESATS1 Future Reports for the Environmental Sustainability and Trees Sub Committee

Moved Cr C Buchanan
Seconded Cr B Brug

That Council:

1. Notes the report.

CARRIED

4.0.1-ESATS2 Tree Removal Requests - Monthly Update for February 2023

Moved Cr C Buchanan
Seconded Cr B Brug

That Council:

1. Notes the report.

CARRIED

4.0.1-ESATS3 Review of Tree Removal Request - Various Locations

Moved Cr C Buchanan
Seconded Cr B Brug

That Council:

1. Notes that the following recommendations are a result of appeals lodged by residents and/or Ward Councillors following Administrations initial decision to refuse removal of tree/s in line with Council's approved tree appeals process.
2. Approves the lodgement of development applications that were deferred from the February meeting of Environmental Sustainability and Trees Sub Committee, seeking removal of:
 - a. The regulated *Eucalyptus sideroxylon* tree at the front of 49 Shorney Road, Parafield Gardens, noting that should the application be approved two replacement trees are required to be planted.
 - b. The two regulated *Angophora costata* trees in front of 33 and 35 Statham Avenue, Salisbury East, noting that should the application be approved 4 replacement trees are required to be planted.
 - c. The regulated *Eucalyptus sideroxylon* tree at the front of 5 Banksia Crescent, Parafield Gardens, noting that should the application be approved two replacement trees are required to be planted.
3. Approves the lodgement of a development application seeking removal of:
 - a. The regulated *Corymbia maculata* tree adjacent of 1 Whelstone Court, Salisbury Downs, noting that should the application be approved two replacement trees are required to be planted.
4. Approves the commencement of the appeal process in line with Council's approved tree appeals process for the following trees:
 - a. The tree at the front of 7 Hodges Court, Parafield Gardens
 - b. The tree at the front of 29 Shepley Crescent, Burton.

CARRIED

4.0.2 Future Reports for the Urban Services Committee

Moved Cr B Brug
Seconded Cr S Reardon

That Council:

1. Notes the report.

CARRIED

For Decision

4.1.1 Independent Planning Consultant & Arborist Engagement - Regulated or Significant Tree Removal Appeals

Pursuant to section 75 of the Local Government Act 1999, Cr B Brug declared a material conflict of interest on the basis of being a member of the Council Assessment Panel. Cr B Brug left the meeting at 7:42 pm.

Pursuant to section 75 of the Local Government Act 1999, Cr S Reardon declared a material conflict of interest on the basis of being a deputy member of the Council Assessment Panel. Cr S Reardon left the meeting at 7:43 pm.

Moved Cr C Buchanan
Seconded Cr A Graham

That Council:

1. Notes that as part of the current process for appeals an independent arborist is already engaged to assess regulated and significant trees to inform the lodgement of Development Applications.
2. Notes that tree damaging activity, which includes removal is subject to a performance assessment pathway under the *Planning, Development and Infrastructure Act 1999* and cannot be privately certified for planning approval.
3. Notes the increase costs of \$480,000 pa associated with the engagement of a consultant to manage the planning, assessment and Development Application lodgement if the alternate process is implemented
4. Approves that no change be made to the current appeal process due to the increased budget impact and little expected success for the appeals.
5. Requests the administration to present a report to the Environmental Sustainability and Trees Sub Committee to initiate a tender for selection of an arborist to provide independent assessment of Council tree removal requests and such advice be considered by Council's Development Assessment Manager.

CARRIED

Cr B Brug returned to the meeting at 8:00 pm.

Cr S Reardon returned to the meeting at 8:00 pm.

4.1.2 Capital Works - March 2023

Pursuant to section 74 of the Local Government Act 1999, Cr C Buchanan declared a general conflict on the basis of being an office bearer of the Club named on the lease. Cr C Buchanan left the meeting at 8:03 pm.

Moved Cr S Ouk
Seconded Cr A Graham

That Council:

1. Approves the \$20,000 Non-discretionary 2022/23 Third Quarter Budget Review Bid to transfer this value of available operating funds from GL388-120-3221 Reconciliation Program into \$20,000 capital funds within PR26737 John Street Artwork project as part of the development for the Salisbury City Centre, Indigenous Artwork.
2. Approves the Non-discretionary retiming of \$24,010,000 capital budget funding within the 2022/23 Third Quarter Budget Review Bid, into the 2023/24 Capital Budget, as detailed within Item 4.1.2, Urban Services Committee, 17 April 2023, to align the budget with the revised forecast spend.
3. Approves a non-discretionary bid of \$600k in the 23/24 budget bid process as additional budget for the construction of the new changeroom facility at Hausler Reserve, Paralowie outlined as Option 2 in the Council report (27 March 2023, GB5). This will accommodate an increased floor area, formalisation of the carpark and drainage which is required for Development approval.

CARRIED

Cr C Buchanan returned to the meeting at 8:08 pm.

4.1.3 Gulfview Heights Lake - Hot Weather Contingency Update

Moved Cr S Reardon
Seconded Cr B Brug

That Council:

1. Notes the report.
2. Requests for staff to continue to provide written reports every six months to Ward Councillors via email.

CARRIED

QUESTIONS ON NOTICE

There were no Questions on Notice.

MOTIONS ON NOTICE

There were no Motions on Notice.

OTHER BUSINESS

(Questions Without Notice, Motions Without Notice, CEO Update)

US-OB1 Construction Contracts

Moved Cr C Buchanan
Seconded Cr M Mazzeo

That Council:

Requests the administration to present a report to the Urban Services Committee regarding the status of delivery, key learnings and opportunities for improvement of construction contracts.

CARRIED

DEPUTATION

Cr B Brug sought leave of the meeting to allow Mr Chris Levi, Director of Governance, Mawson Lakes Model Yacht Club to speak to the Urban Services Committee regarding safety issues on the terrace near the lake, and leave was granted.

Mr Levi addressed the Urban Services Committee and highlighted some of the safety issues they have had at the terrace area near the lake.

US-OB2 Terrace Area – Mawson Lakes Model Yacht Club Deputation

Moved Cr B Brug
Seconded Cr C Buchanan

That Council:

1. Thanks the Mawson Lakes Model Yacht Club for their Deputation.
2. Requests Council administration to bring back a status report to the Urban Services Committee on the terrace issues raised in the Deputation.
3. Requests the Administration to consult with stakeholders including Mawson Lakes Yacht Club and include the outcome in the report.
4. Considers grant funding opportunities with state and federal government to assist with any required works to make the area safer.

CARRIED

Cr S Reardon left the meeting at 8:42 pm.

Cr B Brug left the meeting at 8:43 pm.

Cr S Reardon returned to the meeting at 8:43 pm.

ORDERS TO EXCLUDE THE PUBLIC

4.4.1 Acquisition of Surplus Land - Bolivar

Moved Cr C Buchanan
Seconded Cr A Graham

Pursuant to section 83(5) of the *Local Government Act 1999*, the Committee orders that this matter may be considered in confidence under Part 3 of the *Local Government Act 1999* on grounds that:

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

*On that basis the public's interest is best served by not disclosing the **Acquisition of Surplus Land - Bolivar** 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 (Chief Executive Officer, General Manager Business Excellence, General Manager City Infrastructure, General Manager City Development, General Manager Community Development, Manager Governance, Governance Support Officer, Manager Infrastructure Delivery, Manager Infrastructure Management and Manager Property & Buildings), be excluded from attendance at the meeting for this Agenda Item.*

CARRIED

4.4.2 Acquisition of Land - Direk

Moved Cr C Buchanan
Seconded Cr A Graham

Pursuant to section 83(5) of the *Local Government Act 1999* the Committee orders that this matter may be considered in confidence under Part 3 of the *Local Government Act 1999* on grounds that:

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

*On that basis the public's interest is best served by not disclosing the **Acquisition of Land - Direk** 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 (Chief Executive Officer, General Manager Business Excellence, General Manager City Infrastructure, General Manager City Development, General Manager Community Development, Manager Governance, Governance Support Officer, Manager Infrastructure Delivery, Manager Infrastructure Management and Manager Property & Buildings), be excluded from attendance at the meeting for this Agenda Item.*

CARRIED

4.4.3 Disposal of Council Property - Salisbury

Moved Cr C Buchanan
Seconded Cr A Graham

Pursuant to section 83(5) of the *Local Government Act 1999* the Committee orders that this matter may be considered in confidence under Part 3 of the *Local Government Act 1999* on grounds that:

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

*On that basis the public's interest is best served by not disclosing the **Disposal of Council Property - 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 (Chief Executive Officer, General Manager Business Excellence, General Manager City Infrastructure, General Manager City Development, General Manager Community Development, Manager Governance, Governance Support Officer, Manager Infrastructure Delivery, Manager Infrastructure Management and Manager Property & Buildings), be excluded from attendance at the meeting for this Agenda Item.*

CARRIED

The meeting moved into confidence at 8.43 pm.

Cr B Brug returned to the meeting at 8.44 pm.

The meeting moved out of confidence and closed at 8.49 pm.

CHAIRMAN.....

DATE.....