

Please note that the audio of this public meeting will be recorded and published on Council's website where it will be available for one (1) month, in accordance with Council's decision.



AGENDA

FOR COUNCIL MEETING TO BE HELD ON

25 SEPTEMBER 2023 AT 6.30 PM

IN THE COUNCIL CHAMBER, 34 CHURCH STREET, SALISBURY

MEMBERS

Mayor G Aldridge
Cr B Brug
Cr L Brug
Deputy Mayor, Cr C Buchanan
Cr J Chewparsad
Cr A Graham
Cr K Grenfell
Cr D Hood
Cr P Jensen
Cr M Mazzeo
Cr S McKell
Cr S Ouk
Cr S Reardon

REQUIRED STAFF

Chief Executive Officer, Mr J Harry
General Manager Business Excellence, Mr C Mansueto
General Manager City Infrastructure, Mr J Devine
General Manager Community Development, Mrs A Pokoney Cramey
General Manager City Development, Ms M English
Manager Governance, Mr R Deco
Team Leader Council Governance, Ms J O'Keefe-Craig

Council Meeting: 25 September 2023

Index

Kaurna Acknowledgement **p7**

Prayer **p7**

Apologies **p7**

Leave of Absence **p7**

LOA1 Leave of Absence: Cr Moni Mazzeo

Public Question Time **p7**

Deputations / Presentations **p7**

There are no Deputations or Presentations

Presentation of Minutes **p7**

Presentation of the Minutes of the Council meeting held on 28 August 2023.

Petitions **p7**

No Petitions have been received.

Committee Reports

Policy and Planning Committee: 18 September 2023 p8

Chair: Cr C Buchanan

- 1.0.1 Future Reports for the Policy and Planning Committee
- 1.2.1 Annual Report of the Council Assessment Panel for 2022/23

Finance and Corporate Services Committee: 18 September 2023 p9

Chair: Cr B Brug

- 2.0.1 Future Reports for the Finance and Corporate Services Committee
- 2.1.1 Loan Borrowings 2022/23 and 2023/24
- 2.1.2 Treasury Report for the Year Ended 30 June 2023
- 2.1.3 2022-2023 Carried Forward Funds and Budget Adjustments

Governance and Compliance Committee: 18 September 2023 p12

Chair: Cr P Jensen

- 3.0.1 Future Reports for the Governance and Compliance Committee
- 3.1.1 Policy Review - Disposal of Assets other than Land
- 3.1.2 Policy Review - Procurement Policy

Urban Services Committee: 18 September 2023 p13

Chair: Cr S Ouk

- 4.0.1 Recommendations of the Asset Management Sub Committee meeting held on Monday 11 September 2023:
 - AMSC1 Future Reports for the Asset Management Sub Committee
 - AMSC2 2024/25 Strategic Asset Management Plan Development
 - AMSC3 Playspaces Survey Results Recommendations
- 4.0.2 Recommendations of the Environmental Sustainability and Trees Sub Committee meeting held on Monday 11 September 2023:
 - ESATS1 Future Reports for the Environmental Sustainability and Trees Sub Committee
 - ESATS2 Tree Removal Requests – Monthly Update for July 2023
- 4.0.3 Future Reports for the Urban Services Committee
 - 4.1.1 New Playground and Upgrade to the Existing BMX Track at Diruwa Drive
 - 4.1.2 Sports Lighting Costs - Para Hills Football Club - The Paddocks
 - 4.1.3 Dedication of Seawall - St Kilda
 - 4.1.4 Proposed Road Closure - Portion of Glenarborn Court, Para Hills
 - 4.1.5 Pledger Wetlands - Full Installation of Irrigation
 - 4.1.6 Road Closure Portion Walkleys Road, Ingle Farm
 - 4.1.7 New lease agreement for existing telecommunications lease at Wynn Vale Gullies Reserve
 - 4.1.8 Tenancy Lease Renewal - Carisbrooke House
***see Further Information Report ... p37*
4.1.8FI Tenancy Lease Renewal – Carisbrooke House
 - 4.1.9 Granting of Easement - Portion of Barndioota Drainage Reserve
 - 4.1.10 Granting of Easement to Aspen Group
 - 4.1.11 NAWMA Proposed Revised Service Level Agreement
 - 4.1.12 Capital Works - August 2023
- 4.2.1 Food Organics Green Organics Bin Program Update

Community Wellbeing and Sport Committee: 19 September 2023 **p21**

Chair: Cr D Hood

- 5.0.1 Future Reports for the Community Wellbeing and Sport Committee
- 5.1.3 Youth Sponsorship Applications - August 2023
- 5.1.5 Events Opportunities and Identification Framework
- 5.1.6 Collaboration between the Polaris Development Centre and 1225 CWS-MON1 Motion on Notice: Turf Pitches

For Noting Only: Decisions Made Under Committee Delegation

- 5.1.1 Community Grant Report Grant No. 10/2023-24 - South Australian Recreational Fishing Advisory Council Inc. Grant Application
- 5.1.2 Community Grant Report Grant No. 11/2023-24 - Winzor Retirement Village Social Group Grant Application
- 5.1.4 Minor Capital Works Grant Program Application - Salisbury Sportsman's Association - Electronic Scoreboard

Innovation and Business Development Committee: 19 September 2023 **p24**

Chair: Cr S Reardon

- 6.0.1 Future Reports for the Innovation and Business Development Committee
- 6.0.2 Recommendations of the Salisbury Living Sub Committee meeting held on Monday 11 September 2023:
SLSCC1 Future Reports for the Salisbury Living Sub Committee

Audit and Risk Committee

No Audit and Risk Committee meeting was held in September 2023.

Council Assessment Panel: 29 August 2023

Council to note the minutes of the Council Assessment Panel meeting held on 29 August 2023.

CEO Review Committee

No CEO Review Committee meeting was held in September 2023.

General Business Items

There are no General Business items.

Mayor's Diary Report

p26

- MD1 Mayor's Diary Report

Reports from Council Representatives

Questions on Notice **p28**

- QON1 Removal of Plants from Council Verges (*Ms K Bertoli*)
- QON2 Veterans and Families Hub Network (*Cr S Reardon*)
- QON3 Quinlivan Road, Pooraka (*Cr B Brug*)
- QON4 St Elias Street, Mawson Lakes (*Cr B Brug*)
- QON5 Lighting Pedestrian Footbridge, Mawson Lakes (*Cr B Brug*)
- QON6 Lights, Sir Douglas Mawson Lake (*Cr B Brug*)

Questions Without Notice

Motions on Notice **p31**

- MON1 25 Year Anniversary of Mawson Lakes (*Cr B Brug*)
- MON2 Waterloo Corner Road Reseal (*Cr C Buchanan*)

Motions Without Notice

Other Business

Orders to Exclude the Public **p33**

Committee Reports:

Policy and Planning Committee: 18 September 2023

Chair: Cr C Buchanan

- 1.4.1 Dry Creek Government Working Group Meetings – Update

Urban Services Committee: 18 September 2023

Chair: Cr S Ouk

- 4.4.1 NAWMA – Research Road, Pooraka Resource Recovery Centre –
Capital Upgrade Works Budget Variation
- 4.4.1FI NAWMA – Research Road, Pooraka Resource
Recovery Centre – Capital Upgrade Works Budget
Variation**

Innovation and Business Development Committee: 19 September 2023

Chair: Cr S Reardon

- 6.4.1 Recommendations of the Confidential Salisbury Living Sub
Committee meeting held Monday 11 September 2023:
- SLSCC2 Salisbury City Centre Request for Detailed Proposal
And Direct Negotiation Outcome

KAURNA ACKNOWLEDGEMENT

The City of Salisbury acknowledges that we are meeting on the traditional Country of the Kurna people of the Adelaide Plains and pays respect to Elders past and present. We recognise and respect their cultural heritage, beliefs and relationship with the land. We acknowledge that they are of continuing importance to the Kurna people living today.

PRAYER

Father in heaven

We thank you for the wondrous resources of our City, for its people, its environment and its sense of community.

We thank you for the opportunity to now deliberate over how best to help our community.

Please bless that we will respect one another and that we will all do our best to make decisions that will help our community to grow and prosper.

Bless our efforts this day in God's name.

Amen.

APOLOGIES

An apology has been received from Cr S McKell.

LEAVE OF ABSENCE

LOA1 Leave of Absence Request: Cr Moni Mazzeo

A request for leave of absence for the 25 September 2023 Council Meeting has been received from Councillor Moni Mazzeo.

Cr Mazzeo will be attending an interstate training course.

Recommendation

That Council:

1. Approve the leave of absence request for Cr Moni Mazzeo for the 25 September 2023 Council Meeting.

PUBLIC QUESTION TIME

DEPUTATIONS

No Deputations have been received.

PRESENTATION OF MINUTES

Presentation of the Minutes of the Council Meeting held on 28 August 2023.

PETITIONS

No Petitions have been received.

COMMITTEE REPORTS

1 Policy and Planning Committee Meeting

Chairman - Cr C Buchanan

Consideration of the minutes of the Policy and Planning Committee Meeting - 18 September 2023 and adoption of recommendations in relation to item numbers:

Administration

1.0.1 Future Reports for the Policy and Planning Committee

It is recommended to Council:

That Council:

1. Notes the report.

For Information

1.2.1 Annual Report of the Council Assessment Panel for 2022/23

It is recommended to Council:

That Council:

1. Notes the Annual Report of the Council Assessment Panel for 2022/23 as included in Attachment 1 (Policy and Planning Committee, 18 September 2023, Item 1.2.1).

Confidential Items

Refer to CONFIDENTIAL ITEMS section of Council Agenda

1.4.1 Dry Creek Government Working Group Meetings - Update

2 Finance and Corporate Services Committee Meeting

Chairman - Cr B Brug

Consideration of the minutes of the Finance and Corporate Services Committee Meeting - 18 September 2023 and adoption of recommendations in relation to item numbers:

Administration

2.0.1 Future Reports for the Finance and Corporate Services Committee

It is recommended to Council:

That Council:

1. Notes the report.

For Decision

2.1.1 Loan Borrowings 2022/23 and 2023/24

It is recommended to Council:

That Council:

1. Approves the balance of the Property Disposal Reserve of \$4,335k be applied to reduce required borrowings for the 2023/24 year to nil, with the balance of the reserve retained to support working capital requirements.

2.1.2 Treasury Report for the Year Ended 30 June 2023

It is recommended to Council:

That Council:

1. Notes the report.

2.1.3 2022-2023 Carried Forward Funds and Budget Adjustments

It is recommended to Council:

That Council:

1. Approves the 2023/24 budget be increased with \$28,182,698 funds carried forward to be applied as detailed in the Schedule of Funds Carried Forward from 2022/2023 to 2023/2024 in Attachment 1 to this report (Item No. 2.1.3, Finance and Corporate Services 18/09/2023).
2. Approves the 2022/2023 project expenditure budgets be reduced to reflect returned funds totalling \$4,482,201, and the total includes a return to the developer reserve of \$399,865 as per the Schedule of Funds Returned to Council 2022/23 in Attachment 2 to this report (Item No. 2.1.3, Finance and Corporate Services 18/09/2023).

3. Approves the 2022/23 project expenditure budgets be increased to reflect additional actual expenditure of \$1,311,065, as per the Schedule of Budget Adjustments 2022/23 in Attachment 3 to this report (Item No. 2.1.3, Finance and Corporate Services 18/09/2023).
4. Approves transfers of \$546,869 Capital to Operating and \$516,210 Operating to Capital to balance completed programs and projects, and \$549,590 Operating to Operating to consolidate operational budgets, and align to planned 2023/24 expenditure, as per the Schedule of Budget Transfers 2022/23 in Attachment 4 to this report (Item No. 2.1.3, Finance and Corporate Services 18/09/2023).
5. Approves the 2022/23 project income and expenditure budgets be adjusted for unsuccessful grant applications totalling \$350,000, as detailed in Attachment 5 to this report Schedule of Grant Funding Adjustments (Item No. 2.1.3, Finance and Corporate Services 18/09/2023).
6. Approves the 2022/23 Budget be adjusted for grants and other funding adjustments of \$80,872 Capital, with expenditure budgets carried forward, as detailed in Attachment 5 to this report Schedule of Grant Funding Adjustments (Item No. 2.1.3, Finance and Corporate Services 18/09/2023).
7. Approves the non-discretionary allocation of \$495,834 to the Sportsfield Lighting Program (PR17754) to balance the 2022/23 budget for this program, with funds provided as follows:
 - a) A non-discretionary allocation of \$206,000 from 2025/26 into 2022/23 for Sportsfield Lighting Program (PR17754), (Council Resolution 1442/2022 – August 2022), to include this item omitted from the 2022/23 Second Quarter Budget Review; and
 - b) A non-discretionary return of \$289,834 of \$600,000 of 2022/23 funds retimed to 2023/24 (Council Resolution 0335/2023 May 2023 – Retimed Budget Funding associated with Lindblom Park Sportsfield Lighting) back into 2022/23 for Sportsfield Lighting Program (PR17754) to provide balancing funds for actual expenditure in 2022/23, and conversely to reduce the 2023/24 budget from retimed funds for Sportsfield Lighting Program (PR17754) by \$289,834.
8. Approves the 2022/23 project expenditure budgets be increased to reflect additional actual expenditure of \$288,317 for Minor Capital Works itemised in the table below, to reflect operating expenditure transferred to capital as part of the end of financial year review of expenditure.

Work Detail	Total Cost
Airolator motor and dual control box with under/over voltage/current protection etc. - Clearwater Lake	\$21,745.60
Dry Creek Drainage, G/Derby Park - PUMP-405	\$79,726.00
New Security System at CoS Dog Pound & Leased Yard	\$19,904.44
Supply and install membrane slide on boomerang at St. Kilda	\$24,370.00
Supply and install yellow rope system on boomerang	\$10,650.00
Operations Centre - Build a new wall 11 metres x 6 metres floor to ceiling	\$28,587.14
Bld Cross Keys Road Operations Centre - store upgrade	\$20,182.17
Heyford Reserve - remove and replace Double Spring Rocker	\$7,860.00
Supply and install new Cyclone swing - St Kilda Adventure Playground	\$28,575.00
Greenfields Wetlands - New irrigation in Car Park Area	\$7,546.99
The Paddocks Sportsfield - supply and install new sporting shelter scorers box	\$5,965.00
The Paddocks Sportsfield - remove old shelter and install new sporting shelter coaches box	\$7,065.00
The Paddocks Sportsfield - remove old shelter and install new sporting shelter coaches box	\$7,065.00
Evaporative Cooler replacement - Parafield Gardens Recreation Centre	\$19,075.00
Total Cost to be Capitalised	\$288,317.34

-
9. Approves the transfer of the following amounts to the Business Transformation Future Fund Provision (BTFFP) for the 2022/23 financial year, in accordance with the Business Transformation Future Fund Policy:

Expenditure / Income Category	Savings / Gains
Interest Expense	1,050,100
Other Rates revenue budget variances	242,500
Unspent 2022/23 BT Funds <ul style="list-style-type: none">• PR26698 Employee Life Cycle Management	110,000
Total	1,402,600

and notes CEO approval of transfer of \$715,000 from the Salary and Wages Provision to the BTFFP, and administration be authorised to update these figures to reflect changes necessitated through end of financial year processes.

10. Approves a 2023/24 non-discretionary funds transfer of \$100k from the Business Transformation Future Fund Provision to GL 550-100-3200 Business Transformation Consulting Services to provide funds for ERP records management consulting.
11. Approves a non-discretionary 2022/2023 capital budget bid of \$95,548 for PR27141 Pooraka Resource Recovery Centre Upgrade, included in Attachment 3 Schedule of Budget Adjustments 2022/23, to provide for fire safety requirements (with works completed) at the Pooraka Resource Recovery Centre at Research Road, Pooraka as per Council Resolution 1430/2022, 25 July 2022.

3 Governance and Compliance Committee Meeting

Chairman - Cr P Jensen

Consideration of the minutes of the Governance and Compliance Committee Meeting - 18 September 2023 and adoption of recommendations in relation to item numbers:

Administration

3.0.1 Future Reports for the Governance and Compliance Committee

It is recommended to Council:

That Council:

1. Notes the report.

For Decision

3.1.1 Policy Review - Disposal of Assets other than Land

It is recommended to Council:

That Council:

1. Adopts the revised Disposal of Assets other than Land Policy as set out in Attachment 1 to this report (Item No. 3.1.1, Governance and Compliance Committee 18 September 2023).

3.1.2 Policy Review - Procurement Policy

It is recommended to Council:

That Council:

1. Adopts the revised Procurement Policy as set out in Attachment 1 to this report (Item No. 3.1.2, Governance and Compliance Committee 18 September 2023).

4 Urban Services Committee Meeting

Chairman - Cr S Ouk

Consideration of the minutes of the Urban Services Committee Meeting - 18 September 2023 and adoption of recommendations in relation to item numbers:

Administration

4.0.1 Recommendations of the Asset Management Sub Committee meeting held on Monday 11 September 2023

The information contained in the Asset Management Sub Committee of the meeting held on 11 September 2023 be received and noted with respect to the following recommendations contained therein to be adopted by Council:

AMSC1 Future Reports for the Asset Management Sub Committee

It is recommended to Council:

That Council:

1. Notes the report.

AMSC2 2024/25 Strategic Asset Management Plan Development

It is recommended to Council:

That Council:

1. Notes the report.

AMSC3 Playspaces Survey Results Recommendations

It is recommended to Council:

That Council:

1. Notes the financial information and consultation recommendations highlighted in the report.
2. Notes that the recommended process improvements related to community consultation will be considered in the revision of the Playspace Policy that will be submitted to Council in November 2023.

4.0.2 Recommendations of the Environmental Sustainability and Trees Sub Committee meeting held on Monday 11 September 2023

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

ESATS1 Future Reports for the Environmental Sustainability and Trees Sub Committee

It is recommended to Council:

That Council:

1. Notes the report.

ESATS2 Tree Removal Requests - Monthly Update for July 2023

It is recommended to Council:

That Council:

1. Notes the report.
2. Notes the outcome of the development application for removal of the tree at 6 Vanessa Drive, Burton and requests Administration to undertake further assessment, noting that the tree has been subjected to similar issues with termites as the trees located a 8 Vanessa Drive Burton for which removal approval was granted.
3. Requests the Manager of Field Services contact the resident at 6 Vanessa Drive, Burton to discuss what further support can be provided in line with relevant Council policies regarding damage to private property and the possibility of installing root barriers.

That the Environmental Sustainability and Trees Sub Committee, in accordance with its delegated powers set out in the adopted Terms of Reference:

4. Approves for the removal of the tree listed at line 6 in Attachment 1 – Tree Removal Requests (Item ESATS2 – Tree Removal Requests – Monthly Update for July 2023 - Environmental Sustainability and Trees Sub Committee, 11 September 2023).
5. Approves for the removal of the tree listed at line 22 in Attachment 1 – Tree Removal Requests (Item ESATS2 – Tree Removal Requests – Monthly Update for July 2023 - Environmental Sustainability and Trees Sub Committee, 11 September 2023).
6. Approves for the removal of the tree listed at line 31 in Attachment 1 – Tree Removal Requests (Item ESATS2 – Tree Removal Requests – Monthly Update for July 2023 Environmental Sustainability and Trees Sub Committee, 11 September 2023).

4.0.3 Future Reports for the Urban Services Committee

It is recommended to Council:

That Council:

1. Notes the report.

For Decision

4.1.1 New Playground and Upgrade to the Existing BMX Track at Diruwa Drive

It is recommended to Council:

That Council:

1. Request staff to bring back costings and design options for renewal of Passmore Reserve as per proposal outlined in the report (Item 4.1.1, Urban Services Committee, 18 September 2023) and costings and design of a local playspace option to be considered as part of the 2024/25 financial year.

4.1.2 Sports Lighting Costs - Para Hills Football Club - The Paddocks

It is recommended to Council:

That Council:

1. Notes the condition, expected renewal timeframe of beyond 4 years, and an expected cost of \$1.27million to complete an upgrade to the sport lighting for the Paddocks AFL oval.
2. Notes that the upgrade to lighting at this oval is not currently budgeted for and the costs represent approximately 4 times the entire annual sports lighting budget.
3. Notes that an upgrade to the lighting will incur increased operational costs for the club.
4. Notes that the Sports Light Renewal Program, Levels of Service, and funding considerations, will be the subject of a future report to Council later in 2023 as a part of the 2024/25 Strategic Asset Management Plan update.
5. Recommends that the sportsfield lighting at the Paddocks Reserve for the Para Hills Football Club is not upgraded in the next 4 years.

4.1.3 Dedication of Seawall - St Kilda

It is recommended to Council:

That Council:

1. Approves Allotment 101 in Deposited Plan 84639 to be dedicated into Council's care and control as shown in Attachment 1 – Overhead Delineating Section of Seawall outlined in blue, (Item 4.1.3 – Dedication of Seawall – St Kilda - Urban Services Committee, 18 September 2023).
2. Authorises the Chief Executive to sign the Form of Acknowledgement contained in Attachment 2 – Form of Acknowledgement, (Item 4.1.3 – Dedication of Seawall – St Kilda - Urban Services Committee, 18 September 2023).

4.1.4 Proposed Road Closure - Portion of Glenarborn Court, Para Hills

It is recommended to Council:

That Council:

1. Authorises Administration to implement the required provisions of the *Roads (Opening and Closing) Act 1991* to commence a Road Process to close a portion of Glenarborn Court, Para Hills, identified in blue on Attachment 1 of the report (Item 4.1.4 – Proposed Road Closure – Portion of Glenarborn Court, Para Hills – Urban Services Committee, 18 September 2023).
2. Approves Administration to undertake public consultation in accordance with the provisions of the *Roads (Opening and Closing) Act 1991* and Council's Public Consultation Policy.
3. Notes that a further report be presented to Council after the statutory notice period has elapsed for consideration of any objections received and whether to proceed with a Road Process Order under Section 15 of the *Roads (Opening and Closing) Act 1991*.
4. Approves that upon the successful Road Closure the subject site measuring approximately 77.17m² be amalgamated into 13 Glenarborn Court, Para Hills for consideration as determined by an independent licenced valuer, all costs are to be borne by the applicant.

4.1.5 Pledger Wetlands - Full Installation of Irrigation

It is recommended to Council:

That Council:

1. Approves to not proceed at this point in time with the installation of the irrigation for the Pledger Wetlands with the western batter being classified as a biodiversity area
2. Approves for consideration be given as part of the 2024/25 budget for the relocation of the irrigation supply points to a more accessible location for the members of the Friends of Pledger Wetlands.
3. Requests the Mayor to send a letter to the Friends of Pledger Wetlands in relation to point 1 of the decision, clarifying the reasons provided in the report with a copy to the Member of Florey.

4.1.6 Road Closure Portion Walkleys Road, Ingle Farm

It is recommended to Council:

That Council:

1. Approves, pursuant to the provisions of the Roads (Opening and Closing) Act 1991, to make a Road Process Order to formally close portions of Walkleys Road marked “A”, “B” and “C” on the attached Preliminary Plan 23/0014 contained in Attachment 1, (Item 4.1.6 – Road Closure Portion Walkleys Road, Ingle Farm - Urban Services Committee, 18 September 2023), granting the required easements to SA Water, APA Group and SA Power Networks.
2. Authorises the Chief Executive Officer or delegate to arrange the preparation and execution of any required documentation to finalise the road closure and grant required easements.
3. Approves, pursuant to Section 193(4) of the Local Government Act 1999, that the portions of Walkleys Road marked “A”, “B” and “C” on the attached Preliminary Plan 23/0014 contained in Attachment 1, (Item 4.1.6 – Road Closure Portion Walkleys Road, Ingle Farm - Urban Services Committee 18 September 2023), be excluded from classification as Community Land and site retained by Council for future development.

4.1.7 New lease agreement for existing telecommunications lease at Wynn Vale Gullies Reserve

It is recommended to Council:

That Council:

1. Approves entering into a new lease with Vodafone TPG for the site contained in portion of Allotment 201 Deposited Plan 47620 known as Wynn Vale Gullies Reserve, under the following terms;
 - Commencing rent: \$15,000 p.a. + GST
 - Expiry date: 30 June 2037
 - Rent Review: Fixed 3% annually
 - Market Review: 1 July 2028 – no ratchet
 - All other terms and conditions as per existing agreement with the City of Salisbury
2. Authorises the Chief Executive Officer or Delegate to arrange all necessary documentation and consents to finalise negotiations and execute the lease.
3. Endorse Chief Executive Officer or Delegate to undertake Public Consultation in accordance with Council’s endorsed Public Consultation Policy as the requested lease exceeds five years

4.1.8 Tenancy Lease Renewal - Carisbrooke House

It is recommended to Council:

That Council:

1. Defer the item to the 25 September 2023 Council meeting, pending further information on current market rental value in the area and the condition of the property.

****See Further Information Item**

4.1.8FI Tenancy Lease Renewal - Carisbrooke House..... 37

It is recommended to Council:

That Council:

1. Approves renewal of the current lease of Carisbrooke House with Provenance Indigenous Plants for a further 24 months (2 years).
2. Authorises the Chief Executive Officer or Delegate to prepare the necessary documentation, finalise negotiations and execute the renewal of the current lease for a further 24 months (2 years) to Provenance Indigenous Plants.
3. Notes that the current rent will be reviewed and negotiated to ensure it is in line with the current market rate.

4.1.9 Granting of Easement - Portion of Barndioota Drainage Reserve

It is recommended to Council:

That Council:

1. Approves to grant a three (3) metre wide easement to SA Water for Sewerage Purposes for consideration of \$45,000 plus GST, as contained within allotment 50 in Deposited Plan 131960 described in Certificate of Title Volume 6288 Folio 24 and as delineated in red on the attached plan (Attachment 1 – Barndioota Easement, Item 4.1.9 Granting of Easement – Portion of Barndioota Drainage Reserve – Urban Services Committee, 18 September 2023).
2. Notes that Leyton Property as the applicant will be responsible for all costs.
3. Authorise the Chief Executive Officer or Delegate to liaise with Leyton Property and arrange preparation and consent to all necessary documentation to enable the granting of the easement to SA Water.

4.1.10 Granting of Easement to Aspen Group

It is recommended to Council:

That Council:

1. Approves the request to grant to Aspen Group an 8-metre wide easement over a portion of Bolivia Crescent Drainage Reserve identified as Allotment 702 in Deposited Plan 123417 and described in Certificate of Title Volume 6242 Folio 579. The easement will be contained within the area marked blue on Attachment 2 - Area of Proposed Easement to be granted to Aspen (Item 4.1.10 – Granting of Easement to Aspen Group - Urban Services Committee, 18 September 2023).
2. Notes that should the easement be granted, the Aspen Group, as the applicant, is responsible for all surveying and lodgement of required documentation.

4.1.11 NAWMA Proposed Revised Service Level Agreement

It is recommended to Council:

That Council:

1. Notes the report and requests the administration provide the following feedback to NAWMA:
 - a. The City of Salisbury does not support a standard service level agreement across the three constituent Councils and wishes to continue with a service level agreement with NAWMA specific to Salisbury's requirements.
 - b. Request NAWMA includes the performance measure of number (or percentage) of allowable missed bin collections per day, updated from the endorsed 2019 agreement.
 - c. Review the service agreement principles to include principles from the 2019 version that have not been carried through, specifically:
 - i. Oversee infrastructure requirements of local government in establishing, processing and resource recovery operations as appropriate;
 - ii. Proactively manage its business in a competitive and changing environment;
 - iii. Provide a forum for discussion and/or research for the ongoing improvement of management of waste;
 - iv. Associate, collaborate and work in conjunction with other local government bodies for the advancement of waste management matters of common interest;
 - v. Be financially self-sufficient.
 - d. Include a clause or comment that allows for up to 10 food organics garden organics (FOGO) bins to be presented and emptied in the suburb of Globe Derby Park.
 - e. Request the provision of audited financial statements be brought forward to August.
 - f. City of Salisbury does not support the proposed standard charges for upgraded and additional bins.

4.1.12 Capital Works - August 2023

It is recommended to Council:

That Council:

1. Notes the report.

For Information

4.2.1 Food Organics Green Organics Bin Program Update

It is recommended to Council:

That Council:

1. Notes the report.

Confidential

Refer to CONFIDENTIAL ITEMS section of Council Agenda

4.4.1 NAWMA - Research Road, Pooraka Resource Recovery Centre - Capital Upgrade Works Budget Variation

***See Confidential Further Information Item*

4.4.1FI NAWMA - Research Road, Pooraka Resource Recovery Centre - Capital Upgrade Works Budget Variation

5 Community Wellbeing and Sport Committee Meeting
Chairman - Cr D Hood

Consideration of the minutes of the Community Wellbeing and Sport Committee Meeting - 19 September 2023 and adoption of recommendations in relation to item numbers:

Administration

5.0.1 Future Reports for the Community Wellbeing and Sport Committee

It is recommended to Council:

That Council:

1. Notes the report.

5.1.3 Youth Sponsorship Applications - August 2023

It is recommended to Council:

That Council:

1. Notes the 16 Youth Sponsorship Applications assessed in August 2023, as included in this report (Item 5.1.3, Community Wellbeing and Sport Committee, 19 September 2023).

5.1.5 Events Opportunities and Identification Framework

It is recommended to Council:

That Council:

1. Notes the in order to explore alternative events and opportunities that are likely to attract local, state, national and or international interest in the City of Salisbury the following criteria will be applied to assist in framing a future report:
 - a. Critical objectives listed in section 3.3 of this report (Item 5.1.5, Community Wellbeing and Sport Committee, 19 September 2023).
 - b. Inclusion of medium to large scale events with an investment of between \$50,000-\$250,000 respectively.
 - c. Focusing on the themes of:
 - i. Environment/Nature;
 - ii. Sport;
 - iii. Space/Future; and
 - iv. Diversity.

5.1.6 Collaboration between the Polaris Development Centre and 1225

It is recommended to Council:

That Council:

1. Notes the report.

CWS-MON1 Motion on Notice: Turf Pitches

It is recommended to Council:

That Council:

1. Requests the Administration to present a report to the Community Wellbeing and Sport Committee no later than October 2023, providing options for Council's consideration, to offer a rebate to sporting clubs with turf pitches, to support the seasonal changeover of re-turfing and topdressing to bring the turf up to standard.
2. Notes that Clubs with hard-wicket pitches are supported by Council with their pitch being covered and uncovered to assist with a smooth changeover of seasons.

For Noting Only: Decisions Made Under Committee Delegation

5.1.1 Community Grant Report Grant No. 10/2023-24 - South Australian Recreational Fishing Advisory Council Inc. Grant Application

That the Community Wellbeing and Sport Committee, in accordance with its delegated powers set out in the adopted Terms of Reference:

1. Approves the request for funding for the September 2023 round of Community Grants as follows:
 - a. Grant No. 10/2023-24 South Australian Recreational Fishing Advisory Council Inc Community Grant Application: to the value of \$3,100: to assist with hosting its 'Reeling in Junior Anglers' event.
2. Notes that this application includes items which are ineligible in accordance with the Community Grant Eligibility Criteria and Guidelines and approves the Administration to work with South Australian Recreational Fishing Advisory Council to find alternative funding opportunities within the Community Grant Eligibility Criteria and Guidelines.

5.1.2 Community Grant Report Grant No. 11/2023-24 - Winzor Retirement Village Social Group Grant Application

That the Community Wellbeing and Sport Committee, in accordance with its delegated powers set out in the adopted Terms of Reference:

1. Approves the request for funding for the September 2023 round of Community Grants as follows:
 - a. Grant No. 11/2023-24 Winzor Retirement Village Social Group: to the value of \$2,500: to assist with purchasing a television.

5.1.4 Minor Capital Works Grant Program Application - Salisbury Sportsman's Association - Electronic Scoreboard

That the Community, Wellbeing and Sport Committee, in accordance with its delegated powers set out in the adopted Terms of Reference:

1. Approves the allocation of funding from the 2023/24 Minor Capital Works Grant Program budget as follows:
 - a. The Salisbury Sportsman's Association Incorporated in the amount of \$75,000 for the installation of new electronic scoreboard at Salisbury Oval, Brown Terrace, Salisbury noting that any additional costs are to be funded by the Salisbury Sportsman's Association Incorporated as per the funding agreement.

6 Innovation and Business Development Committee Meeting

Chairman - Cr S Reardon

Consideration of the minutes of the Innovation and Business Development Committee Meeting - 19 September 2023 and adoption of recommendations in relation to item numbers:

Administration

6.0.1 Future Reports for the Innovation and Business Development Committee

It is recommended to Council:

That Council:

1. Notes the report.

6.0.2 Recommendations of the Salisbury Living Sub Committee meeting held on Monday 11 September 2023

It is recommended to Council:

That Council:

1. Receives and notes the information contained in the Salisbury Living Sub Committee Minutes of the meeting held on 11 September 2023 and that the following recommendations contained therein be adopted by Council:

SLSCC1 Future Reports for the Salisbury Living Sub Committee

It is recommended to Council:

That Council:

1. Notes the report.

Confidential

Refer to CONFIDENTIAL ITEMS section of Council Agenda

6.4.1 Recommendations of the Confidential Salisbury Living Sub Committee meeting held on Monday 11 September 2023

7 Audit and Risk Committee

No Audit and Risk Committee meeting was held in September 2023.

8 Council Assessment Panel

Council to note the minutes of the Council Assessment Panel Meeting held on 29 August 2023.

9 CEO Review Committee

No CEO Review Committee meeting was held in September 2023.

GENERAL BUSINESS

There are no General Business items.

MAYOR'S DIARY

Recommendation

That Council:

1. Notes this information.

Date	Time	Function
24/08/2023	03:00 PM	Discuss Agenda for the meeting with Panel Chair Dr Hass Dellal and Dept of Home Affairs and provide our input to the Multicultural Framework review
26/08/2023	10:00 AM	ALGWA - Introduce Guest Speaker
26/08/2023	12 Noon	Salisbury Community Pets Day Out Fun Day @ Unity Park
28/08/2023	10:00 AM	Follow up Resident Enquiry
28/08/2023	01:00 PM	Meeting with Member for Playford - Mr John Fulbrook
28/08/2023	01:30 PM	Judging Youth Art Award
28/08/2023	02:00 PM	Mayor/CEO/EA - Regular Meeting
28/08/2023	03:00 PM	Catch up Re Radio Show
28/08/2023	04:00 PM	Schedule upcoming week/ Signing/Speeches and Resident Enquiries
28/08/2023	05:00 PM	Pre-Council Meeting Briefing
28/08/2023	06:30 PM	Council Meeting
29/08/2023	03:00 PM	Ring Peter Goers to discuss topics for Luncheon Speech
30/08/2023	06:00 PM	Salisbury City Centre Business Awards Presentation Ceremony and Dinner
31/08/2023	02:00 PM	Speeches and signing
31/08/2023	03:15 PM	Citizenship Ceremony - Early Session
31/08/2023	06:30 PM	Citizenship Ceremony - Evening Session
2/09/2023	12 Noon	Cycle Salisbury 10th Birthday - Speech
3/09/2023	03:00 PM	SPEECH - Referendum Public Discussion - Multicultural South Australia for the VOICE
4/09/2023	01:00 PM	Panel Chair Dr Hass Dellal's visit to Salisbury and Dep of Home Affairs
4/09/2023	04:00 PM	Schedule upcoming week/ Signing/Speeches and Resident Enquiries
5/09/2023	10:00 AM	Radio Show
5/09/2023	06:30 PM	CEO Briefing/Workshop Session
6/09/2023	10:15 AM	Meeting re Childcare Center
6/09/2023	10:30 AM	Author talk with Michele Prak
6/09/2023	01:45 PM	Meeting CEO/Mayor

6/09/2023	02:00 PM	Meeting with Resident re space available for Hire
6/09/2023	05:30 PM	3rd Annual Pelligra Sports Industry & Government Drinks with the Hon Peter Malinauskas MP, Premier of South Australia
6/09/2023	12 Noon	Over 50's Women's Health Luncheon
8/09/2023	04:00 PM	Meeting with Barristers
9/09/2023	08:30 AM	Elected Member Bus Tour
11/09/2023	10:00 AM	GAROC Committee Meeting
11/09/2023	02:30 PM	Regular catch-up re: Community Safety
11/09/2023	03:00 PM	Mayor/CEO/EA - Regular Meeting
11/09/2023	04:00 PM	Schedule upcoming week/ Signing/Speeches and Resident Enquiries
11/09/2023	06:30 PM	Salisbury Living Sub Committee; Environmental Sustainability and Trees Sub Committee; Asset Management Sub Committee
12/09/2023	06:30 PM	2023 Ramsay Volunteer Awards
14/09/2023	09:30 AM	Resident meeting
14/09/2023	09:45 AM	CoS Familiarisation - Exec Induction
14/09/2023	10:30 AM	1st Citizenship Ceremony
14/09/2023	11:30 AM	Resident meeting
14/09/2023	12:30 PM	2nd Citizenship Ceremony
14/09/2023	01:30 PM	Office Time - Invites, Letters etc
14/09/2023	02:00 PM	Assist Resident with Planning/Development Issue
14/09/2023	02:30 PM	3rd Citizenship Ceremony
14/09/2023	04:00 PM	4th Citizenship Ceremony
16/09/2023	08:30 AM	WELCOME SPEECH - Salisbury Athletics Club 50th Year Celebration
16/09/2023	06:30 PM	Chile National Day 2023 celebration.
18/09/2023	02:30 PM	Filming Video for YES Campaign with Kyam Maher
18/09/2023	04:00 PM	Catch up Pre-Council meeting
18/09/2023	04:30 PM	Mayor & GM Catch Up - Urban Services Committee Discussion
18/09/2023	06:30 PM	Committee Meetings: Policy & Planning; Finance & Corporate Services; Urban Services; Governance & Compliance
19/09/2023	9:00 AM	ABC Radio Interview – Aquatic Centre
19/09/2023	11:30 AM	Meeting with Resident
19/09/2023	01:00 PM	Mayor/CEO/EA - Regular Meeting
19/09/2023	02:00 PM	Meeting with Resident
19/09/2023	3:00 PM	Salisbury Youth Summit- ROAR 2023
19/09/2023	06:30 PM	Committee Meetings: Innovation & Business Development and Community Wellbeing & Sport
19/09/2023	12 Noon	Media Issues - Regular Catch-up
20/09/2023	10:00 AM	Channel 9 ZOOM Interview

Events attended by Elected Members on behalf of the Mayor

Date	Member	Function
26/08/2023	Deputy Mayor, Cr Chad Buchanan	Onam celebrations
11/09/2023	Deputy Mayor, Cr Chad Buchanan	Temple Christian College 2023 Thanksgiving Assembly
16/09/2023	Deputy Mayor, Cr Chad Buchanan	Battle of Britain Commemorative Service

REPORTS FROM COUNCIL REPRESENTATIVES

QUESTIONS ON NOTICE

QON1 Question on Notice: Removal of Plants from Council Verges

Ms K Bertoli of Para Hills asked the following question at the 28 August 2023 Council Meeting:

If the Council were to install grass on Council's verge and the tenant removes the plants, will they be made accountable?

The question was taken on notice.

General Manager City Infrastructure, Mr John Devine has provided the following response:

The strip of Council owned land that sits between the road and a resident's property boundary is known as the 'verge'. In the Local Government Act 1999 it is referred to as a road reserve but is commonly known as a 'verge'.

Many residents prefer to manage and maintain the Council owned area in front of their residence. This needs to comply with the City of Salisbury Verge Development Policy.

Council Administration have powers under section 221 of the Local Government Act 1999 which states "a person (other than the Council or a person acting under some statutory authority) must not make an alteration to a public road unless authorised to do so by the Council".

This means property owners and residents require permission from Council if they wish to alter the verge.

If the condition of the verge is altered in a manner contrary to the City of Salisbury Verge Development Policy, Council may reinstate the verge to comply with this policy at the property owners' expense.

Council prefers to collaborate with residents on an agreeable solution before looking at enforcing powers under the Act.

QON2 Question on Notice: Veterans and Families Hub Network

At the 28 August 2023 Council Meeting, Cr Shiralee Reardon asked the following question in relation to the Veterans and Families Hub Network location:

1. *Has the meeting been held with the representatives from the RSL and National Military Museum?*
2. *If the meeting did not happen, Why?*
3. *Can the Members be sent the answers to these questions before the next Council meeting?*

The General Manager Community Development took the questions on notice.

Responses are provided below:

1. *Staff reached out to the RSL and the National Military Museum requesting their availability to meet to discuss the Veterans and Families Hub Network and unfortunately no response was received after further follow-up.*
2. *Staff will again attempt to make contact to arrange a meeting.*

QON3 Question on Notice: Quinlivan Road, Pooraka

At the 28 August 2023 Council Meeting, Cr Beau Brug asked the following question in relation to Quinlivan Road, Pooraka:

When is Quinlivan Road, Pooraka due to be re-surfaced and/or resealed?

The Acting General Manager City Infrastructure took the question on notice.

The General Manager City Infrastructure has provided the following response:

The surface condition of Quinlivan Road overall is considered as 'Fair' following the Council adopted road hierarchy. The road is scheduled to be reviewed in the next road audit with likely scheduling in the next 5-10 years.

QON4 Question on Notice - Cr B Brug - St Elias Street Mawson Lakes

Cr B Brug submitted the following Question on Notice:

Could Council Administration advise status of fence and light pole repair, and alternatives to bollard at location for safety following ongoing accidents in St Elias Street in the Sanctuary Side of Mawson Lakes?

General Manager City Infrastructure, Mr John Devine has provided the following response:

Sourcing and fabrication of the light pole took longer than expected but it has now been installed and is operational.

The fence has not been in place for a number of years.

The bollard is unable to be installed due to underground services. In addition, as there is no history of ongoing accidents at this location, it is not believed that alternative options are warranted.

Administration have spoken with the resident who reported this matter and they were accepting of the explanation as to why the bollard would not be replaced and reaffirmed that their main concern was the light replacement, which has now been resolved.

QON5 Question on Notice Cr B Brug: Lighting Pedestrian Footbridge Mawson Lakes

Cr B Brug submitted the following Question on Notice:

Despite the opening some months ago, the lights along the new pedestrian footbridge in Mawson Lakes are not working. When will the lights be operational?

Administration Response:

General Manager City Infrastructure, Mr John Devine has provided the following response:

SA Power Networks completed the connection on 18 September 2023 and the lights are now fully operational.

QON6 Question on Notice Cr B Brug: Lights Sir Douglas Mawson Lake

A Question on Notice was received from Cr B Brug:

- 1. When are 100% of the lights around Sir Douglas Mawson Lake (main lake) going to be operational?*
- 2. When was the last audit of these lights conducted?*
- 3. What is necessary to fix the lights and have them all operational?*

QUESTIONS WITHOUT NOTICE

MOTIONS ON NOTICE

MON1 Motion on Notice: 25 Year Anniversary of Mawson Lakes

Cr B Brug has submitted the following Motion on Notice:

That Council:

1. Notes that Mawson Lakes will celebrate its 25th anniversary in 2024.
2. Notes that Mobarra Park will celebrate its 20th anniversary in 2024 and that as part of the Sister City program a community event is being planned to celebrate this and our relationship with Mobarra, Japan.
3. Approves that a 25th anniversary celebration for Mawson Lakes be integrated into the planned 20th anniversary celebration of Mobarra Park.

Administration Comment:

If this motion is carried, the Administration will action accordingly.

MON2 Cr B Buchanan: Waterloo Corner Road Reseal

Deputy Mayor, Cr C Buchanan has submitted the following Motion on Notice:

That Council:

1. Notes the correspondence received from Minister Koutsantonis, in response to the e-mail from the Deputy Mayor sent 24 July 2023 on behalf of his constituents, about the condition of Waterloo Corner Road and the need for an urgent reseal.
2. Notes that in this correspondence the Minister advised that the Department for Infrastructure and Transport (the Department) has programmed resurfacing works to be undertaken on Waterloo Corner Road, between Heaslip Road and Bolivar Road, in the 2023-2024 financial year and that the Department will also consider this location for inclusion in its shoulder sealing program.
3. Requests the Chief Executive Officer write to the Minister requesting the Department co-contribute with Council towards the costs of stormwater management/kerbing works for Waterloo Corner Road, so these works can coincide with the Department's scheduled resurfacing program due to occur in the 2023/24 financial year.
4. Requests that, due to the estimated costs being in the order of \$3M to \$6M, the Administration will liaise with the Department to review the scope of the reseal and agree any sharing of costs; and inform Council of the appropriate budget allocation for future approval.

Administration Response:

If passed Administration will engage with the Department of Infrastructure and Transport in regard to their proposed reseal of Waterloo Corner Road.

A desktop analysis of Waterloo Corner Road, indicates that to facilitate the installation of kerbing and stormwater, reshaping and reconstruction (over and above a typical reseal) of the road would need to occur to achieve the adequate falls ensuring the road drains during rain events.

The existing stormwater may also require upgrading. If so, at a minimum, the following components would be required:

- 2.3km of stormwater pipe
- 12 side entry pits
- 12 junction boxes; and
- 6 roadway crossings.

In addition to the stormwater excavation, the installation of kerbing would require an excavation area of approximately 1200mm wide x 300mm deep. This excavation would need to extend into the existing roadway width by 350mm.

This does not take into consideration any requirements for a bicycle lane or footpath upgrade.

An indicative cost for the works, subject to verification, is between \$3M and \$6M depending on the extent of work, especially upgrading of the pipe network.

MOTIONS WITHOUT NOTICE

OTHER BUSINESS

ORDERS TO EXCLUDE THE PUBLIC

1.4.1 Dry Creek Government Working Group Meetings - Update

Recommendation

1. Pursuant to Section 90(2) and (3)(j)(i) and (j)(ii) of the Local Government Act 1999, the Council orders that the public be excluded from attendance at the part of this meeting relating to **Agenda Item 1.4.1 Dry Creek Government Working Group Meetings – Update** except staff of the City of Salisbury on duty in attendance (Chief Executive Officer, General Manager Business Excellence, General Manager City Infrastructure, General Manager Community Development, General Manager City Development, Manager Governance, Team Leader Council Governance, Governance Support Officer, Manager Infrastructure Delivery) to enable the Committee to consider Item 1.4.1 in confidence on the basis the Committee considers it necessary and appropriate to act in a meeting closed to the public (exempting those persons listed above) in order to receive, discuss or consider in confidence the following information or matter relating to Agenda Item 1.4.1:
 - it relates to information the disclosure of which would divulge information provided on a confidential basis by or to a Minister of the Crown, or another public authority or official (not being an employee of the Council, or a person engaged by the Council);
 - the disclosure of which would on balance be contrary to the public interest, being information provided to the Council for works that are to be kept confidential at this stage.
2. The disclosure of this information would, on balance, be contrary to the public interest, because it is in the public interest for the Council to be able to communicate and work with State Government Departments on a confidential basis about potential works and thereby act cooperatively with the State Government in achieving positive outcomes of the Council's community. If such information and communications were disclosed at this time it could prejudice the future flow of such communications and information, which would be contrary to public interest.
3. Accordingly, on this basis, the principle that meetings of the Committee should be conducted in a place open to the public has been outweighed by the need to keep the information or matter confidential.

4.4.1 NAWMA - Research Road, Pooraka Resource Recovery Centre - Capital Upgrade Works Budget Variation

4.4.1FI NAWMA - Research Road, Pooraka Resource Recovery Centre - Capital Upgrade Works Budget Variation

Recommendation

Pursuant to section 90(2) and (3)(d) of the *Local Government Act 1999* the Council orders that the public be excluded from attendance for this matter to be considered in confidence 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 proposed commercial negotiations regarding Council's commercial position.*

*On that basis the public's interest is best served by not disclosing the **NAWMA - Research Road, Pooraka Resource Recovery Centre - Capital Upgrade Works Budget Variation** 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.*

6.4.1 Recommendations of the Confidential Salisbury Living Sub Committee meeting held on Monday 11 September 2023:

SLSCC2 Salisbury City Centre Request for Detailed Proposal and Direct Negotiation Outcome

Recommendation

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

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

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

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

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

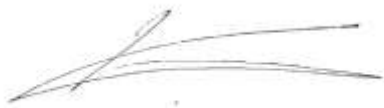
- disclosure of this matter to the public would demonstrate accountability and transparency of the Council's operations

- Non-disclosure of this report at this time will protect Council's commercial position as public disclosure may provide third parties with a commercial advantage.

*On that basis the public's interest is best served by not disclosing the **Recommendations of the Confidential Salisbury Living Sub Committee meeting held on Monday 11 September 2023 - SLSCC2: Salisbury City Centre Request for Detailed Proposal and Direct Negotiation Outcome** 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



John Harry
CHIEF EXECUTIVE OFFICER

ITEM	4.1.8FI
	URBAN SERVICES COMMITTEE
DATE	18 September 2023
HEADING	Tenancy Lease Renewal - Carisbrooke House
AUTHOR	Tim Starr, Team Leader, Property, City Development
CITY PLAN LINKS	1.3 People are valued and they feel safe, included and connected 3.1 Salisbury's businesses are successful and part of our community 4.4 We plan effectively to address community needs and identify new opportunities
SUMMARY	This report provides advice in relation to queries raised at Committee regarding the market value of Carisbrooke House for rental and also what works were completed prior to the current tenant moving in.

RECOMMENDATIONThat Council:

1. Approves renewal of the current lease of Carisbrooke House with Provenance Indigenous Plants for a further 24 months (2 years).
2. Authorises the Chief Executive Officer or Delegate to prepare the necessary documentation, finalise negotiations and execute the renewal of the current lease for a further 24 months (2 years) to Provenance Indigenous Plants.
3. Notes that the current rent will be reviewed and negotiated to ensure it is in line with the current market rate.

ATTACHMENTS

There are no attachments to this report.

1. BACKGROUND

- 1.1 Carisbrooke House is currently leased to Provenance Indigenous Plants for \$350 per week. This consideration was negotiated between the Manager Property and Buildings and the current tenant and was based on the condition of the building at the time of negotiation and that the tenant is the incumbent tenant of Carisbrooke Nursery, the adjacent council owned facility.
- 1.2 During consideration of Item 4.1.8 Urban Services Committee at its meeting held on 18 September 2023, Elected Members deferred the matter and sought further advice in relation to the report, resolving to:
 - 1.2.1 *Defer the item to the 25 September 2023 Council meeting, pending further information on current market rental value in the area and the condition of the property.*
- 1.3 This report provides that requested additional information.

2. REPORT

- 2.1 Prior to the current tenant taking occupancy of Carisbrooke House all of the recommended works were undertaken. This included:
 - 2.1.1 Installation of smoke alarms
 - 2.1.2 Electrical wiring
 - 2.1.3 Installation of front security screen door
 - 2.1.4 Installation of new vinyl floor covering in the kitchen
 - 2.1.5 Installation of carpet to all four (4) bedrooms.
- 2.2 In recent years Council has undertaken structural upgrades to the building (eg roof replacement, chimney, verandah and ceiling upgrades), however the kitchen and bathroom facilities have not been renovated for several decades.
- 2.3 Housing rents have increased significantly over the last couple of years in the City of Salisbury reflecting State and National trends, with rental stock availability being at a record low.
- 2.4 Based on data acquired from Realestate.com.au, housing rental properties in Northern Adelaide range from \$310 per week for a three-bedroom house on 647m² allotment to \$520 per week for a modern three-bedroom house on 700 m² in Salisbury Park.
- 2.5 An assessment of rental properties of a similar age and condition to Carisbrooke House indicates that market value for the property would be in the order of \$100 per week above the current rental amount being paid by the tenant (i.e. \$450 per week).

3. CONCLUSION / PROPOSAL

- 3.1 It is proposed that Administration be authorised to negotiate with the incumbent tenant for a further two-year lease at a rate of \$450 per annum along with a CPI increase on the anniversary date of commencement.
- 3.2 At the conclusion of the lease a new agreement can be negotiated and a market review undertaken at that time.