



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

18 SEPTEMBER 2023

MEMBERS PRESENT

Cr S Ouk (Chairman)
Cr B Brug
Deputy Mayor, Cr C Buchanan (Deputy Chairman)
Cr M Mazzeo
Cr S Reardon

STAFF

Chief Executive Officer, Mr J Harry
General Manager Business Excellence, Mr C Mansueto (*from 7.36pm*)
General Manager City Infrastructure, Mr J Devine
General Manager City Development, Ms M English
Manager Infrastructure Delivery, Mr J Collins
Manager Governance, Mr R Deco
Governance Support Officer, Ms K Boyd

The meeting commenced at 7.25 pm.

The Chairman welcomed the Elected Members, members of the public and staff to the meeting.

APOLOGIES

Apologies were received from Mayor G Aldridge (*attending the Governance and Compliance Committee meeting which was being held concurrently*) and Cr A Graham.

LEAVE OF ABSENCE

Nil

PRESENTATION OF MINUTES

Moved Cr B Brug
Seconded Cr M Mazzeo

The Minutes of the Urban Services Committee Meeting held on 21 August 2023, be taken as read and confirmed.

CARRIED

REPORTS

Administration

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

Moved Cr B Brug
Seconded Cr M Mazzeo

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:

CARRIED

AMSC1 Future Reports for the Asset Management Sub Committee

Moved Cr B Brug
Seconded Cr M Mazzeo

That Council:

1. Notes the report.

CARRIED

AMSC2 2024/25 Strategic Asset Management Plan Development

Moved Cr B Brug
Seconded Cr M Mazzeo

That Council:

1. Notes the report.

CARRIED

AMSC3 Playspaces Survey Results Recommendations

Moved Cr B Brug
Seconded Cr M Mazzeo

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.

CARRIED

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

Moved Cr M Mazzeo
Seconded Cr B Brug

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:

CARRIED

ESATS1 Future Reports for the Environmental Sustainability and Trees Sub Committee

Moved Cr M Mazzeo
Seconded Cr B Brug

That Council:

1. Notes the report.

CARRIED

ESATS2 Tree Removal Requests - Monthly Update for July 2023

Moved Cr M Mazzeo
Seconded Cr B Brug

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).

CARRIED

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

Moved Cr C Buchanan
Seconded Cr B Brug

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.

CARRIED

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

Moved Cr B Brug
Seconded Cr S Ouk

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.

CARRIED

4.1.3 Dedication of Seawall - St Kilda

Moved Cr B Brug
Seconded Cr M Mazzeo

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).

CARRIED

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

Moved Cr S Reardon
Seconded Cr B Brug

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.

CARRIED

4.1.5 Pledger Wetlands - Full Installation of Irrigation

Moved Cr B Brug
Seconded Cr C Buchanan

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.

CARRIED

4.1.6 Road Closure Portion Walkleys Road, Ingle Farm

Moved Cr B Brug
Seconded Cr S Reardon

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.

CARRIED

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

Moved Cr C Buchanan
Seconded Cr M Mazzeo

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

CARRIED

4.1.8 Tenancy Lease Renewal - Carisbrooke House

Moved Cr B Brug
Seconded Cr C Buchanan

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.

CARRIED

4.1.9 Granting of Easement - Portion of Barndioota Drainage Reserve

Moved Cr M Mazzeo
Seconded Cr C Buchanan

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.

CARRIED

4.1.10 Granting of Easement to Aspen Group

Moved Cr S Reardon
Seconded Cr B Brug

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.

CARRIED

4.1.11 NAWMA Proposed Revised Service Level Agreement

Pursuant to section 75(1)(c) of the Local Government Act 1999, Cr C Buchanan declared a material conflict of interest on the basis of being Council's representative on the NAWMA Board. Cr Buchanan advised that he would manage the conflict by leaving the meeting. Cr C Buchanan left the meeting at 8:08 pm.

Cr M Mazzeo left the meeting at 8:12 pm, resulting in a lack of quorum. The meeting was suspended at 8.12 pm.

Moved Cr B Brug
Seconded Cr M Mazzeo

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.

*Cr M Mazzeo returned to the meeting at 8:17 pm.
The meeting resumed at 8.17 pm as quorum was restored.*

CARRIED

Cr C Buchanan returned to the meeting at 8:18 pm.

4.1.12 Capital Works - August 2023

Moved Cr C Buchanan
Seconded Cr B Brug

That Council:

1. Notes the report.

CARRIED

For Information

4.2.1 Food Organics Green Organics Bin Program Update

Moved Cr B Brug
Seconded Cr C Buchanan

That Council:

1. Notes the report.

CARRIED

QUESTIONS ON NOTICE

US-QON1 Question on Notice: Road Condition of Maxwell Road, Pooraka / Para Hills West

A Question on Notice was received from Cr Beau Brug:

1. *What is the road condition of Maxwell Road, Pooraka/Para Hills West?*
2. *When is this road due for resurfacing or reconstruction?*

The following response is provided:

The overall condition of Maxwell Road is acceptable with some areas of the seal requiring resealing.

The portion of Maxwell Road seal highlighted in green in the diagram below will be resealed as part of the 2023/24 Road Reseal Program with the portions highlighted in red receiving crack seal treatments. The expected completion for these works is before 30 June 2024.



US-QON2 Question on Notice: Footpath Status

Cr B Brug submitted the following Question on Notice:

What is the status of having one footpath on each side of the road within the Council area?

The following response is provided:

Currently 89% of Council's street network has a footpath on one side of the street.

The breakdown of the remaining 11% of the road network is as follows:

- *3% are segments which need to be completed to deliver continuous path of travel with a large portion of these falling within Industrial areas; and*
- *8% are cul-de-sacs, rural roads or roads with no kerb.*

US-QON3 Question on Notice: Valley View Tennis Club

At the 21 August 2023 Urban Services Committee, Cr Alan Graham asked the following question in relation to Valley View Tennis Club:

“Has consultation commenced and if so, as part of that consultation, can staff liaise with the Club regarding State Government’s Community Recreation and Sports Facility Grants Program?”

The General Manager City Infrastructure took the question on notice.

The following response is provided:

Extensive consultation has occurred with the Valley View Tennis Club over the last two years, with the most recent consultation regarding desired upgrades to the site by the club occurring in July 2023.

Staff have contacted the club making them aware of the State Government’s Community Recreation and Sports Facility Grants Program.

However, preliminary investigations have indicated that costs to upgrade the courts are in excess of \$2.5M and the Community Recreation and Sport Facility Grant Program will only provide a maximum of \$500K with the requirement for Council to match funding. Council currently has no budget allocation for this work.

A report will be submitted to the October 2023 Urban Services Committee that will detail development options and funding requirements for future works at the site.

MOTIONS ON NOTICE

US-MON1 Motion on Notice: Community Bus Marketing

Motion on Notice: Community Bus Marketing was withdrawn by Cr B Brug.

OTHER BUSINESS

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

There were no Other Business items.

ORDER TO EXCLUDE THE PUBLIC

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

Moved Cr M Mazzeo
Seconded Cr S Reardon

Pursuant to section 90(2) and (3)(d) of the *Local Government Act 1999* the Urban Services Committee 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 (Chief Executive Officer, General Manager Business Excellence, General Manager City Infrastructure, General Manager Community Development, General Manager City Development, Manager Governance, Governance Support Officer, Manager Infrastructure Delivery), be excluded from attendance at the meeting for this Agenda Item.

CARRIED

The meeting moved into confidence at 8.26 pm.

The meeting moved out of confidence and closed at 8.29 pm.

CHAIRMAN.....

DATE.....