



AGENDA

**FOR URBAN SERVICES COMMITTEE MEETING TO BE HELD ON
20 NOVEMBER 2023 AT CONCLUSION OF THE FINANCE AND CORPORATE
SERVICES COMMITTEE
IN LITTLE PARA CONFERENCE ROOMS, SALISBURY COMMUNITY HUB,
34 CHURCH STREET, SALISBURY**

MEMBERS

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

REQUIRED STAFF

Chief Executive Officer, Mr J Harry
Deputy Chief Executive Officer, 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
Governance Support Officer, Ms K Boyd

APOLOGIES

LEAVE OF ABSENCE

PRESENTATION OF MINUTES

Presentation of the Minutes of the Urban Services Committee Meeting held on 16 October 2023.

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QUESTIONS ON NOTICE

There are no Questions on Notice

MOTIONS ON NOTICE

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OTHER BUSINESS

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

ORDERS TO EXCLUDE THE PUBLIC

4.4.1 Field Services - Contractual Rate Increases

Recommendation

Pursuant to section 83(5) of the *Local Government Act 1999* the Chief Executive Officer has indicated that, if the Urban Services Committee 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 the matter and discussion of this item in confidence would protect confidential information relating to proposed commercial negotiations and Council's commercial position.*

*On that basis the public's interest is best served by not disclosing the **Field Services - Contractual Rate Increases** 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.*

Confidential Item 4.4.1

4.4.2 Property Disposal - Salisbury West

Recommendation

Pursuant to section 83(5) of the *Local Government Act 1999* the Chief Executive Officer has indicated that, if the Urban Services Committee 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 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 **Property Disposal - Salisbury West** 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.*

4.4.3 Tenancy Matter - Salisbury

Recommendation

Pursuant to section 83(5) of the *Local Government Act 1999* the Chief Executive Officer has indicated that, if the Urban Services Committee 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 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 **Tenancy Matter - Salisbury** item and discussion at this point in time.*
3. *Pursuant to Section 90(2) of the Local Government Act 1999 it is recommended the Council orders that all members of the public, except staff of the City of Salisbury on duty in attendance, be excluded from attendance at the meeting for this Agenda Item.*

4.4.4 Tenancy Matter - Mawson Lakes

Recommendation

Pursuant to section 83(5) of the *Local Government Act 1999* the Chief Executive Officer has indicated that, if the Urban Services Committee 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 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 **Tenancy Matter - Mawson Lakes** item and discussion at this point in time.*
3. *Pursuant to Section 90(2) of the Local Government Act 1999 it is recommended the Council orders that all members of the public, except staff of the City of Salisbury on duty in attendance, be excluded from attendance at the meeting for this Agenda Item.*

CLOSE



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

16 OCTOBER 2023

MEMBERS PRESENT

Cr S Ouk (Chairman)
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, Mr C Mansueto (*from 7.50pm*)
A/General Manager City Infrastructure, Mr M Purdie
General Manager Community Development, Mrs A Pokoney Cramey
Manager Governance, Mr R Deco
Governance Support Officer, Ms K Boyd
Manager Infrastructure Delivery, Mr J Collins

The meeting commenced at 7.30 pm.

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

APOLOGIES

An apology was received from Mayor G Aldridge who was attending the Governance and Compliance Committee meeting which was being held concurrently.

LEAVE OF ABSENCE

Nil.

PRESENTATION OF MINUTES

Moved Cr M Mazzeo
Seconded Cr S Reardon

The Minutes of the Urban Services Committee Meeting held on 18 September 2023, be taken as read and confirmed.

CARRIED

REPORTS

Administration

4.0.1 Recommendations of the Environmental Sustainability and Trees Sub Committee meeting held on Monday 9 October 2023

Moved Cr C Buchanan
Seconded Cr S Ouk

That Council:

Receives and notes the information contained in the Environmental Sustainability and Trees Sub Committee of the meeting held on 9 October 2023 and that the following recommendations contained therein be adopted by Council:

CARRIED

ESATS1 Tree Removal Requests - Monthly Update for August 2023

Moved Cr C Buchanan
Seconded Cr S Ouk

That Council:

1. Notes the report.
2. Defers the tree removal requests as recommended by the Sub Committee for further consideration at the next Environmental Sustainability and Trees Sub Committee meeting
3. Requests that a further report be provided to the Environmental Sustainability and Trees Sub Committee regarding Tree Removal Requests listed on lines 20, 31, 34, 35, 37, 43 and 63 of Attachment 1 (ESATS1, Environmental Sustainability and Trees Sub Committee, 9 October 2023) for consideration.
4. Requests that the administration undertake an internal review of the tree management removal framework, to be reported to Environmental Sustainability and Trees Sub Committee by January 2024.

CARRIED

ESATS2 Appeals Report - Tree Removal Requests – Various Locations for August 2023

Moved Cr C Buchanan
Seconded Cr S Ouk

That Council:

1. Approves the lodgement of development applications seeking removal of the two regulated trees at the front of 9 Orlyk Street Para Hills West and removal of the third un-regulated tree at this location.
2. Notes that should this application be approved, two replacement trees are required to be planted.

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

3. Approves removal of the one Sophora Japonica tree at the front of 5 Brion Drive, Paralowie.
4. Notes that the verge at 5 Brion Drive, Paralowie is highly maintained and a replacement tree be planted at another suitable location in the vicinity of Brion Drive, Paralowie.
5. Approves removal of the one Euc sideroxylon tree at the front of 40 Witonga Avenue, Salisbury North.

CARRIED

4.0.2 Future Reports for the Urban Services Committee

Moved Cr A Graham
Seconded Cr B Brug

That Council:

1. Notes the report.

CARRIED

4.1.1 Burton Community Hub - Automatic Access and Locking Options

Moved Cr C Buchanan
Seconded Cr A Graham

That Council:

1. Notes the completed installation of the Automated Doors to Building A.
2. Notes the installation of on Automated Doors to Building B, prior to December 2023.

CARRIED

4.1.2 Parking options surrounding Salisbury Heights Primary School

Moved Cr C Buchanan
Seconded Cr M Mazzeo

That Council:

1. Notes the options and associated costs provided to improve pedestrian safety experience and vehicle movement around the school in the vicinity of Ward Street and Target Hill Road, Salisbury Heights, with Option 3 – Kiss and Drop Zone as outlined in paragraph 3.9 of the report (Item 4.1.2 – Parking Options Surrounding Salisbury Heights Primary School – Urban Services Committee, 21 August 2023) identified as the preferred option.
2. Requests the administration to write to the school and DECS advising of the options and that a meeting be arranged between the school governing council, the school principal, Ward Councillors and Council Administration representatives to further progress consideration of the options and funding opportunities from the school.

CARRIED

4.1.3 Installation of Solar Benches

Moved Cr B Brug
Seconded Cr C Buchanan

That Council:

1. Notes that several solar benches have been installed at three reserves throughout the city, these benches have performed poorly and generally not met expectation.
2. Notes that solar benches are not being considered for future installations at the present time. Consideration may be given to mains connected charging points within nominated high profile urban areas and aligned with smart initiatives.

CARRIED

4.1.4 Capital Works - September 2023

Moved Cr C Buchanan
Seconded Cr A Graham

That Council:

1. Requests administration to provide a further information report to Council re CCTV costs and contractual requirements at Little Para Golf Course.
2. Approves the completion of urgent remediation works in Dry Creek, Pooraka, following the collapse of gabion walls into the waterway, as part of PR17205 Watercourse Mitigation Works, noting provisional cost estimate of \$315k and that funding will be sought at a later date once the final costs of the works are determined and the overall impact to the Watercourse Mitigation Works Program is known.

CARRIED

QUESTIONS ON NOTICE

US-QON1 Question on Notice: Fenced Playgrounds

Cr B Brug submitted the following Question on Notice:

How many of the City of Salisbury playspaces are fenced?

Administration response:

A total of 16 playspaces across Council are fenced or semi-enclosed with nine (9) being fully fenced playspaces and seven (7) being partially fenced or semi-enclosed playspaces. A breakdown of these sites is as follows:

Inclusive Playspaces (Fully fenced)

- Bean Park Pooraka
- Canterbury Drive Reserve Salisbury Heights
- Lake Windemere Salisbury North
- Happy Home Reserve Salisbury North (near swimming centre)
- Kentish Green Para Vista
- Patterson Court Reserve Paralowie
- Perry Street Reserve Salisbury North
- Strowan Park Salisbury
- Unity Park Pooraka

Semi-enclosed or Partially fenced

- Andrew Smith Drive Oval Parafield Gardens (roadside fencing only)
- Bush Park Pooraka (roadside fencing only)
- Burton Park Burton (roadside fencing only)
- Carney Close Reserve Salisbury Plain (enclosed reserve)
- Cokers Green Brahma Lodge
- Sanctuary Drive reserve Mawson Lakes (lakeside fencing)
- Shearwater Lake Mawson Lakes

These playspaces are fenced as per Council's Playspace Policy (see following excerpt):

"...metal 1.2m high fencing to be installed where the playground is within 20 metres of a roadway or other hazard and no alternate treatment, such as plantings or other landscape features, is possible...."

9. *Playspaces will not be fenced unless a special need for fencing is demonstrated or the location has been identified as an inclusive playspace.*
10. *Fencing alternatives will be considered where fencing is to be installed, so that the amenity of the local area is not impacted on, such as planting in association with post and rail fence installation e.g. Cokers Reserve, Brahma Lodge.*
11. *Where fencing is to be installed, the fence is to be 1.2m high and of metal construction."*

US-QON2 Question on Notice - Cr Brug: Streetscape Development Program

A Question on Notice was received from Cr Beau Brug:

- Q1: Which streets (sorted into wards) have been completed in the last five years of the streetscape development program?
- Q2: Which are the streets being undertaken in the next two financial years?

Administration Response:

Future programs are developed using the following criteria which was adopted by Council (*Resolution 0658/2020*):

- Useful Life Expectancy (ULE)
- Age classification
- Health
- Structure
- CRM enquiries
- Elected Member requests
- Council Infrastructure damage
- Other capital programs (road reseal and footpath)
- Vacant planting locations

Q1: Which streets (sorted into wards) have been completed in the last five years of the streetscape development program?

The following streets have been completed in the last five years as part of the streetscape development program.

WARD	NO #	STREETS	
Central Ward	47	Atkinson Drive Burton	Jan Street Paralowie
		Barassi Street Paralowie	Jessie Road Paralowie
		Bartlett Avenue Paralowie	Jon Road Paralowie
		Bogota Crescent Paralowie	Kalimna Crescent Paralowie
		Boyara Crescent Paralowie	Kingswood Crescent Paralowie
		Carsten Crescent Burton	Lennox Drive Paralowie
		Condor Avenue Burton	Lombard Avenue Paralowie
		Coolen Crescent Burton	Ludwig Street Paralowie
		Elder Court Paralowie	Maguire Crescent Burton
		Elmwood Grove Paralowie	Manuella Court Paralowie
Fender Court Paralowie	Margarita Street Paralowie		
Gabriella Drive Paralowie	Max Drive Paralowie		
Gerrard Avenue Paralowie	McInnis Avenue Burton		
Golden Court Paralowie	McQueen Court Paralowie		
Greenvale Crescent Burton	Newman Avenue Paralowie		

		Halba Crescent Paralowie Hendrix Crescent Paralowie Hopner Avenue Burton Reynolds Drive Paralowie Russell Row Paralowie Sander Court Burton Shepley Crescent Burton Tabitha Avenue Paralowie Tintara Road Paralowie	Northwater Way Burton Oak Avenue Burton Padilla Street Paralowie Paez Street Paralowie Panto Avenue Paralowie Potts Crescent Burton Princess Street Paralowie Tracey Avenue Paralowie
East Ward	21	Angela Avenue Brahma Lodge Arndell Road Salisbury Park Bren Street Salisbury East Coachhouse Drive Gulfview Heights Cooradilla Drive Salisbury Park Glen Street Salisbury East Jennier Crescent Para Hills Kathleen Court Salisbury East McKenzie Crescent Gulfview Heights Piccadilly Road Salisbury East Ruby Street Brahma Lodge	Gordonstown Road Brahma Lodge Graylon Way Salisbury Park Gully Drive Gulfview Heights Hammond Avenue Brahma Lodge Hedgerow Drive Gulfview Heights Inglebrae Crescent Salisbury Park Jasper Street Salisbury East Target Hill Road Salisbury Heights The Grove Way Salisbury Heights Valiant Court Salisbury Heights
Hills Ward	25	Charlton Drive Salisbury East Christine Avenue Salisbury East Cordoba Avenue Gulfview Heights Debra Crescent Salisbury East Earl Avenue Salisbury East Edward Street Paralowie Newlyn Terrace Parafield Gardens Parslow Road Para Hills Pele Avenue Salisbury East Quick Street Parafield Gardens Rialto Avenue Para Hills River Drive Para Hills Sheriff Street Salisbury East	Filmer Avenue Para Hills Hood Street Salisbury East Kara Crescent Gulfview Heights Keith Street Para Hills Lola Avenue Salisbury East Lorna Road Para Hills Marian Street Salisbury East Melville Road Salisbury East Statham Avenue Salisbury East Trumper Avenue Parafield Gardens Warren Road Para Hills West Spencer Street Parafield Gardens
North Ward	26	Almond Court Salisbury	Ilya Road Salisbury North

		Almond Drive Salisbury Beadell Street Burton Cheney Terrace Salisbury North	Lelta Avenue Salisbury North Marti Street Salisbury North Merlot Court Burton
		Cochrane Road Salisbury North Edith Road Salisbury North Farnham Avenue Salisbury North Perry Street Salisbury North Quadrant Avenue Salisbury North Sabina Street Salisbury Shaxton Street Salisbury North Shorthorn Crescent Salisbury North Shrewton Court Salisbury North	Middleton Street Salisbury Motcombe Road Salisbury North Norsworthy Avenue Salisbury North Ora Court Salisbury North Penong Crescent Salisbury North Spaans Crescent Salisbury North Stella Court Salisbury North Trinity Crescent Salisbury North Wolgarra Street Salisbury North
Para Ward	36	Agius Court Parafield Gardens Antrim Street Salisbury Downs Audrey Avenue Parafield Gardens Banksia Crescent Parafield Gardens Browning Crescent Parafield Gardens Carson Street Parafield Gardens Century Street Salisbury Downs Heidenreich Avenue Salisbury Downs Hemming Street Parafield Gardens Joanne Terrace Parafield Gardens Jolsen Street Salisbury Downs Linwood Crescent Parafield Gardens Marple Court Salisbury Downs Morris Street Paralowie Sharon Avenue Parafield Gardens St Peters Place Salisbury Downs Venlo Court Salisbury	Delta Court Salisbury Downs Denver Drive Parafield Gardens Dublin Avenue Salisbury Downs Duffy Court Parafield Gardens Firmin Street Paralowie Gardenia Drive Parafield Gardens Geare Court Parafield Gardens Halifax Avenue Parafield Gardens Paramount Road Salisbury Downs Piper Street Parafield Gardens Quondong Avenue Parafield Gardens Raner Avenue Parafield Gardens Rosalie Terrace Parafield Gardens Roscommon Street Salisbury Downs Salmon Court Parafield Gardens Secomb Avenue Parafield Gardens Wicklow Street Salisbury

		Downs Warner Road Salisbury Downs	Downs Woodfield Drive Salisbury Downs
South Ward	27	Bonney Avenue Valley View Brecon Drive Ingle Farm Bryant Avenue Ingle Farm David Road Para Vista Debney Avenue Ingle Farm Dodd Place Ingle Farm Elinga Avenue Ingle Farm Furner Avenue Ingle Farm Power Court Para Vista Prosser Street Ingle Farm Ross Court Para Vista Rutherford Street Valley View Sellers Court Para Vista Shackleton Avenue Ingle Farm	Grieg Street Ingle Farm Jan Avenue Para Vista Janet Street Para Vista Lara Street Ingle Farm Lyle Street Para Vista Malbanda Avenue Para Vista Malu Street Para Vista Marriott Avenue Para Vista Monty Road Valley View Mozart Avenue Ingle Farm Polst Avenue Para Vista Wanbi Avenue Ingle Farm Yarcowie Avenue Ingle Farm
West Ward	26	Adeline Street Mawson Lakes Alabar Crescent Globe Derby Park Badcoe Street Pooraka Baru Street Pooraka Blue Wren Circuit Mawson Lakes	Langford Street Pooraka Lincoln Crescent Pooraka Lush Road Pooraka Macmillan Avenue Mawson Lakes Park Way Mawson Lakes
		Borlace Court Pooraka Bramble Court Pooraka Cowan Drive Pooraka David Street Salisbury East Day Street Pooraka Everglade Street Mawson Lakes Sharp Court Mawson Lakes Sheaoak Drive Mawson Lakes	Petunia Avenue Pooraka Pine Court Mawson Lakes Pratt Avenue Pooraka Royal Avenue Pooraka Scott Street Pooraka Second Avenue Mawson Lakes Violet Drive Pooraka Ween Road Pooraka

Q2: Which are the streets being undertaken in the next two financial years?

The proposed program in consideration of the budget allocations within the LTFP will deliver the following streets over a 3-year timeframe:

Utilising the street tree audit data and the previously mentioned criteria, the following list is the proposed program of streets which will be the subject of a future report to Council for endorsement:

WARD	NO#	STREETS	
Central Ward	26	Arras Court Paralowie Bayonet Drive Paralowie Blaess Drive Paralowie Border Court Paralowie Brando Court Paralowie Bridgeport Corner Burton Brion Drive Paralowie Byron Bay Drive Paralowie Dale Drive Paralowie Forest Avenue Paralowie Greig Court Paralowie Lukin Avenue Paralowie Swaine Avenue Paralowie	Tolley Close Paralowie Venturi Avenue Paralowie Whites Road Paralowie Whittlesea Street Paralowie Wyman Court Paralowie Yalumba Drive Paralowie Neil Street Burton Niven Drive Paralowie Petersen Court Paralowie Piar Street Paralowie Prior Court Paralowie Rogers Crescent Paralowie Samuel Street Paralowie
East Ward	10	Cheltenham Crescent Salisbury East Frazer Avenue Gulfview Heights Gloucester Avenue Salisbury East Johnswood Drive Salisbury Park Laver Avenue Gulfview Heights Barbara Street Salisbury East	Olde Drive Gulfview Heights Ruth Court Salisbury East Tower Drive Salisbury East Winchester Street Salisbury East Yale Street Salisbury East
East/North Ward	1	Cross Keys Road Cavan/Mawson Lakes	
Hills Ward	25	Benaud Avenue Salisbury East Bye Street Parafield Gardens Fairway Street Para Hills Hazel Road Salisbury East Murrell Road Para Hills Nelson Road Gulfview Heights Nylex Avenue Salisbury South	O'Neill Street Parafield Gardens Phillips Avenue Para Hills Sleep Road Para Hills Springwood Avenue Parafield Gardens Tye Street Parafield Gardens Ventra Street Parafield Gardens
North Ward	26	Chamberlain Street Salisbury North Clarence Street Salisbury Creaser Street Salisbury Cynthia Road Salisbury	Milford Avenue Salisbury North Perez Avenue Salisbury Shelsley Road Salisbury Shiraz Court Burton

		Devon Drive Salisbury Fonthill Court Salisbury North Hissar Avenue Salisbury North Jewell Street Salisbury North Latitude Road Salisbury North	Taroo Court Salisbury North Traverse Avenue Salisbury North Walter Street Salisbury North Wyatt Road Parafield Gardens Melbury Road Salisbury North
Para Ward	36	Alba Court Salisbury Downs Athalie Avenue Parafield Gardens Bishop Drive Salisbury Downs Buckland Street Parafield Gardens Chesser Street Parafield Gardens Electra Avenue Parafield Gardens Hart Court Parafield Gardens Holmeffield Court Parafield Gardens June Street Parafield Gardens Yule Court Parafield Gardens	Lake Street Parafield Gardens Magnolia Crescent Parafield Gardens Martins Road Parafield Gardens Meredith Street Parafield Gardens Owen Street Salisbury Downs Ralph Court Parafield Gardens Riverglen Court Salisbury Downs Rowan Court Parafield Gardens Soria Street Salisbury Downs Townsend Avenue Parafield Gardens Watkin Street Parafield Gardens
South Ward	27	Barina Avenue Para Vista Esperance Terrace Valley View Ningana Avenue Para Vista	Oklahoma Avenue Para Vista Tenya Road Ingle Farm Volare Avenue Para Vista
West Ward	26	Batten Crescent Pooraka Elder Avenue Pooraka Garnaut Avenue Pooraka	Marni Street Pooraka Windermere Crescent Mawson Lakes

MOTIONS ON NOTICE

There were no Motions on Notice.

OTHER BUSINESS

(Questions Without Notice, Motions without Notice CEO Update)

There were no Other Business items.

ORDERS TO EXCLUDE THE PUBLIC

4.4.1 Recommendations of the Confidential Environmental Sustainability and Trees Sub Committee meeting held on Monday 9 October 2023 – Item ESAT3 Selection of an Independent Arborist Panel

Moved Cr A Graham
Seconded Cr M Mazzeo

Pursuant to section 90(2) and (3)(k) of the *Local Government Act 1999* the Urban Services Committee orders that, this matter be considered in confidence on grounds that:

1. *Pursuant to Section 90(2) and (3)(k) 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 tenders for the supply of goods, the provision of services or the carrying out of works.*
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 allow open debate without implicating those businesses who have submitted tenders.*

*On that basis the public's interest is best served by not disclosing the **Recommendations of the Confidential Environmental Sustainability and Trees Sub Committee meeting held on Monday 9 October 2023** Item ESATS3 – Selection of an Independent Arborist Panel 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, A/General Manager City Infrastructure, General Manager Community Development, General Manager City Development, Manager Governance, Team Leader Council Governance, Governance Support Officer and Manager Infrastructure Delivery) be excluded from attendance at the meeting for this Agenda Item.*

CARRIED

4.4.2 NAWMA Fibre Polishing Plant Project and Report

Moved Cr A Graham
Seconded Cr M Mazzeo

Pursuant to section 90(2) and (3)(b)(i) and (b)(ii) and (d)(i) and (d)(ii) of the *Local Government Act 1999* the Urban Services Committee orders that this be considered in confidence on the grounds that:

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

- *it relates to information the disclosure of which could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or to prejudice the commercial position of the council; and*
- *information the disclosure of which would, on balance, be contrary to the public interest; and*
- *commercial information of a confidential nature (not being a trade secret) the disclosure of which could reasonably be expected to prejudice the commercial position of the person who supplied the information, or to confer a commercial advantage on a third party; and*
- *commercial information of a confidential nature (not being a trade secret) the disclosure of which would, on balance, be contrary to the public interest.*

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

- *disclosure of this matter to the public would demonstrate accountability and transparency of the Council's operations*
- *non-disclosure of the matter and discussion of this item in confidence would protect confidential information relating to proposed commercial negotiations and Council's commercial position*

*On that basis the public's interest is best served by not disclosing the **NAWMA Fibre Polishing Plant Project and Report** item and discussion at this point in time.*

3. *Pursuant to Section 90(2) of the Local Government Act 1999 it is recommended the Council orders that all members of the public, except staff of the City of Salisbury on duty in attendance, (Chief Executive Officer, General Manager Business Excellence, A/General Manager City Infrastructure, General Manager Community Development, General Manager City Development, Manager Governance, Team Leader Council Governance, Governance Support Officer and Manager Infrastructure Delivery) be excluded from attendance at the meeting for this Agenda Item.*

CARRIED

The meeting moved into confidence at 8.09 pm.

The meeting moved out of confidence and closed at 8.14 pm.

CHAIRMAN.....

DATE.....

ITEM	4.0.1
	URBAN SERVICES COMMITTEE
DATE	20 November 2023
HEADING	Future Reports for the Urban Services Committee
AUTHOR	Corina Allen, City Infrastructure Administration Coordinator, City Infrastructure
CITY PLAN LINKS	4.2 We deliver quality outcomes that meet the needs of our community
SUMMARY	This item details reports to be presented to the Urban Services Committee as a result of a previous Council resolution. If reports have been deferred to a subsequent month, this will be indicated, along with a reason for the deferral.

RECOMMENDATIONThat Council:

- Notes the report.

ATTACHMENTS

There are no attachments to this report.

1. BACKGROUND

- Historically, a list of resolutions requiring a future report to Council has been presented to each committee for noting.

2. EXTERNAL CONSULTATION / COMMUNICATION

- Nil.

3. DISCUSSION

The table below outlines the reports to be presented to the Urban Services Committee as a result of a Council resolution:

Meeting - Item	Heading and Resolution	Officer
25/05/2020 6.0.3-IBDSC2	Update on the Proposed Dry Creek Project 2. A Dry Creek project business case be presented to Council, following successful completion of the Dry Creek Stormwater Management Plan (SMP) and a community/ stakeholder engagement process.	Bruce Naumann
Due:	December 2023	

22/03/2021 4.1.4 Due:	Lighting of Little Para Trail 5. That staff provide a proposed program and budget for the 2022/23 financial year to develop and implement the priority installation of lighting between PP3 and PP5 in high traffic areas and areas of safety concern to the community along this corridor. December 2023 Lighting Assets are included as part of the Stage 2 Asset Category investigations. A presentation will be given at the November 2023 CEO Briefing and will then be reported to the December 2023 Asset Management Sub Committee.	Jamie Hosking
22/03/2021	NAWMA Service Agreement and Business Plan, Fee for Large Waste Bins, Green Waste Bins 8. Council notes that the progress of this program will be reported on a six monthly basis including costs, take up of the additional services and appropriateness of budget.	Elizabeth MacGillivray
Last Reported:	September 2023	
Next Report	March 2024	
24/05/2021 4.1.2 Due:	Clayson Road and Frost Road Speed Limit Increase 3. Council consider speed limits across the road network, particularly with respect to arterial and sub-arterial roads as part of a review of the Integrated Transport Plan to be undertaken by the end of 2023. December 2023	John Devine
22/11/2021 MON1 Due:	Motion on Notice: Traffic Management Study (Mawson Lakes) 2. Prepare a report to investigate similar parking solutions for other streets in Mawson Lakes (limited to proximity of the train station car park) including painted and indented car parking bays. 4. That the report be presented to the Urban Services Committee by May 2022. December 2023	John Devine
20/12/2021 4.1.7 Due:	Salisbury Heights Traffic Management Concept Plans 4. Notes that a further report, outlining local area traffic issues highlighted in this report, will be presented for consideration by the Urban Services Committee and Council for future budget considerations and actions. December 2023	John Devine

22/08/2022 GB6	Strategic Asset Management Plan - Playspaces - Stage 2 - Levels of Service and Financial Impacts 1.3 Approves the priority of the next 4-year renewal program be based on the condition and compliance from the Level 3 Compliance Audit currently underway, noting whole of site renewal will not be undertaken, to be reported to Council in early 2023.	Jamie Hosking
Due:	October 2023	
Deferred:	December 2023	
Reason:	This resolution will be addressed as part of the “Playspace Program” report that will be presented to the Asset Management Sub Committee following discussion at the CEO Briefing Session to be held in November 2023.	
22/08/2022 GB4	Strategic Asset Management Plan – Building Assets - Stage 2 - Levels of Service and Financial Impacts 4. Notes Administration are undertaking a review on the utilisation of Council buildings over the next two years which may result in changes to the building portfolio in the future, and that this work will be the subject of a further report to Council for consideration.	Tejaswi Karekal
Due:	August 2024	
22/08/2022 4.4.1	Verge Maintenance Update 5. Requests Administration bring back a further report with costings of increasing the caltrop spraying service to a minimum of twice a year, city wide.	Mark Purdie
Due:	April 2024	
22/08/2022 C2	Transfer of Land and Buildings Council previously resolved that this matter be kept in confidence.	Tejaswi Karekal
Due:	April 2024	
31/01/2023 US-MON1	Motion on Notice – Coogee Avenue Reserve, Paralowie 1. Requests Administration to present a report to the Urban Services Committee with options for improved amenities (including but not limited to a small dog park) for the Coogee Avenue Reserve at Paralowie.	Jamie Hosking
Due:	November 2023	
Deferred:	December 2023	
Reason:	Administration is continuing to finalise options and will report back to USC in Dec 23	
27/02/2023 4.1.6	Plant Equipment for Removal of Seaweed from St Kilda Boat Channel 3. Notes a further report will be submitted to Council at the completion of the trial.	Simon Bartosak
Due:	May 2024	

27/02/2023 US-MON2	<p>Motion on Notice – Pooraka Tennis Club</p> <p>4. Requests the Administration to develop a precinct plan in consultation with the Pooraka Tennis Club and the Ward Councillors by November 2023 with consideration being given to site constraints, the growth of the Club and the current site issues including location of trees, lack of carparking, disability access, limited number of courts, lighting and backstop fencing.</p> <p>5. Requests the Administration to also investigate grant funding options for the potential implementation of the precinct plan, and bring the proposed plan to the relevant Council Committee.</p> <p>Due: November 2023 Deferred: May 2024 Reason: This item will be submitted to the AMSC in May 2024</p>	Jamie Hosking
27/02/2023 MWON2	<p>Motion Without Notice: Ingle Farm Soccer Club</p> <p>2. That staff provide a report to the Urban Services Committee no later than April 2023.</p> <p>Due: November 2023 Deferred: December 2023 Reason: Administration are collating all the information following consultation with the club and the required further investigation and will report back in December 2023.</p>	Jamie Hosking
24/04/2023 MON2	<p>Motion on Notice: Lighting Quality for Pedestrians, Mawson Lakes</p> <p>1. Requests the Administration provide detailed costings for the scope of work detailed in the report from item 3.1.1 to 3.1.11 and the report be submitted to the May 2023 Urban Services Committee.</p> <p>Due: November 2023 Deferred: May 2024 Reason: City wide Lighting Assets are included as part of the Stage 2 Asset Category investigations. A presentation will be given at the November 2023 CEO Briefing and will then be reported to the December 2023 Asset Management Sub Committee. This resolution will be addressed after the asset category investigations.</p>	Jamie Hosking

24/04/2023 3.1.9	Review of Council Decision Construction of Carpark at Tree Top Court	Sam Schirripa
Due: Deferred: Reason:	2. Approves putting the Treetop Court carpark project on hold and undertaking public consultation, on a discretionary basis and in accordance with its Public Consultation Policy, with the applicants, as well as any other impacted resident(s), prior to its re-consideration of the Carpark proposal. October 2023 January 2024 Administration are finalising design options for use in the public consultation and will report back following the completion of that consultation process.	
24/04/2023 US-OB1	Construction Contracts	Jarred Collins
Due: Deferred: Reason:	1. 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. October 2023 December 2023 Following the presentation to the CEO Briefing, Administration are undertaken further work with Industry Partners to provide an updated report on the Capital Infrastructure Program.	
22/5/23 4.0.1-AMSC2	Lake Windemere Amenities	Jamie Hosking
Due:	2. Requests Administration to bring back a further report with costings for installation of a water fountain in the ornamental lake for consideration as part of the Quarter 1 Budget Review for the 2023/24 financial year. February 2024	
22/5/23 4.2.1	Mawson Lakes Parking Study - Update Report	John Devine
Due: Deferred: Reason:	2. Requests that Administration present a further report on Mawson Lakes Parking to the Urban Services Committee in six months' time. November 2023 December 2023 Administration are reviewing and will provide update report in December 2023	
22/5/23 US-OB1	Review of Lease Agreements – Working Group	Lavinia Morcoase
Due: Deferred: Reason:	2. Requests the Working Group to report back to Council with its recommendations no later than November 2023. November 2023 January 2024 Working parties are still continuing and administration will report back with recommendations when complete	

<p>22/5/23</p> <p>US-OB2</p> <p>Due: Deferred: Reason:</p>	<p>Bridgestone Park Licence Review Working Group</p> <p>2. Requests that the Working Group reviews all aspects of the licence agreement and provides a recommendation to the Urban Services Committee, by no later than September 2023, on proposed amendments to the licence agreement.</p> <p>3. Requests that the Working Group reviews the management model of the canteen.</p> <p>September 2023 March 2024 The Bridgestone Park Licence Review Working Group met in early September and agreed to explore additional options, followed by meeting with the Clubs involved. This will be reported on following those investigations.</p>	<p>Amy Pokoney-Cramey</p>
<p>22/5/23</p> <p>US-OB2(from April 23)</p> <p>Due: Deferred: Reason:</p>	<p>Terrace Area – Mawson Lakes Model Yacht Club Deputation</p> <p>2. Requests Council administration to bring back a status report to the Urban Services Committee on the terrace issues raised in the Deputation.</p> <p>November 2023 December 2023 Administration have drafted concept plans and are currently formulating cost estimates. As the concept plans encroach land owned by Renewal SA, Administration will need to consult with them on the proposal and will report back to Council in december 2023.</p>	<p>Sam Schirippa</p>
<p>26/6/23</p> <p>US-MWON1</p> <p>Due:</p>	<p>Motion Without Notice: Pedestrian Friendly Cafe Strip - Mawson Lakes Boulevard</p> <p>1. Requests Administration to present a report of the current situation of pedestrian friendly movements from the Mawson Centre to edge of Mobarra Park by December 2023.</p> <p>December 2023</p>	<p>Jamie Hosking</p>
<p>26/6/23</p> <p>US-MWON3</p> <p>Due: Deferred: Reason:</p>	<p>Motion Without Notice: Lighting up the Salisbury Community Hub</p> <p>1. Requests the Administration to bring back a report to the Urban Services Committee by August 2023 on the current lighting capabilities of the City of Salisbury Community Hub.</p> <p>2. Requests that this report also includes options and cost estimates on improved lighting capability to light up the entire Community Hub building in specific colours for special occasions and events.</p> <p>November 2023 January 2024 Report is to be presented to the Exec Group in December 2023</p>	<p>Tejaswi Karekal</p>

24/7/23	Motion on Notice: Drink container deposit refund scheme	Tejaswi Karekal
US-MON1	1. Requests the Administration to present a report to the Urban Services Committee on the container deposit refund scheme and the process for the collection, storage and recycling of eligible 10c recyclable beverage containers collected from City of Salisbury Council facilities such as, but not limited to, the Salisbury Community Hub, and the opportunity to form partnerships with community groups and charities.	
Due:	October 2023	
Deferred:	December 2023	
Reason:	Administration are collating the findings of investigation into this matter and will report back in December 2023.	
24/7/23	Motion on Notice: Companion Animals Scheme	John Darzanos
US-MON3	2. Requests that the Administration investigates and provide options on how a community-led managed service could be facilitated through our community centres and hubs, and reports back to the Urban Services Committee on such a scheme. 3. Requests that the Administration consider feedback from key stakeholders, including Royal Society for the Prevention of Cruelty of Animals (RSPCA) of South Australia, Animal Welfare League of South Australia, the Dog and Cat Management Board and Councils who have implemented similar programs, and present in a report options and costings for consideration by December 2023.	
Due:	December 2023	
28/08/2023	Street Tree Inspections and Pruning Program 2023/24	Mark Purdie
4.1.7	2. Requests the Administration to undertake a review of the service level and service methodology of tree services and pruning services and provide a further report by March 2024; this report to include costs and options of an annual, bi-annual and five yearly program.	
Due:	March 2024	
28/08/2023	Office for Recreation, Sport and Racing – Community Recreation and Sport Facilities Program	Christy Martin
GB5	3. Notes the outcome of these grant funding applications will be provided to Council via a future report.	
Due:	February 2024	

25/09/2023	New Playground and Upgrade to the Existing BMX Track at Diruwa Drive (Future Report titled Passmore Reserve – Renewal Design Options)	Jamie Hosking
4.1.1	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.	
Due:	February 2024	
25/09/2023	Proposed Road Closure - Portion of Glenarborn Court, Para Hills	Emma Robinson
4.1.4	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.	
Due:	December 2023	

4. CONCLUSION

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

ITEM	4.0.2
	URBAN SERVICES COMMITTEE
HEADING	Recommendations of the Asset Management Sub Committee meeting held on Monday 13 November 2023
AUTHOR	Corina Allen, City Infrastructure Administration Coordinator, City Infrastructure
CITY PLAN LINKS	4.2 We deliver quality outcomes that meet the needs of our community
SUMMARY	The minutes and recommendations of the Asset Management Sub Committee meeting held on Monday 13 November 2023 are presented for Urban Services Committee's consideration.

RECOMMENDATIONThat Council:

1. Receives and notes the information contained in the Asset Management Sub Committee Minutes of the meeting held on 13 November 2023 and that the following recommendations contained therein be adopted by Council:

AMSC1 Future Reports for the Asset Management Sub CommitteeThat Council:

1. Notes the report.

AMSC2 Traffic Management Improvements - Settlers Farm PrimaryThat Council:

1. Defers Item AMSC2 Traffic Management Improvements – Settlers Farm Primary (Asset Management Sub Committee Meeting, 13 November 2023) to allow Administration to further investigate options and associated costings specifically to include a formal Kiss and Drop Zone whilst not reducing parking on Barassi Street and report back to the Asset Management Sub Committee in January 2024.
2. Request that Administration consult with the Settlers Farm Primary on the proposed options for a Kiss and Drop Zone.

AMSC3 Infrastructure SA Strategy Discussion PaperThat Council:

1. Notes the Administration's proposed submission to Infrastructure SA on the 20 Year State Infrastructure Strategy Discussion Paper, contained in Attachment 4 (Asset Management Sub-Committee, 13 November 2023, Item No. AMSC3).

2. Notes the CEO joint submission with City of Playford CEO on the SA Water Regulatory Business Plan 2024-2028, contained in Attachment 3 (Asset Management Sub-Committee, 13 November 2023, Item No. AMSC3).

AMSC-MON1 Motion on Notice: Cr P Jensen: Playground at Richardson Reserve, Parafield Gardens

That Council:

1. Requests the Administration to present a report to the January 2024 Asset Management Sub Committee on the scheduled timing and planned extent of play space renewal at Laurence's Green, Parafield Gardens, including indicative costs of the renewal.

AMSC-OB1 SA Water Regulatory Business Plan 2024-2028

That Council:

1. Notes the CEO joint submission with City of Playford CEO on the SA Water Regulatory Business Plan 2024-2028, as contained in Attachment 3 (Asset Management Sub-Committee, 13 November 2023, Item No. AMSC3).
2. Authorises the Chief Executive Officer to write to the Minister for Climate, Environment and Water and provide a copy of our response, highlighting Council's position in relation to the provision of stormwater, water and sewer infrastructure within the City of Salisbury boundaries.

ATTACHMENTS

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

1. Minutes Asset Management Sub Committee - 13 November 2023



**MINUTES OF ASSET MANAGEMENT SUB COMMITTEE MEETING HELD IN THE
LITTLE PARA CONFERENCE ROOMS, SALISBURY COMMUNITY HUB,
34 CHURCH STREET, SALISBURY ON**

13 NOVEMBER 2023

- MEMBERS PRESENT** Mayor G Aldridge (ex officio)
Deputy Mayor, Cr C Buchanan
Cr D Hood
Cr P Jensen
Cr S McKell (Deputy Chairman)
- OBSERVERS** Cr B Brug
- STAFF** Chief Executive Officer, Mr J Harry
General Manager City Infrastructure, Mr J Devine
Deputy Chief Executive Officer, Mr C Mansueto
General Manager Community Development, Mrs A Pokoney Cramey
General Manager City Development, Ms M English
Team Leader Governance, Ms J O'Keefe-Craig
PA to General Manager City Infrastructure, Ms H Prasad
Governance Trainee, Ms M Prasad

The meeting commenced at 7.10pm.

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

APOLOGIES

An apology has been received from Cr A Graham.

LEAVE OF ABSENCE

Nil.

PRESENTATION OF MINUTES

Moved Cr P Jensen
Seconded Cr D Hood

The Minutes of the Asset Management Sub Committee Meeting held on 11 September 2023, be taken as read and confirmed.

CARRIED

REPORTS

AMSC1 Future Reports for the Asset Management Sub Committee

Moved Mayor G Aldridge
Seconded Cr P Jensen

That Council:

1. Notes the report.

CARRIED

AMSC2 Traffic Management Improvements - Settlers Farm Primary

Moved Cr C Buchanan
Seconded Cr P Jensen

That Council:

1. Defers Item AMSC2 Traffic Management Improvements – Settlers Farm Primary (Asset Management Sub Committee Meeting, 13 November 2023) to allow Administration to further investigate options and associated costings specifically to include a formal Kiss and Drop Zone whilst not reducing parking on Barassi Street and report back to the Asset Management Sub Committee in January 2024.
2. Request that Administration consult with the Settlers Farm Primary on the proposed options for a Kiss and Drop Zone.

CARRIED

AMSC3 Infrastructure SA Strategy Discussion Paper

Moved Cr C Buchanan
Seconded Cr P Jensen

That Council:

1. Notes the Administration's proposed submission to Infrastructure SA on the 20 Year State Infrastructure Strategy Discussion Paper, contained in Attachment 4 (Asset Management Sub-Committee, 13 November 2023, Item No. AMSC3).
2. Notes the CEO joint submission with City of Playford CEO on the SA Water Regulatory Business Plan 2024-2028, contained in Attachment 3 (Asset Management Sub-Committee, 13 November 2023, Item No. AMSC3).

CARRIED
Unanimously

MOTIONS ON NOTICE

AMSC-MON1 Motion on Notice: Cr P Jensen: Playground at Richardson Reserve, Parafield Gardens

Moved Cr P Jensen
Seconded Cr D Hood

That Council:

1. Requests the Administration to present a report to the January 2024 Asset Management Sub Committee on the scheduled timing and planned extent of play space renewal at Laurence's Green, Parafield Gardens, including indicative costs of the renewal.

CARRIED
Unanimously

QUESTIONS ON NOTICE

There were no Questions on Notice.

MOTIONS ON NOTICE

There were no Questions on Notice.

OTHER BUSINESS

(Motions without Notice, Questions Without Notice, CEO Updates)

AMSC-OB1 SA Water Regulatory Business Plan 2024-2028

Mayor G Aldridge left the meeting at 7:30 pm and did not return.

Moved Cr C Buchanan

Seconded Cr D Hood

That Council:

1. Notes the CEO joint submission with City of Playford CEO on the SA Water Regulatory Business Plan 2024-2028, as contained in Attachment 3 (Asset Management Sub-Committee, 13 November 2023, Item No. AMSC3).
2. Authorises the Chief Executive Officer to write to the Minister for Climate, Environment and Water and provide a copy of our response, highlighting Council's position in relation to the provision of stormwater, water and sewer infrastructure within the City of Salisbury boundaries.

CARRIED

CLOSE

The meeting closed at 7.34pm.

CHAIRMAN.....

DATE.....

ITEM	4.0.3
	URBAN SERVICES COMMITTEE
HEADING	Recommendations of the Environmental Sustainability and Trees Sub Committee meeting held on Monday 13 November 2023
AUTHOR	Corina Allen, City Infrastructure Administration Coordinator, City Infrastructure
CITY PLAN LINKS	4.2 We deliver quality outcomes that meet the needs of our community
SUMMARY	The minutes and recommendations of the Environmental Sustainability and Trees Sub Committee meeting held on Monday 13 November 2023 are presented for Urban Services Committee's consideration.

RECOMMENDATIONThat Council:

1. Receives and notes the information contained in the Environmental Sustainability and Trees Sub Committee Minutes of the meeting held on 13 November 2023 and that the following recommendations contained therein be adopted by Council:

ESATS1 Future Reports for the Environmental Sustainability and Trees Sub CommitteeThat Council:

1. Notes the report.

ESATS2 Deferred - Tree Removal Requests - Monthly Update for August 2023That Council:

1. Notes the report.
2. Requests Administration write to the applicants who requested the removal of the trees as outlined in paragraphs 3.6, 3.7, 3.8, 3.9, 3.10 and 3.11 of the report (Item ESATS2 – Deferred Tree Removal Requests – Monthly Update for August 2023, Environmental Sustainability and Tree Sub Committee, 13 November 2023) informing them of the Administration's initial assessment and determination to refuse the tree removals and advise them that the Environmental Sustainability and Tree Sub Committee invites them to lodge an appeal.

ESATS3 Tree Removal Requests - Monthly Update for September 2023That Council:

1. Notes the report.

ESATS4 Appeals Report - Tree Removal Requests - Various Locations for September 2023That Council:

1. Notes that the technical tree assessments undertaken for Side of 22 Claxton Way (Shiraz court) Burton, 13 Cordoba Ave Gulfview Heights, 1 x front of 18 Orinoco and 1 x front of 23 Orinoco Street, Paralowie, 7 Birch Ave, Salisbury East, 7 Bearing Road, Salisbury North does not conclude removal be recommended, based solely on the application of Council approved tree removal criteria.
2. Notes that, as part of the appeal process, the refused tree removal requests appealed during the month of September 2023, as outlined in the report (Item ESATS4 Appeals Report – Tree Removal Requests – Monthly Update for September 2023 – Environmental Sustainability and Tree Sub Committee, 13 October 2023), are now presented to the Environmental Sustainability and Trees Sub Committee for consideration and/or recommendation to Council as per the Environmental Sustainability and Trees Sub Committee’s Terms of Reference.

That the Environmental Sustainability and Trees Sub Committee, using its delegated authority under its adopted Terms of Reference:

3. Approves the removal of the one (non-regulated/significant) Eucalyptus leucoxyton tree at Side of 22 Claxton Way (Shiraz Court), Burton and that a replacement tree be planted.
4. Approves the removal the one (non-regulated/significant) Eucalyptus leucoxyton tree at 13 Cordoba Avenue, Gulfview Heights and that a replacement tree be planted.
5. Approves the removal the one (non-regulated/significant) Eucalyptus intertexta tree at #18 Orinoco Street, Paralowie and that a replacement tree be planted.
6. Approves the removal the one (non-regulated/significant) Eucalyptus largiflorens tree at #23 Orinoco Street, Paralowie and that a replacement tree be planted.
7. Refuses the removal the one (non-regulated/significant) Sophora tree at 7 Birch Avenue, Salisbury East.
8. Approves the removal the one (non-regulated/significant) Angophora Costata tree at 7 Bearing Road, Salisbury North and that a replacement tree be planted.

ESATS5 Climate Change Risk Assessment - Initial FindingsThat Council:

1. Notes the report.

ESATS-OB1 Review of Tree Removal Policy

That Council:

1. Requests Administration review the Tree Management Policy and Tree Removal Procedures with a view to amend the removal criteria to include considerations relating to appeals received by residents and/or Elected Members on behalf of residents and the decisions made by the Environmental Sustainability and Tree Sub Committee using delegated authority allowed for under its Terms of Reference and that Administration present a report on the reviewed policy and procedure in January 2024.

ATTACHMENTS

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

1. Minutes Environmental Sustainability and Trees Sub Committee - 13 November 2023



**MINUTES OF ENVIRONMENTAL SUSTAINABILITY AND TREES SUB COMMITTEE
MEETING HELD IN THE LITTLE PARA CONFERENCE ROOMS,
SALISBURY COMMUNITY HUB, 34 CHURCH STREET, SALISBURY ON**

13 NOVEMBER 2023

- MEMBERS PRESENT** Cr L Brug (Chairman)
Mayor G Aldridge (ex officio)
Deputy Mayor, Cr C Buchanan
Cr J Chewparsad
Cr P Jensen (*from 6:59pm*)
Cr S McKell (Deputy Chairman)
Cr S Ouk
- OBSERVERS** Cr B Brug
- STAFF** Chief Executive Officer, Mr J Harry
General Manager City Infrastructure, Mr J Devine
Deputy Chief Executive Officer, Mr C Mansueto
General Manager Community Development, Mrs A Pokoney Cramey
General Manager City Development, Ms M English
Manager Field Services, Mr M Purdie
Manager Infrastructure Design & Delivery, Mr J Collins
Team Leader Parks & Open Space, Mr N John
Team Leader Governance, Ms J O'Keefe-Craig
PA to General Manager City Infrastructure, Ms H Prasad
Governance Trainee, Ms M Prasad

The meeting commenced at 6.36 pm.

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

APOLOGIES

Nil.

LEAVE OF ABSENCE

Nil.

PRESENTATION OF MINUTES

Moved Cr S Ouk
Seconded Mayor G Aldridge

The Minutes of the Environmental Sustainability and Trees Sub Committee Meeting held on 09 October 2023, be taken as read and confirmed.

CARRIED

REPORTS

ESATS1 Future Reports for the Environmental Sustainability and Trees Sub Committee

Moved Cr S McKell
Seconded Cr J Chewparsad

That Council:

1. Notes the report.

CARRIED

ESATS2 Deferred - Tree Removal Requests - Monthly Update for August 2023

Moved Cr C Buchanan
Seconded Cr J Chewparsad

That Council:

1. Notes the report.
2. Requests Administration write to the applicants who requested the removal of the trees as outlined in paragraphs 3.6, 3.7, 3.8, 3.9, 3.10 and 3.11 of the report (Item ESATS2 – Deferred Tree Removal Requests – Monthly Update for August 2023, Environmental Sustainability and Tree Sub Committee, 13 November 2023) informing them of the Administration’s initial assessment and determination to refuse the tree removals and advise them that the Environmental Sustainability and Tree Sub Committee invites them to lodge an appeal.

CARRIED

ESATS3 Tree Removal Requests - Monthly Update for September 2023

Mayor G Aldridge left the meeting at 6:46 pm.

Mayor G Aldridge returned to the meeting at 6:47 pm.

Moved Cr S McKell

Seconded Mayor G Aldridge

That Council:

1. Notes the report.

CARRIED

ESATS4 Appeals Report - Tree Removal Requests - Various Locations for September 2023

Moved Cr C Buchanan

Seconded Cr J Chewparsad

That Council:

1. Notes that the technical tree assessments undertaken for Side of 22 Claxton Way (Shiraz court) Burton, 13 Cordoba Ave Gulfview Heights, 1 x front of 18 Orinoco and 1 x front of 23 Orinoco Street, Paralowie, 7 Birch Ave, Salisbury East, 7 Bearing Road, Salisbury North does not conclude removal be recommended, based solely on the application of Council approved tree removal criteria.
2. Notes that, as part of the appeal process, the refused tree removal requests appealed during the month of September 2023, as outlined in the report (Item ESATS4 Appeals Report – Tree Removal Requests – Monthly Update for September 2023 – Environmental Sustainability and Tree Sub Committee, 13 October 2023), are now presented to the Environmental Sustainability and Trees Sub Committee for consideration and/or recommendation to Council as per the Environmental Sustainability and Trees Sub Committee’s Terms of Reference.

That the Environmental Sustainability and Trees Sub Committee, using its delegated authority under its adopted Terms of Reference:

3. Approves the removal of the one (non-regulated/significant) Eucalyptus leucoxydon tree at Side of 22 Claxton Way (Shiraz Court), Burton and that a replacement tree be planted.
4. Approves the removal the one (non-regulated/significant) Eucalyptus leucoxydon tree at 13 Cordoba Avenue, Gulfview Heights and that a replacement tree be planted.
5. Approves the removal the one (non-regulated/significant) Eucalyptus intertexta tree at #18 Orinoco Street, Paralowie and that a replacement tree be planted.

Minutes - Environmental Sustainability and Trees Sub Committee Meeting - 13 November 2023

6. Approves the removal the one (non-regulated/significant) Eucalyptus largiflorens tree at #23 Orinoco Street, Paralowie and that a replacement tree be planted.
7. Refuses the removal the one (non-regulated/significant) Sophora tree at 7 Birch Avenue, Salisbury East.
8. Approves the removal the one (non-regulated/significant) Angophora Costata tree at 7 Bearing Road, Salisbury North and that a replacement tree be planted.

Cr P Jensen entered the meeting at 6:59 pm.

CARRIED

ESATS5 Climate Change Risk Assessment - Initial Findings

Moved Cr S McKell
 Seconded Mayor G Aldridge

That Council:

1. Notes the report.

CARRIED

MOTIONS ON NOTICE

There were no Motions on Notice

QUESTIONS ON NOTICE

There were no Questions on Notice

OTHER BUSINESS

(Motions without Notice, Questions Without Notice, CEO Updates)

ESATS-OB1 Review of Tree Removal Policy

Moved Cr C Buchanan
 Seconded Cr P Jensen

That Council:

1. Requests Administration review the Tree Management Policy and Tree Removal Procedures with a view to amend the removal criteria to include considerations relating to appeals received by residents and/or Elected Members on behalf of residents and the decisions made by the Environmental Sustainability and Tree Sub Committee using delegated authority allowed for under its Terms of Reference and that Administration present a report on the reviewed policy and procedure in January 2024.

CARRIED

CLOSE

The meeting closed at 7.06 pm.

CHAIRMAN.....

DATE.....

Minutes - Environmental Sustainability and Trees Sub Committee Meeting - 13 November 2023

ITEM	4.1.1
	URBAN SERVICES COMMITTEE
DATE	20 November 2023
HEADING	Capital Works - October 2023
PREV REFS	Urban Services Committee 4.2.2 20/02/2023
AUTHOR	Christy Martin, Team Leader Project Support, City Infrastructure
CITY PLAN LINKS	1.1 Our City is attractive and well maintained 4.2 We deliver quality outcomes that meet the needs of our community 3.3 Our infrastructure supports investment and business activity
SUMMARY	The following monthly status report and requests for amendments are presented to effectively manage the City Infrastructure Capital Works Program.

RECOMMENDATIONThat Council:

1. Approves the program inclusion of the activity net replacement on the totem climbing structure at Bridgestone Reserve, Salisbury South, within PR20018 Playground Service Continuity Program where there is currently sufficient funds available to do so.
2. Approves the program inclusion of RM Williams Drive, Walkley Heights, within the 2023/24 Road Reseal Service Continuity Program where there is currently sufficient funds available to do so.
3. Approves the inclusion of an additional \$600,000 capital allocation as a Non-discretionary 2024/25 Budget Bid for PR27096 Irrigation Controller Renewal Program to cover SAPN upgrades and modifications required to complete the program of works.
4. Approves the inclusion of a 2023/24 Non-discretionary Second Quarter Budget Review Bid of \$50,000 capital funding for PR27050 Mawson Lakes Wall Remediation Works to cover adjacent surface protection and / or remediation due to construction.
5. Approves the inclusion of a 2023/24 Non-discretionary Second Quarter Budget Review Bid to reflect \$350,000 of successful Commonwealth Black Spot Funding for a traffic safety improvement at Beovich Road, Wright Road and Uno Crescent, Valley View, within PR13725 Major Traffic Improvements Service Continuity Program.
6. Approves the inclusion of the intersection upgrade of Happy Homes Drive and Waterloo Corner Road, Salisbury North, within PR13725 Major Traffic Improvements Service Continuity Program, with no impact to the budget, as the priority for 2023/24, noting Edinburgh and Helps Road will be deferred for a future year's consideration.

ATTACHMENTS

There are no attachments to this report.

1. BACKGROUND

1.1 City Infrastructure is responsible for the capital works, associated plant and fleet, building, traffic and civil engineering services, landscape and environmental works. Specifically, these works involve project management, design specification development, construction and recurrent maintenance. Service provision is undertaken by both internal resources and external consultants/contractors. City Infrastructure provides periodic progress reports for these projects.

2. EXTERNAL CONSULTATION / COMMUNICATION

2.1 As part of the management of the City Infrastructure Capital Works Program, updates on the program occurs on a monthly basis via the Urban Services Committee, with highlights included on the City of Salisbury internet site, social media and in the periodic publication Salisbury Aware.

3. DISCUSSION

3.1 The Capital Works Program continues to be progressively delivered with programs in various stages of development and delivery. The Salisbury Aquatic Centre continues to take shape with the outdoor 50m pool shell now poured, the new tennis clubrooms slab poured and framework complete and internally the main pool hall ceiling installed.



3.2 The new playspace at Camelot Drive Reserve, Paralowie, is now well advanced in preparation for completion in November. This brand new playground will have a range of equipment including a play tower, swing set, springer, climbing logs and natural play elements like a log stepper. There will also be a new full concrete hardcourt with netball and basketball rings, plus an outdoor picnic shelter and drinking fountain.



- 3.3 Similarly, the reserve upgrade works at Baltimore Reserve, Parafield Gardens is also scheduled for completion in November. This upgrade includes a multisport court, cricket practice wickets and new car parking facilities.



- 3.4 The construction of a new bus shelter and pad at stop 40 Bridge Road, Para Hills, was recently completed. Further bus stops within the City have commenced bus pad replacements as part of the 2023/24 Bus Shelter and Bus Stop Improvement Program, however currently the lead times for the supply of replacement shelters could delay their installation by in excess of 6 months.



3.5 Program Amendments

3.5.1 Amendment to Program

PR20018 Playground Service Continuity Program

The activity climbing net at Bridgestone Reserve, Salisbury South, has reached the end of its useful and requires prompt replacement in order to provide a safe play element for the community. The totem pole structure does not require replacement, it is only the activity climbing ropes on this structure at an estimated value of \$50k. It is believed that this additional urgent renewal works can occur within the existing budget, noting some components of the program are yet to be awarded. Should there be a future program budget shortage due to this additional scope of works, a further report will be provided.

Recommendation: Approves the program inclusion of the activity net replacement on the totem climbing structure at Bridgestone Reserve, Salisbury South, within PR20018 Playground Service Continuity Program where there is currently sufficient funds available to do so.

Impact: Program inclusion of urgent works

PR12000 Road Reseal Service Continuity Program

Due to a failure in the road at RM Williams Drive, Walkley Heights, works recently occurred to rectify this, however required more than a maintenance patch to resolve. Therefore, approval is being sought for this work to be funded within the Road Reseal Service Continuity Program where sufficient funding is available to do so, but also enables this be reflected within a capital funded program to align with the resulted nature of expenditure.

Recommendation: Approves the program inclusion of RM Williams Drive, Walkley Heights, within the 2023/24 Road Reseal Service Continuity Program where there is currently sufficient funds available to do so.

Impact: Program inclusion of urgent works

3.5.2 Amendment to Budget**PR27096 Irrigation Controller Renewal**

With the phasing out of the 3G network, over the next two years irrigation controllers and associated irrigation controller cabinets within the City will be upgraded and includes transitioning to 5G. With the detail design and documentation, it became apparent that some sites would be subject to also SAPN upgrades and / or modifications. This is estimated to be a further \$600k towards this \$2M renewal program. As the works can't be completed without these SAPN works, a request for additional funding is being sought. With the works scheduled to occur approximately May 2024 to October 2024, across financial years, this additional funding is proposed for inclusion within the 2024/25 Budget Bid as a non-discretionary bid.

Recommendation: Approves the inclusion of an additional \$600,000 capital allocation as a Non-discretionary 2024/25 Budget Bid for PR27096 Irrigation Controller Renewal Program to cover SAPN upgrades and modifications required to complete the program of works.

Impact: Change in program priority due to local flooding inundation, together with budget amendment to deliver the required scope of works

3.5.3 Amendment to Budget

PR27050 Mawson Lakes Wall Remediation Works

As reported in February 2023, Resolution 0111/2023, funding was allocated to undertake lake wall remediation works at Mawson Lakes for Sir Douglas Mawson Lake and Shearwater Lake. With these works moving into construction, it has been identified that an additional \$50k is required to minimise and protect adjacent surfaces and / or remediate. Once the works are required, any remaining funds will be returned.

Recommendation: Approves the inclusion of a 2023/24 Non-discretionary Second Quarter Budget Review Bid of \$50,000 capital funding for PR27050 Mawson Lakes Wall Remediation Works to cover adjacent surface protection and / or remediation due to construction.

Impact: Additional funding to ensure budget is available to protect and remediate site

PR13725 Major Traffic Improvements Service Continuity Program

Notification has just been received that the City of Salisbury were successfully awarded a \$350,000 grant for a 2023/24 Australian Government Black Spot Program for a pedestrian and traffic safety improvement project in the area of Beovich Road, Wright Road and Uno Crescent, Valley View. This will enable a staggered T-Junction treatment and pedestrian crossing and network connections to be completed. This project is 100% grant funded and does not require a contribution from Council. Approval is being sought this period to include a 2023/24 Non-discretionary Second Quarter Budget Review Bid to reflect this new income and scope of work.

The \$450,000 project initially flagged for delivery in 2023/24 within the Major Traffic Improvements Service Continuity Program was intersection modifications at Edinburgh and Helps Road. Approval is requested to alter this priority to Happy Homes Drive and Waterloo Corner Road, Salisbury North. With the impending successful opening of the Salisbury Aquatic Centre and new tourist attracting playground, this intersection is now the priority for 2023/24 in lieu of Edinburgh and Helps Road. Consideration of entering and existing Happy Homes Drive together with pedestrian and cycle paths will be the focus of the new project for 2023/24.

Recommendation: Approves the inclusion of a 2023/24 Non-discretionary Second Quarter Budget Review Bid to reflect \$350,000 of successful Commonwealth Black Spot Funding for a traffic safety improvement at Beovich Road, Wright Road and Uno Crescent, Valley View, within PR13725 Major Traffic Improvements Service Continuity Program.

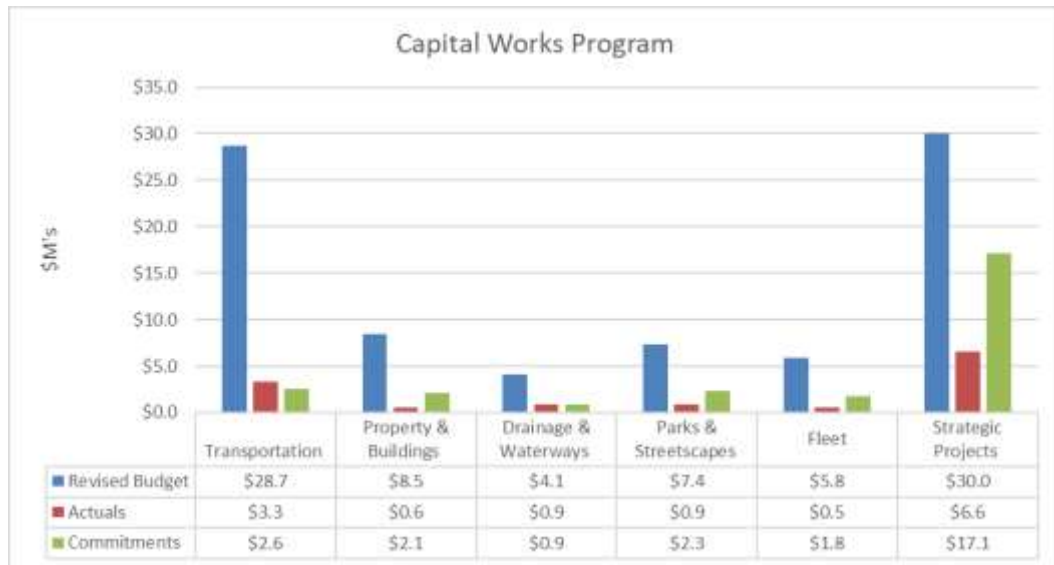
Approves the inclusion of the intersection upgrade of Happy Homes Drive and Waterloo Corner Road, Salisbury North, within PR13725 Major Traffic Improvements Service Continuity Program, with no impact to the budget, as the priority for 2023/24, noting Edinburgh and Helps Road will be deferred for a future year's consideration.

Impact: Reprioritisation of program and additional additional scope due to successful grant funding

4. FINANCIAL OVERVIEW

- 4.1 The City Infrastructure Capital Works Program since last month has increased actual spend from \$7.7M, 12.1%, to \$12.8M, 15.1%, with commitment level remaining similar level of \$26.7M. Together the spend and commitments are 46.8% of the \$84.4M Revised Budget
- 4.2 To note, this report and the below financials excludes Salisbury Water, Information Technology and Strategic Property capital works.
- 4.3 The following table displays the financial status by asset category which are covered within this report:

1.1



5. CONCLUSION

- 5.1 The Capital Works Program continues to be progressively delivered. Noted within this report is the construction progress of the Salisbury Aquatic Centre, Baltimore Reserve Sports Court and Camelot Reserve Playspace. Whilst the construction of the bus stop on Bridge Road, Para Hills, recently reached completion, it is forecast future shelter installations will be delayed in excess of six months due to current manufacturing supply lead times.
- 5.2 Program amendments requested this month are the inclusion of the activity totem pole net replacement at Bridgestone Reserve and RM Williams Drive road reseal works, with both being able to delivered within existing program funds.
- 5.3 The two year Irrigation Controller Renewal Program has progressed through detail design and documentation, and with this has identified that some sites require SAPN upgrades and / or modifications. These unplanned works are estimated to cost \$600,000 and are required in order to achieve the controller renewal works, therefore this provision of funding has been requested this report.
- 5.4 In order to undertake the lake wall remediation works at Mawson Lakes an additional \$50,000 has been requested to assist with covering expenditure associated with protection of adjacent surfaces and / or remediation following construction.

- 5.5 City of Salisbury were recently advised that they had been successfully awarded \$350,000 for a traffic and pedestrian safety improvement project at Beovich Road, Wright Road and Uno Crescent, Valley View, as part of the Commonwealth Government 2023/24 Black Spot Program. Approval has been included this report to include this project and funding within the Major Traffic Improvements Service Continuity Program. Also, as part of this program, it is requested to reprioritise the intersection of Happy Homes Drive and Waterloo Corner Road, Salisbury North, for delivery as part of 2023/24 in lieu of Edinburgh and Helps Road, with the impending successful opening of the Salisbury Aquatic Centre and new playground seeing an increase to traffic, pedestrian and cycle movement. No additional funding is requested for this change.

ITEM	4.1.2
	URBAN SERVICES COMMITTEE
DATE	20 November 2023
HEADING	Ilberry Green - Valley View Tennis Club Lighting and Expansion
AUTHOR	Jamie Hosking, Team Leader Urban Built Assets, City Infrastructure
CITY PLAN LINKS	4.2 We deliver quality outcomes that meet the needs of our community 4.4 We plan effectively to address community needs and identify new opportunities
SUMMARY	This report combines the discussion regarding the renewal of lighting assets at Ilberry Green and the potential options for expansion of the tennis courts.

RECOMMENDATION

That Council:

1. Notes that due to the current condition, expected renewal timeframe, and expected cost of \$1,595,000, an upgrade to the sport lighting for the existing tennis courts at Ilberry Green is not undertaken at this point in time.
2. Notes that if there was an upgrade to the lighting, then the club would incur increased operational costs for energy usage and demand.
3. Notes that the Sports Light Renewal Program will be the subject of a future report to Council in early 2024, that considers the current asset data, level of service and financial forecast options.
4. Approves that over the next five years no further development occurs at Ilberry Green to create additional courts.
5. Notes that two of the existing courts at Ilberry Green are publicly accessible under the current lease arrangement with Valley View Tennis Club.

ATTACHMENTS

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

1. Appendix A - Valley View Tennis Illumination Survey
2. Appendix B - Ilberry Green Expansion Opportunities

1. BACKGROUND

1.1 At its meeting held on Monday, 24 April 2023 it was resolved that Council:

“2. Requests the Administration to report back before the September 2023 Urban Services Committee meeting with the findings and proposed solutions, including costs to upgrade the lighting to allow safe night time operation.”

Resolution Number 0290/2023

- 1.2 At its meeting held on Monday, 24 July 2023, it was resolved that Council:
2. *Requests the Administration to present a report on the above in the next 3 months; including*
 - 2.1 *to assess potential upgrades to the Valley View Tennis Club, including two new courts*
 - 2.2 *to assess the potential for these courts to be open to the public when not in use by the Club For consideration as part of the 24/25 budget process*

Resolution Number 0430/2023

- 1.3 This report deals with both of the above resolutions.

Public access to the courts at Ilberry Green Valley View was considered by Council some years ago, with a Council motion from October 2012, stating:

3.1.3 Valley View Tennis Club - Further Information on Access Arrangements:

1. *The information be received and noted.*
2. *As part of the 2013 renewal of lease, staff undertake discussions with Valley View Tennis Club and ward councillors and consider incorporating the following issues within the lease:*
 - *Access to the courts by members of the public via contact with a club representative (as identified on signage installed at the club);*
 - *Free access provided when members of the club are onsite, subject to a court being available at that time;*
 - *Arrangements for access to the courts when no club representatives are on site to be determined by the club.*

Resolution Number 1258/2012

- 1.4 Furthermore, the agreement within the current lease states:

“3.2 The two courts which are fenced separately and located closer to Snowy Drive must be available for community use and the Club must not deny members of the community the opportunity to freely use these courts, whether or not they are members of the Club.

- 3.3 The Club is to erect and maintain a sign on the courts clearly advising the public how they can be accessed.”*

- 1.5 At its meeting held on Monday, 26 June 2023 it was resolved that Council:

1. *Notes the result of the public consultation.*
2. *Adopts the revised 2023/24 Asset Management Improvement Plan as detailed in table of the report (Item AMSC2 – Strategic Asset Management Plan Update – Asset Management Sub Committee, 13 June 2023) for inclusion in the Strategic Asset Management Plan (SAMP).*

2. EXTERNAL CONSULTATION / COMMUNICATION

2.1 Valley View Tennis Club

3. DISCUSSION

Sport Lighting Renewal

- 3.1 There are 10 light towers around the tennis courts that are used under lease by Valley View Tennis Club.
- 3.2 The current asset data identifies that the lights are in good condition and were installed in 2014.
- 3.3 The quality of light from the existing towers was assessed in September 2022, a contractor was engaged to evaluate the current lighting levels and make recommendations to achieve optimal performance, refer attachment A.
- 3.4 The assessment identified that each court is below the recommended levels, the highest average being 341 Lux and lowest 91 Lux.
- 3.5 To improve the uniformity of the lighting it was recommended that the lights for courts 3 & 4 be adjusted; this was completed as part of the investigation.
- 3.6 A subsequent assessment was undertaken with the contractor to further adjust the lights in consultation with the club.
- 3.7 The lights are not due for renewal for at least 10 years as they are in good condition and operational for the current use.
- 3.8 The PAS identifies that the Australian Standards require a lighting level of 350 Lux for tennis.
- 3.9 Should an upgrade be considered this will require;
 - 3.9.1 New luminaries; existing luminaries are outdated technology, new LED luminaries would be required. These are significantly different in size and weight of the existing luminaries.
 - 3.9.2 New sport light towers; existing towers cannot be used to mount new LED luminaries due to the extra weight, new light towers will be required to be engineered including footings
 - 3.9.3 SAPN augmentation; increasing the Lux to meet the requirements of the PAS is expected to trigger augmentation to the SAPN network which could include new transformer and new service connections. Council would be responsible for the whole of the SAPN augmentation cost.
 - 3.9.4 Existing control infrastructure; an upgrade for the light towers and luminaries would also trigger an upgrade to the main switch board and distribution boards to ensure electrical compliance with upgrade to current standards.
 - 3.9.5 Increased operational cost; a lighting upgrade will incur increased energy usage and demand charges which the club will be responsible for.

3.10 It is expected that the cost to upgrade the sport lighting would be approximately \$1,595,000.

Item	Quantity	Rate	Cost
Electrical design and engineering inc. geotechnical investigation	1	Item	\$45,000
New MSB and DB	1	Item	\$50,000
New light towers, luminaries and caballing	10	Item	\$1,065,000
SAPN augmentation	1	Item	\$350,000
Project management	1	Item	\$35,000
Contingency	1	Item	\$50,000
		TOTAL	\$1,595,000.00



Expansion Opportunities

- 3.11 Investigations into the potential upgrades to the Valley View Tennis Club, including two new courts have been undertaken.
- 3.12 The existing reserve and sporting facility service level is that of “Local”.
- 3.13 The addition of 2 further courts would be considered as new assets, and would require a supported New Initiative Bid (NIB) for consideration within a future budget.
- 3.14 The addition of 2 further courts at this location would increase the sporting facility service level up to District.

- 3.15 Consideration to future potential upgrades have included the current 6 playing courts and the existing fencing offsets.
- 3.16 The existing fencing offsets from the playing areas are:
- 3.16.1 4x Upper Courts (Elizabeth Crescent side)
- 6.6m backstop
 - 2.7m between courts
 - 4.1m side fence
- 3.16.2 2x Lower Courts (Jordan Street/ Snowy Drive side)
- 5.7m backstop
 - 3.8m between courts
 - 3m side fence
- 3.17 Council and Tennis Australia current fencing standards for Tennis courts require:
- 6.4m to back stop
 - 5.66m between each court
 - 3.66m to side fence
- 3.18 Currently there is insufficient space between courts on both areas; and the lower courts have insufficient backstop and side line space.
- 3.19 Car parking is provided on site within two separate areas accessed from Jordan Street and Elizabeth Crescent.
- 3.19.1 5 spaces, including 2 accessible parks are available from Elizabeth Crescent, directly adjacent the existing building; these were re-constructed in 2012.
- 3.19.2 18 spaces are available from Jordan Street; where the asphalt surface, is in moderate condition. Relocation of the existing Jordan Street carpark, has been explored within the concepts noted attached to this report.
- 3.20 The potential inclusion of a further 2 new courts will occupy a sizeable amount of space, thus requiring the existing carpark to be redesigned in a different location within the reserve.
- 3.21 Ilberry Green presently has a large number of mature tall trees, that provide urban green space and greening for the community.
- 3.22 A concept plan has been developed with consideration for the following items as part of initial investigations, refer Appendix B:
- existing trees within the reserve
 - provision of suitable space for future expansion of the playing courts
 - carparking requirements
 - community access to courts
 - ongoing competitive use of courts
 - lighting requirements for tennis
 - visual impacts for neighbouring community
 - earthworks requirements for expanded paying courts
 - fencing methods compatible with competitive and community use of courts

3.2.3 The concept plan includes the following;

- New sports lighting - to current competition standard on western courts
- New Courts to current competition standard
- 2 Eastern courts to be fenced separately from the western
- Develop western 2 courts to be multi-purpose for passive community use; location of basketball backboard can be between tennis courts
- Location permits future renewal of courts to be built to desired standards (expanding area)
- align the northern and southern fence lines to minimise overall impacts to the reserve;
- Earthworks -filling and retaining to match existing terraced levels
- New asphalt and Acrylic playing surface to 4 courts
- New sports court fencing with player and service access gates
- Jordan Street side fence to have an open edge to permit community use
- New Playing nets
- New paving between carpark, and courts
- New stormwater system around courts
- New carpark area with kerbing, stormwater and lighting
- Open Space works and general landscaping to soften visual impacts, and replacement planting of removed trees

3.2.4 Estimated cost to develop as per this plan is \$2.505 million

The estimated costs breakdown is shown in the below table:

Items	Cost
Project Initiation	\$ 60,000
Lighting	\$ 585,000
Hard Court -Outdoor Sporting Surface, incl. fencing and nets and goal posts	\$ 805,000
Stormwater Drainage	\$ 135,000
Car Park	\$ 315,000
Open Space	\$ 90,000
Reserve Development Subtotal	\$ 1,990,000
Design 3%	\$ 59,700
Project Management 3%	\$ 59,700
Contingency 20%	\$ 398,000
Subtotal	\$ 515,000
Total Estimate	\$ 2,505,000

3.2.5 Further investigation is required on the following elements as part of design processes:

- Earthworks
- Retaining walls
- Stormwater management

4. FINANCIAL OVERVIEW

Sport Lighting Renewal

- 4.1 There is no current budget allocation for the renewal of the sports lighting at Ilberry Green. This would be considered in a future renewal program directed through the Asset Management Plan.
- 4.2 The completion of a lighting upgrade would increase operational running costs for the club.
- 4.3 External funding may be available through the Office of Sport Recreation and Racing or Department of Infrastructure and Transport, but this should be considered to align to the planned renewal year to assist with costs for upgrade.
- 4.4 The existing lights have not yet reached the end of useful life replacing them ahead of the planned renewal year would write off the remaining value of the lights and is not considered good asset management practice. Should an upgrade go ahead the new lights will provide a long lived asset that is expected to meet a 60 year design life.

Expansion Opportunities

- 4.5 There is no current budget allocation for the creation of new tennis courts or increased parking. This would represent an increase in level of service at this site.
- 4.6 Upgrade of the existing courts may be considered through the Asset Management Plan at the time of renewal, this is not forecast in the next 4-year program.
- 4.7 External funding may be available through the Office of Sport Recreation and Racing or Department of Infrastructure, this should be considered to align to the planned renewal year to assist with costs for upgrade.
- 4.8 The existing facility has not yet reached the end of useful life renewal ahead of the planned renewal year would write off the remaining value and is not considered good asset management practice. Should an upgrade go ahead a new facility will provide a long-lived asset that is expected to meet the required design life.

5. CONCLUSION

- 5.1 The sports lights that service the tennis courts Ilberry Green are not due for renewal for at least 10 years, based on age and condition.
- 5.2 The costs to complete an upgrade of the sport lights based on the level of service within the PAS and required by Australian Standards are estimated to be \$1,595,000, which is more than 4 times the current budget allocation for the entire sports light program.
- 5.3 Investigations into the potential upgrades to the Valley View Tennis Club, including two new courts have been undertaken.
- 5.4 Consideration to future potential upgrades have included the existing 6 playing courts and the carpark.
- 5.5 Development of upgrades to the Valley View Tennis Club, and two new courts have not been accounted for within the Strategic Asset Management Plan 2023/24 for the coming ten-year period.

ITEM 4.1.2

- 5.6 Expansion for the creation of two new tennis courts is expected to cost in excess of \$2.5m.
- 5.7 General public already have access to the courts at Valley View following a Council resolution in 2013.

Item 4.1.2

VALLEY VIEW TENNIS

ILLUMINATION SURVEY

05 SEPTEMBER 2022

Audit results for 6 x tennis courts.



VALLEY VIEW TENNIS - ARRANGEMENT



Type: Illumination Survey
 Light Meter: Konica Minolta T-30A
 S/N: 34026058/55036003
 Calibration Ref: 16931/1
 Scale: NTS
 Sheet: 2 of 14

Project: **Valley View Tennis**

Date: 05/09/2022
 Project Number: 22-054
 Arrangement: Club Competition Tennis
 Address: 3 Jordan St,
 Valley View,
 SA 5093



E: stanner@sportslightingsa.com.au
 P: 0418 686 663
 W: sportslightingsa.com.au
 A: Unit 39-41 Fullarton Road,
 Kent Town,
 SA 5067

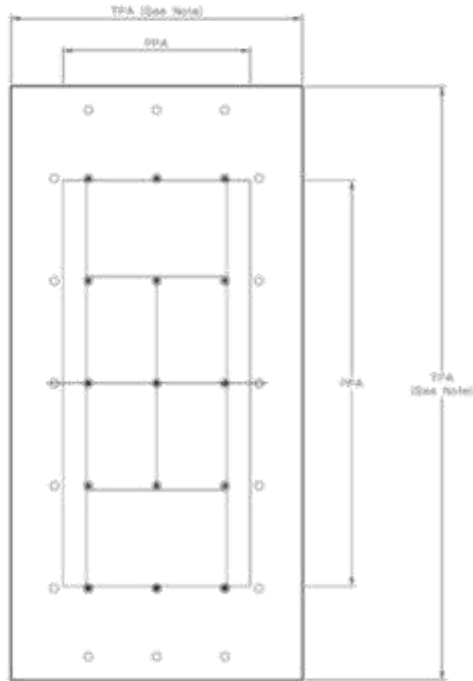
Item 4.1.2 - Appendix A - Valley View Tennis Illumination Survey

VALLEY VIEW TENNIS - STANDARDS

The illuminance reading method employed is per Australian Standard AS2560.2.11-2021 (see below).

Australian Standard AS 2560.2.11-2021 'Lighting for Outdoor Tennis' recommends a minimum service level of:

- Principal Playing Area (PPA) 350 lux @ 0.60 uniformity (U1)
- Total Playing Area (TPA) 250 lux @ 0.40 uniformity (U1)



LEGEND:
 * = Measurement points relevant to PPA (4 m x 6 m grid squares)
 ○ = Measurement points relevant to TPA (mixture of 2 m, 4 m and 6 m grid dimensions)

Level of play	Grid	Average horizontal maintained illuminance (\bar{E}_h)	Minimum horizontal uniformity ^c		Maximum glare rating (GR)	Minimum colour rendering index (R_a)
			(E_{hmin}/\bar{E}_h) (U_1)	(E_{hmin}/E_{hmax}) (U_2)		
Recreational and residential ^a	PPA	250	0.60	0.30	50	65
	TPA	150	0.20	0.10		
Club competition and commercial	PPA	350	0.60	0.40	50	65
	TPA	250	0.30	0.20		
National and international ^b	PPA	750	0.70	0.50	50	65
	TPA	500	0.50	0.30		

* For residential tennis courts used for any form of competition, the LTPs for club competition should be used.
^b These are the minimum levels for International and National level of competition (non-broadcast), higher levels can be recommended, the client should be consulted to ensure the levels are suitable.
^c Lower illuminance levels should not occur around the net area

Type: Illumination Survey Light Meter: Konica Minolta T-30A S/N: 34026058/55036003 Calibration Ref: 16931/1 Scale: NTS Sheet: 3 of 14	Project: Valley View Tennis	Date: 05/09/2022 Project Number: 22-054 Arrangement: Club Competition Tennis Address: 3 Jordan St, Valley View, SA 5093	SPORTSLIGHTING SA	E: stanner@sportslightingsa.com.au P: 0418 686 663 W: sportslightingsa.com.au A: Unit 39-41 Fullarton Road, Kent Town, SA 5067
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Item 4.1.2 - Appendix A - Valley View Tennis Illumination Survey

VALLEY VIEW TENNIS – COURT 1

Results Overview:

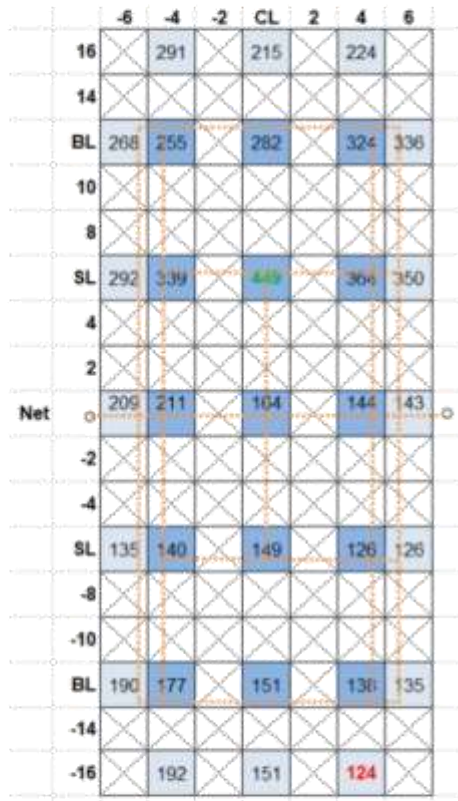


Table 1: Court 1 – Measured Results

Calculation Summary Project: Tennis Results				
Label	Grid	Average Lux	Uniformities	
			U1	U2
Court 1	PPA	228	0.55	0.28
	TPA	219	0.57	0.28

Table 2: AS 2560.2.11-2021 'Lighting for Outdoor Tennis'

Level of play	Grid	Average horizontal maintained illuminance (\bar{E}_h)	Minimum horizontal uniformity ^c	
			(E_{hmin}/\bar{E}_h) (U_1)	(E_{hmin}/E_{hmax}) (U_2)
Recreational and residential ^a	PPA	250	0.60	0.30
	TPA	150	0.20	0.10
* Club competition and commercial	PPA	350	0.60	0.40
	TPA	250	0.30	0.20
National and international ^b	PPA	750	0.70	0.50
	TPA	500	0.50	0.30

Type: Illumination Survey
 Light Meter: Konica Minolta T-10A
 S/N: 34026058/55036003
 Calibration Ref: 16931/1
 Scale: NTS
 Sheet: 4 of 14

Project: **Valley View Tennis**

Date: 05/09/2022
 Project Number: 22-054
 Arrangement: Club Competition Tennis
 Address: 3 Jordan St, Valley View, SA 5093



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 A: Unit 39-41 Fullarton Road, Kent Town, SA 5067

Item 4.1.2 - Appendix A - Valley View Tennis Illumination Survey

VALLEY VIEW TENNIS – COURT 2

Results Overview:

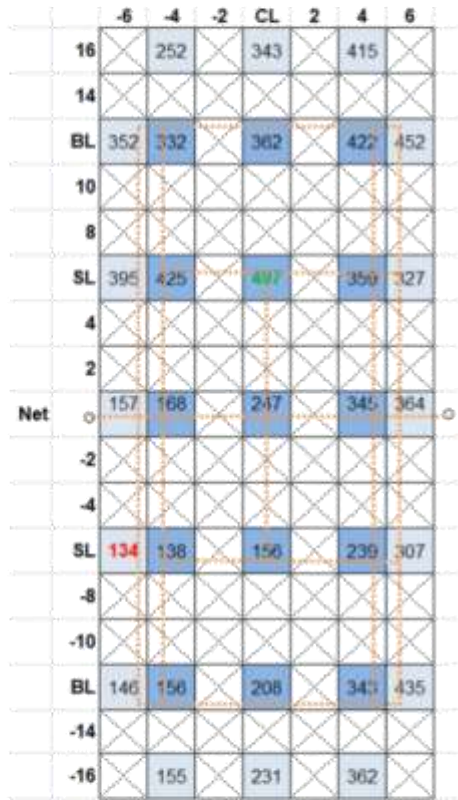


Table 3: Court 2 – Measured Results

Calculation Summary				
Project: Tennis Results				
Label	Grid	Average Lux	Uniformities	
			U1	U2
Court 2	PPA	293	0.47	0.28
	TPA	298	0.45	0.27

Table 4: AS 2560.2.11-2021 'Lighting for Outdoor Tennis'

Level of play	Grid	Average horizontal maintained illuminance (\bar{E}_h)	Minimum horizontal uniformity ^c	
			(E_{hmin}/\bar{E}_h) (U1)	(E_{hmin}/E_{hmax}) (U2)
Recreational and residential ^a	PPA	250	0.60	0.30
	TPA	150	0.20	0.10
* Club competition and commercial	PPA	350	0.60	0.40
	TPA	250	0.30	0.20
National and international ^b	PPA	750	0.70	0.50
	TPA	500	0.50	0.30

Type: Illumination Survey
 Light Meter: Konica Minolta T-10A
 S/N: 34026058/55036003
 Calibration Ref: 16931/1
 Scale: NTS
 Sheet: 5 of 14

Project: **Valley View Tennis**

Date: 05/09/2022
 Project Number: 22-054
 Arrangement: Club Competition Tennis
 Address: 3 Jordan St, Valley View, SA 5093



E: stanner@sportslightingsa.com.au
 P: 0418 686 663
 W: sportslightingsa.com.au
 A: Unit 39-41 Fullarton Road, Kent Town, SA 5067

Item 4.1.2 - Appendix A - Valley View Tennis Illumination Survey

VALLEY VIEW TENNIS – COURT 3

Results Overview:

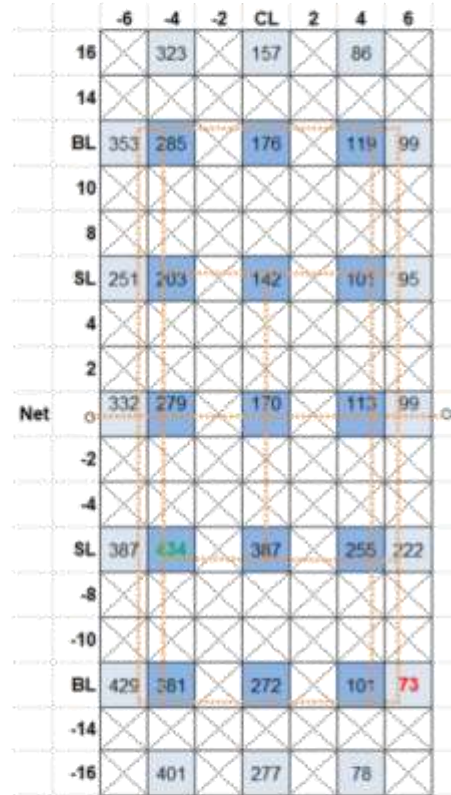


Table 5: Court 3 – Measured Results

Calculation Summary Project: Tennis Results				
Label	Grid	Average Lux	Uniformities	
			U1	U2
Court 3	PPA	228	0.44	0.23
	TPA	228	0.32	0.17

Table 6: AS 2560.2.11-2021 'Lighting for Outdoor Tennis'

Level of play	Grid	Average horizontal maintained illuminance (\bar{E}_h)	Minimum horizontal uniformity ^c	
			(E_{hmin}/\bar{E}_h) (U_1)	(E_{hmin}/E_{hmax}) (U_2)
Recreational and residential ^a	PPA	250	0.60	0.30
	TPA	150	0.20	0.10
* Club competition and commercial	PPA	350	0.60	0.40
	TPA	250	0.30	0.20
National and international ^b	PPA	750	0.70	0.50
	TPA	500	0.50	0.30

Type: Illumination Survey
 Light Meter: Konica Minolta T-30A
 S/N: 34026058/55036003
 Calibration Ref: 16931/1
 Scale: NTS
 Sheet: 6 of 14

Project: **Valley View Tennis**

Date: 05/09/2022
 Project Number: 22-054
 Arrangement: Club Competition Tennis
 Address: 3 Jordan St, Valley View, SA 5093



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 A: Unit 39-41 Fullarton Road, Kent Town, SA 5067

Item 4.1.2 - Appendix A - Valley View Tennis Illumination Survey

VALLEY VIEW TENNIS – COURT 4

Results Overview:

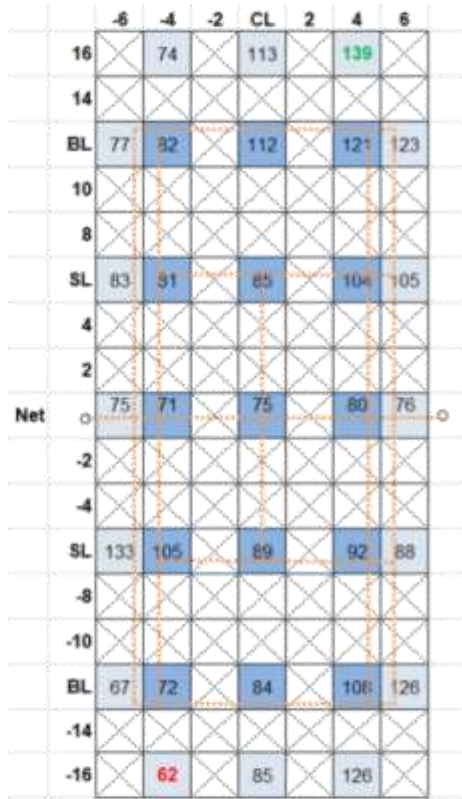


Table 7: Court 4 – Measured Results

Calculation Summary Project: Tennis Results				
Label	Grid	Average Lux	Uniformities	
			U1	U2
Court 4	PPA	91	0.78	0.59
	TPA	94	0.66	0.45

Table 8: AS 2560.2.11-2021 'Lighting for Outdoor Tennis'

Level of play	Grid	Average horizontal maintained illuminance (\bar{E}_h)	Minimum horizontal uniformity ^c	
			(E_{hmin}/\bar{E}_h) (U_1)	(E_{hmin}/E_{hmax}) (U_2)
Recreational and residential ^a	PPA	250	0.60	0.30
	TPA	150	0.20	0.10
* Club competition and commercial	PPA	350	0.60	0.40
	TPA	250	0.30	0.20
National and international ^b	PPA	750	0.70	0.50
	TPA	500	0.50	0.30

Type: Illumination Survey
 Light Meter: Konica Minolta T-10A
 S/N: 34026058/55036003
 Calibration Ref: 16931/1
 Scale: NTS
 Sheet: 7 of 14

Project: **Valley View Tennis**

Date: 05/09/2022
 Project Number: 22-054
 Arrangement: Club Competition Tennis
 Address: 3 Jordan St, Valley View, SA 5093



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Item 4.1.2 - Appendix A - Valley View Tennis Illumination Survey

VALLEY VIEW TENNIS – COURT 5

Results Overview:

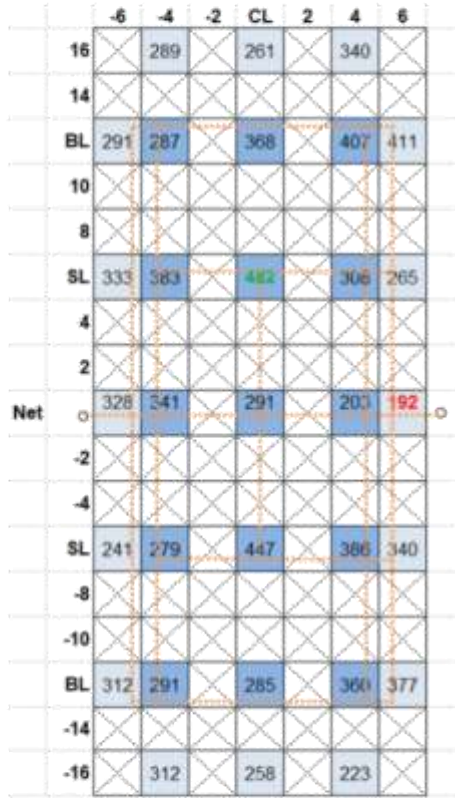


Table 9: Court 5 – Measured Results

Calculation Summary Project: Tennis Results				
Label	Grid	Average Lux	Uniformities	
			U1	U2
Court 5	PPA	341	0.6	0.42
	TPA	319	0.6	0.4

Table 10: AS 2560.2.11-2021 'Lighting for Outdoor Tennis'

Level of play	Grid	Average horizontal maintained illuminance (\bar{E}_h)	Minimum horizontal uniformity ^c	
			(E_{hmin}/\bar{E}_h) (U_1)	(E_{hmin}/E_{hmax}) (U_2)
Recreational and residential ^a	PPA	250	0.60	0.30
	TPA	150	0.20	0.10
* Club competition and commercial	PPA	350	0.60	0.40
	TPA	250	0.30	0.20
National and international ^b	PPA	750	0.70	0.50
	TPA	500	0.50	0.30

Type: Illumination Survey
 Light Meter: Konica Minolta T-10A
 S/N: 34026058/55036003
 Calibration Ref: 16931/1
 Scale: NTS
 Sheet: 8 of 14

Project: **Valley View Tennis**

Date: 05/09/2022
 Project Number: 22-054
 Arrangement: Club Competition Tennis
 Address: 3 Jordan St, Valley View, SA 5093



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Item 4.1.2 - Appendix A - Valley View Tennis Illumination Survey

VALLEY VIEW TENNIS – COURT 6

Results Overview:

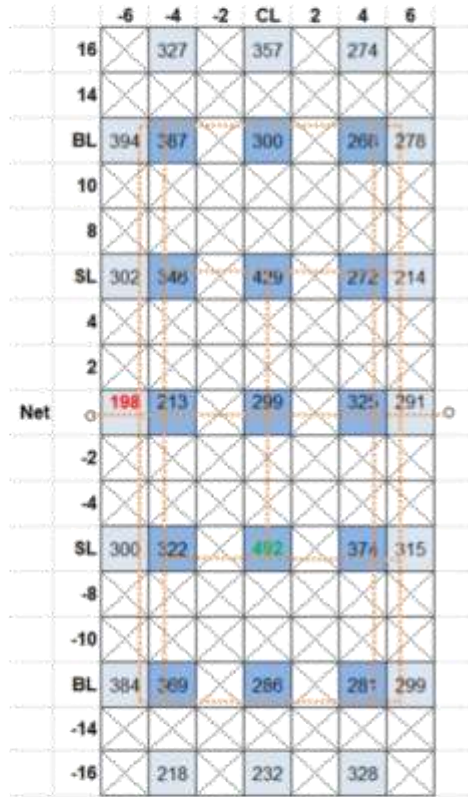


Table 11: Court 6 – Measured Results

Calculation Summary Project: Tennis Results				
Label	Grid	Average Lux	Uniformities	
			U1	U2
Court 6	PPA	331	0.64	0.43
	TPA	312	0.63	0.4

Table 12: AS 2560.2.11-2021 'Lighting for Outdoor Tennis'

Level of play	Grid	Average horizontal maintained illuminance (\bar{E}_h)	Minimum horizontal uniformity ^c	
			(E_{hmin}/\bar{E}_h) (U_1)	(E_{hmin}/E_{hmax}) (U_2)
Recreational and residential ^a	PPA	250	0.60	0.30
	TPA	150	0.20	0.10
* Club competition and commercial	PPA	350	0.60	0.40
	TPA	250	0.30	0.20
National and international ^b	PPA	750	0.70	0.50
	TPA	500	0.50	0.30

Type: Illumination Survey
 Light Meter: Konica Minolta T-10A
 S/N: 34026058/55036003
 Calibration Ref: 16931/1
 Scale: NTS
 Sheet: 9 of 14

Project: **Valley View Tennis**

Date: 05/09/2022
 Project Number: 22-054
 Arrangement: Club Competition Tennis
 Address: 3 Jordan St, Valley View, SA 5093



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Item 4.1.2 - Appendix A - Valley View Tennis Illumination Survey

VALLEY VIEW TENNIS - ALL RESULTS

Calculation Summary				
Project: Tennis Results				
Label	Grid	Average Lux	Uniformities	
			U1	U2
Court 1	PPA	228	0.55	0.28
	TPA	219	0.57	0.28
Court 2	PPA	293	0.47	0.28
	TPA	298	0.45	0.27
Court 3	PPA	228	0.44	0.23
	TPA	228	0.32	0.17
Court 4	PPA	91	0.78	0.59
	TPA	94	0.66	0.45
Court 5	PPA	341	0.6	0.42
	TPA	319	0.6	0.4
Court 6	PPA	331	0.64	0.43
	TPA	312	0.63	0.4

Please note:

These pass/fail results are compared against club competition match standards (PPA = 350 avg. lux / 0.6 U1 / 0.4 U2).

For training and recreational/ residential night use, only courts 5 & 6 pass these standards (PPA = 250 avg. lux / 0.6 U1 / 0.3 U2).

Type: Illumination Survey
 Light Meter: Konica Minolta T-30A
 S/N: 34026058/55036003
 Calibration Ref: 16931/1
 Scale: NTS
 Sheet: 10 of 14

Project: **Valley View Tennis**

Date: 05/09/2022
 Project Number: 22-054
 Arrangement: Club Competition Tennis
 Address: 3 Jordan St, Valley View, SA 5093

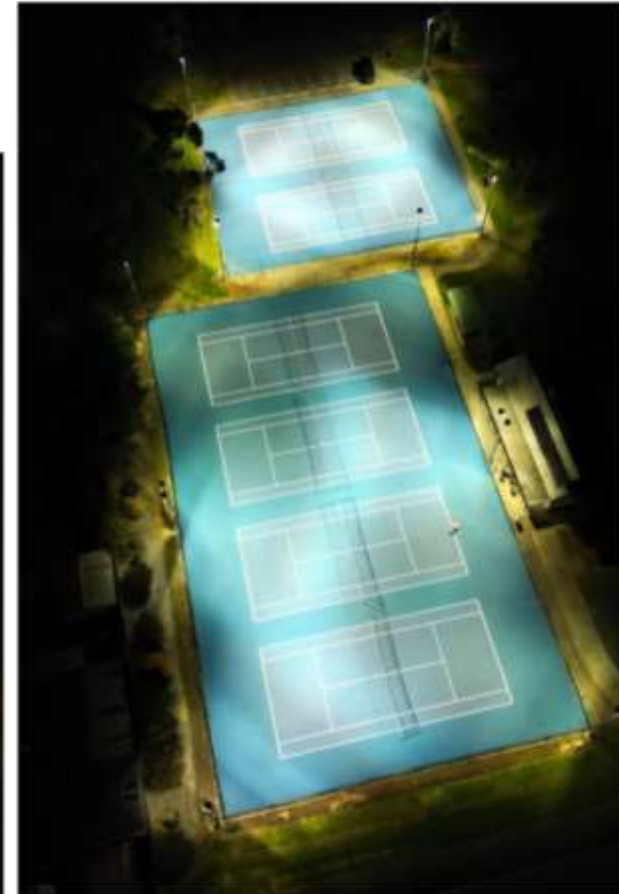
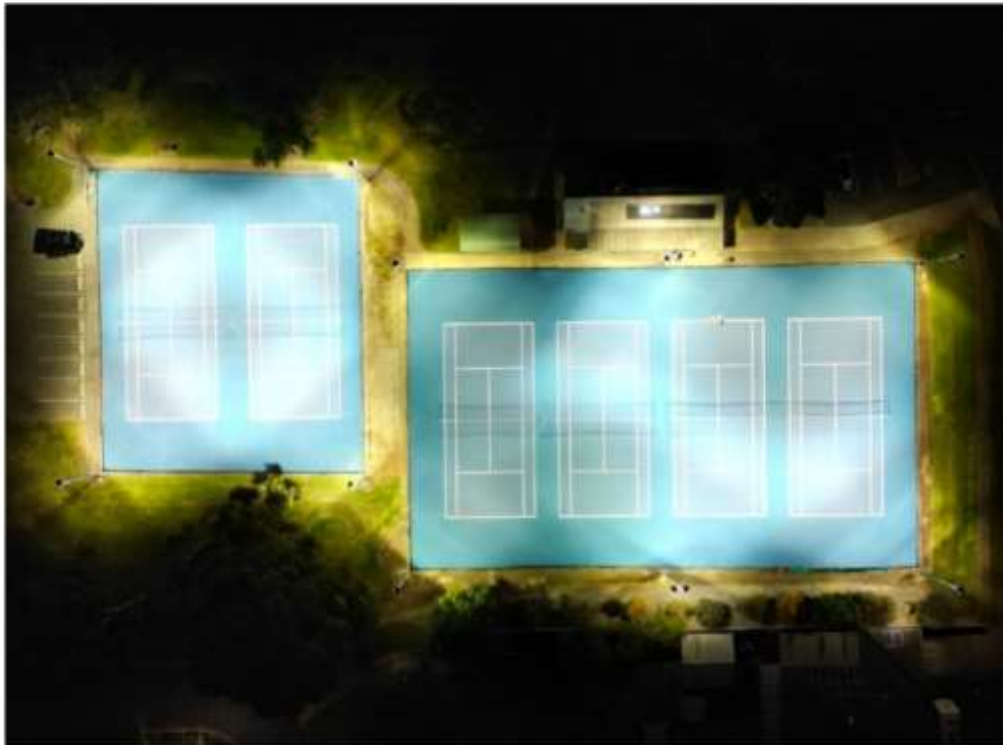


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VALLEY VIEW TENNIS - IMAGES

All following images were captured by a *DJI Mini 3 Pro drone* and are 100% unedited.

Default exposure images:



Type: Illumination Survey
 Light Meter: Konica Minolta T-30A
 S/N: 34026058/55036003
 Calibration Ref: 16931/1
 Scale: NTS
 Sheet: 11 of 14

Project: **Valley View Tennis**

Date: 05/09/2022
 Project Number: 22-054
 Arrangement: Club Competition Tennis
 Address: 3 Jordan St, Valley View, SA 5093

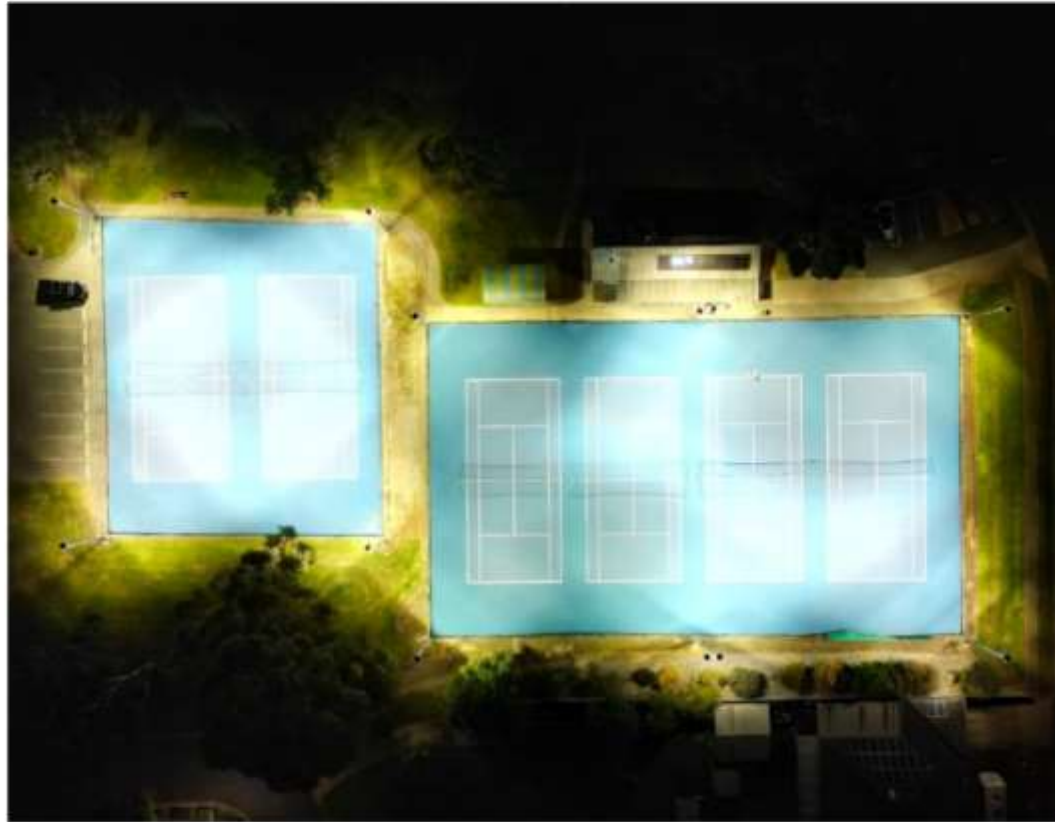


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Item 4.1.2 - Appendix A - Valley View Tennis Illumination Survey

VALLEY VIEW TENNIS - IMAGES

Higher exposed images:



Type: Illumination Survey
 Light Meter: Konica Minolta T-30A
 S/N: 34026058/55036003
 Calibration Ref: 16931/1
 Scale: NTS
 Sheet: 12 of 14

Project: **Valley View Tennis**

Date: 05/09/2022
 Project Number: 22-054
 Arrangement: Club Competition Tennis
 Address: 3 Jordan St,
 Valley View,
 SA 5093

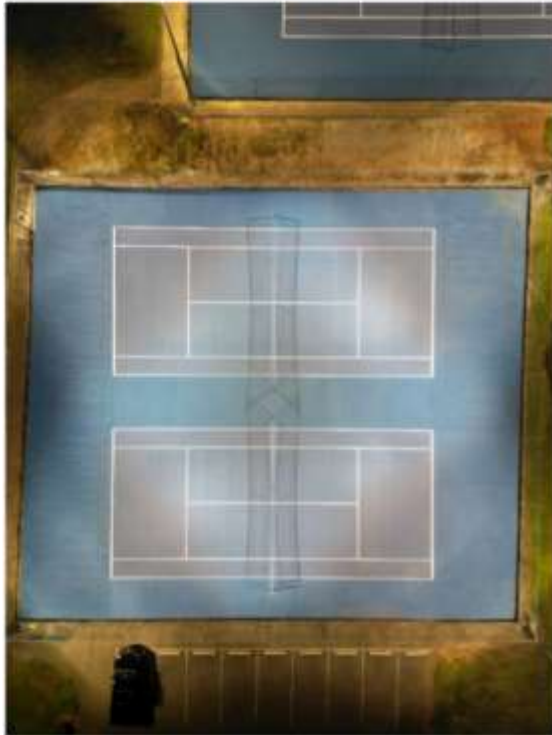


E: stanner@sportslightingsa.com.au
 P: 0418 686 663
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 SA 5067

Item 4.1.2 - Appendix A - Valley View Tennis Illumination Survey

VALLEY VIEW TENNIS - IMAGES

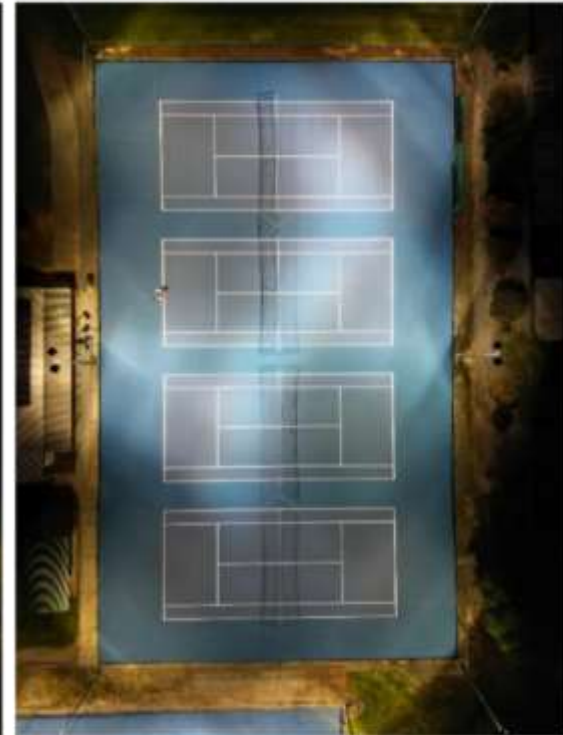
Courts 5 & 6:



All courts:



Courts 1, 2, 3 & 4:



Type: Illumination Survey
 Light Meter: Konica Minolta T-30A
 S/N: 34026058/55036003
 Calibration Ref: 16931/1
 Scale: NTS
 Sheet: 13 of 14

Project: **Valley View Tennis**

Date: 05/09/2022
 Project Number: 22-054
 Arrangement: Club Competition Tennis
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Item 4.1.2 - Appendix A - Valley View Tennis Illumination Survey

VALLEY VIEW TENNIS - IMAGES

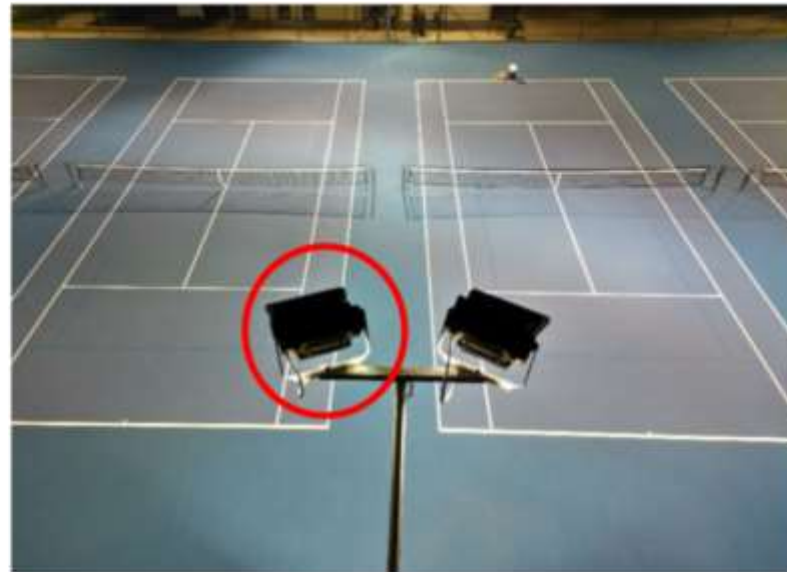
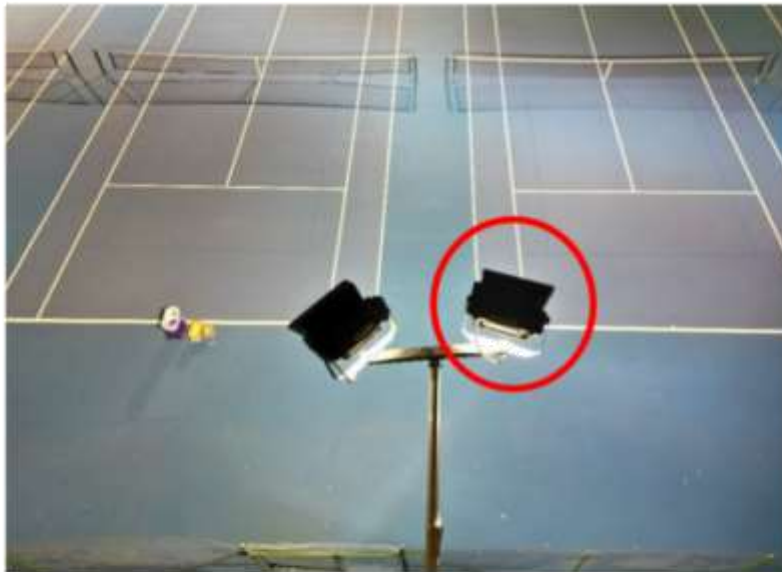
Please note:

In our opinion from on-ground and aerial perspectives, we could see some fittings may no longer be aimed in accordance to the original design.

This we believe may be present on courts 3 & 4, where the light fittings are aimed favourably at court 3 (see images below).

We believe a re-aim and re-lamping of all fittings will maximise the output of existing infrastructure and improve lighting levels short-term. However, this solution may still not achieve club competition lighting levels.

Given the age and nature of this site, council may consider an LED upgrade as the best solution.



Type: Illumination Survey
 Light Meter: Konica Minolta T-30A
 S/N: 34026058/55036003
 Calibration Ref: 16931/1
 Scale: NTS
 Sheet: 14 of 14

Project: **Valley View Tennis**

Date: 05/09/2022
 Project Number: 22-054
 Arrangement: Club Competition Tennis
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Item 4.1.2 - Appendix A - Valley View Tennis Illumination Survey

City of Salisbury Ilberry Green Reserve

At its meeting held on Monday, 24 July 2023, it was resolved that Council:
2. Requests the Administration to present a report on the above in the next 3 months; including
2.1 to assess potential upgrades to the Valley View Tennis Club, including two new courts
2.2 to assess the potential for these courts to be open to the public when not in use by the Club
For consideration as part of the 24/25 budget process
Resolution Number 0430/2023

Valley View Tennis is situated within Ilberry Green Reserve Valley View.
The Tennis Facility currently occupies 0.4Ha (3,975m²) within the Reserve total area of 1.7Ha (17,712m²).

Existing reserve facilities

1. Tennis Clubrooms
2. Local level playspace
3. Outdoor Hard-court (Tennis) -public access via Club contact as per lease agreement
4. Carpark
5. 3v3 Basketball court
6. Park furniture
7. Trees and Landscaping (natural woodland setting)
8. Walking tracks/pathways
9. Irrigated grass (2,200m²)

Existing Service Level is that of Local service level.
The reserve has capacity to operate as a District service level



DRAFT INTERNAL REVIEW ONLY

Item 4.1.2 - Appendix B - Ilberry Green Expansion Opportunities

City of Salisbury Ilberry Green Reserve

The concept plan includes the following:

1. 4 New Courts to current competition standard
 - a) 2 courts to be fenced separately
 - b) 2 courts to be multi-purpose for passive community use; locate basketball backboard/ netball ring can be between tennis courts
- New sports lighting - to current competition standard
- New asphalt and Acrylic playing surface to 4 courts
- New sports court fencing with player and service access gates;
- Jordan Street side fence to have an open edge to permit community use
- New Playing nets
- Align the northern and southern fence lines to minimise overall impacts to the reserve;
2. Location permits future renewal (& expansion) of existing courts to standard
3. Earthworks to match existing lower court levels
4. New paving between carpark, and courts
5. New stormwater system around Courts
6. New carpark area with kerbing, stormwater and lighting
7. Open Space works and general landscaping to soften visual impacts and replacement planting of removed trees



DRAFT INTERNAL REVIEW ONLY

Item 4.1.2 - Appendix B - Ilberry Green Expansion Opportunities

ITEM	4.1.3
	URBAN SERVICES COMMITTEE
DATE	20 November 2023
HEADING	Lindblom Park - New Changeroom Facilities
AUTHOR	Jamie Hosking, Team Leader Urban Built Assets, City Infrastructure
CITY PLAN LINKS	4.2 We deliver quality outcomes that meet the needs of our community 1.2 The health and wellbeing of our community is a priority 1.3 People are valued and they feel safe, included and connected
SUMMARY	To provide an update on the planned new changeroom facilities at Lindblom Park noted within the endorsed master plan.

RECOMMENDATION

That Council:

1. Notes the previous Council decisions regarding the change facilities for the uni-sex change rooms adopted within the Lindblom Park master plan including the grant allocation and funding and that Council reaffirms its commitment to delivering these upgrades.
2. Approves a non discretionary budget bid for 2024/25 to cover the funding gap between the existing budget and that required to deliver the new football/ cricket changerrooms at Lindblom Park following a design and construct procurement program, up to a maximum of \$2.5 million.

ATTACHMENTS

There are no attachments to this report.

1. BACKGROUND

1.1 Lindblom Park Master Plan - Public Consultation Outcomes

That Council:

1. *Notes the feedback from the Lindblom Park Master Plan community consultation as attached to this report (Attachment 1 – Item 4.1.1 – Lindblom Park Master Plan – Public Consultation Outcomes – Urban Services Committee, 17 October 2022); and*
2. *Commits to its previous decision that the feedback received be considered in the final design process for the Lindblom Park Master Plan.*

Resolution Number 1514/2022

- 1.2 Action is required on the following decision from the 23/05/2022 Council Meeting:

Lindblom Reserve Strategic Master Plan Report

That Council:

1. *Endorses Lindblom Reserve Strategic Master Plan Report presented in Appendix A.*
2. *Endorses the preferred Master Plan presented in Appendix B for community consultation.*
3. *Notes the Project Control Group support for the Master Plan and the wider community consultation that will now be undertaken for the development of the site.*
4. *Notes the indicative staging presented within the Master Plan and that a further report will be presented following community consultation that provides further information on staging and funding aligned to planned asset renewal within the various Asset Management Plans and includes opportunities for external funding.*
5. *Notes that the first stage of the Master Plan includes the renewal/upgrade of the sports lighting, new uni-sex change rooms being proposed to be undertaken in 2022/23 subject to funding availability, with storage and canteen and shed areas being further considered.*
6. *Notes the location for the uni-sex change rooms which will be further assessed during detailed design in consultation with the Pooraka Sport and Social Club so as not impact further development on the site or playing surface.*

Resolution Number 1337/2022

- 1.3 New Grant Funding for Infrastructure Projects

That Council:

1. *Notes that information has been sent from the Department for Infrastructure and Transport and the Office for Recreation, Sport and Racing in relation to new grant funding opportunities as a result of the 2022 state election.*
2. *Approves the submission of grant funding applications to the Department for Infrastructure and Transport associated with the 2022 state election to the value of \$2,575,000, with this to be formally included within the 2022/23 Second Quarter Budget Review to reflect the agreed grant value. Page 20 City of Salisbury Council Minutes 27 June 2022*
3. *Approves the submission of grant funding applications to the Office for Recreation, Sport and Racing associated with the 2022 state election to the value of \$2,030,000, with this to be formally included within the 2022/23 Second Quarter Nondiscretionary Budget Review to reflect the agreed grant value.*

4. Approves a 2022/23 Second Quarter Non-discretionary Budget Review Bid of \$1.1M for the delivery of the full range of grant related projects stated in paragraphs 4.2.2 and 4.2.4 of the report (Item 4.1.10 – New Grant Funding for Infrastructure Projects – Urban Services Committee, 20 June 2022).
5. Authorises the Chief Executive Officer to distribute the \$1.1M across the grant related projects stated in paragraphs 4.2.2 and 4.2.4 of the report (Item 4.1.10 – New Grant Funding for Infrastructure Projects – Urban Services Committee, 20 June 2022) with these allocations to be summarised within the following Quarterly Budget Review.
6. Approves that the CEO, or delegate, be authorised to proceed to tender, enter into negotiations, award and deliver the new grant projects subject to Council’s approval of the associated 2022/23 Non-discretionary Second Quarter Budget Review Bids as defined within the report (Item 4.1.10 – New Grant Funding for Infrastructure Projects – Urban Services Committee, 20 June 2022).
7. Notes that any additional costs associated with the \$650,000 grant funding application for Rowe Park Lower, Ingle Farm is not included in the \$1.1M 2022/23 Non-discretionary Second Quarter Budget Review Bids as defined within the report (Item 4.1.10 – New Grant Funding for Infrastructure Projects – Urban Services Committee, 20 June 2022).
8. Notes the \$300,000 grant funding identified by Department for Infrastructure and Transport, to deliver the internal carpark works at Salisbury East High School, will be redirected to Department for Education.

Resolution Number 1375/2022

- 1.4 Item 4.1.10 – New Grant Funding for Infrastructure Projects – Urban Services Committee, 20 June 2022)

Change Facilities, Pooraka Football Club, \$650,000 (ORSR)

Location: Lindblom Park, Quinlivan Road, Pooraka

Considerations: In alignment with the Lindblom Park Master Plan, as present in May 2022, via the Policy and Planning Committee, the construction of a new uni-sex change facility with storage, canteen and shed was supported subject to funding, and community consultation, refer Resolution 1337/2022. This State Government funding would require approximately an additional \$900,000 of Council funding to construct the required facility on Council land (subject to design and tender responses). Noting the renewal to the existing clubrooms owned by the club on non-Council land would then require the Club to fund. The Club have in principle agreed to redirect the \$650,000 grant from renewing their facility into building a new council owned change facility.

It is proposed that the additional \$900,000 required will be sought via a non-discretionary 2022/23 Second Quarter Budget Review Bid.

Recommendation: This initiative is supported in alignment with the Master Plan concept endorsed, May 2022, Resolution 1337/2022, noting an additional \$900,000 capital contribution by Council will be required to complete the project and an estimated \$20,000 per annum operating funding allowance.

2. EXTERNAL CONSULTATION / COMMUNICATION

- 2.1 Pooraka Sports Club
- 2.2 Project Control Group (PCG)
- 2.3 South Australian Cricket Association (SACA)
- 2.4 South Australian National Football League (SANFL)

3. DISCUSSION

- 3.1 The primary works for Stage 1 within the master plan includes the development of 4 uni-sex change rooms to replace the 2 existing change rooms that are no longer fit for purpose.
- 3.2 The Project Control Group endorse that the new building should include;
 - 4 x uni sex change rooms, min 45m²
 - 3 uni sex umpires' rooms
 - Public DDA toilet
 - Storage areas
 - Medical room
 - Canteen area
- 3.3 There are a number of challenges on the site and constraints for the location of the changerooms:
 - 3.3.1 The sporting club and associated land is privately held. This parcel is landlocked and cannot be further developed, the building is ageing and no longer compliant with numerous maintenance issues.
 - 3.3.2 Residential properties; the eastern boundary is shared with residential properties; this limits the location of new buildings and requires a minimum 3m offset.
 - 3.3.3 A significant tree is located close to the proposed development, meaning that any development must protect and retain the tree.
 - 3.3.4 Existing car parking: car parking is limited on the site and there are traffic issues along the main entry point to the existing club.
 - 3.3.5 Location of other elements: several existing structures are required to be retained.
- 3.4 Extensive consultation has occurred with the Pooraka Sports Club and Project Control Group to determine suitable design for the 4 new changerooms.
- 3.5 Consultation has also occurred with SACA and the SANFL, who have both identified Lindblom Park as a priority site within the Adelaide metro area. Both associations have committed to support development on the site, but do not expect to provide a significant financial contribution
- 3.6 Administration met with the Pooraka Sports club, SACA and SANFL to discuss the Lindblom Master Plan on 30 October 2023 to discuss the Lindblom Park Master Plan.

- 3.7 The following are the key points from this meeting:
- 3.7.1 The Pooraka Sports Club require separate club rooms for football, cricket and soccer;
 - 3.7.2 SANFL expect that the minimum size for the proposed change rooms should be no smaller than 45 m²;
 - 3.7.3 SANFL and SACA are unable to contribute funding at this time, funding would be considered through their respective grant programs which will be opened in the next 6 months but will provide letters of support.
 - 3.7.4 Progress for the lighting upgrades are in progress, with the new transformer on order and light selection in progress;
 - 3.7.5 The Pooraka Sports Club agree that the existing plan to split changerooms and toilets adjacent to the existing football clubrooms is acceptable within the current constraints of the site.
 - 3.7.6 Council's available budget to construct the split changerooms is \$1.5 million, of which \$650k was granted by the State government.
 - 3.7.7 Preliminary cost estimates based on 70% design for the full detailed design and construction of the proposed split changerooms is in the order of \$3.5 to \$4 million. These cost estimates have been shared with SANFL, SACA and Pooraka Sports Club.
 - 3.7.8 Additional budget of approximately \$2 million will be required to finance the proposed work.
 - 3.7.9 The Pooraka Sports Club have agreed to pursue opportunities with both State and Commonwealth governments for grant funding for new footy and cricket clubrooms.
- 3.8 Administration will need to commence the procurement process in December 2023 to secure a contractor by early 2024. The full design of the proposed split changerooms will be completed within the 2023-2024 financial year (FY) followed by construction in 2024/25.
- 3.9 It is envisaged that the delivery of the proposed split changerooms will be completed in the 2024-2025 FY.
- 3.10 Administration are unable to proceed to procurement without having a funding commitment to deliver the split changerooms.
- 3.11 Financial Overview Quantity surveyed estimates have been prepared for the new split changerooms. The quantity surveyor estimates that the costs to deliver the 4 split changerooms will be \$3.5M to \$4M inclusive of design, services, project management and construction fees.
- 3.12 The budget shortfall required to deliver the proposed split changerooms is estimated to be \$2.5M. It is envisaged that an additional \$2.5M is required for the 2023-2024 FY.
- 3.13 Council should consider including an additional \$2.5 million for the 2023-2024 FY to deliver the split changerooms.

4. CONCLUSION

- 4.1 Extensive consultation undertaken with key stakeholders has led to a final high-level scope of works relating to the changerooms. SANFL, Pooraka Sports Club and SACA request separate changerooms for each club with a minimum size of 45m².
- 4.2 The estimated cost for the delivery of the proposed split changerooms is \$3.5M, which is \$2.0M more than the current 2023-2024 FY budget allocated to this project.
- 4.3 Administration plans to proceed to tender in December 2023 with a view to award the contract in early 2024 provided Council approves a funding commitment to complete the works.

ITEM	4.1.4
	URBAN SERVICES COMMITTEE
DATE	20 November 2023
HEADING	Revocation of Community Land Classification and Disposal of Cedarwood Avenue Reserve, Salisbury East
AUTHOR	Tim Starr, Team Leader, Property, City Development
CITY PLAN LINKS	1.2 The health and wellbeing of our community is a priority 3.1 Salisbury's businesses are successful and part of our community 4.2 We deliver quality outcomes that meet the needs of our community
SUMMARY	This report considers a request from Estia Investments (Estia) as the owners of the Estia Health Nursing Home located at 7 to 8 Oakmont Court, Salisbury East to purchase a section of adjacent Council owned land known as Cedarwood Avenue Buffer Reserve, Salisbury East.

RECOMMENDATIONThat Council:

1. Approves the proposal to revoke the community land classification of Allotment 410 in Deposited Plan 67910 as described in Certificate of Title Volume 6109 Folio 846 as delineated on the plan contained in Attachment 1 of the report (Item 4.1.4, Revocation of Community Land Classification and Disposal of Cedarwood Avenue Reserve, Salisbury East, Urban Service Committee, 20 November 2023) measuring approximately 11sqm and that a portion of this land measuring approximately 8.96sqm be sold to Estia Investments as the adjoining land owner.
2. Approves the proposal for Revocation of Classification as Community Land report prepared in accordance with Section 194(2)(a) of the *Local Government Act 1999* contained in Attachment 2 of the report (Item 4.1.4, Revocation of Community Land Classification and Disposal of Cedarwood Avenue Reserve, Salisbury East, Urban Service Committee, 20 November 2023).
3. Authorises the Chief Executive Officer or delegate to commence the process of public consultation to revoke the classification of land as community land as identified in Section 1 above and detailed in Attachment 2 of the report (Item 4.1.4, Revocation of Community Land Classification and Disposal of Cedarwood Avenue Reserve, Salisbury East, Urban Service Committee, 20 November 2023) in accordance with Council's Public Consultation Policy and Section 194(2)(b) of the *Local Government Act 1999*.
4. Notes that a further report will be presented to Council for its consideration if any community objections are received as part of the public consultation.
5. Authorises the Chief Executive Officer or delegate to prepare and submit the necessary documentation to the Minister for approval in the event that no community objections are received following the consultation.

6. Approves that upon compliance with all legislative requirements necessary to facilitate the revocation of community land classification of Allotment 410 in Deposited Plan 67910 as described in Certificate of Title Volume 6190 Folio 846 and delineated on the plan contained in Attachment 1 of the report (Item 4.1.4, Revocation of Community Land Classification and Disposal of Cedarwood Avenue Reserve, Salisbury East, Urban Service Committee, 20 November 2023), that 8.96 sqm of this site be sold to Estia Investments for \$5,000 plus GST.
7. Notes that Estia Investments will be responsible for all costs incurred as part of the land sale transaction of approximately 8.96sqm as identified in Section 1 above.

ATTACHMENTS

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

1. Attachment 1 - Overhead of Cedarwood Avenue Reserve
2. Attachment 2 - Section 194 Report Cedarwood Avenue Reserve

1. BACKGROUND

- 1.1 The City of Salisbury was vested Allotment 410 in Deposited Plan 67910 as a result of a Plan of Division. This land measures 11sqm in total being 11cm wide and approximately 112 metres long.
- 1.2 This reserve was created as part of a land division undertaken in 2005 as a buffer reserve to prevent access to the land from a potential future road to be created on land owned by the Commissioner of Highways adjoining Main North Road.
- 1.3 As the Commissioner of Highways divested their interest in the property to the adjoining land owner the construction of the road is no longer proposed.
- 1.4 The buffer reserve no longer serves the purpose for which it was created and is not required given the properties on either side of the Council's buffer reserve are in the same private ownership.

2. EXTERNAL CONSULTATION / COMMUNICATION

- 2.1 URPS
- 2.2 Estia Investments (Estia Health)

3. DISCUSSION

- 3.1 Council have been approached by URPS as representatives of Estia Investments as the owners of the Estia Health Nursing Home located at 7 to 8 Oakmont Court which is the property abutting Cedarwood Avenue Reserve directly to the South.
- 3.2 Having identified the need for more purpose built residential aged care facilities in the area, Estia recently secured a contract over the neighbouring land at 1773 Main North Road, which is the property abutting Cedarwood Avenue Reserve directly to the North.
- 3.3 As the two properties are severed by Cedarwood Avenue Reserve Estia Investments has requested Council consider disposing 8.96sqm of this land to them to amalgamate with their existing allotment.

- 3.4 The request has been considered in line with the requirements of the Unsolicited Proposals Procedure.
- 3.5 Due to the applicant being in a unique position as the adjoining land owner the outcome of the proposal is that they will be able to develop their land cohesively.
- 3.6 The land is of little value to the balance of the community in its current form and it has been determined to proceed with the request.
- 3.7 To facilitate this proposal the Community Land status must be revoked. To revoke the Community Land Classification public consultation will be carried out in accordance with Council's Public Consultation Policy.
- 3.8 A further requirement to revoke the land is the preparation of the Proposal for Revocation of Classification as Community Land Report in accordance with Section 194 of the *Local Government Act 1999*. The report is contained in Attachment 2 - Section 194 Proposal for Revocation of Classification as Community Land Report - Cedarwood Avenue Reserve.
- 3.9 Following the conclusion of these statutory processes and the Minister's approval, Council may then make a formal resolution to revoke the Community Land classification.
- 3.10 In accordance with Council's Public Consultation Policy consultation will consist of a notice appearing in a newspaper circulating within the Council area (the Advertiser), a further notice to appear in the State Government Gazette and a notice to appear on Council's website. Property owners likely to be impacted by the proposal will be sent a letter and the attached Section 194 Report contained in Attachment 2 - Section 194 Proposal for Revocation of Classification as Community Land Report - Cedarwood Avenue Reserve.
- 3.11 It is normal practice, but not legislatively required that a sign be erected on the site to inform the community of the revocation process. Due to the location adjacent to a busy road and the thin nature of the reserve it is proposed that a sign not be erected on site to avoid any distraction to drivers and confusion as to what portion of land is proposed to be revoked.
- 3.12 Written submissions will be invited in relation to the proposal for Council's further consideration. In the event that no objections are received, Council is requested to authorise the Chief Executive Officer or delegate to prepare and submit the necessary documentation to the Minister for approval pursuant to Section 194 of the Act.
- 3.13 A further report would then be presented to notify Council of the Minister's decision.

4. FINANCIAL OVERVIEW

- 4.1 As a result of negotiations with Estia Investments it has been agreed that an amount of \$5,000 plus GST would be paid for the 8.96 square metre portion of land. This offer equates to \$558 per square metre, which is in excess of market value in this area. As a comparison Estia Investments contracted the adjacent site for \$433 per square metre.

- 4.2 Estia Investments as the applicant will be responsible for all costs incurred in the revocation process, land sale transaction and amalgamation of the land into their adjoining allotment.
- 4.3 As per Council's adopted Disposal of Land Policy the net proceeds of the sale are to be transferred to the property disposal reserve and used to repay debt or reduce future loan borrowings.

5. CONCLUSION

- 5.1 This report seeks Council's approval to commence the process to revoke the Community Land Classification of Cedarwood Avenue Buffer Reserve as delineated in Attachment 1 - Overhead Cedarwood Avenue Reserve, and identified as portion of Allotment 410 in Deposited Plan 67910 as described in Certificate of Title Volume 6190 Folio 846.
- 5.2 In the event that no objections are received, Council is requested to authorise the Chief Executive Officer or delegate to prepare and submit all necessary documentation to the Minister for approval pursuant to Section 194 of the *Local Government Act 1999*. Should objections be received a further report will be prepared addressing these concerns and seeking Council's further decision on this matter.
- 5.3 Should the Revocation of Community Land Classification be successful, Council is requested to authorise the Chief Executive Officer or delegate to arrange execution of all necessary documentation to amalgamate this land with the adjoining allotment owned by Estia Investments.

Cedarwood Avenue Reserve



Item 4.1.4 - Attachment 1 - Overhead of Cedarwood Avenue Reserve

PROPOSAL FOR REVOCATION OF CLASSIFICATION AS COMMUNITY LAND

**Cedarwood Avenue Reserve, Salisbury East
Contained in Certificate of Title Volume 6109 Folio 846**

Section 194 Local Government Act 1999

REPORT

1. Reasons for the Proposal.

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

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

The land proposed for disposal is not regarded as usable open space and is within easy walking distance of Agnes Court Reserve and Cobbler Creek Reserve, providing adequate usable public open space for passive recreation purposes.

Lot 410 in Deposited plan 67910 is surplus to Council and community needs and provides no public benefit as functional open space. As this land does not provide a community benefit, the maintenance required to retain this land in Council's ownership is an inefficient use of public assets.

As a result of the above and to achieve the recommended equitable open space distribution and cost for service principles, Council proposes to revoke the community land classification of Lot 410 in Deposited plan 67910, (See plan attached) to sell to Estia Investments as the owners of the allotments either side of the subject land.

2. Statement of any Dedication, Reservation or Trust.

The subject property being Allotment 410 in Deposited Plan 6790 and comprised in Certificate of Title Volume 6109 Folio 846.

The Corporation of the City of Salisbury was vested Lot 410 of Deposited Plan 67910 as reserve in 2005 as a result of a land division from LandSA Pty Ltd and Lifestyle Services (Aust) Pty Ltd.

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

There is no dedication or trust.

3. Purpose of Proposal.

The purpose of the proposal to revoke the community land classification is to dispose of the reserve to Estia Investments, the adjoining owner, to facilitate connection of their existing site and one that they are purchasing.

The sale of any properties under the provisions of Section 194 of the Local Government Act 1999, subject to compliance with all legal requirements thereof, shall, deliver project outcomes detailed in the business case endorsed by Council, with net proceeds transferred to the property disposal reserve, and used to repay debt or reduce future borrowings.

4. Affect of the Proposal.

The subject land serves no useful purpose in terms of recreational open space and considering the availability of larger recreational open space within easy walking distance, for example Agnes Court Reserve and Cobbler Creek Reserve, the removal of Cedarwood Avenue Reserve will not have a detrimental effect on the residents in this locality

5. Owner of the Land

The subject land is owned by the City of Salisbury.

See Map Attached

Cedarwood Avenue Reserve



Item 4.1.4 - Attachment 2 - Section 194 Report Cedarwood Avenue Reserve

ITEM	4.1.5
	URBAN SERVICES COMMITTEE
DATE	20 November 2023
HEADING	Revocation Community Land Classification and Disposal - West Avenue Buffer Reserve, Edinburgh
AUTHOR	Tim Starr, Team Leader, Property, City Development
CITY PLAN LINKS	1.2 The health and wellbeing of our community is a priority 3.1 Salisbury's businesses are successful and part of our community 4.2 We deliver quality outcomes that meet the needs of our community
SUMMARY	This report considers a request from Concrete Estates Pty Ltd to purchase a portion of Council land identified as West Avenue Buffer Reserve, Edinburgh to facilitate future development of their adjoining allotment. As the subject land is classified as community land it is necessary to revoke this classification prior to sale.

RECOMMENDATIONThat Council:

1. Approves the allotment 51 in Deposited Plan 81170 as described in Certificate of Title Volume 6050 Folio 965 and delineated in Attachment 1 of the report (Item 4.1.5, Revocation Community Land Classification and Disposal - West Avenue Buffer Reserve, Edinburgh, Urban Service Committee, 20 November 2023), be declared surplus to Council's requirements.
2. Approves the proposal to revoke the community land classification of Allotment 51 in Deposited Plan 81170 as described in Certificate of Title Volume 6050 Folio 965 as delineated on the attached plan (Attachment 1, Item 4.1.5, Revocation Community Land Classification and Disposal - West Avenue Buffer Reserve, Edinburgh, Urban Services Committee, 20 November 2023) measuring approximately 172sqm and that this land be amalgamated into the adjoining allotment.
3. Approves the Proposal for Revocation of Classification as Community Land report prepared in accordance with Section 194(2)(a) of the *Local Government Act 1999* contained in Attachment 2 of the report (Item 4.1.5, Revocation Community Land Classification and Disposal - West Avenue Buffer Reserve, Edinburgh, Urban Service Committee, 20 November 2023).
4. Authorises the Chief Executive Officer or delegate to commence the process of public consultation to revoke the classification of land as community land as identified in Section 1 above and detailed in Attachment 2 of the report (Item 4.1.5, Revocation Community Land Classification and Disposal - West Avenue Buffer Reserve, Edinburgh, Urban Service Committee, 20 November 2023) in accordance with Council's Public Consultation Policy and Section 194(2)(b) of the *Local Government Act*.

5. Notes that a further report will be presented to Council for its consideration if any community objections are received.
6. Authorises the Chief Executive Officer or delegate to prepare and submit the necessary documentation to the Minister for approval in the event that no objections are received following community consultation.
7. Approves that upon compliance with all legislative requirements necessary to facilitate the revocation of community land classification described in Section 1 above and contained in Attachment 2 of the report (Item 4.1.5, Revocation Community Land Classification and Disposal - West Avenue Buffer Reserve, Edinburgh, Urban Service Committee, 20 November 2023), that 172 square metres be sold to Concrete Estates Pty Ltd for a sale price in accordance with market value to be determined by a licensed valuer engaged by Council.
8. Notes that Concrete Estates Pty Ltd as the applicant will be responsible for all costs incurred as part of the land sale transaction of approximately 172 square metres as identified in Section 1 above.

ATTACHMENTS

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

1. Attachment 1 - Overhead West Avenue Buffer Reserve
2. Attachment 2 - Section 194 Report West Avenue Buffer Reserve

1. BACKGROUND

- 1.1 The City of Salisbury was vested Allotment 51 in Deposited Plan 81170 as a result of a Plan of Division from Trust Co Ltd in 2009. This land measures 172sqm in total being 1 metre wide and approximately 172 metres long.
- 1.2 This reserve was created as part of a land division undertaken in 2009 as a buffer reserve to prevent access to the land from West Avenue. The information as to why this was originally required is quite limited consisting of a hand written note on a plan.
- 1.3 Further consultation was undertaken in relation to the proposal with a memo being distributed to relevant Council Administration. There were no objections however further discussions were undertaken with Administration in Council's Planning and Traffic Management teams who reviewed the proposal and could not justify the future requirement. Separately Cirqa Traffic consultants and MFY Traffic consultants who are advocating for the applicant questioned the need for the prevention of access and egress to this site from West Avenue.

2. EXTERNAL CONSULTATION / COMMUNICATION

- 2.1 Future Urban
- 2.2 Opteon Property
- 2.3 Cirqa Traffic Management
- 2.4 MFY Traffic Management

3. DISCUSSION

- 3.1 Council has been approached by Future Urban who represent the owners, Concrete Estates Pty Ltd, of 1 Essington Drive, Edinburgh which is the property directly abutting West Avenue Buffer Reserve, Edinburgh.
- 3.2 Concrete Estates Pty Ltd has secured a lease with Metroll to construct a new sheet metal manufacturing facility on this site. As the buffer reserve prevents access to this site directly from West Avenue, Council has received a request from Concrete Estates to purchase the buffer reserve to amalgamate with their existing allotment. This would facilitate orderly access and egress from the proposed manufacturing facility.
- 3.3 It has been agreed that the applicant is responsible for all costs and will pay market value for the land as determined by an independent licensed valuer appointed by Council.
- 3.4 The request has been considered in line with the requirements of the Unsolicited Proposals Procedure.
- 3.5 Due to the applicant being in a unique position as the adjoining land owner, the outcome of the proposal is that they will be able to develop their land cohesively and will provide future employment opportunities.
- 3.6 The land is of little value to the community in its current form and it has been determined to proceed with the request.
- 3.7 To facilitate this proposal the Community Land status must be revoked. To revoke the Community Land Classification public consultation will be carried out in accordance with Council's Public Consultation Policy.
- 3.8 A further requirement is the preparation of the report in accordance with Section 194 of the *Local Government Act 1999* as provided in Attachment 2 Section 194 Proposal for Revocation of Classification as Community Land Report - West Avenue Buffer Reserve for the purpose of the Public Consultation and submission to the Minister for approval.
- 3.9 Following the conclusion of these statutory processes and the Minister's approval, Council may then make a formal resolution to revoke the Community Land classification.
- 3.10 In accordance with Council's Public Consultation Policy, consultation will consist of a notice appearing in a newspaper circulating within the Council area (the Advertiser). Further, a notice will appear in the State Government Gazette and on Council's website, and letters and the attached Section 194 Report will be posted to property owners likely to be impacted by the proposal.
- 3.11 It is normal practice, but not legislatively required that a sign be erected on the site to inform the community of the revocation process. Due to the location adjacent to a busy road and the thin nature of the reserve it is proposed that a sign not be erected on site to avoid any distraction to drivers and confusion as to what portion of land is proposed to be revoked. Financial Overview
- 3.12 As a result of negotiations, it has been agreed that the land will be valued by an independent valuer appointed by Council and that the market value amount will be the consideration payable.

- 3.13 Concrete Estates Pty Ltd as the applicant will be responsible for all costs incurred in relation to the revocation and amalgamation of this parcel into their adjoining allotment.
- 3.14 As per Council's adopted Disposal of Land Policy the net proceeds of the sale are to be transferred to the property disposal reserve, and used to repay debt or reduce future loan borrowings.

4. CONCLUSION

- 4.1 This report seeks Council's approval to commence the process to revoke the Community Land Classification of West Avenue Buffer Reserve, Edinburgh as delineated on Attachment 1 - Overhead of West Avenue Buffer Reserve as Allotment 51 in Deposited Plan 81170 as described in Certificate of Title Volume 6050 Folio 965.
- 4.2 In the event that no objections are received, Council is requested to authorise Administration to prepare and submit all necessary documentation to the Minister for approval pursuant to Section 194 of the *Local Government Act 1999*.
- 4.3 Should objections be received a further report will be prepared addressing these concerns to seek Council's further decision on the matter.
- 4.4 Should the Revocation of Community Land Classification be successful it is recommended that Council authorises the Chief Executive Officer or delegate to arrange execution of all necessary documentation to sell and amalgamate this land with the adjoining allotment owned by Concrete Estates Pty Ltd.

West Avenue Buffer Reserve



Item 4.1.5 - Attachment 1 - Overhead West Avenue Buffer Reserve

PROPOSAL FOR REVOCATION OF CLASSIFICATION AS COMMUNITY LAND

**West Avenue Buffer Reserve, West Avenue Edinburgh
Contained in Certificate of Title Volume 6050 Folio 965**

Section 194 Local Government Act 1999

REPORT

1. Reasons for the Proposal.

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

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

The land proposed for disposal is not regarded as usable open space and is a buffer reserve within an Urban Employment Zone originally designed to prevent access into the adjoining land. As a result of consultation with administration from the Planning and Traffic divisions of Council it has been determined that this is no longer required.

Lot 51 in Deposited plan 81170 is surplus to Council and community needs and provides no public benefit as functional open space. As this land does not provide a community benefit, the maintenance required to retain this land in Council's ownership is an inefficient use of public assets.

As a result of the above and to achieve the recommended equitable open space distribution and cost for service principles, Council proposes to revoke the community land classification of Lot 51 in Deposited plan 81170, (See plan attached) to sell to Concrete Estates Pty Ltd the owners of Lot 2 Essington Drive, Edinburgh, the adjoining allotment.

2. Statement of any Dedication, Reservation or Trust.

The subject property being Allotment 51 in Deposited Plan 81170 and comprised in Certificate of Title Volume 6050 Folio 965.

The Corporation of the City of Salisbury was vested Lot 51 of Deposited Plan 81170 as a reserve in 2009 from Trust Co Ltd.

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

There is no dedication or trust.

3. Purpose of Proposal.

The purpose of the proposal to revoke the community land classification is to dispose of the reserve to Concrete Estates Pty Ltd, the adjoining owner, to facilitate construction of a manufacturing facility for a sheet metal company.

The sale of any properties under the provisions of Section 194 of the Local Government Act 1999, subject to compliance with all legal requirements thereof, shall, deliver project outcomes detailed in the business case endorsed by Council, with net proceeds transferred to the property disposal reserve, and used to repay debt or reduce future borrowings.

4. Affect of the Proposal.

The subject land serves no useful purpose in terms of recreational open space and was originally designated as a buffer reserve to prevent traffic entering from West Avenue. As a result of consultation with administration from the Planning and Traffic divisions of Council it has been determined that this is no longer required and the land may be disposed of.

5. Owner of the Land

The subject land is owned by the City of Salisbury.

See Map Attached

West Avenue Buffer Reserve



Item 4.1.5 - Attachment 2 - Section 194 Report West Avenue Buffer Reserve

ITEM	4.2.1
	URBAN SERVICES COMMITTEE
DATE	20 November 2023
HEADING	Community engagement in Environmental activities (report on environmental events/ activities which have engaged the community)
AUTHOR	Tamika Cook, Landscape Systems Officer, City Infrastructure
CITY PLAN LINKS	2.1 Salisbury has a balance of green spaces and natural environments that support biodiversity 2.3 Our community, environment and infrastructure are adaptive to a changing climate
SUMMARY	There have been many opportunities in 2023 to maintain partnerships as well as form new partnerships with the community, from schools to community centres to community groups as well as State Government agencies. These partnerships will be further strengthened in 2024 which will help embed sustainability principles into learning and management practices whilst supporting Council’s environmental and sustainability priorities.

RECOMMENDATION

That Council:

1. Notes the report

ATTACHMENTS

There are no attachments to this report.

1. BACKGROUND

- 1.1 At its meeting held on Monday 28 June 2021, Council resolved that;

“The Natural Assets Team will continue to provide a half yearly update to the Urban Services Committee, informing Council of the sustainability education programs being undertaken throughout the City as well as any events being held, where possible three months in advance.”

Resolution Number 0001/2021

2. EXTERNAL CONSULTATION / COMMUNICATION

- 2.1 Green Adelaide – Nature Education Staff

3. DISCUSSION

- 3.1 This report presents an update on the programs, activities and events that are in place and have taken place over the recent planting season with local schools and the broader community.
- 3.2 Council continued offering donations of 50 free native plants to education sites (paid for by Council).
- 3.2.1 Vouchers were issued to 42 education sites, however only 37 vouchers were redeemed, by the following sites;
- Beafield Education Centre (Para Hills West)
 - Brightside Early Learning Centre (Paralowie)
 - Burton Primary School
 - Curiosity Early Learning Good Shepherd Lutheran School Para Vista
 - Goodstart Early Learning – Elder Drive (Mawson Lakes)
 - Goodstart Early Learning Burton
 - Goodstart Early Learning Parafield Gardens
 - Gulfview Heights Primary School
 - Ingle Farm Children’s Centre
 - Ingle Farm East Primary School
 - Ingle Farm Primary School
 - Keller Road Primary School (Salisbury East)
 - Kesters Road Community Child Care Centre (Para Hills West)
 - Lake Windemere B-6 School (Salisbury North)
 - Liberman Kindergarten (Para Hills)
 - Madison Park School (Salisbury East)
 - Mawson Lakes Preschool
 - Mawson Lakes School
 - North Ingle School and Preschool
 - Para Hills High School
 - Para Hills West Primary School
 - Parafield Gardens Primary School
 - Paralowie R-12
 - Pooraka Primary School
 - Riverdale Primary School (Salisbury Downs)
 - Salisbury Downs Preschool Centre
 - Salisbury Downs Primary School
 - Salisbury Heights Primary School
 - Salisbury High School
 - Salisbury North Primary School
 - Seeds Montessori (Mawson Lakes)
 - Settlers Farm Campus R-6 (Paralowie)
 - St Augustine’s Parish School
 - Tyndale Christian School
 - Valley View Secondary School
 - Yawarra Children’s Service – Pooraka Community Early Education and Care
 - Youth Education Centre (Cavan)

- 3.2.2 Vouchers were made available from Tuesday 16th May 2023 to coincide with the 2023 planting season. Sites had until Saturday 28th October 2023 to redeem their vouchers.
- 3.3 The ‘Nurturing Nature’ subsidised plant voucher initiative continued for its sixth year running. Giving residents the opportunity to purchase 10 native plants for \$10 at Provenance Indigenous Plants in Salisbury Park. There were 300 plant vouchers on offer which sold out in June. Residents had until Saturday 28th October 2023 to redeem their vouchers, however only 205 vouchers were redeemed.
- 3.4 Council also continues the work associated with the ‘Little Para Native Forest’ project; most recently funded under the Green Adelaide: Greener Neighbourhoods grant funding program. This project saw several opportunities for school and community engagement.
- 3.4.1 Across the Summer of 2022 and 2023, Council held, in partnership with Provenance Indigenous Plants, community plant propagation workshops where 22 people attended across these five workshops. These propagation workshops allowed community members to get involved by helping to grow the plants for this project as well as providing an opportunity to learn new skills in relation to plant propagation.
- 3.4.2 As the workshops were designed for a small number of participants, it allowed for an interactive, hands on experiences for participants to ask any questions/advice about plant propagation, and learn about native plants and the Nursery industry. Council are looking to continue to partner with Green Adelaide to host further propagation workshops in Summer 2024 with Green Adelaide registered environmental volunteer groups.
- 3.4.3 Across the 2022 and 2023 planting season, Council also held five community planting events which saw just over 250 people attend and plant approximately 7,200 plants across these five events along the Little Para.
- 3.4.4 There were also two school planting events held in 2023; one in May with The Pines School (Parafield Gardens) who buddied up with students from Salisbury High School, and in June with Riverdale Primary School (Salisbury Downs). Across these two school planting events, just under 110 students attended.
- 3.4.5 Council received great feedback from the schools including Salisbury High School who said “the students reflected on the bus on the way back to school how it was good to be able to do something for the greater good” and Riverdale Primary School who said “witnessing the students’ diligent efforts and their connection to the local environment was truly remarkable. They actively engaged in this meaningful and sustainable endeavour, leaving a positive long lasting impact on their surroundings.”.

- 3.4.6 All events were very well received by the local community who enjoyed giving back to their local community and the local environment. It has also been great to see such a diverse group of community members attend these events over the last 18 months including young people, local church groups, local Scouts groups, local residents as well as those who live outside of the City of Salisbury but have a keen interest in environmental initiatives.
- 3.4.7 Overall, staff have observed a decline in community participation in 2023 and in speaking to the wider network of staff from other local government organisations, as well as Green Adelaide staff, this observation is consistent across the board.
- 3.5 In addition to the community planting events held as part of the Little Para Native Forest grant funded project, Council also supported the Friends of Pledger Wetlands with a community planting event on Sunday 28th May 2023. This event saw the finalisation of the revegetation project at Pledger Wetlands, Mawson Lakes, funded by the Department of Infrastructure and Transport (through MP Michael Brown).
- 3.6 Staff supported the Friends of Dry Creek Trail with a number of events throughout 2023 including Clean Up Australia Day and two community planting events through plant donations, tree guards and stakes, litter collection, tools and mulch.
- 3.7 Staff facilitated a small schools National Tree Day planting activity with students from Para Hills Primary School with support from Green Adelaide Education and Para Hills Community Hub on Tuesday 1st August 2023.
- 3.8 As highlighted in the last report, the Streetscape & Open Space Assets Team had sent out a survey to all education facilities within the City of Salisbury to understand their current green waste practices and determine how Council can better service their needs in regards to green waste. Emails and a survey link were sent to 78 education sites, with 26 of those responding.
- 3.9 The results highlighted that the majority of sites already had a system(s) in place for the disposal of green waste and food waste ranging from kerbside green waste bins to worm farms and composting. Education sites were asked if they could utilise benchtop kitchen caddies to further assist with the recycling of food waste and from this, approximately 300 kitchen caddies have been distributed to sites.
- 3.10 The Green Adelaide Education Team (working across the Northern Adelaide region) hosted by the City of Salisbury have the following updates and highlights to provide from 2023;
- 3.10.1 There are 20 Sustainable School sites registered in the City of Salisbury which the education team supports across schools, preschools and the local community to develop the values, skills and knowledge to take action towards sustainability. The sites within the City of Salisbury include;
- Paralowie R-12
 - Salisbury Park Primary School
 - Pooraka Community Early Education and Care
 - Riverdale Primary School (Salisbury Downs)

- Parafield Gardens Children’s Centre
 - Karrendi Primary School (Parafield Gardens)
 - Parafield Gardens Primary School
 - Valley View Secondary School
 - Salisbury High School
 - Curiosity Early Learning Centre (Good Shepherd Lutheran – Para Vista)
 - Seeds Montessori (Mawson Lakes)
 - Brightside Early Learning Centre (Paralowie)
 - Burton Primary School
 - Salisbury Downs Primary School
 - Mawson Lakes School
 - Kesters Community Early Education and Care (Para Hills West)
 - Goodstart Early Learning Parafield Gardens
 - Edge Early Learning Brahma Lodge
 - Endeavour College (Mawson Lakes)
 - Riverview Preschool Centre (Salisbury Downs)
- 3.10.2 Climate Ready Schools is another program facilitated by the Green Adelaide education team, to teach about climate change and challenge students to investigate local climate mitigation and adaptation actions. The two schools within the City of Salisbury that participated in Climate Ready Schools for 2023 were Burton Primary School and Endeavour College. In collaboration with the Coordinator Strategic Sustainability, links were formed between Climate Ready Schools and Council’s Sustainability Strategy. Local opportunities for climate change mitigation and adaptation action were presented to 110 year 7 students and 8 staff at Endeavour College.
- 3.10.3 6 students from within the City of Salisbury participated in the state wide Youth Environmental Council and were supported to take action on a local environmental issue of their choice. The Youth Environment Council (YEC) of South Australia provides young people with a voice in key environmental issues facing South Australia, and gives them opportunities to take action to achieve a more environmentally sustainable future for SA. Members learn and share ideas about sustainability, take part in online and face to face forums (including a leadership camp), and receive support to run their own environmental projects at school or in their local community.
- 3.10.4 Green Adelaide facilitated an internal staff plant swap and waste education event in collaboration with the Streetscape & Open Space Assets Team. 25 staff attended and received Green Adelaide gardening resources, swapped over 50 plants and participated in interactive waste education activities.

- 3.10.5 Green Adelaide Education and the City of Salisbury's Community Capacity and Learning Division collaborated to design a six week Game Jam course for young people aged 8 to 14. Participants were challenged to make video games based on three nature themed scenarios created by the Green Adelaide Education team these being; clean up the Little Para River, grow your own food, and create habitat for butterflies and birds. Eight people engaged in this course and demonstrated their ability to code games based on these nature scenarios.
- 3.10.6 The Green Adelaide Education Team has formed a strong partnership with Salisbury Water to showcase sustainability initiatives at Greenfields Wetland to schools which has included presentations, provision of resources for self-guided tours, guided tours and water quality testing activities.
- 3.10.7 Green Adelaide's Grassroots Grants programs allocates \$1 million annually for projects to improve the environment. Green Adelaide Education Officers have supported grant applications and provided ongoing project support to Parafield Gardens Primary School, Karrendi Primary School, Paralowie R-12 School, Burton Primary School, Brightside Early Learning Centre (Paralowie) and Salisbury East High School.
- 3.10.8 Our Big Backyard (OBBY) is a Green Adelaide community project that aims to connect people with nature in their local area and in turn further connect them to each other and their community. There are four OBBY projects across Adelaide and the Little Para River was identified in 2022 as the next project location. The OBBY project is being delivered by a project team of local education and community development minded people including Riverdale Primary School, Salisbury Downs Primary School, Riverview Preschool, Communities for Children Salisbury, Morella Community Centre and the City of Salisbury. The project is set to be launched in early 2024 with the project team currently working on resources and activities.
- 3.10.9 Grow It Local is a national program supporting people to grow, share and eat more locally grown foods. The program is accessed through an online platform with access to live and recorded workshops, an online market place to connect, share and trade from other local growers, as well as a seed service where new growers can grow along with step by step advice.
- 3.10.10 During the spring seed service promotion period, Council filled the 50 free seed spots in 10 days and between 1st and 16th October, 143 people signed up to Grow It Local, taking the Salisbury Grow It Local community to 503 people. This program is run within the City of Salisbury, with assistance from the Community Development team.

- 3.11 Financial Overview The cost for the ‘Nurturing Nature’ subsidised plant vouchers is \$27.50 (including GST) per voucher for 10 tubestock plants. As residents pay \$10 for their voucher, Council are subsidising the remaining \$17.50 per voucher. As there are 300 vouchers on offer, the total cost to Council is \$5,250 should all the vouchers be redeemed. In 2023, all 300 vouchers were sold, however only 205 residents redeemed their vouchers so this was a cost to Council of \$587.50 (taking into account sales were \$3,000 for 300 vouchers but Council was only charged by Provenance Indigenous Plants for 205 vouchers).
- 3.12 The cost to Council for the plant donation vouchers to education sites is \$137.50 (including GST) per voucher as each voucher is for 50 tubestock plants. When multiplied across the 37 vouchers that were redeemed this year, the total cost to Council is \$5,087.50.
- 3.13 These costs can both vary significantly from year to year depending on the uptake and redemption rate of the vouchers.
- 3.14 The scope for school and community planting events and activities will be reduced for the remainder of the current financial year due to available budget being limited with the grant funding ending.
- 3.15 Council has been fortunate to receive State Government grant funding for revegetation projects over the last three years which has seen the delivery of more school and community events. The Streetscape & Open Space Assets Team will look at further grant funding opportunities as they become available and look to partner with other departments and sites internally (eg. community centres) as well as Green Adelaide.

4. CONCLUSION

- 4.1 Council’s Streetscape & Open Space Assets Team are currently working with local schools, community groups and the wider community on a range of sustainability initiatives.
- 4.2 Staff will continue to engage with schools to deliver environmental and sustainability initiatives, in partnership with the State Government, through Green Adelaide Education team hosted by Council.
- 4.3 The Streetscape & Open Space Assets Team will continue to provide a half yearly update to the Urban Services Committee informing Council of the education and community engagement programs being undertaken throughout the City as well as any events being held.
- 4.4 Looking forward to 2024, staff are in the planning phase for school and community planting events but will make this information available to Council once details are finalised in early 2024.

MOTION ON NOTICE

ITEM

US-MON1

URBAN SERVICES COMMITTEE

HEADING

Motion on Notice: Cr J Chewparsad: Cockburn Green –
Netball Courts

Cr Johnny Chewparsad has submitted the following Motion on Notice:

That Council:

1. Requests that Administration investigate:
 - a. the removal of the dilapidated netball courts located on Cockburn Green, at Frost Road Brahma Lodge;
 - b. returning the area to irrigated public open space; and
 - c. the possibility of the area being utilised as additional location for soccer training for the lease and licence holders of the adjoining sports facility.
2. Requests that Administration prepare a report for the February 2024 Urban Services Committee on the findings and associated budget requirements for consideration as part of the 2024/2025 budget bid process.

Administration Comment:

Should this motion be carried, Administration will prepare a report for consideration by the Urban Services Committee upon completion of the investigations.

MOTION ON NOTICE

ITEM

US-MON2

URBAN SERVICES COMMITTEE

HEADING

Motion on Notice Cr B Brug: Carlyle Reserve Pooraka

Cr B Brug has submitted the following Motion on Notice:

That Council:

1. Requests the Administration to present a report to the Urban Services Committee with options for improved amenities (including but not limited to a small dog park) for the Carlyle Reserve at Pooraka

Administration Comment:

Should this motion be carried, Administration will prepare a report for consideration by the Urban Services Committee in February 2024.