

## **AGENDA**

**FOR URBAN SERVICES COMMITTEE MEETING TO BE HELD ON  
22 APRIL 2025 AT THE 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  
A/General Manager City Development, Mr C Zafiropoulos  
A/ General Manager Community Development, Ms C Giles  
Manager Governance, Mr R Deco

### **APOLOGIES**

### **LEAVE OF ABSENCE**

### **PRESENTATION OF MINUTES**

Presentation of the Minutes of the Urban Services Committee Meeting held on 17 March 2025.

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## REPORTS

### *Administration*

- 4.0.1 Recommendations of the Environmental Sustainability and Trees Sub Committee meeting held on Monday 14 April 2025.....13
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### *For Decision*

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## QUESTIONS ON NOTICE

There are no Questions on Notice

## MOTIONS ON NOTICE

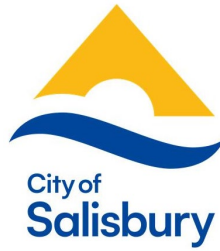
There are no Motions on Notice

## OTHER BUSINESS

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

## CLOSE





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

**17 MARCH 2025**

**MEMBERS PRESENT**

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

**STAFF**

Chief Executive Officer, Mr J Harry  
Deputy Chief Executive Officer, Mr C Mansueto  
General Manager City Infrastructure, Mr J Devine  
A/General Manager Community Development, Ms C Giles  
General Manager City Development, Ms M English  
Manager Governance, Mr R Deco  
Governance Support Officer, Ms M Prasad

The meeting commenced at 8.08pm.

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

**APOLOGIES**

Apologies have been received from Mayor G Aldridge and Cr A Graham.

**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 17 February 2025, be taken as read and confirmed.

**CARRIED**

## REPORTS

### *Administration*

#### **4.0.1 Recommendations of the Asset Management Sub Committee meeting held on Tuesday 11 March 2025**

Moved Cr B Brug  
Seconded Cr C Buchanan

##### That Council:

1. Receives and notes the information contained in the Asset Management Sub Committee of the meeting held on 11 March 2025 and that the following recommendations contained therein be adopted by Council:

**CARRIED**

#### **4.0.1-AMSC1 Future Reports for the Asset Management Sub Committee**

Moved Cr B Brug  
Seconded Cr C Buchanan

##### That Council:

1. Notes the report.

**CARRIED**

#### **4.0.1-AMSC2 New Playspace and Upgrade Program 2025/26**

Moved Cr B Brug  
Seconded Cr C Buchanan

##### That Council:

1. Notes the development of an Open Space Blueprint (OSB) that will inform the future programming of playspaces within the City of Salisbury.
2. Notes the playground works listed in the 2025/26 Capital Works program, being:
  - a. Caryle Reserve – playspace improvements and upgrades
  - b. Mario Reserve – new playspace
  - c. Metala Reserve – playspace upgrade

- 
- d. Laurence's Green – playspace upgrade (with design in 2024/25)
  3. Notes the Pump and BMX Tracks listed in the 2025/26 Capital Works program, being:
    - a. Ronaldo Way Reserve, Paralowie
    - b. Golding Oval, Para Vista
    - c. Unity Park, Pooraka
    - d. The Paddocks, Para Hills West
    - e. Kings Road BMX Reserve, Parafield Gardens
  4. Notes the recent approval to upgrade the playspace at Baloo Street, Ingle Farm.
  5. Notes the approved project to construct a Road Safety Track at the Salisbury Recreation Precinct.

**CARRIED**

#### **4.0.1-AMSC3 Street Tree Renewal Program Update 2024/25**

Moved Cr B Brug  
Seconded Cr C Buchanan

That Council:

1. Notes the outcomes of the 2024/25 Street Tree Renewal Program consultation, including the retention/removal of trees, the planting of new trees and the species selected.
2. Notes that the trees proposed for planting may have the potential to become regulated or significant.
3. Approves the 2024/25 Street Tree Renewal Program as shown in Table 1 and Attachment 4 of the report (AMSC3, Asset Management Sub Committee Meeting, 11 March 2025) proceeding to delivery.

**CARRIED**

#### **4.0.1-AMSC-MON1 Motion on Notice Cr Buchanan: Fairbanks District Playspace Reserve shade and carparking**

Moved Cr B Brug  
Seconded Cr C Buchanan

That Council:

1. Notes the high community usage of the Fairbanks District Playspace Reserve and community concerns raised about lack of shade and lack of carparking.
2. Requests the Administration to prepare a budget bid for additional shade to be included over major play elements at Fairbanks District Playspace Reserve as part of the 2025/26 budget process.
3. Requests the Administration to present a report to the Asset Management Sub Committee on options and costs for increasing the availability of car parking at Fairbanks Reserve to be considered in time for the 2025/26 budget process.

**CARRIED**

#### **4.0.2 Future Reports for the Urban Services Committee**

Moved Cr B Brug  
Seconded Cr M Mazzeo

That Council:

1. Notes the report.

**CARRIED**

*For Decision*

#### **4.1.1 Endeavour College - Proposed Pedestrian Footbridge**

Moved Cr C Buchanan  
Seconded Cr B Brug

That Council:

1. Notes, and provides in principle support for, the request from Endeavour College to construct a pedestrian footbridge over Mawson Lakes Boulevard as described in Attachment 1 – Pedestrian Footbridge Concept, of the report (Item 4.1.1, Urban Services Committee, 17 March 2025) subject to the results of community consultation and there being no branding of Endeavour College on the pedestrian walkway over the road.

2. Requests the Administration to advise Endeavour College that consideration will be given to the suitable installation of branding of the College on the support structures, subject to agreement of City of Salisbury branding/welcoming message on the pedestrian walkway over the road (at Council's expense).
3. Authorises the Chief Executive Officer or delegate to prepare and approve an Authorisation Agreement under Section 221 of the *Local Government Act 1999* to permit a bridge to be constructed over Mawson Lakes Boulevard, principally in the style and location as described in Attachment 1 – Pedestrian Footbridge Concept of the report (Item 4.1.1, Urban Services Committee, 17 March 2025) once development approval has been granted and in line with part 1 of the resolution.
4. Notes that all costs incurred in the preparation of this agreement are to be borne by Endeavour College as the applicant. An annual fee is to be charged in accordance with Council's adopted fees and charges register to increase annually by CPI.

**CARRIED  
UNANIMOUSLY**

#### **4.1.2 Capital Works Program - February 2025**

Moved Cr C Buchanan  
Seconded Cr M Mazzeo

That Council:

1. Approves a non-discretionary 2024/25 third quarter budget review bid of \$280,000 to transfer available program funds of \$140,000 from PR21409 Outdoor Sports Court Renewal and \$140,000 from PR17754 Sports Lighting Renewal to PR27747 Lake Windemere Amenities project to provide the required funding to deliver the scope of works.
2. Approves a non-discretionary 2024/25 third quarter budget review bid to adjust budget funds within PR12000 Road Reseal Program to align budget with the nature of expenditure being a transfer of \$485,000 capital budget to \$485,000 operating funding, together with the declaration of \$335,000 of capital program savings.
3. Approves a \$80,000 third quarter 2024/25 non-discretionary budget review bid for the replacement of a failed pump at Little Para Golf Course.

**CARRIED**

#### **4.1.3 Proposed Revocation of Community Land Classification Pelham Reserve, Bridge Road Ingle Farm**

Moved Cr C Buchanan  
Seconded Cr M Mazzeo

That Council:

1. Approves the proposal to revoke the community land classification of allotment 102 in Deposited Plan 7631 as described in Certificate of Title Volume 7631 Folio 70 as delineated on Attachment 1 – Pelham Reserve - Aerial Locality Map of the report (Item 4.1.3, Urban Services Committee, 17 March 2025) and that once revoked the land be developed for residential purposes.
2. Approves that the Section 194 report contained in Attachment 2 - Section 194 Report Pelham Reserve of the report (Item 4.1.3, Urban Services Committee, 17 March 2025) be adopted for the purposes of Section 194 of the *Local Government Act 1999*, and the Chief Executive Officer or delegate be authorised to implement the Public Consultation Process in accordance with Council's endorsed Community Consultation Policy.
3. Notes that a further report will be presented to Council for consideration in the event that any objections are received.
4. Authorises the Chief Executive Officer or delegate to prepare and submit the necessary documentation to the Minister for approval to revoke the Community Land Classification in the event that no objections are received.

**CARRIED**

#### **4.1.4 Proposed Revocation of Community Land Classification McLean Reserve, Desmond Avenue Pooraka**

Moved Cr C Buchanan  
Seconded Cr M Mazzeo

That Council:

1. Approves the proposal to revoke the community land classification of allotment 109 in Deposited Plan 6465 as described in Certificate of Title Volume 5519 Folio 651 as delineated on Attachment 1 - Aerial locality map - McLean Reserve of the report (Item 4.1.4, Urban Services Committee, 17 March 2025) and that once revoked the land be developed for residential and non-residential purposes.

2. Approves that the Section 194 Report – *Proposal for Revocation of Classification as Community Land* contained in Attachment 2 - Section 194 Report McLean Reserve of the report (Item 4.1.4, Urban Services Committee, 17 March 2025) be adopted for the purposes of Section 194 of the *Local Government Act 1999*, and the Chief Executive Officer or delegate be authorised to implement the Public Consultation Process in accordance with Council's endorsed Community Consultation Policy.
3. Notes that a further report will be presented to Council for consideration in the event that any objections are received.
4. Authorises the Chief Executive Officer or delegate to prepare and submit the necessary documentation to the Minister for approval to revoke the Community Land Classification in the event that no objections are received.

**CARRIED**

#### **4.1.5 Grant of Easement Treetop Court Paralowie**

Moved Cr C Buchanan  
Seconded Cr S Reardon

##### That Council:

1. Approves the request to grant SA Water an easement to install and maintain an underground sewer within a portion of Little Para Linear Park (Lower) reserve identified as Allotment 125 Deposited Plan 112705 as described in Certificate of Title Volume 6177 Folio 159 for a one-off consideration of \$5,000 plus GST as delineated in blue in Attachment 1 - Overhead Treetop Court Delineating Proposed Easement of the report (Item 4.1.5, Urban Services Committee, 17 March 2025).
2. Authorises the Chief Executive Officer or delegate to finalise negotiations and execute all necessary documentation to grant an easement over portion of Little Para Linear Park (Lower) reserve identified as Allotment 125 Deposited Plan 112705 as described in Certificate of Title Volume 6177 Folio 159 as delineated in Attached 1 - Overhead Treetop Court Delineating Proposed Easement of the report (Item 4.1.5, Urban Services Committee, 17 March 2025).
3. Notes that should the easement be granted, TORO Property Projects Pty Ltd as the applicant is responsible for all surveying and lodgement of required documentation plus all costs.

**CARRIED**

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*For Information*

**4.2.1 Tree Management Strategy and Biodiversity Management Plan**

Moved Cr C Buchanan  
Seconded Cr S Reardon

That Council:

1. Notes the report.

**CARRIED**

**4.2.2 Energy Audit of Council-Owned and Managed Buildings**

Moved Cr C Buchanan  
Seconded Cr B Brug

That Council:

1. Notes that the Administration is currently in a tender process to engage a specialist consultant to undertake an energy audit of all Council owned buildings to assess energy demand and identify inefficiencies at each site which will inform the Organisational Energy Plan.
2. Notes that the Organisational Energy Plan will provide innovative solutions to optimise energy usage and reduce overall energy demand, associated cost and carbon footprint and will be reported to Council by June 2025.

**CARRIED**

*Cr S Reardon left the meeting at 8:34 pm.*

*Cr S Reardon returned to the meeting at 8:38 pm.*

**QUESTIONS ON NOTICE**

There were no Questions on Notice.

**MOTIONS ON NOTICE**

**US-MON2 Motion on Notice: Cr B Brug: Amenities and Shade at Park Avenue Dog Park**

This motion was withdrawn.

**OTHER BUSINESS**

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

There were no Other Business Items.



## ORDERS TO EXCLUDE THE PUBLIC

### 4.4.1 Salisbury Downs Oval Facilities

Moved Cr C Buchanan

Seconded Cr M Mazzeo

That the Urban Services Committee:

1. *Orders that pursuant to Section 90(2) and (3)(b)(i) and (b)(ii) of the Local Government Act 1999, that it is appropriate and necessary to exclude the public for the consideration of Agenda Item 4.4.1 Salisbury Downs Oval Facilities with the exception of the following persons:*

- *Chief Executive Officer*
- *Deputy Chief Executive Officer*
- *General Manager City Infrastructure*
- *A/General Manager Community Development*
- *General Manager City Development*
- *Manager Governance*
- *Governance Support Officer*
- *Manager Engineering Assets & Systems*
- *Manager Infrastructure Design & Delivery*
- *Manager People & Performance*
- *Manager Urban, Recreation & Natural Assets*
- *Manager Community Experience*
- *Manager Field Services*

*On the basis:*

- *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.*

*the public's interest is best served by not disclosing the **Salisbury Downs Oval Facilities** item and discussion at this point in time.*

**CARRIED**

The meeting moved into confidence at 8.42pm.

The meeting moved out of confidence and closed at 8.52pm.

CHAIRMAN.....

DATE.....

**ITEM**

4.0.1

**URBAN SERVICES COMMITTEE****HEADING**

Recommendations of the Environmental Sustainability and Trees Sub Committee meeting held on Monday 14 April 2025

**AUTHOR**

Heather Prasad, PA to GM City Infrastructure, City Infrastructure

**CITY PLAN LINKS**

- 1.4 Our city is attractive and safe
- 2.1 Our city's green spaces and natural environments are valued and biodiverse
- 4.3 Our council is recognised for delivering exceptional community experiences and quality outcomes

**SUMMARY**

The minutes and recommendations of the Environmental Sustainability and Trees Sub Committee meeting held on Monday 14 April 2025 are presented for Urban Services Committee's consideration.

**RECOMMENDATION**That Council:

1. Receives and notes the information contained in the Environmental Sustainability and Trees Sub Committee Minutes of the meeting held on 14 April 2025 and that the following recommendations contained therein be adopted by Council:

**ESATS1 Future Reports for the Environmental Sustainability and Trees Sub Committee**That Council:

1. Notes the report.

**ESATS2 Tree Removal Requests - January and February 2025**That Council:

1. Notes the report.

**ESATS3 Appeals Report - Tree Removal Requests - Various Locations for January and February 2025**That Council:

1. Notes that the technical tree assessments undertaken for the following locations do not conclude removal be recommended, based solely on the application of Council approved tree removal criteria.

- a. 4 Narvik Court Salisbury Downs SA 5108
  - b. 15A Horwood Road Salisbury North SA 5108
2. Notes that, as part of the appeal process, the refused tree removal requests were appealed during January and February 2025, as outlined in the report (Item ESATS3 Environmental Sustainability and Trees Sub Committee 14 April 2025), 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. Does not approve the removal of the one (1) Significant tree located at 4 Narvik Court Salisbury Downs.
4. Does not approve the removal of the one (1) Significant tree located at 15A Horwood Road Salisbury North SA 5108

#### **ESATS4 Sustainability Strategy 2035 Progress Report - 18 Months**

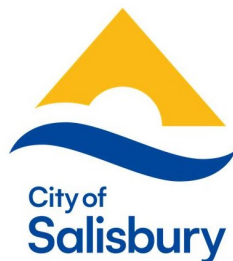
That Council:

1. Notes the report.

#### **ATTACHMENTS**

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

1. Minutes Environmental Sustainability and Trees Sub Committee - 14 April 2025



**MINUTES OF ENVIRONMENTAL SUSTAINABILITY AND TREES SUB COMMITTEE  
MEETING HELD IN WITTBER & DR RUBY DAVY ROOMS, SALISBURY COMMUNITY  
HUB, 34 CHURCH STREET, SALISBURY ON**

**14 APRIL 2025**

**MEMBERS PRESENT**

Cr L Brug (Chairman)  
Mayor G Aldridge (ex officio)  
Cr J Chewparsad  
Cr P Jensen  
Cr S McKell (Deputy Chairman)  
Cr S Ouk

**STAFF**

Deputy Chief Executive Officer, Mr C Mansueto  
General Manager City Infrastructure, Mr J Devine  
A/General Manager Community Development, Ms C Giles  
A/General Manager City Development, Mr C Zafiropoulos  
Manager Governance, Mr R Deco  
Governance Support Officer, Ms M Prasad

The meeting commenced at 6.30pm

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

**APOLOGIES**

An apology has been received from Deputy Mayor Cr C Buchanan.

**LEAVE OF ABSENCE**

Nil.

## **PRESENTATION OF MINUTES**

Moved Mayor G Aldridge  
Seconded Cr J Chewparsad

The Minutes of the Environmental Sustainability and Trees Sub Committee Meeting held on 10 February 2025, be taken as read and confirmed.

**CARRIED**

## **REPORTS**

### **ESATS1 Future Reports for the Environmental Sustainability and Trees Sub Committee**

Moved Cr P Jensen  
Seconded Cr J Chewparsad

That Council:

1. Notes the report.

**CARRIED**

### **ESATS2 Tree Removal Requests - January and February 2025**

Moved Mayor G Aldridge  
Seconded Cr S McKell

That Council:

1. Notes the report.

**CARRIED**

### **ESATS3 Appeals Report - Tree Removal Requests - Various Locations for January and February 2025**

Moved Cr P Jensen  
Seconded Cr S Ouk

That Council:

1. Notes that the technical tree assessments undertaken for the following locations do not conclude removal be recommended, based solely on the application of Council approved tree removal criteria.
  - a. 4 Narvik Court Salisbury Downs SA 5108
  - b. 15A Horwood Road Salisbury North SA 5108

2. Notes that, as part of the appeal process, the refused tree removal requests were appealed during January and February 2025, as outlined in the report (Item ESATS3 Environmental Sustainability and Trees Sub Committee 14 April 2025), 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. Does not approve the removal of the one (1) Significant tree located at 4 Narvik Court Salisbury Downs.
4. Does not approve the removal of the one (1) Significant tree located at 15A Horwood Road Salisbury North SA 5108

**CARRIED**

#### **ESATS4 Sustainability Strategy 2035 Progress Report - 18 Months**

Moved Cr P Jensen  
Seconded Cr S McKell

That Council:

1. Notes the report.

**CARRIED**

#### **QUESTION ON NOTICE**

There were no Questions on Notice.

#### **MOTIONS ON NOTICE**

There were no Motions on Notice.

#### **OTHER BUSINESS**

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

There were no Other Business Items.

#### **CLOSE**

The meeting closed at 6.33pm.

CHAIRMAN.....

DATE.....

<b>ITEM</b>	4.0.2
	<b>URBAN SERVICES COMMITTEE</b>
<b>DATE</b>	22 April 2025
<b>HEADING</b>	Future Reports for the Urban Services Committee
<b>AUTHOR</b>	Corina Allen, City Infrastructure Administration Coordinator, City Infrastructure
<b>CITY PLAN LINKS</b>	4.2 We deliver quality outcomes that meet the needs of our community
<b>SUMMARY</b>	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.

**RECOMMENDATION**That Council:

1. Notes the report.

**ATTACHMENTS**

There are no attachments to this report.

**1. BACKGROUND**

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

**2. EXTERNAL CONSULTATION / COMMUNICATION**

- 2.1 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	<b>Update on the Proposed Dry Creek Project</b>	Bruce Naumann
6.0.3-IBDSC2	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.	
<b>Due:</b>	June 2025	



Meeting - Item	Heading and Resolution	Officer
<b>24/05/2021</b>  4.1.2  <b>Due:</b>	<b>Clayson Road and Frost Road Speed Limit Increase</b>  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.  June 2025	John Devine
<b>26/06/2023</b>  US-MWON3  <b>Due:</b>	<b>Motion Without Notice: Lighting up the Salisbury Community Hub</b>  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.  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.  October 2025	Michael Pavlovich
<b>28/08/2023</b>  4.1.7  <b>Due:</b>	<b>Street Tree Inspections and Pruning Program 2023/24</b>  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.  May 2025	Mark Purdie
<b>26/2/24</b>  4.4.1  <b>Due:</b> <b>Deferred:</b> <b>Reason:</b>	<b>Department for Energy and Mining Request for Information - Community Battery Sites</b>  Council previously resolved that this matter be kept in confidence.  April 2025 May 2025 Information relating to this item is currently confidential as resolved by Council.	Lara Daddow

Meeting - Item	Heading and Resolution	Officer
<b>27/5/2024</b> 4.1.2	<b>Road Safety Project Plan</b> 1. Approves pole mounted Speed Indication Units across selected school zones, and the listed sites in section 3.12 of this report (Item 4.1.2, Road Safety Project Plan, Urban Services Committee, 20 May 2024), over a two (2) year period, with a progress report on the outcome of the trials presented to Council after six (6) months.	Chris Haskas
<b>Due:</b>	June 2025	
<b>27/5/2024</b> US-MWON2	<b>Pooraka Sports and Community Club, Lindblom Park, Pooraka</b> 4. Requests that Administration prepare a report for Council to provide information on the provision of a loan or grant up to the amount of \$300K to the Club and any implications that need to be considered by Council. As part of the report, the administration undertake discussions with the Club to understand the required works the Club proposes to undertake to its clubrooms – noting that the Clubrooms are owned by the Pooraka Sport and Community Club.	Charles Mansueto
<b>Due:</b>	April 2025	
<b>Deferred:</b>	June 2025	
<b>Reason:</b>	This report will be submitted following finalisation of the new operating model for Community Leases and Licenses relevant to Lindblom Park.	
<b>27/5/2024</b> US-MWON2	<b>Pooraka Sports and Community Club, Lindblom Park, Pooraka</b> 5. Requests the Administration to bring back a further report on options to support soccer at Lindblom Park Reserve including consideration of new clubroom facilities or changeroom facilities using the remainder of the budget with the Football Federation and State and Federal Government funding opportunities.	Craig Johansen
<b>Due:</b>	April 2025	
<b>Deferred:</b>	June 2025	
<b>Reason:</b>	This report will be submitted following finalisation of the new operating model for Community Leases and Licenses relevant to Lindblom Park.	

Meeting - Item	Heading and Resolution	Officer
26/08/24	<b>Sir Douglas Mawson Lake – Lake Infrastructure (Resulting from Item 4.1.1 Capital Works, July 2024)</b>	Chris Haskas
4.1.1	5. Request a future report to be presented by December 2024 outlining the overall structural integrity and potential maintenance works required at Sir Douglas Mawson Lakes, as part of the Asset Management Plan for ornamental lakes within City of Salisbury.	
<b>Due:</b>	April 2025	
<b>Deferred:</b>	May 2025	
<b>Reason:</b>	Following recent works undertaken at Sir Douglas Mawson Lake administration are reviewing learning from the works in collaboration with expert consultants and will report back in May 2025	
23/09/24	<b>Re-use and Recycle Hubs in our Community Centres</b>	Elizabeth MacGillivray
4.1.1	2. Notes that Administration will present a report to the Urban Services Committee in August 2025 with the findings of the 6-month recycle hub trial at Mawson Lakes Library.	
<b>Due:</b>	August 2025	
28/10/24	<b>Office for Recreation, Sport and Racing - Community Recreation and Sport Facilities Program</b>	Christy Martin
4.1.5	9. Notes the outcome of these grant funding applications will be provided to Council via a future report.	
<b>Due:</b>	June 2025	
28/10/24	<b>Motion on Notice Cr Buchanan: Building and Wayfinding Signage for Parafield Gardens Recreation Centre and City Gateway Signage on Port Wakefield Road</b>	Jarred Collins
US-MON1	2. Requests Administration to present a report to the Urban Services Committee with renewal or relocation options and costings for the Gateway Signage on Port Wakefield Road.	
<b>Due:</b>	May 2025	

Meeting - Item	Heading and Resolution	Officer
<b>25/11/2024</b>	<b>BMX Upgrade Parafield Gardens</b>	Rob Hutchison
<b>4.1.2</b>	<p>2. Requests Administration to provide a report to the April 2025 Council meeting with detailed concept designs and costings. Including a \$100,000 Non-Discretionary Second Quarter Budget Review for the purpose of engaging a consultant to develop cost estimates and concept plan for community engagement, with a report provided to April 2025 Council meeting.</p> <p>3. Request Administration to provide a report to Council on the community engagement plan as outlined in 3.36.2 of this report (Item 4.1.2 Urban Service Committee, 18 November 2024).</p> <p><b>Due:</b> April 2025  <b>Deferred:</b> June 2025  <b>Reason:</b> This report has been postponed to align with the future report relating to the Parafield Gardens Recreation Precinct Plan.</p>	
<b>25/11/2024</b>	<b>Dry Creek Catchment Stormwater Management Plan – Update and Final Adoption</b>	David Pezzaniti
<b>4.1.4</b>	<p>2. Notes that the outcomes of the consultation will be incorporated into the Final Stormwater Management Plan which will be presented to Council for adoption.</p> <p><b>Due:</b> May 2025</p>	
<b>16/12/24</b>	<b>Street Tree Renewal Program 2025/26 - Further Information Report as requested at the Asset Management Sub Committee Meeting, 2 December 2024</b>	Tamika Cook
<b>4.1.7</b>	<p>3. Notes that Administration will provide a report to the February 2025 Urban Services Committee meeting with further information on how the recently updated State Government Legislation regarding Regulated and Significant Trees impacts the 2025/26 Street Tree Renewal Program, to ensure consideration of Council's resolution number 1128/2021, from 25 October 2021.</p> <p><b>Due:</b> September 2025</p>	

Meeting - Item	Heading and Resolution	Officer
<b>24/02/2025</b>	<b>Ingle Farm Soccer Club</b>	Rob Hutchinson
<b>4.1.4</b>	Council previously resolved to keep this resolution confidential.	
<b>Due:</b>	May 2025	
<b>24/03/2025</b>	<b>Energy Audit of Council-Owned and Managed Buildings</b>	Craig Johansen
<b>4.2.2</b>	Notes that the Organisational Energy Plan will provide innovative solutions to optimise energy usage and reduce overall energy demand, associated cost and carbon footprint and will be reported to Council by June 2025.	
<b>Due:</b>	June 2025	
<b>24/03/2025</b>	<b>Motion on Notice: Cr C Buchanan: Solar and Battery Systems for Sporting Clubs</b>	Craig Johansen
<b>MON3</b>	<p>2. Requests the Administration to present a report to the Urban Services Committee by July 2025 with an analysis and options on the installation of solar and battery systems for all City of Salisbury sporting clubs, with a focus to optimally meet the load profile of the premises and sports lights in consideration of site constraints, over a two year program, with larger tier 1 clubs and clubs using LED field lighting to be prioritised in the first year.</p> <p>3. Approves consideration of this project as part of the first quarterly budget review in November 2025.</p>	
<b>Due:</b>	July 2025	
<b>24/03/2025</b>	<b>Endeavour College – Proposed Pedestrian Footbridge</b>	Joanne Owens
<b>4.1.1</b>	3. Requests the Chief Executive Officer to bring back a further report to the Urban Services Committee and seek approval of executing an agreement under section 221 of the Local Government Act 1999.	
<b>Due:</b>	May 2025	

Meeting - Item	Heading and Resolution	Officer
<b>24/03/2025</b>  <b>MON1</b>	<b>Motion on Notice: Cr Chewparsad: Cockburn Green Enhancement</b> 1. Requests Administration to prepare a report on Cockburn Green, which includes: <ol style="list-style-type: none"> <li>Confirmation of costing estimates for works associated with removing the netball courts and returning this area to irrigated open space as reported to Council in July 2024;</li> <li>Confirmation of the scope of works amounting to \$2.6 million reported to Council in February 2025; and</li> <li>Cost estimates for the demolition of the existing building and construction of a new clubroom with two unisex changerooms; with a view to submit a new initiative bid for the works as part of the 2026/27 budget considerations.</li> </ol>	Rob Hutchinson
<b>Due:</b>	September 2025	

#### 4. CONCLUSION

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



<b>ITEM</b>	4.1.1		
	<b>URBAN SERVICES COMMITTEE</b>		
<b>DATE</b>	22 April 2025		
<b>PREV REFS</b>	Urban Services Committee	4.1.5	19/06/2023
<b>HEADING</b>	Proposed Road Closure - Watson Street, Mawson Lakes		
<b>AUTHOR</b>	Emma Robinson, Property Officer, City Development		
<b>CITY PLAN LINKS</b>	<div>2.1 Salisbury has a balance of green spaces and natural environments that support biodiversity</div> <div>3.1 Salisbury's businesses are successful and part of our community</div> <div>3.2 Salisbury is a place of choice for businesses to start, invest and grow</div>		
<b>SUMMARY</b>	Having complied with the requirements of the <i>Roads (Opening and Closing) Act 1991</i> , this report recommends that Council formally close Watson Street, Mawson Lakes. It is proposed that once closed, a portion be transferred to Renewal SA in exchange for land to be transferred to the City of Salisbury. The balance of the land would then be transferred to adjoining owners at the market rate with a portion to be retained by Council and incorporated into the adjacent open space reserves.		
<b>RECOMMENDATION</b>	<p><u>That Council:</u></p> <div>1. Approves, pursuant to the provisions of the <i>Roads (Opening and Closing) Act 1991</i>, to make a Road Process Order to formally close Watson Street, Mawson Lakes, marked as Lot 701 in Attachment 1 – Deposited Plan 135878 to this report (Item 4.1.1, Urban Services Committee, 22 April 2025).</div> <div>2. Approves that a portion of road measuring approximately 611 square metres be transferred to Renewal SA in exchange for a portion of land measuring approximately 2,828 square metres which would be vested to Council for open space and flood mitigation as shown in Attachment 3 – Overhead plan – portions to be transferred to this report (Item 4.1.1, Urban Services Committee, 22 April 2025).</div> <div>3. Approves the remaining portions of the land be made available for purchase by the adjacent property owners specifically, 908 Main North Road, Mawson Lakes and 910-914 Main North Road, Mawson Lakes and be amalgamated into these properties as shown in Attachment 3 – Overhead plan - portions to be transferred.</div>		



4. Notes that a final plan will be amended and certified to incorporate the granting of the required easements to SA Water and include a right of way in favour of parcels marked as allotments 702, 703 and 704 as shown in Attachment 1 – Deposited Plan 135878 (Item 4.1.1, Urban Services Committee, 22 April 2025) to ensure future access.
5. Authorises the Chief Executive Officer or delegate to arrange the preparation and execution of any required documentation to finalise the road closure and grant the required easements.

## ATTACHMENTS

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

1. Deposited Plan 135878
2. Mail out area - public consultation zone
3. Overhead plan - portions to be transferred

### 1. BACKGROUND

1.1 Renewal SA as the owners of 1 Watson Street, 5-15 Mary Street and 19-20 Third Avenue, Mawson Lakes has requested the closure of an unmade road known as Watson Street, Mawson Lakes to facilitate the connection of the separate portions of Renewal SA land to enable a more cohesive residential development.

1.2 At the June 2023 Council Meeting, it was resolved that Council:

1. *Authorises Administration to implement the required provisions of the Roads (Opening and Closing) Act 1991 to commence a process for closure of Watson Street, Mawson Lakes, identified in blue on Attachment 1 of the report (Item 4.15 - Proposed Road Closure - Watson Street, Mawson Lakes - Urban Services Committee, 19 June 2023).*
2. *Approves staff to undertake public consultation by placing public notices in the Advertiser Newspaper and a notice in the State Government Gazette in accordance with the provision of the Roads (Opening and Closing) Act 1991 as well as sending notices to affected residents within the area.*
3. *Notes that should no objections be received after completion of the Public Consultation Process; the CEO or delegate is authorised to submit the required documentation to the Surveyor General for approval.*
4. *Approves that pursuant to Section 193 (4) of the Local Government Act 1999, portion of Watson Street, Mawson Lakes identified in blue on attachment 1 to the report (Item 4.1.5 - Proposed Road Closure - Watson Street, Mawson Lakes - Urban Services Committee, 19 June 2023) be excluded from Community Land Classification and be made available for purchase by the adjoining owners.*

5. *Notes that the Chief Executive Officer is delegated to initiate and action the process for disposal of land as outlined in the report (Item 4.1.5 - Proposed Road Closure - Watson Street, Mawson Lakes - Urban Services Committee, 19 June 2023) if there are no objections raised as part of the consultation process. In the event objections are made on the road closure, a further report will be presented to Council following the public consultation period for consideration of any objections.*

*Resolution Number 0371/2023*

## **2. EXTERNAL CONSULTATION / COMMUNICATION**

- 2.1 Public consultation consisting of notices in the Advertiser, State Government Gazette and Council's website were published on 4 April 2024.
- 2.2 Letters were sent to thirty four residents and property owners surrounding the subject land, posted out on 4 April 2024.
- 2.3 Service providers including; Australian Pipeline Authority (APA Gas), Electranet, SA Power Networks (SAPN), SA Water and Telstra.

## **3. DISCUSSION**

- 3.1 Council is now advised that the requirements of the *Roads (Opening & Closing) Act 1991* to close Watson Street, Mawson Lakes (marked as Lot 701 in Attachment 1 – Deposited Plan 135878) have been complied with.
- 3.2 The Preliminary Plan has been lodged with the Surveyor General, public notices placed in the Advertiser and the State Government Gazette as well as a notice appearing on Council's website. Written notices were also served to affected residents as identified in yellow in Attachment 2 – Mail out area - public consultation zone.
- 3.3 At the conclusion of the consultation period for the proposed road closure, no objections were received from local residents or landowners. However, SA Water advised there is existing infrastructure present within the area marked as "S" in Attachment 1 – Deposited Plan 135878 and requested two easements for sewage purposes.
- 3.4 Additionally, the Surveyor General required that a Right of Way be created in favor of allotments 702, 703 and 704 as shown in Attachment 1 – Deposited Plan 135878 to ensure future access to the landlocked parcels.
- 3.5 The previous plan has been reviewed and the proposed road closure area now includes the required easements to SA Water along with the required right of way.
- 3.6 As a result of the successful public consultation to close Watson Street and previous negotiations between City of Salisbury and Renewal SA, it is now proposed to transfer a portion of closed road measuring approximately 611 square metres into Renewal SA ownership, thereby connecting two portions of their land together as developable land.

- 3.7 In exchange a portion of land abutting Mary Street and the Mary Street Reserve measuring approximately 2,828 square metres will be vested to Council as open space.
- 3.8 The four adjacent allotment owners have been contacted to gauge their interest in purchasing portions of the closed road adjacent to their properties to incorporate into their existing land holding. As a result of this contact, two of the affected owners have requested to purchase the land adjoining their property, specifically, the owners of 908 Main North Road, Mawson Lakes and 910-914 Main North Road, Mawson Lakes.

#### **4. FINANCIAL OVERVIEW**

- 4.1 Adjoining landowners who have expressed interest in purchasing the portion of land abutting their property will be offered the land at market value. This value is to be determined by a licensed valuer, with the landowners responsible for a share of costs.

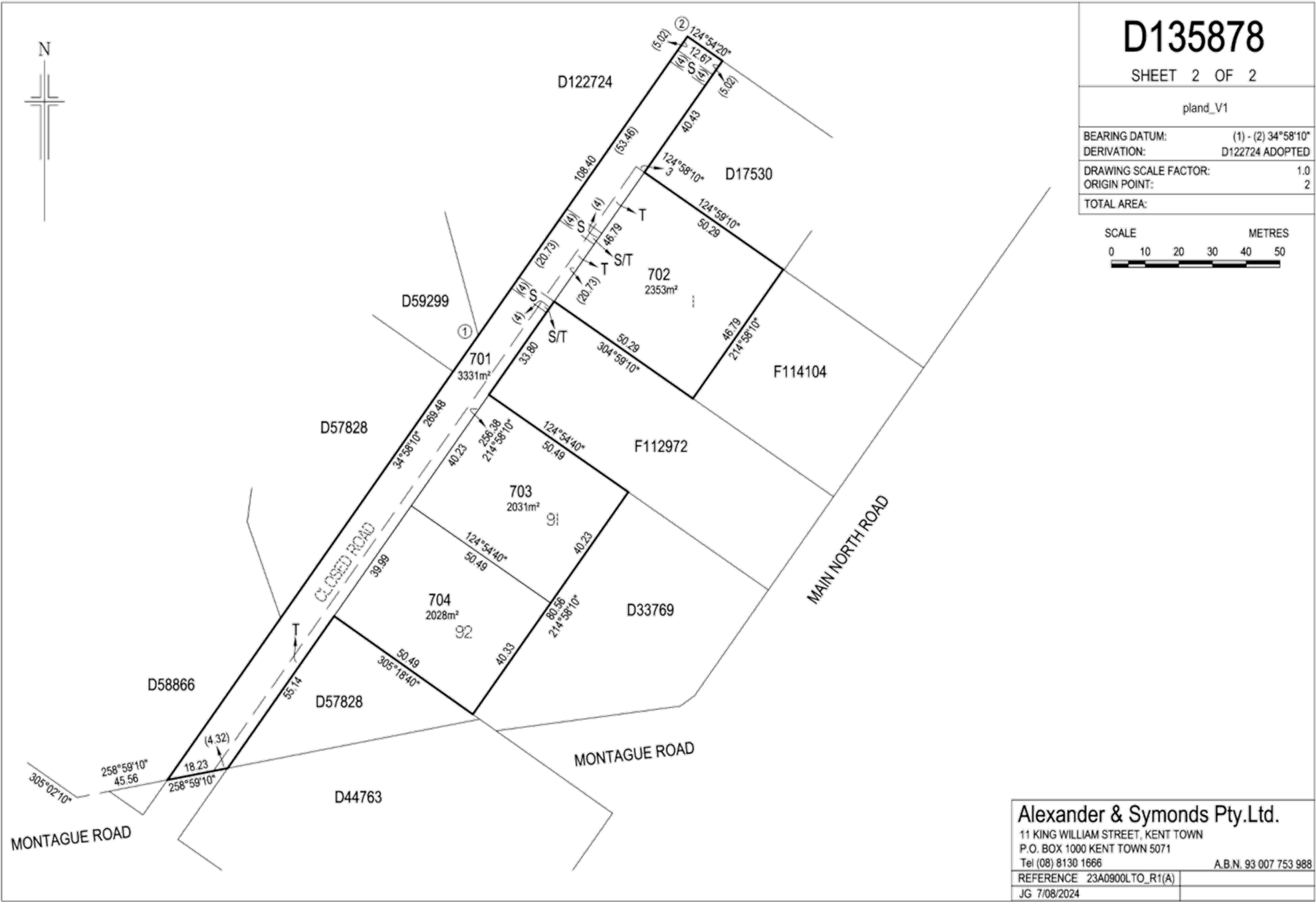
#### **5. CONCLUSION**

- 5.1 Having complied with the requirements of the *Roads (Opening & Closing) Act 1991*, the Council of the City of Salisbury may now resolve to formally close Watson Street, Mawson Lakes, an unmade road measuring approximately 3,324.42 square metres.
- 5.2 It is recommended that Council now make a Road Process Order to close Watson Street, Mawson Lakes marked as Lot 701 in Attachment 1 – Deposited Plan 135878, granting the required easements to SA Water.

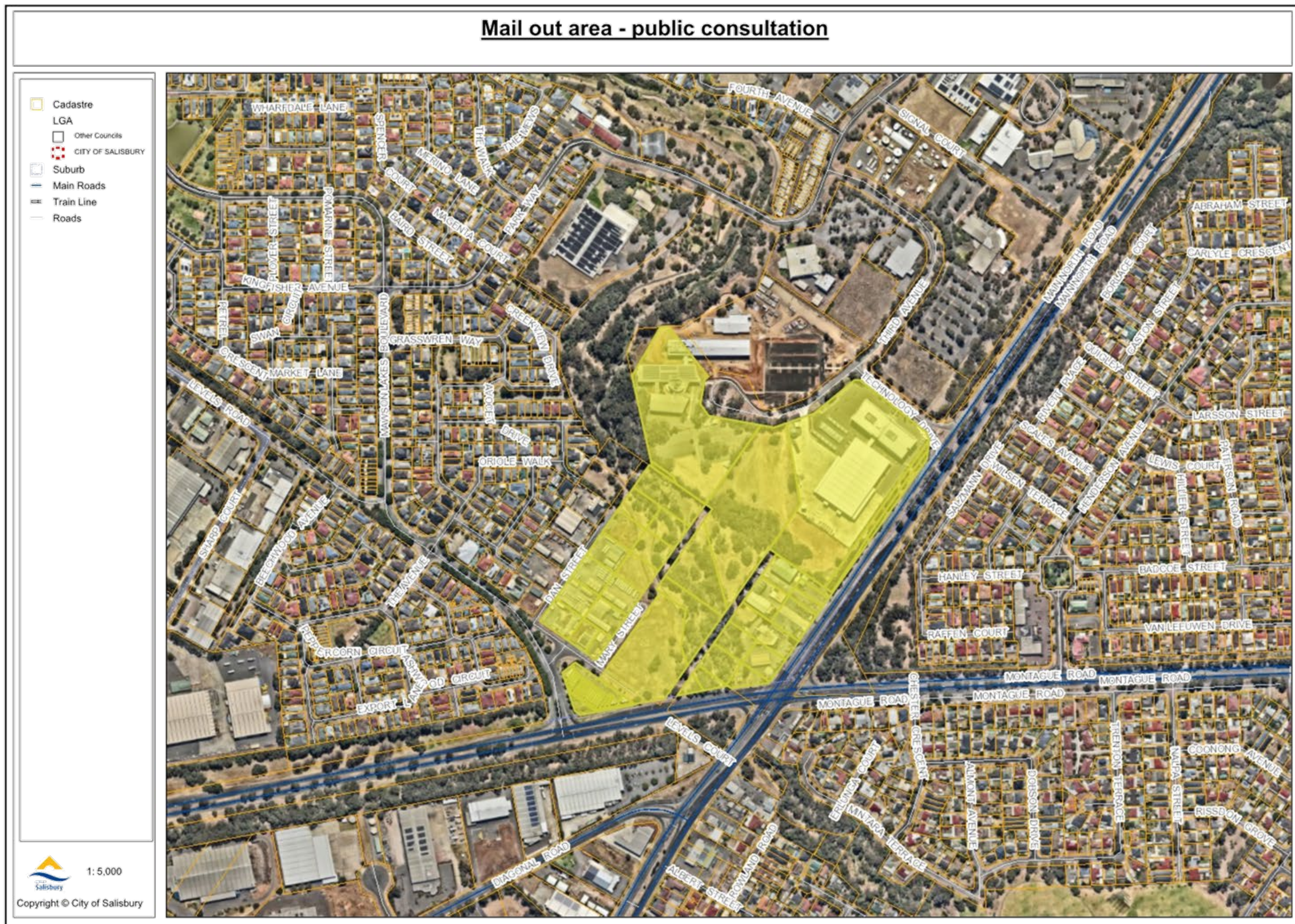
DRAFT

PURPOSE: ROADS (OPENING & CLOSING) ACT 1991 AND REDESIGNATION OF PARCELS		AREA NAME: MAWSON LAKES		APPROVED:		D135878		
COUNCIL: CITY OF SALISBURY		DEVELOPMENT NO:		DEPOSITED/FILED:				
LAST PLAN:								
AGENT DETAILS: ALEXANDER & SYMONDS PTY LTD POST OFFICE BOX 1000 KENT TOWN, SA 5067 PH: 81301666		SURVEYORS CERTIFICATION:						
AGENT CODE: ALSY								
REFERENCE: 23A0900LTO_R1(A)								
SUBJECT TITLE DETAILS:								
PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN	NUMBER HUNDRED / IA / DIVISION	TOWN
CT	5208	87		ALLOTMENT(S)	1	F	114104	YATALA
				ALLOTMENT(S)	2	F	114104	YATALA
CT	6105	21		ALLOTMENT(S)	91	F	212169	YATALA
				ALLOTMENT(S)	92	F	212169	YATALA
			RTD	CLOSED ROAD ADJACENT TO CT 6105/21			YATALA	
OTHER TITLES AFFECTED:								
EASEMENT DETAILS:								
STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF		CREATION
NEW	701	SHORT	EASEMENT(S)	S	FOR SEWERAGE PURPOSES	SOUTH AUSTRALIAN WATER CORPORATION		
NEW	701	SHORT	FREE AND UNRESTRICTED RIGHT(S) OF WAY	T		702.703.704		
ANNOTATIONS:								
PP 24/0002								
<div>Approved by Council</div> <div>/ / .....</div>								

DRAFT











Item 4.1.1 - Attachment 2 - Mail out area - public consultation zone







<b>ITEM</b>	4.1.2
	<b>URBAN SERVICES COMMITTEE</b>
<b>DATE</b>	22 April 2025
<b>HEADING</b>	Compulsory Acquisition of Council Land - Gawler Rail Electrification Project
<b>AUTHOR</b>	Tim Starr, Team Leader, Property, City Development
<b>CITY PLAN LINKS</b>	<p>1.4 Our city is attractive and safe</p> <p>3.2 Our city's growth is well planned and supported by the integrated delivery of infrastructure</p> <p>4.5 Our council's commercial operations provide value for the community</p>
<b>SUMMARY</b>	The Department for Infrastructure and Transport has served Notices of Intention to acquire portions of land from the City of Salisbury. These acquisitions are necessary due to the electrification of the Adelaide to Gawler rail line.

## RECOMMENDATION

### That Council:

1. Notes that under the provisions of the *Land Acquisitions Act 1969*, land may be acquired by an authority under just terms. Section 10 of this act requires the authority to serve a Notice of Intention to the landowner and any interested parties.
2. Notes that Council has 30 days after the Notice of Intention to Acquire is given to object to the proposal.
3. Authorises the Chief Executive Officer or Delegate to negotiate with The Department for Infrastructure and Transport to ensure fair compensation is received for the land being acquired as shown in Attachment 2 of this report (Item 4.1.2, Urban Services Committee, 22 April 2025).
4. Notes that 90 days following the service of a Notice of Intention to acquire land a Notice of Acquisition will be served to Council and thereafter the land vests in the ownership of the Minister for Infrastructure and Transport.
5. Notes that the Department for Infrastructure and Transport on behalf of the Minister for Infrastructure and Transport has served a Notice of Intention for the following parcels of land:
  - a. Portion of Allotment 843 Mallard Crescent, Mawson Lakes as described in Certificate of Title Volume 6154 Folio 769
  - b. Portion of Allotment 506 Trinity Circuit, Mawson Lakes as described in Certificate of Title Volume 5886 Folio 648
  - c. Portion of Allotment 899 Parsons Court, Mawson Lakes as described in Certificate of Title Volume 6037 Folio 250

- d. Portion of Allotment 2 Elder Smith Road, Parafield Gardens as described in Certificate of Title Volume 5984 Folio 79
  - e. Portion of Allotment 201 Kings Road, Parafield Gardens as described in Certificate of Title Volume 5984 Folio 78
  - f. Portion of Allotment 4 Brown Terrace, Salisbury as described in Certificate of Title Volume 6302 Folio 269
  - g. Portion of Allotment 1 Orange Avenue, Salisbury as described in Certificate of Title Volume 5399 Folio 606
  - h. Portion of Allotment 502 Metro Parade, Mawson Lakes as described in Certificate of Title Volume 6294 Folio 557
  - i. Portion of Allotment 503 Metro Parade Mawson Lakes as described in Certificate of Title Volume 6294 Folio 558
  - j. Portion of Allotment 504 Metro Parade Mawson Lakes as described in Certificate of Title Volume 6294 Folio 560
  - k. Portion of Allotment 505 Metro Parade Mawson Lakes as described in Certificate of Title Volume 6294 Folio 561
6. Notes that the Department for Infrastructure and Transport on behalf of the Minister for Infrastructure and Transport will serve a Notice of Intention to acquire the following portions of road identified below by chainage instead of title as titles have not yet been issued:
- a. Chainage 17815 – 17822 Kings Road, Salisbury South
  - b. Chainage 18695 – 18760 and 18910 – 18950 York Terrace, Salisbury Downs
  - c. Chainage 19530 – 19540 Brown Terrace, Salisbury
  - d. Chainage 19870 – 19970 Memorial Avenue, Salisbury
  - e. Chainage 21140 – 21255 High Street, Salisbury
7. Authorises the Chief Executive Officer or Delegate to negotiate with The Department for Infrastructure and Transport to acquire the following portions of land which have been fenced within the existing rail corridor preventing public access:
- a. Portion of Allotment 413 Park Way Circuit, Parafield Gardens as described in Certificate of Title Volume 5777 Folio 635
  - b. Portion of Allotment 408 Park Way Circuit, Parafield Gardens as described in Certificate of Title Volume 5737 Folio 900

## ATTACHMENTS

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

- 1. Extent of Acquisitions Rail Corridor
- 2. Table of Acquisitions
- 3. Council Land Excluded from Public Access
- 4. NOI Package First Grouping

## 5. NOI Package Second Grouping

### 1. BACKGROUND

- 1.1 The Gawler Rail electrification project involved electrification of 42 kilometres of rail line from Adelaide to Gawler, the busiest rail service across Adelaide. This facilitated the upgrade of the existing diesel rail fleet with a more modern and efficient electric fleet. This upgrade also included replacement of signaling and fencing of the rail corridor.
- 1.2 The *Land Acquisition Act 1969* (the Act) provides certain government entities a mechanism to acquire land from registered landowners, either with or without agreement. The Act allows for dispossessed owners to receive fair compensation for their loss.
- 1.3 The Department for Infrastructure and Transport (DIT) was responsible for delivery of the electrification project and at the conclusion undertook surveys which determined that there were encroachments into Council land along the corridor.
- 1.4 It is proposed that the Chief Executive Officer or Delegate negotiate in relation to the compensation payable to the City of Salisbury in regard to DIT's acquisition of these portions of land.

### 2. EXTERNAL CONSULTATION / COMMUNICATION

- 2.1 Department for Infrastructure and Transport

### 3. DISCUSSION

- 3.1 As a result of the upgrade of the Gawler Rail Electrification Project (GREP) the City of Salisbury received two separate Notice of Intention's (NOI) to Acquire Land. These notices, both dated 12 February 2025, were served on behalf of the Minister for Infrastructure and Transport from the Department for Infrastructure and Transport (DIT). As set out in Attachment 4 - NOI Package First Grouping and Attachment 5 - NOI Package Second Grouping.
- 3.2 DIT representatives have subsequently advised there are several parcels that will be acquired but have not been included in the NOI as they are waiting for titles to be issued before a NOI is served.
- 3.3 This report provides Council advice regarding the parcels being acquired as well as the parcels which will be acquired in the near future. The extent of the parcels to be acquired can be seen in Attachment 1- Extent of Acquisitions Rail Corridor and are described in Attachment 2 - Table of Acquisitions.
- 3.4 In accordance with the *Local Government Act 1999*, the parcels of land which are subject to the current NOIs are classified as community land and therefore the City of Salisbury can only dispose of this land once the community land classification is revoked.

- 3.5 As the revocation process is an elongated one requiring a minimum of 6 months to complete, DIT has decided to compulsorily acquire the required land under the provisions of *Land Acquisition Act 1969* in the name of the Minister for Infrastructure and Transport via DIT.
- 3.6 The process to revoke the community land classification will not be necessary as the acquisition is imposed on the City of Salisbury as part of a statutory process.
- 3.7 The parcels of land which NOIs have been served for are described in the tables below.
- 3.8 First Grouping:

Property ID on DIT Project Plan	Portions	Address	Registered Proprietors	CT	SQM	NOI First
15	P	Lot 843 Mallard Crescent, Mawson Lakes SA 5095	City of Salisbury	6154/769	P = 49 m2 Q = 404 m2	First
16						
17						
18	Q					
19	W	Lot 506 Trinity Circuit, Mawson Lakes SA 5095	City of Salisbury	5886/648	W = 858 m2	First
20						
21						
22	V	Lot 899 Parsons Court, Mawson Lakes SA 5095	City of Salisbury	6037/250	V = 5 m2	First
28	N	Lot 2 Elder Smith Road, Parafield SA 5106	City of Salisbury	5984/79	N = 2,201 m2	First
29						
30						
31						
32	MM	Lot 201 Kings Road, Parafield SA 5106	City of Salisbury	5984/78 5882/140 5984/76	MM = 2,331 m2	First
33						
34						
35						
36						
37						
46	C	Lot 4 (formally 100) Brown Terrace Salisbury SA 5108	City of Salisbury	6218/507	C = 2 m2	First
48	B	2 Orange Avenue, Salisbury SA 5109	City of Salisbury	5399/606	B = 174 m2 F = 98 m2	First
49						
50	F					

### 3.9 Second Grouping:

Property ID on DIT Project Plan	Portions	Address	Registered Proprietors	CT	SQM	NOI Second
23	RA	Lots 45-47 Metro Parade, Mawson Lakes SA 5095	City of Salisbury	6294/557	RA, RB & RC = 1,170 m2	Second
	RB	Lot 503 Metro Parade, Mawson Lakes SA 5095		6294/558		
24	RC	Lot 504 Metro Parade, Mawson Lakes SA 5095	City of Salisbury	6294/560		Second
27	PA	Lot 505 Elder Smith Road, Mawson Lakes SA 5095			P = 301 m2	Second

- 3.10 In addition, there are several sections of road corridor which have been impacted by the project. As per Section 208 of the *Local Government Act 1999*

*(1) "All public roads in the area of a council are vested in the council in fee simple under the Real Property Act 1886 (and any land so vested that has not been previously brought under that Act is automatically brought under that Act without further application)."*

- 3.11 As the roads are described within Deposited Plans titles are not always issued for roads. DIT is therefore consulting with the Crown Solicitor to determine how they will serve Notice of Intentions in relation to these sections as described in the table below. Once this consultation is completed it is expected that NOIs will be served.

### 3.12 Pending Portions:

Property ID on DIT Project Plan	Portions	Address	Registered Proprietors	CT	SQM	NOI Pending
40	Pending E	Chainage 17815–17822 Kings Road, Salisbury South SA 5106	City of Salisbury	No title	E = 17 m2	Pending
41	Pending EE	Chainage 18695–18760 and 18910-18950 York Terrace, Salisbury Downs SA 5108	City of Salisbury	No title	EE = 310 m2	Pending
42						
43						
44	Pending D	Chainage 19530–19540 Brown Terrace, Salisbury SA 5108	City of Salisbury	No title	D = 45 m2	Pending
47	Pending C	Chainage 19870–19970 Memorial Avenue, Salisbury SA 5108	City of Salisbury	No title	C = 155 m2	Pending
51	Pending AA	Chainage 21140–21255 High Street, Salisbury SA 5108	City of Salisbury	No title	AA = 71 m2	Pending
52						

3.13 As a result of the acquisition and review of the rail corridor it has been discovered that sections of land owned by the City of Salisbury as detailed below and shown in Attachment 3 - Council Land Excluded from Public Access, are fenced within the rail corridor and therefore public access is prevented.

3.14 DIT representatives have been advised of this matter and have responded that these encroachments are historic in nature and not part of the GREP, they will therefore not be acquiring within the current suite of acquisitions.

Address	Registered Proprietors	CT	SQM	Further action
Lot 413 Park Way Circuit, Parafield Gardens SA, 5107	City of Salisbury	5777/635	Approx 899sqm	Recommended to DIT to acquire
Lot 408 Park Way Circuit, Parafield Gardens SA, 5107	City of Salisbury	5737/900	Approx 1,160sqm	Recommended to DIT to acquire

3.15 Council staff are continuing discussions with DIT to require that the land either be acquired or a lease be entered into to permit continued use.

## 4. FINANCIAL OVERVIEW

- 4.1 The City of Salisbury is entitled to compensation pursuant to section 23 of the *Land Acquisition Act 1969* (the Act).
- 4.2 It is the position of DIT that the works benefit the Council and the local community and therefore it is not anticipated that monetary compensation will be payable.
- 4.3 In certain circumstances the Minister may offer the Council non-monetary compensation pursuant to section 23(4) of the Act.
- 4.4 DIT has been advised that, as the land being acquired has value, it is the expectation of the City of Salisbury that compensation for the acquisition be provided.
- 4.5 This compensation may be in the form of an alternate site that is surplus to DIT requirements, and which serves value to the City of Salisbury community. This site has not yet been determined and will be the subject of future negotiations.
- 4.6 After three months from the date DIT served the NOI to Council, DIT must serve a Notice of Acquisition (NOA) and publish a NOA in the State Government Gazette. Upon publication of the acquisition the land will vest in the ownership of the Minister for Infrastructure and Transport.

## **5. CONCLUSION**

- 5.1 Council is advised that Notices of Intention have been served for portions of land as detailed in the first and second schedules.
- 5.2 Further notices are expected for the portions of land detailed in the pending portions schedule and that a further two portions of land are currently being the subject of discussions between DIT and the City of Salisbury to correct encroachments.
- 5.3 It is recommended that these two portions also be acquired by DIT.
- 5.4 Whilst the land will vest in the ownership of the Minister for Infrastructure and Transport upon publication of the NOA, the compensation payable may still be negotiated.
- 5.5 Administration is currently in discussions with representatives of DIT to determine compensation to the City of Salisbury for the acquisition of the portions of land detailed in this report.



Attachment 3 Extent of Acquisitions Rail Corridor Delineated in Red







Attachment 4 Table of Acquisitions

Gawler Rail Electrification Project: City of Salisbury									
Property ID on Project Plan	Address	Certificate of Title Originating Title	Certificate of Title Current	Allotment Plan	Chainage in Lieu of Title	NOI First, Second or Pending	Ultimate NOI Sketch Identifier	Requirement (Sqm)	Comments
15	Lot 843 Mallard Crescent Mawson Lakes	CT 6154/769	CT 6154/769	Allotment 843 in DP70048	NA	First	P	49	NOI Served by Email on 17 February 2025
16							P		
17							Q		
18							Q		
19	Lot 506 Trinity Circuit Mawson Lakes	CT 5886/648	CT 5886/648	Allotment 506 in DP61026	NA	First	W	858	NOI Served by Email on 17 February 2025
20							W		
21							W		
22	Lot 899 Parsons Court, Mawson Lakes	CT 6037/250	CT 6037/250	Allotment 899 in DP80824	NA	First	V	5	NOI Served by Email on 17 February 2025
23	Lots 45-47 Metro Parade, Mawson Lakes, Lot 503 Metro Parade, Mawson Lakes (formerly Lot 102 Elder Smith Road)	CT 6055/319	CT 6294/557 CT 6294/558	Allotment 502 DP130738 Allotment 503 DP130738	NA	Second	RA	1170	NOI Served by Email on 17 February 2025
							RB		
24	Lot 504 Metro Parade, Mawson Lakes (formerly Lot 102 Elder Smith Road)	CT 6055/319	CT 6294/560	Allotment 504 in DP130738	NA	Second	RC		NOI Served by Email on 17 February 2025
27	Lot 505 Elder Smith Road, Mawson Lakes (formerly Lot 102 Elder Smith Road)	CT 6055/319	CT 6294/561	Allotment 505 in DP130738	NA	Second	PA	301	NOI Served by Email on 17 February 2025
28	Lot 2 Elder Smith Road, Parafield Gardens	CT 5984/79	CT 5984/79	Allotment 2 in DP3211	NA	First	N	2001	NOI Served by Email on 17 February 2025
29							N		
30							N		
31							N		
32	Lot 201 Kings Road, Salisbury South	CT 5984/78	CT 5984/78	Allotment 201 in DP36900	NA	First	MM	2331	NOI Served by Email on 17 February 2025
33							MM		
34							MM		
35							MM		
36							MM		
37							MM		
40	Kings Road, Salisbury South	NA	NA		17815-17822	Pending	E	17	Portion of Kings Road, situated to the northeast of Allotment 203 in DP38086 abutting the southeast corner of Allotment 26 in DP64927
41	York Terrace, Salisbury Downs	NA	NA		18695-18760	Pending	EE	310	R8153 - While acquisitions are broken on Project Plan, the acquisitions are continuous on acquisition Sketch.
42					18910-18950		EE		
43							EE		
44	Brown Terrace Salisbury	NA	NA		19530-19540 19550-19555	Pending			Within the northernmost bend on Brown Terrace - Abuts Allotment 26 in DP 64927 opposite Allotment 26 in FP 113721
46	Lot 4 Brown Terrace, Salisbury (formerly Lot 100 Brown Terrace)	CT 6218/507	CT 6302/269	Allotment 4 in DP134321	NA	First	C	2	NOI Served by email 17 February 2025. Actually abuts southern extremity of Memorial Avenue.
47	Memorial Avenue, Salisbury				19870-19970	Pending	C	155	Portion of Memorial Avenue to the south of Orange Avenue - Abuts Allotment 26 in DP64927 opposite Allotment 302 in DP55257
48	2 Orange Avenue, Salisbury	CT 5399/606	CT 5399/606	Allotment 1 in DP27905	NA	First	B	174	NOI served by email 17 February 2025. North from Orange Avenue along North Lane, Salisbury - Abuts Allotment 26 in DP64927
49							B		
50							F		
51	High Street, Salisbury	NA	NA		21140-21255	Pending	AA	71	Portion of Middle Row north of High Street, Salisbury - Abuts Allotment 603 in DP53873 opposite Allotments 50 and 71 in DP6679
52							AA		
Total								7991	




Council land excluded from public access within rail corridor







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 Government of South Australia  
 Department for Infrastructure and Transport

In reply please quote: 2020/18013/01  
 Enquiries to: Philip Cheffirs or Angela Noonan  
 Telephone: (08) 7133 2395 or (08) 7133 2446  
 Email: [REDACTED] or [REDACTED]

**COMMERCIAL AND CONTRACT MANAGEMENT DIVISION**  
  
 Level 13 83 Pirie Street  
 Adelaide SA 5000  
 Kaurna Country  
  
 GPO Box 1533  
 Adelaide SA 5001  
 DX 171  
  
 T 1300 872 677  
 W dit.sa.gov.au  
  
 ABN 92 366 288 135

The Chief Executive Officer  
 City of Salisbury  
 PO Box 8,  
 Salisbury SA 5108

Attention: John Harry

**Build. Move. Connect.**

Dear John,

ACQUISITION OF PORTION OF LOT 843 MALLARD CRESCENT, MAWSON LAKES SA 5095, PORTION OF LOT 506 TRINITY CIRCUIT, MAWSON LAKES SA 5095, LOT 899 PARSONS COURT, MAWSON LAKES SA 5095, LOT 2 ELDER SMITH ROAD, PARAFIELD SA 5106, LOT 201 KINGS ROAD, PARAFIELD SA 5106, LOT 4 BROWN TERRACE, SALISBURY SA 5108, AND 2 ORANGE AVENUE, SALISBURY SA 5108

PORTION OF CERTIFICATE OF TITLE VOLUME 6154 FOLIO 769, PORTION OF CERTIFICATE OF TITLE VOLUME 5886 FOLIO 648, PORTION OF CERTIFICATE OF TITLE VOLUME 6037 FOLIO 250, PORTIONS OF CERTIFICATES OF TITLE VOLUME 5984 FOLIOS 79 AND 78, PORTION OF CERTIFICATE OF TITLE VOLUME 6302 FOLIO 269 AND PORTIONS OF CERTIFICATE OF TITLE VOLUME 5399 FOLIO 606 (LAND)

I refer to previous communications regarding the proposed acquisition of the Land for the Gawler Rail Electrification Project - Stage 3 (**Project**).

**Land Acquisition Process**

The Minister for Infrastructure and Transport (**Minister**) is now in a position to progress the formal procedure to acquire the Land. This may be by way of agreement or by compulsory acquisition pursuant to the *Land Acquisition Act 1969 (Act)*. Please find enclosed a fact sheet entitled 'Land Acquisition' regarding the property acquisition process for further information.

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## OFFICIAL

Regardless of whether acquisition is achieved by agreement or the Land is acquired compulsorily, the City of Salisbury (**Council**) is entitled to compensation pursuant to section 23 of the Act. Given that the Project works will benefit the Council and the local community, it is not anticipated that monetary compensation will be payable. In certain circumstances the Minister may offer the Council non-monetary compensation pursuant to section 23(4) of the Act.

**Notice of Intention to Acquire Land (Section 10)**

I enclose a 'Notice of Intention to Acquire Land' (**NOI**) pursuant to section 10 of the Act. Amongst other matters, the NOI outlines the Council's right to:

- (a) obtain an explanation of reasons for the acquisition;
- (b) object to the acquisition; and
- (c) seek a review of the acquisition.

Whilst the Minister is issuing the NOI at this stage, the Council is encouraged to continue discussions with its acquisition case managers to facilitate an acquisition by agreement.

**Owner of land to notify of other interest (Section 10A)**

Thank you for providing the 'Unregistered Interests Nomination Form'. In accordance with the Act, the Council must notify the Minister of any other party who, to its knowledge, has an interest in the Land and the nature of that party's interest. Accordingly, the Council must, no later than 14 days of receipt of this letter, notify the Minister of any additional third party interests in the Land or any interests that have not already been disclosed. Failure (without reasonable excuse) to comply with this requirement to notify is an offence (maximum penalty: \$5 000).

**Reimbursement of Fees (Section 26B)**

In accordance with section 26B of the Act, prior to the resolution of Council's claim, the Minister may pay the Council an amount up to \$10 000 towards payment of its legal and/or valuation costs (and any other prescribed costs). The Minister has discretion to make this payment and may seek evidence from Council that it has or will incur such costs (e.g. tax invoices). Please note that this amount will be deducted from the Council's final claim for such fees. Your allocated Acquisition Case Managers will discuss this provision with you further, as it relates to Council's own personal matter.

Upon the completion of the acquisition process, the Council's final claim for legal and/or valuation fees will be settled, either by way of agreement or court determination in the event of legal proceedings. Any responsibility for payment of fees on any other basis is a matter that is strictly between the Council and its adviser/s.

Please find attached a fact sheet entitled '*Legal and Valuation Services and Fees*' for further information. It is recommended that you provide a copy of this fact sheet to any professional engaged by the Council to assist with the acquisition process.



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**Possession (Section 24)**

Thank you for providing a licence agreement to the Minister's contractor (i.e. Acciona Infrastructure Projects Pty Ltd (A.B.N 40 000 201 516)) to enable works for the Electrification of the Gawler Railway line. As Council is aware those works are now complete and the Minister is now in a position to finalise the formal land acquisition process.

**Next Steps**

The acquisition case managers listed on the first page of this letter are available to assist the Council throughout the process. Please feel free to contact them should you have any questions.

Yours sincerely,



Rocco Caruso  
Director, Property Acquisition

12 February 2025

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**FORM 1 - NOTICE OF INTENTION TO ACQUIRE LAND**

*LAND ACQUISITION ACT 1969*  
(SECTION 10)

To: City of Salisbury  
Of: PO Box 8, Salisbury SA 5108  
As: Registered Proprietor

**1. Notice of intention to acquire land**

This notice is to inform you that the Minister for Infrastructure and Transport (*the Authority*), of 83 Pirie Street, Adelaide SA 5000, intends to acquire the following interests in the following land:

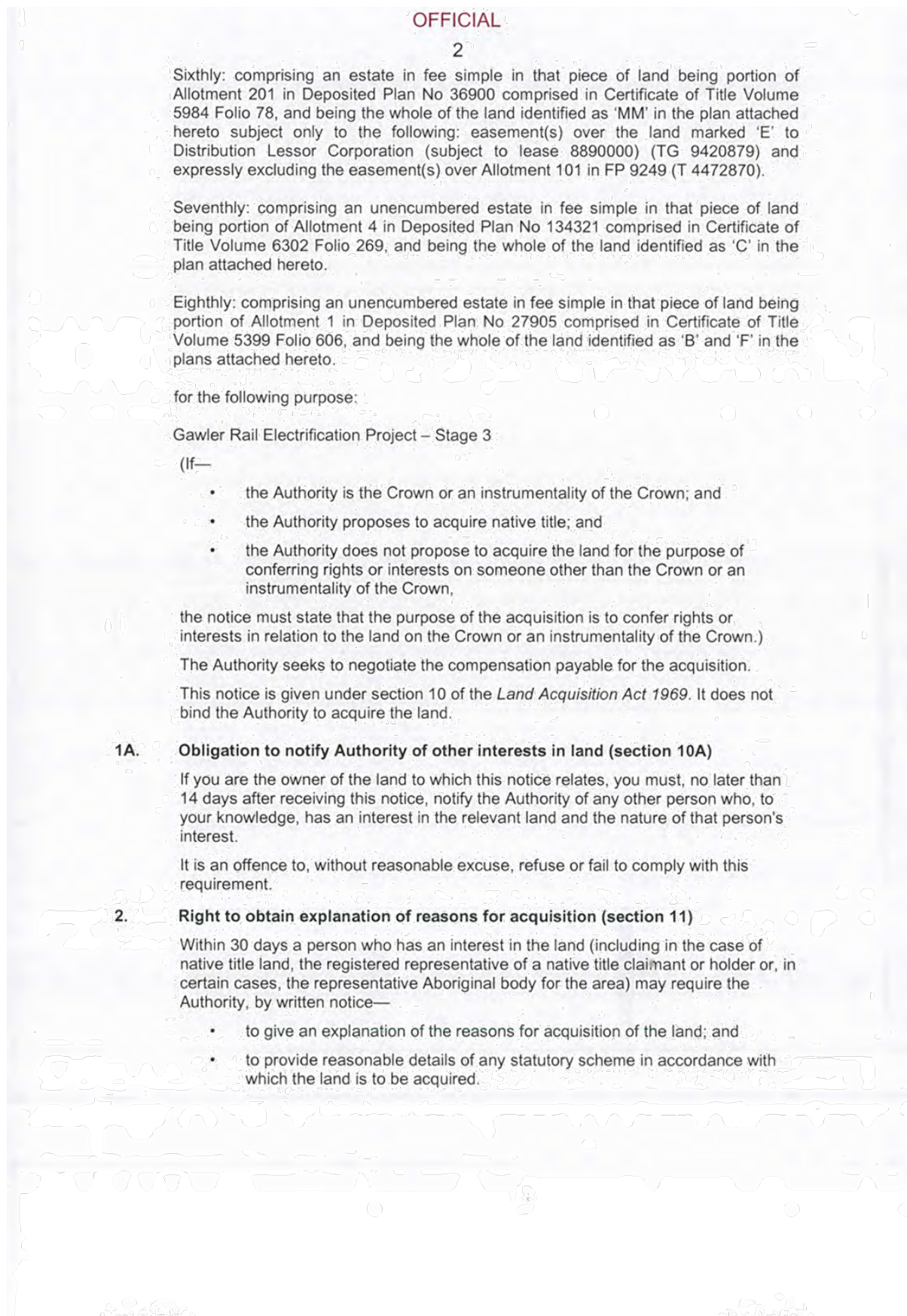
First: Comprising an estate in fee simple in that piece of land being portion of Allotment 843 in Deposited Plan No 70048 comprised in Certificate of Title Volume 6154 Folio 769, and being the whole of the land identified as 'P' in the plan attached hereto subject only to the following: existing service easement(s) over the land marked 'R' on FP 59206 for sewerage purposes to South Australian Water Corporation (223LG RPA) and existing easement(s) over the land marked 'KK' on FP 59206 for the transmission of electricity by underground cable (TG 12279607).

Secondly: Comprising an estate in fee simple in that piece of land being portion of Allotment 843 in Deposited Plan No 70048 comprised in Certificate of Title Volume 6154 Folio 769, and being the whole of the land identified as 'Q' in the plan attached hereto subject only to existing service easement(s) over the land marked 'R' on FP 59206 for sewerage purposes to South Australian Water Corporation (223LG RPA).

Thirdly: comprising an estate in fee simple in that piece of land being portion of Allotment 506 in Deposited Plan No 61026 comprised in Certificate of Title Volume 5886 Folio 648, and being the whole of the land identified as 'W' in the plan attached hereto subject only to the following: existing easement(s) over the within land for the transmission of electricity by underground cable to Distribution Lessor Corporation (subject to lease 8890000) (RTC 9493069) and existing service easement(s) over the land marked Allotment 506 for sewerage purposes to South Australian Water Corporation (223LG RPA).

Fourthly: comprising an estate in fee simple in that piece of land being portion of Allotment 899 in Deposited Plan No 80824 comprised in Certificate of Title Volume 6037 Folio 250, and being the whole of the land identified as 'V' in the plan attached hereto subject only to the following: existing easement(s) over the land marked 'Q' on DP 80824 for the transmission of electricity by underground cable to Distribution Lessor Corporation (subject to lease 8890000) (RTC 9493069), existing service easements(s) over the land marked 'M' on DP 80824 for sewerage purposes to South Australian Water Corporation (223LG RPA) and existing service easement(s) over the land marked 'T' on DP 80824 for electricity supply purposes to Distribution Lessor Corporation (subject to lease 8890000) (223LG RPA).

Fifthly: comprising an estate in fee simple in that piece of land being portion of Allotment 2 in Filed Plan No 3211 comprised in Certificate of Title Volume 5984 Folio 79, and being the whole of the land identified as 'N' in the plan attached hereto subject only to the following: easement(s) over the land marked 'C' to the Commonwealth of Australia (T 2313865) and easement(s) over the land marked 'A' and 'B' to the Minister for Infrastructure (T 2621497 and T 3979913 respectively).





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**3. Right to object (section 12)**

Within 30 days or, if an explanation of the reasons for the acquisition was requested, within 30 days after the explanation is provided, a person who has an interest in the land (including in the case of native title land, the registered representative of a native title claimant or holder or, in certain cases, the representative Aboriginal body for the area) may request the Authority, by written notice—

- not to proceed with the acquisition of the land; or
- to alter the boundaries of the land to be acquired; or
- not to acquire a particular part of the land or to acquire further land.

The request may be made—

- on the ground that acquisition of the land or a particular part of the land is not necessary for the purposes of carrying out the undertaking to which the acquisition relates; or
- on the ground that the acquisition of the land or carrying out the purposes for which the acquisition is proposed would—
  - seriously impair an area of scenic beauty; or
  - destroy, damage or interfere with an Aboriginal site within the meaning of the *Aboriginal Heritage Act 1988*; or
  - destroy or impair a site of architectural, historic or scientific interest; or
  - prejudice the conservation of flora or fauna that should be conserved in the public interest; or
  - prejudice some other public interest; or
- on some other ground stated in the request.

**4. Right of review (section 12A)**

A person who makes a request under section 12 which is refused by the Authority may apply to the South Australian Civil and Administrative Tribunal under section 34 of the *South Australian Civil and Administrative Tribunal Act 2013* for a review of the decision.

An application for review must be made within 7 days (or such longer period as the Tribunal may allow under the *South Australian Civil and Administrative Tribunal Act 2013*) of the person being served with the notice of the Authority's decision to refuse the request.

A review by the Tribunal must be completed within 21 days of the application for review being made by the person.

The merits or otherwise of the undertaking to which the proposed acquisition relates cannot be called into question in a review.

A decision of the Tribunal on review is not subject to appeal under section 71 of the *South Australian Civil and Administrative Tribunal Act 2013*.

**5. Additional right of native title parties to object to prescribed private acquisition (section 12B)**

Within 2 months or, if an explanation of the reasons for the acquisition is required, within 2 months after the explanation is provided, native title parties may, by written notice to the Minister, object to a prescribed private acquisition<sup>2</sup> so far as it affects their registered native title rights.

**Note—**

The Minister must consult any native title parties who object about ways of minimising the impact of the acquisition project on registered native title rights and, if relevant, access to the land.

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## 4

The Attorney-General must, at the request of a native title party who has made an objection under this section, appoint an independent person or body to hear the objection.

Before making such an appointment, the Attorney-General must consult the Minister and the native title party.

If the independent person or body hearing an objection under this section makes a determination upholding the objection, or that contains conditions about the acquisition that relate to registered native title rights, the determination must be complied with unless—

- the Minister responsible for indigenous affairs is consulted; and
  - the consultation is taken into account; and
- it is in the interests of the State not to comply with the recommendation.

#### 6. Right to compensation (Part 4 Division 2)

Both you and the Authority are required to negotiate in good faith in relation to the compensation payable for the acquisition of the land to which this notice relates. A failure to do so by either party may be taken into account by the Land and Valuation Court in awarding costs (see sections 23(1) and 36(b)(iii) of the *Land Acquisition Act 1969*).

##### Note—

- The Authority is required to negotiate with the persons who have or had, or claim to have or to have had, an alienable interest in the land that is divested or diminished by the acquisition or the enjoyment of which is adversely affected by the acquisition.
- If the land is native title land, any party may request the Environment, Resources and Development Court to mediate between the parties to assist in obtaining their agreement on the matters at issue between them.
- The Authority may offer, and must consider any request made by a party who is the holder of native title to the negotiations for, non-monetary compensation (eg a transfer of land, the provision of goods or services, or the carrying out of work for the reinstatement or improvement of land remaining in the claimant's ownership after acquisition).
- The land is acquired by notice of acquisition. Notice of acquisition may be given at any time after 3 months, and before 18 months or a longer period fixed under section 15(4a) of the *Land Acquisition Act 1969*, from the time the first of any notice of intention to acquire land is or was given in respect of the land to which this notice relates.
- At that time the Authority is required to make an offer to the person or persons whom it believes to be entitled to compensation for the acquisition, stating the amount of compensation the Authority is prepared to pay.
- However, if the Authority considers that, at the time the notice of acquisition is given, the amount of compensation is unable to be determined, the Authority must make an offer to the person or persons whom it believes to be entitled to compensation as soon as reasonably practicable after the amount is able to be determined.
- The claimant may dispute the offer made by the Authority.
- Part 4 Division 2 of the *Land Acquisition Act 1969* governs compensation. In particular, section 25 sets out the principles for determining compensation.

In the event that the amount of compensation does not exceed \$10 000, the payment of compensation may be made directly to you in a manner determined by the Authority, rather than being paid into the Land and Valuation Court (see section 26A of the *Land Acquisition Act 1969*).



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7. **Payment of professional costs relating to acquisition (section 26B)**

If you are the owner in fee simple of the land to which this notice relates, you may be entitled to a payment of \$10,000 from the Authority for use towards the payment of professional costs in relation to the acquisition of the land.

Professional costs include legal costs, valuation costs and any other costs prescribed by the *Land Acquisition Regulations 2019*.

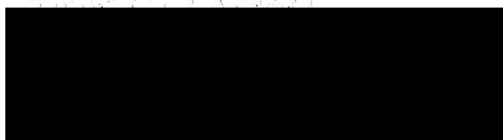
8. **Inquiries**

Inquiries should be directed to:

Philip Cheffins  
GPO Box 1533  
Adelaide SA 5001  
Telephone: 7133 2395

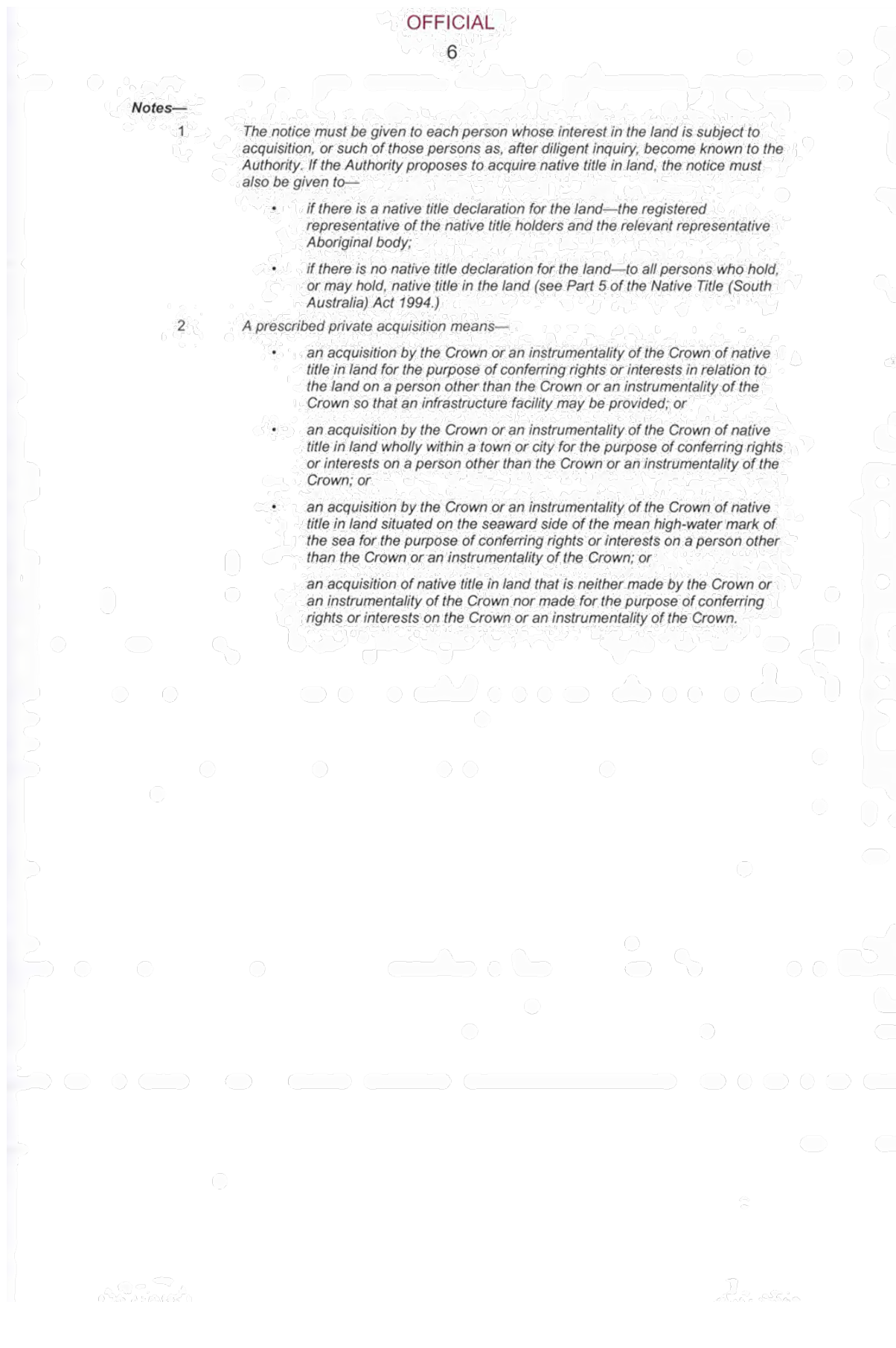
Dated this 17 day of February, 2025

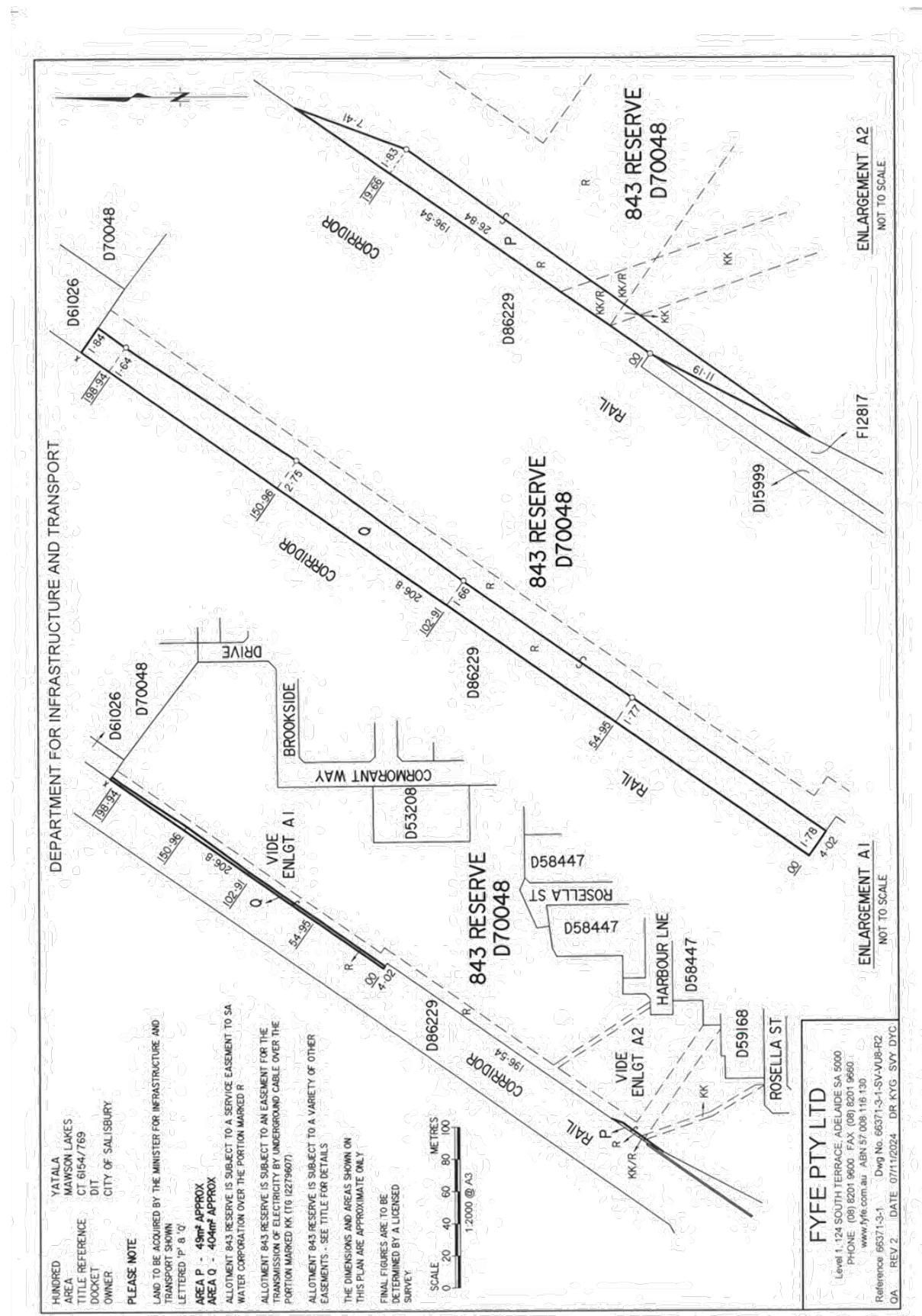
SIGNED for and on behalf of the  
**MINISTER FOR INFRASTRUCTURE AND  
TRANSPORT** by his duly constituted Attorney  
Pursuant to Power of Attorney No. 13405184,  
who has not received a notice of the revocation  
of that Power of Attorney  
in the presence of



Rocco Caruso  
Director, Property Acquisition  
Department for Infrastructure and Transport

DIT: 2020/18013/01

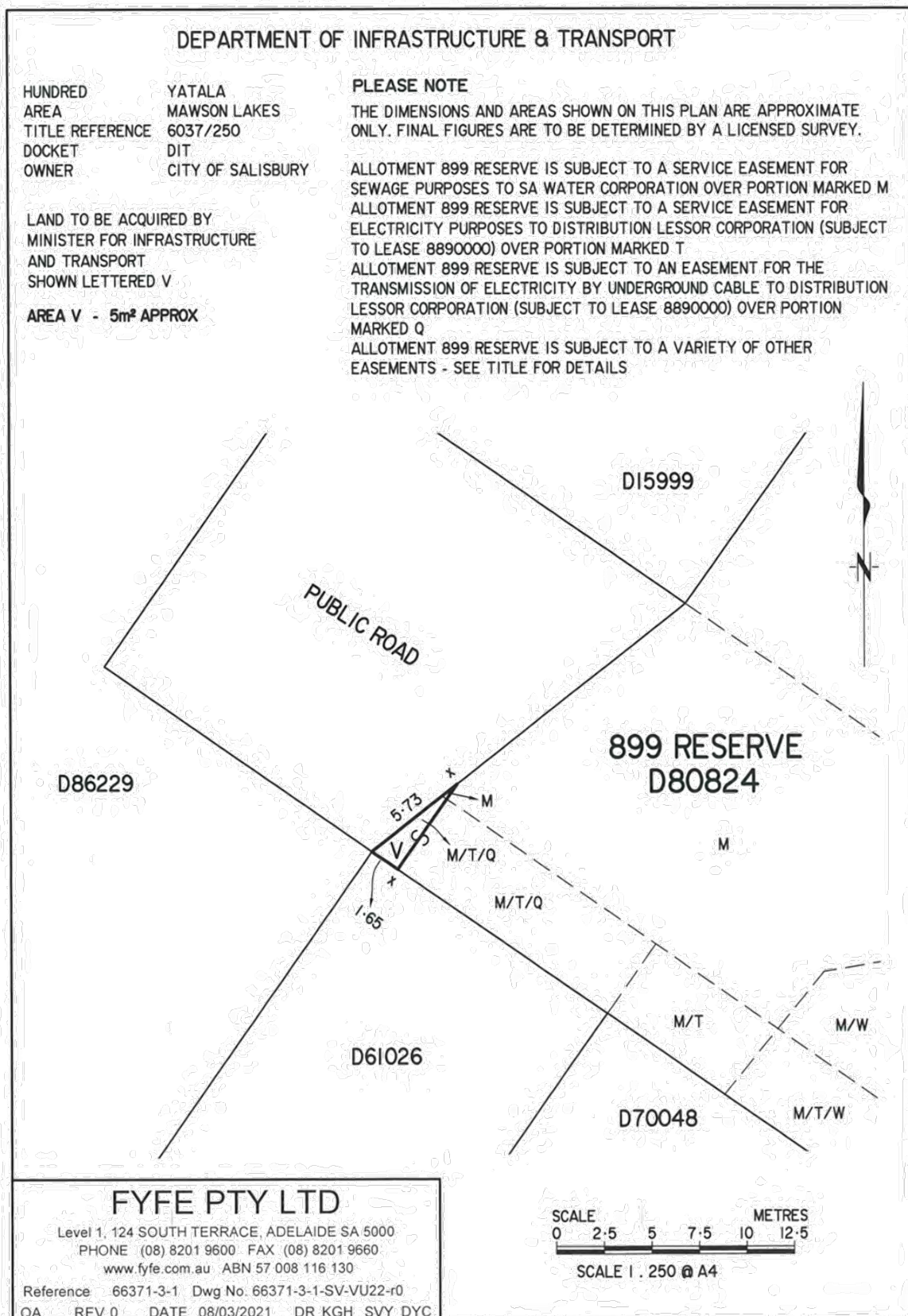


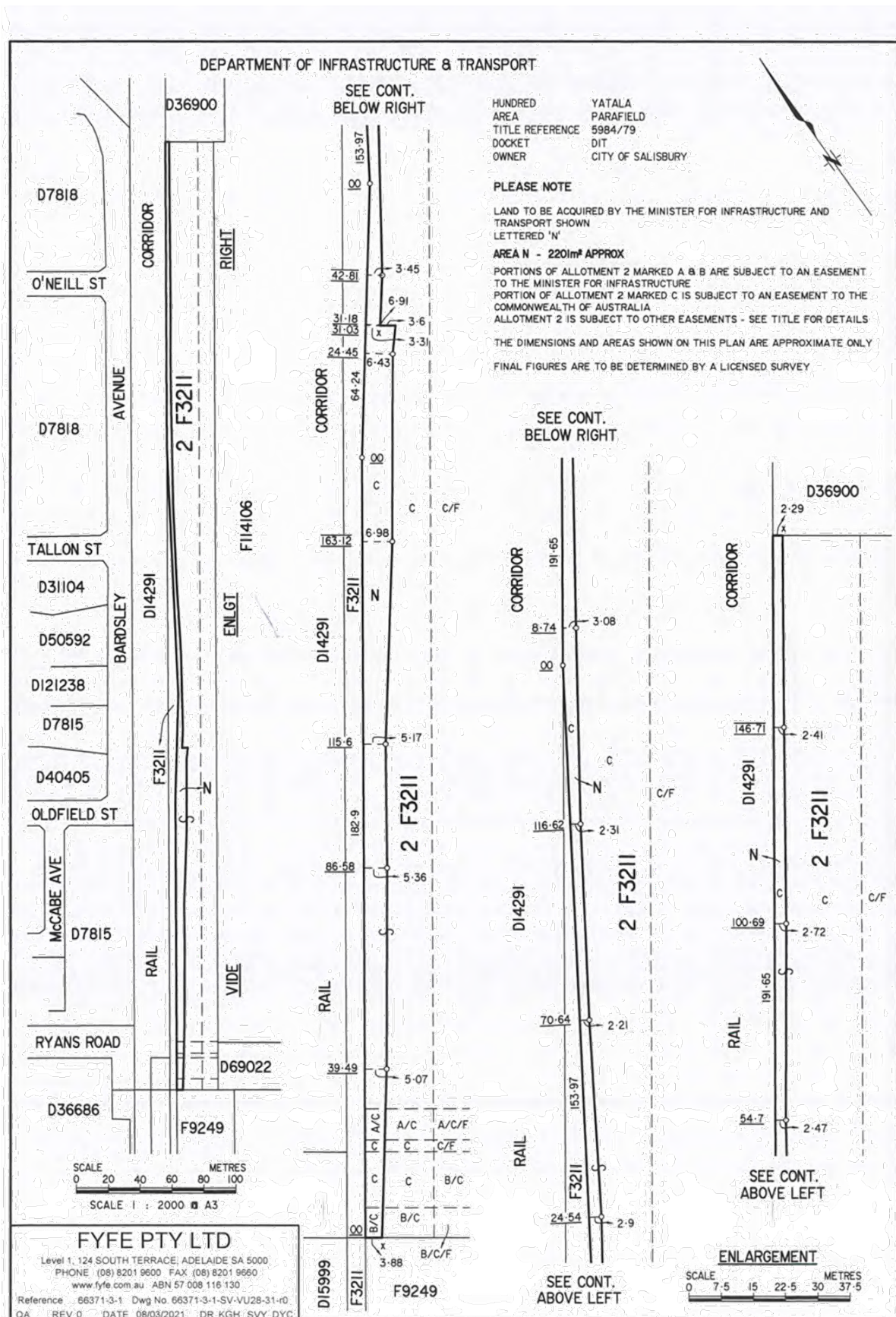






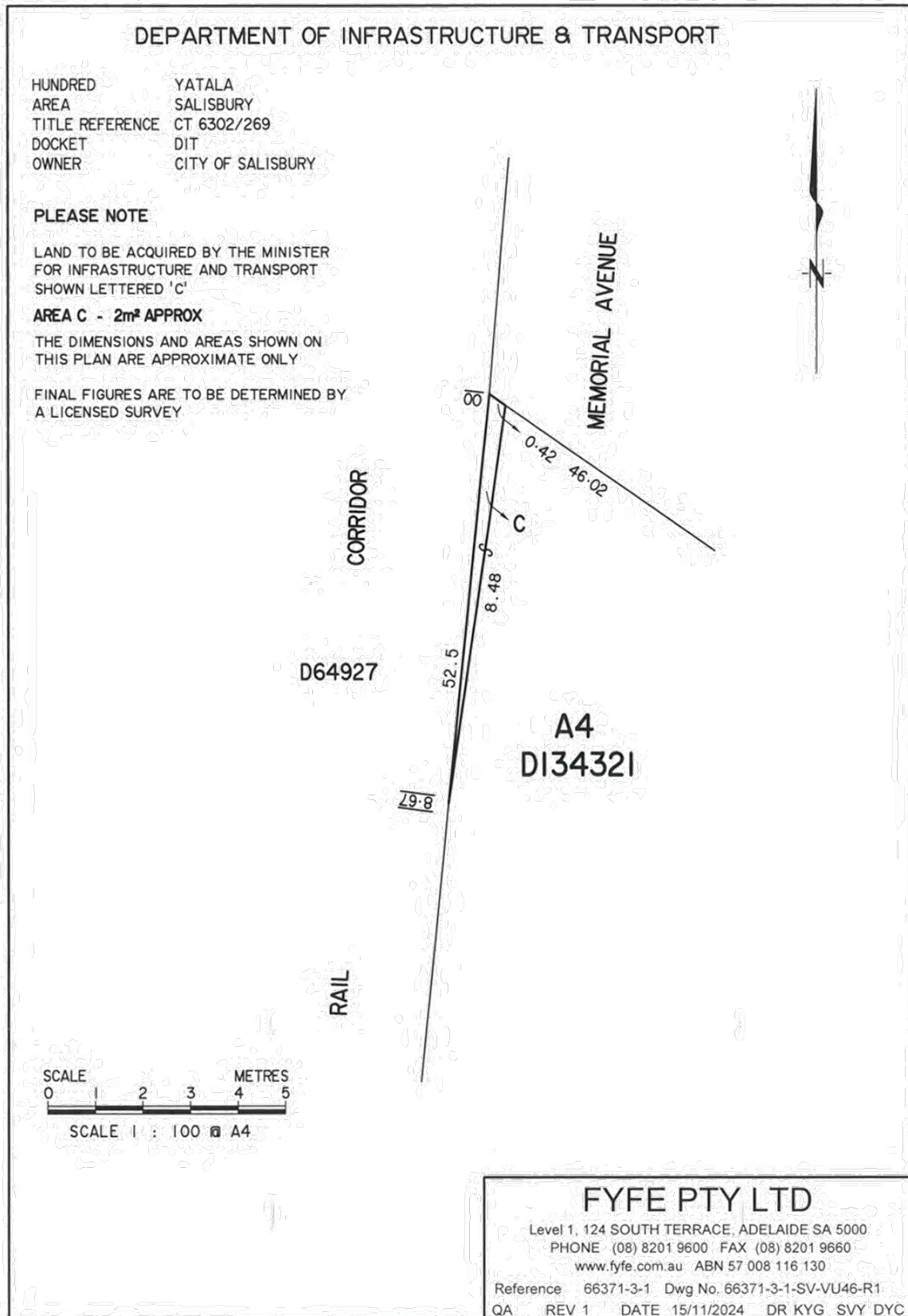


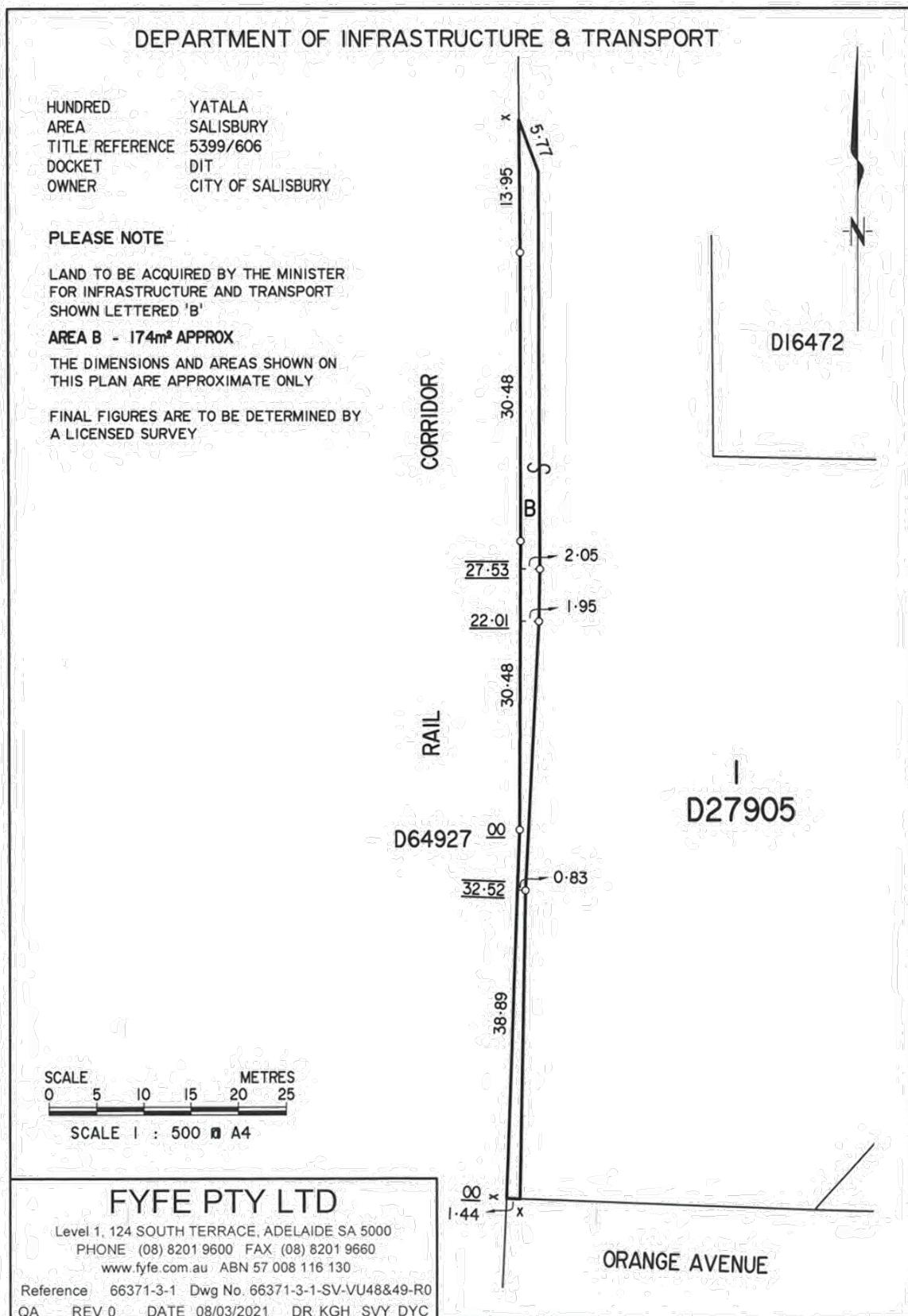




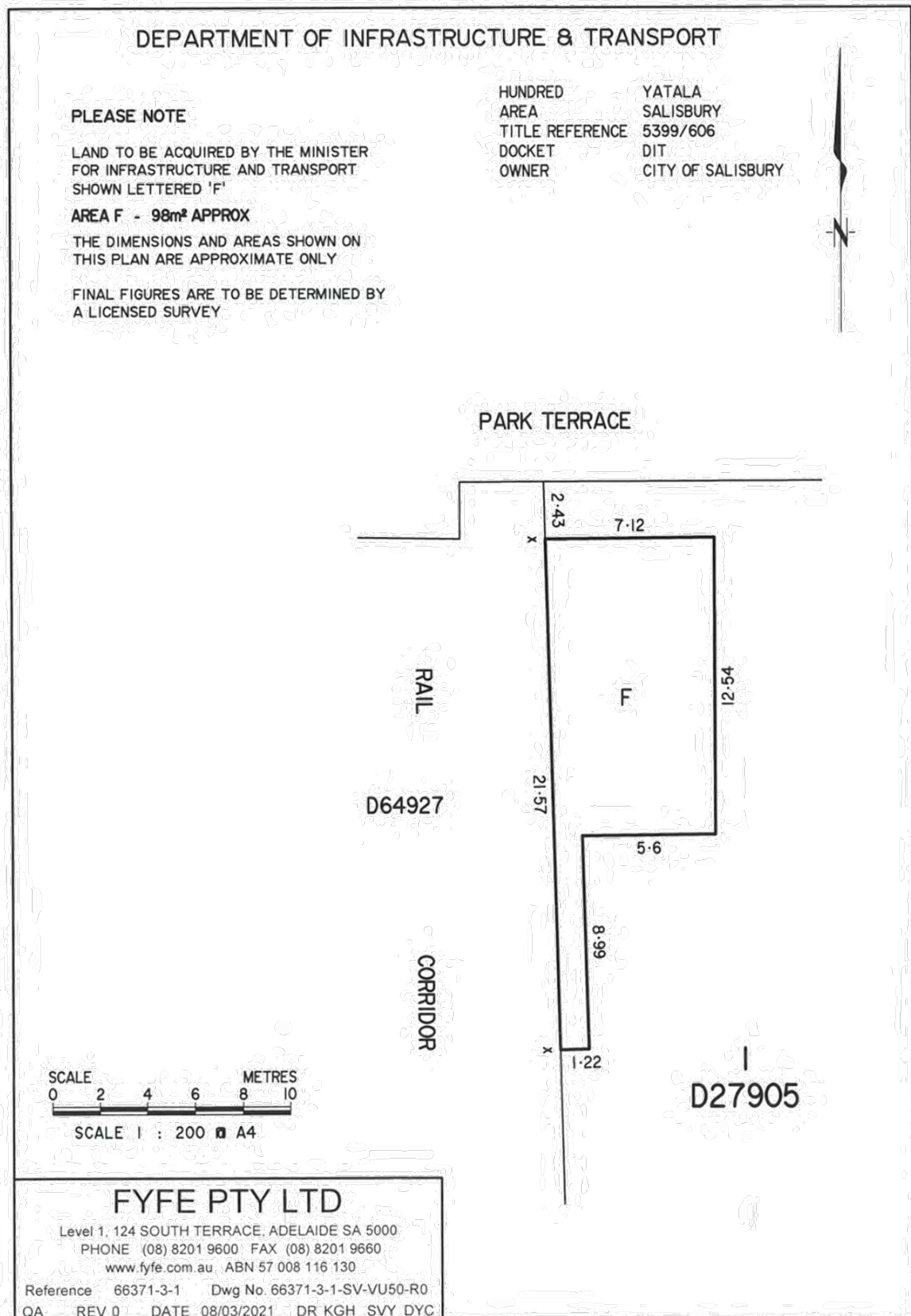


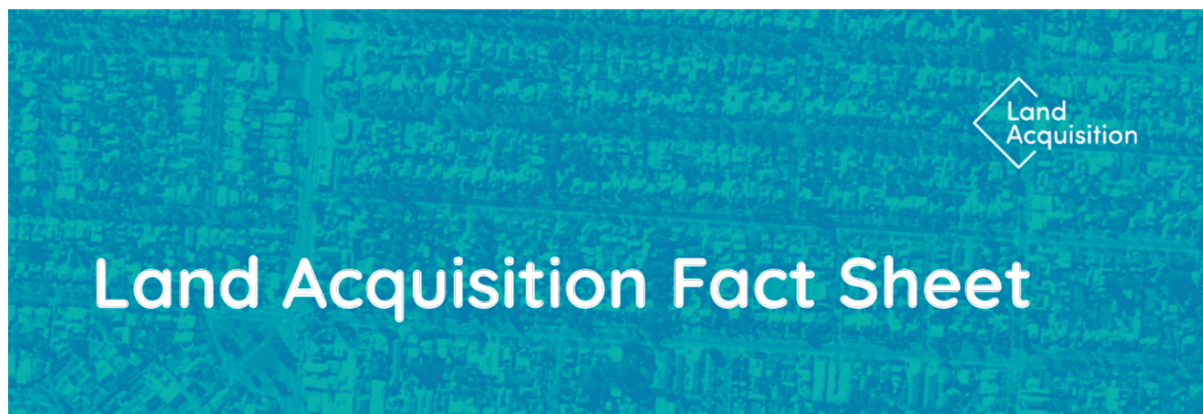












# Land Acquisition Fact Sheet

*This fact sheet provides general information about the land acquisition process. It is a guide only and should not be relied upon as legal advice.*

## Why does land need to be acquired?

South Australia's record investment in infrastructure is improving and developing new roads, schools, hospitals and housing projects across the state, while creating thousands of jobs.

To enable the construction of these projects, the Government of South Australia will, on occasion, need to acquire privately owned land. Once a project is planned, funded and approved and the need for any privately owned land is known, affected parties will be contacted if their property needs to be acquired.

## What process do acquisitions need to follow?

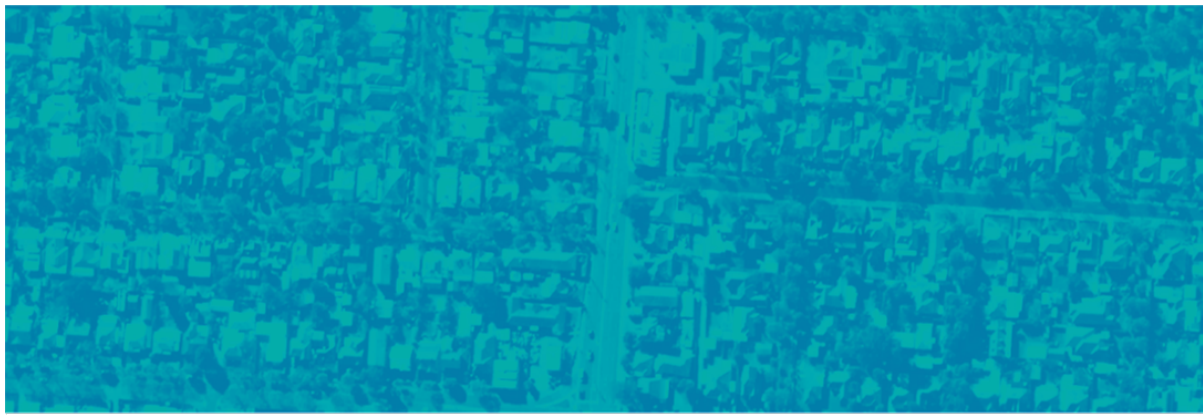
The Land Acquisition Act 1969 (the Act) sets out South Australia's land acquisition process and the compensation owners and tenants are entitled to. Amended in 2020, the Act now provides more support and compensation to owners and tenants whose property is acquired.

Land can be acquired under the Act by agreement or by a compulsory process.



## Who is considered to have an interest in the property and be entitled to compensation?

You may be entitled to compensation if you are an owner, residential tenant or business tenant occupying the land that is to be acquired under a lease, licence or other arrangement. If your enjoyment of the land in which you have an interest is adversely affected by the acquisition, you may be entitled to compensation.



### Is there support available for owners of land being acquired?

Learning that a property is to be acquired may cause concern. Support and advice is available relating to the specific circumstances of each owner and tenant. An affected party whose property is to be acquired will be assigned Acquisition Case Managers to provide guidance throughout the process.

Confidential counselling is available to people whose land is being acquired. If the property you own or occupy is being acquired and you consider this service useful, please advise your allocated Case Managers who will assist and provide you with the counseling providers contact details. Aboriginal and Torres Strait Islander people can obtain support and legal representation from the Aboriginal Legal Rights Movement by calling 1800 643 222.

### How is compensation for my interest in the land determined?

The process begins with an assessment of the actual value of the land by an independent valuer. Most commonly, this is based on market sales evidence of land comparable to the land to be acquired as if the project was not occurring.

Other factors that may be considered in determining fair and reasonable compensation include loss due to disturbance (such as relocation expenses) and special value.

In the context of a partial acquisition, loss to the remaining land will be assessed by an independent valuer.

If you are a residential tenant or business tenant, more information on how compensation is assessed is available in the Residential Tenant and Businesses fact sheets.

### What is a solatium payment and am I eligible to receive it?

The compensation paid to you may be increased by way of a solatium payment if at the time the Notice of Intention (NOI) was given, you were a residential owner and occupier of the land and if as a result of the acquisition of the land your principal place of residence was acquired.

The solatium payment will total either 10% of the market value of the land being acquired or \$50,000, whichever is the lesser amount. The solatium payment will be made on final resolution of the amount of compensation payable in relation to the acquisition of the land.

### What do I have to do after receiving an offer of compensation?

You must respond in writing within six months of the date of the offer. You must indicate whether you accept or reject the offer. The parties are required to negotiate in good faith in relation to the compensation payable for the acquisition of the land.

You may apply to the acquiring authority to extend the six month period. If the acquiring authority grants a longer period as a result of your application, you must respond to the offer in writing within that extended time period. If the acquiring authority refuses to grant a longer period, you may refer that decision to the Supreme Court for review.





### What happens if I do not respond to an offer?

If you fail to respond to an offer within the relevant time period, any monies held in the Supreme Court will be paid to the acquiring authority. Should this occur, it will not affect your entitlement to compensation in respect of the acquisition of the land. However, you will not be entitled to any interest accrued on the monies from the time these are paid to the acquiring authority.

### How do I access my compensation?

The money that the acquiring authority offers you will be paid to the Supreme Court (unless it is \$50,000 or below, when it may be paid directly to you). If you would like to withdraw

your money, you may choose to use your own solicitor or ask your Acquisition Case Managers to arrange for government solicitors to make the application on your behalf at no cost to you.

The withdrawal and payment of this money to you does not affect your right to claim further compensation.

If you have not responded to the compensation offer within six months or withdrawn the money 24 months after being paid to the Suitors' Fund, the money together with any accrued interest, will be paid to the acquiring authority.

Should this occur, it will not affect your entitlement to compensation for the acquisition of the land. However, you will not be entitled to any interest accrued on the monies from the time these are paid to the acquiring authority.



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### What if there is a dispute about the process or I disagree with the compensation offered?

In rare cases when agreement cannot be reached, a question arising during negotiations can be referred to the Supreme Court for determination following a mandatory settlement conference.

To do this, you must first apply to the acquiring authority to convene a settlement conference.

The acquiring authority will be responsible for convening the conference and will appoint a conference coordinator. It is an offence to refuse or fail to comply with a direction of the conference coordinator. If the matter is not resolved at the settlement conference then you or the acquiring authority may refer a question to the Court.

### If I seek professional advice will I be reimbursed for the fees charged?

If you have been advised that your land is to be acquired you can be reimbursed for reasonable legal and land valuation fees that relate to the acquisition. Speak to your Acquisition Case Managers and refer to the Legal and Valuation Services and Fees Fact Sheet before you engage any professional advisers.



Government  
of South Australia

Authorised by The Government of South Australia.

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### Acquisition by Agreement

After receiving the NOI and before receiving the Notice of Acquisition (NOA) some owners may negotiate a settlement with the acquiring authority and reach agreement on the value of the land and the compensation to be paid. If this occurs then the land will be transferred to the acquiring authority in the ordinary way and will not progress to NOA.

If you choose to negotiate and reach agreement at this stage you will need to appoint a conveyancer, for which you will be compensated, to help with the property settlement.

If land you own or rent has been identified for acquisition you will be contacted to discuss the acquisition process and what it means for you.

All acquisitions are managed by the South Australian Government in accordance with the relevant legislation.

[www.dit.sa.gov.au/landacquisition](http://www.dit.sa.gov.au/landacquisition)



## Fact Sheet



# Legal and Valuation Services and Fees

*This fact sheet sets out acquiring authorities' approach to professional fees in the event of a negotiated settlement following an agreed or compulsory acquisition of land. Please be aware that if you refer the matter to the Supreme Court, the Court has discretion to make appropriate costs orders.*

*The information in this fact sheet should not be relied upon as legal advice.*

## Legal and Valuation Services and Fees

The acquiring authority will reimburse reasonable legal and valuation fees that you are charged. To obtain advice concerning your entitlement to compensation in respect of the acquisition of the property you should obtain independent advice from a certified valuer who is a member of the Australian Property Institute, subject to the terms set out in this fact sheet. You are entitled to obtain independent legal advice in relation to your compensation claim for the acquisition of the property. Additionally, you are encouraged to obtain valuation advice.



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of South Australia

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If you do instruct a legal representative or engage a valuer, please provide a copy of this fact sheet to them prior to their engagement.

You are strongly encouraged to contact your Acquisition Case Managers to discuss the proposed fees upfront. This will allow your Acquisition Case Managers to provide you with advice in regards to reasonable costs and prevailing industry rates. You should also provide the acquiring authority with contact details for your legal representative and/or valuer at your earliest convenience.

### Legal

The acquiring authority will reimburse legal fees (including GST where relevant) that are:

1. reasonably incurred by you in relation to your claim for compensation arising from the acquisition of the property
2. charged at the Higher Court Scale Rates applicable as at the date on which the relevant services are provided.

Please be aware that legal fees do not include conveyancing fees. If legal fees are not agreed, they will be adjudicated by the Court.

Payment of legal fees is conditional upon presentation of a tax invoice and/or a bill of costs in taxable form that is acceptable to the acquiring authority. The acquiring authority may refer the assessment of legal costs to an external costing solicitor (at the acquiring authority's cost). Payment will be made, following the assessment, upon final settlement of your compensation claim in respect of the acquisition of the property (after deducting

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any amounts paid to you under section 26B of the Land Acquisition Act 1969 ("the Act") as discussed below).

It is your responsibility to manage the billing arrangements with your legal representative. Please be aware that your legal representative may charge you at rates higher than the Higher Court Scale. If this occurs, you will have to bear any difference between the amount payable to your legal representative and the amount reimbursed by the acquiring authority.

### Valuation

The acquiring authority will reimburse valuation fees (including GST where relevant) that are:

1. reasonably incurred by you in relation to your claim for compensation arising from the acquisition of the property
2. charged at a rate that is prevailing in the valuation industry at the time that the valuation services are provided (inclusive of any disbursements).

If valuation fees are not agreed, they will be adjudicated by the Court.

Reasonable valuation fees will be reimbursed to you, or paid directly to your nominated valuer following assessment by the acquiring authority (after deducting any amounts paid under section 26B of the Act as discussed below). To enable the acquiring authority to assess the reasonableness of the fees, you must provide your valuer's tax invoice and a copy of the valuation report in its entirety.

Your nominated valuer or valuation firm should be a member of the Australian Property Institute. It is recommended that you sight a copy of your valuer's Certificate of Currency for Professional Indemnity Insurance.

Your nominated valuer or valuation firm is required to undertake any valuation in this matter in accordance with the Australian Property Institute's Practice Standards and Guidance Notes, as well as the applicable Supreme Court Rules.

Please be aware that the acquiring authority will only reimburse fees that are assessed as reasonable. Accordingly, you are responsible for payment of fees outside this scope. You are strongly encouraged to contact your Acquisition Case Managers to discuss your valuers proposed fee prior to engaging them. This will ensure that you are aware of the acquiring agency's position in relation to reasonable costs.

### Other Professional Services

Before you engage any other professional adviser and incur any fees, it is recommended that you contact your Acquisition Case Managers to ascertain the acquiring agency's position on reimbursement or payment of those fees.

### Reimbursement of Fees (Section 26B) – For owners of the land only

Subject to the terms set out above and in accordance with section 26B of the Act, prior to the formal resolution of your claim the acquiring agency may pay you an amount up to \$10,000 towards payment of your legal and/or valuation costs (and any other prescribed costs). The acquiring authority has discretion to make this payment and may seek evidence that you have or will incur such costs (e.g. tax invoices). Please note that this amount will be deducted from your final claim for such fees. Your allocated Acquisition Case Managers will discuss this provision with you further, as it relates to your own personal matter.



Please contact your Acquisition Case Managers for more information.





In reply please quote: 2020/18013/01  
 Enquiries to: Philip Cheffirs or Angela Noonan  
 Telephone: (08) 7133 2395 or (08) 7133 2446

The Chief Executive Officer  
 City of Salisbury  
 PO BOX 8  
 SALISBURY SA 5108

Attention: John Harry

Dear John,

LAND ACQUISITION OF PORTION OF 45-47 (LOT 502)  
 METRO PARADE MAWSON LAKES SA 5095, PORTION OF LOT 503 METRO  
 PARADE, MAWSON LAKES SA 5095, PORTION OF LOT 504 ELDER SMITH  
 ROAD, MAWSON LAKES SA 5095 AND PORTION OF LOT 505 ELDER SMITH  
 ROAD, MAWSON LAKES SA 5095

PORTION OF CERTIFICATE OF TITLE VOLUME 6294 FOLIO 557, PORTION OF  
 CERTIFICATE OF TITLE VOLUME 6294 FOLIO 558, PORTION OF CERTIFICATE  
 OF TITLE VOLUME 6294 FOLIO 560 AND PORTION OF CERTIFICATE OF TITLE  
 VOLUME 6294 FOLIO 561 (LAND)

I refer to previous communications regarding the proposed acquisition of the Land for construction of the Gawler Rail Electrification Project - Stage 3 (**Project**).

#### Land Acquisition Process

The Minister for Infrastructure and Transport (**Minister**) is now in a position to progress the formal procedure to acquire the Land. This may be by way of agreement or by compulsory acquisition pursuant to the *Land Acquisition Act 1969* (**Act**). Please find enclosed a fact sheet entitled 'Land Acquisition' regarding the property acquisition process for your information.

Regardless of whether acquisition is achieved by agreement or the Land is acquired compulsorily, the City of Salisbury (**Council**) is entitled to compensation pursuant to section 23 of the Act. Given that the Project works will benefit the Council and the local community, it is not anticipated that monetary compensation will be payable. In certain circumstances the Minister may offer the Council non-monetary compensation pursuant to section 23(4) of the Act.

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Government  
 of South Australia  
 Department for Infrastructure  
 and Transport

#### COMMERCIAL AND CONTRACT MANAGEMENT DIVISION

Level 13 83 Pine Street  
 Adelaide SA 5000  
 Karna Country

GPO Box 1533  
 Adelaide SA 5001  
 DX 171

T 1300 872 677  
 W dit.sa.gov.au

ABN 92 366 288 135

**Build. Move.  
 Connect.**



**Notice of Intention to Acquire Land (Section 10)**

I enclose a 'Notice of Intention to Acquire Land' (NOI) pursuant to section 10 of the Act. Amongst other matters, the NOI outlines Council's right to:

- (a) obtain an explanation of reasons for the acquisition.
- (b) object to the acquisition; and
- (c) seek a review of the acquisition.

Whilst the Minister is issuing the NOI at this stage, the Council is encouraged to continue discussions with your acquisition case managers to facilitate an acquisition by agreement.

**Owner of land to notify of other interest (Section 10A)**

Thank you for providing the 'Unregistered Interests Nomination Form. In accordance with the Act, the Council must notify the Minister of any other party who, to its knowledge, has an interest in the Land and the nature of that party's interest. Accordingly, the Council must, no later than 14 days of receipt of this letter, notify the Minister of any additional third party interests in the Land or any interests that have not already been disclosed. Failure (without reasonable excuse) to comply with this requirement to notify is an offence (maximum penalty: \$5 000).

**Reimbursement of Fees (Section 26B)**

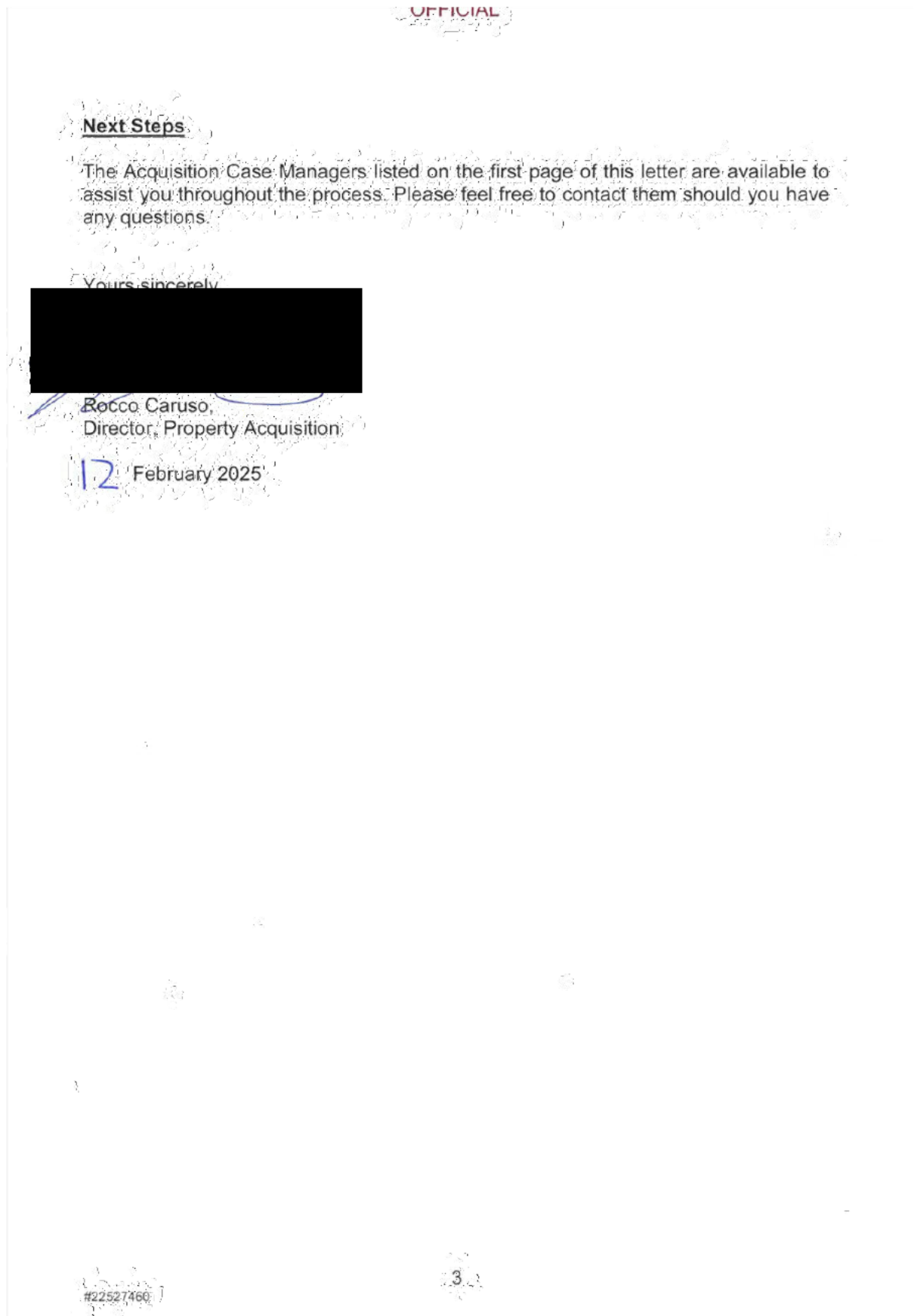
In accordance with section 26B of the Act, prior to the resolution of Council's claim, the Minister may pay Council an amount up to \$10 000 towards payment of its legal and/or valuation costs (and any other prescribed costs). The Minister has discretion to make this payment and may seek evidence from Council that it has or will incur such costs (e.g. tax invoices). Please note that this amount will be deducted from the Council's final claim for such fees. Your allocated Acquisition Case Managers will discuss this provision with you further, as it relates to Council's own personal matter.

Upon the completion of the acquisition process, the Council's final claim for legal and/or valuation fees will be settled, either by way of agreement or court determination in the event of legal proceedings. Any responsibility for payment of fees on any other basis is a matter that is strictly between Council and its adviser/s.

Please find attached a fact sheet entitled '*Legal and Valuation Services and Fees*' for further information. It is recommended that you provide a copy of this fact sheet to any professional that you engage to assist with the acquisition process.

**Possession (Section 24)**

Thank you for providing a licence agreement to the Minister's contractor (i.e. Acciona Infrastructure Projects Pty Ltd (A.B.N 40 000 201 516)) to enable works for the Electrification of the Gawler Railway line. As Council is aware those works are now complete and the Minister is now in a position to finalise the formal land acquisition process.



FORM 1 - NOTICE OF INTENTION TO ACQUIRE LAND

LAND ACQUISITION ACT 1969  
(SECTION 10)

To: City of Salisbury  
Of: PO Box 8, Salisbury SA 5108  
As: Registered Proprietor

1. Notice of intention to acquire land

This notice is to inform you that the Minister for Infrastructure and Transport (*the Authority*), of 83 Pirie Street, Adelaide SA 5000, intends to acquire the following interests in the following land:

First: comprising an unencumbered estate in fee simple in that piece of land being portion of Allotment 502 in Deposited Plan No 130738 comprised in Certificate of Title Volume 6294 Folio 557, and being the whole of the land identified as 'RA' in the plan attached hereto and expressly excluding the easement(s) over the land marked 'A' on D130738 (T 4472870)

Secondly: comprising an unencumbered estate in fee simple in that piece of land being portion of Allotment 503 in Deposited Plan No 130738 comprised in Certificate of Title Volume 6294 Folio 558, and being the whole of the land identified as 'RB' in the plan attached hereto and expressly excluding the easement(s) over the land marked 'A' on D130738 (T 4472870)

Thirdly: comprising an unencumbered estate in fee simple in that piece of land being portion of Allotment 504 in Deposited Plan No 130738 comprised in Certificate of Title Volume 6294 Folio 560, and being the whole of the land identified as 'RC' in the plan attached hereto and expressly excluding the easement(s) over the land marked 'A' on D130738 (T 4472870)

Fourthly: comprising an estate in fee simple in that piece of land being portion of Allotment 505 in Deposited Plan No 130738 comprised in Certificate of Title Volume 6294 Folio 561, and being the whole of the land identified as 'PA' in the plan attached hereto subject only to easement(s) over the land marked 'N' on D130738 for water supply purposes to the South Australian Water Corporation (TG 10481202) and expressly excluding the easement(s) over the land marked 'A' on D130738 (T 4472870)

for the following purpose:

Gawler Rail Electrification Project – Stage 3

(If—

- the Authority is the Crown or an instrumentality of the Crown; and
- the Authority proposes to acquire native title; and
- the Authority does not propose to acquire the land for the purpose of conferring rights or interests on someone other than the Crown or an instrumentality of the Crown,

the notice must state that the purpose of the acquisition is to confer rights or interests in relation to the land on the Crown or an instrumentality of the Crown.)

The Authority seeks to negotiate the compensation payable for the acquisition.

This notice is given under section 10 of the *Land Acquisition Act 1969*. It does not bind the Authority to acquire the land.



OFFICIAL  
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**1A. Obligation to notify Authority of other interests in land (section 10A)**

If you are the owner of the land to which this notice relates, you must, no later than 14 days after receiving this notice, notify the Authority of any other person who, to your knowledge, has an interest in the relevant land and the nature of that person's interest.

It is an offence to, without reasonable excuse, refuse or fail to comply with this requirement.

**2. Right to obtain explanation of reasons for acquisition (section 11)**

Within 30 days a person who has an interest in the land (including in the case of native title land, the registered representative of a native title claimant or holder or, in certain cases, the representative Aboriginal body for the area) may require the Authority, by written notice—

- to give an explanation of the reasons for acquisition of the land; and
- to provide reasonable details of any statutory scheme in accordance with which the land is to be acquired.

**3. Right to object (section 12)**

Within 30 days or, if an explanation of the reasons for the acquisition was requested, within 30 days after the explanation is provided, a person who has an interest in the land (including in the case of native title land, the registered representative of a native title claimant or holder or, in certain cases, the representative Aboriginal body for the area) may request the Authority, by written notice—

- not to proceed with the acquisition of the land; or
- to alter the boundaries of the land to be acquired; or
- not to acquire a particular part of the land or to acquire further land.

The request may be made—

- on the ground that acquisition of the land or a particular part of the land is not necessary for the purposes of carrying out the undertaking to which the acquisition relates; or
- on the ground that the acquisition of the land or carrying out the purposes for which the acquisition is proposed would—
  - seriously impair an area of scenic beauty; or
  - destroy, damage or interfere with an Aboriginal site within the meaning of the *Aboriginal Heritage Act 1988*; or
  - destroy or impair a site of architectural, historic or scientific interest; or
  - prejudice the conservation of flora or fauna that should be conserved in the public interest; or
  - prejudice some other public interest; or
- on some other ground stated in the request.

**4. Right of review (section 12A)**

A person who makes a request under section 12 which is refused by the Authority may apply to the South Australian Civil and Administrative Tribunal under section 34 of the *South Australian Civil and Administrative Tribunal Act 2013* for a review of the decision.

An application for review must be made within 7 days (or such longer period as the Tribunal may allow under the *South Australian Civil and Administrative Tribunal Act 2013*) of the person being served with the notice of the Authority's decision to refuse the request.

A review by the Tribunal must be completed within 21 days of the application for review being made by the person.

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The merits or otherwise of the undertaking to which the proposed acquisition relates cannot be called into question in a review.

A decision of the Tribunal on review is not subject to appeal under section 71 of the *South Australian Civil and Administrative Tribunal Act 2013*.

**5. Additional right of native title parties to object to prescribed private acquisition (section 12B)**

Within 2 months or, if an explanation of the reasons for the acquisition is required, within 2 months after the explanation is provided, native title parties may, by written notice to the Minister, object to a prescribed private acquisition<sup>2</sup> so far as it affects their registered native title rights.

**Note—**

The Minister must consult any native title parties who object about ways of minimising the impact of the acquisition project on registered native title rights and, if relevant, access to the land.

The Attorney-General must, at the request of a native title party who has made an objection under this section, appoint an independent person or body to hear the objection.

Before making such an appointment, the Attorney-General must consult the Minister and the native title party.

If the independent person or body hearing an objection under this section makes a determination upholding the objection, or that contains conditions about the acquisition that relate to registered native title rights, the determination must be complied with unless—

- the Minister responsible for indigenous affairs is consulted; and
- the consultation is taken into account; and
- it is in the interests of the State not to comply with the recommendation.

**6. Right to compensation (Part 4 Division 2)**

Both you and the Authority are required to negotiate in good faith in relation to the compensation payable for the acquisition of the land to which this notice relates. A failure to do so by either party may be taken into account by the Land and Valuation Court in awarding costs (see sections 23(1) and 36(b)(iii) of the *Land Acquisition Act 1969*).

**Note—**

- The Authority is required to negotiate with the persons who have or had, or claim to have or to have had, an alienable interest in the land that is divested or diminished by the acquisition or the enjoyment of which is adversely affected by the acquisition.
- If the land is native title land, any party may request the Environment, Resources and Development Court to mediate between the parties to assist in obtaining their agreement on the matters at issue between them.
- The Authority may offer, and must consider any request made by a party who is the holder of native title to the negotiations for, non-monetary compensation (eg a transfer of land, the provision of goods or services, or the carrying out of work for the reinstatement or improvement of land remaining in the claimant's ownership after acquisition).
- The land is acquired by notice of acquisition. Notice of acquisition may be given at any time after 3 months, and before 18 months or a longer period fixed under section 15(4a) of the *Land Acquisition Act 1969*, from the time the first of any notice of intention to acquire land is or was given in respect of the land to which this notice relates.
- At that time the Authority is required to make an offer to the person or persons whom it believes to be entitled to compensation for the acquisition, stating the amount of compensation the Authority is prepared to pay.

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However, if the Authority considers that, at the time the notice of acquisition is given, the amount of compensation is unable to be determined, the Authority must make an offer to the person or persons whom it believes to be entitled to compensation as soon as reasonably practicable after the amount is able to be determined.

The claimant may dispute the offer made by the Authority.

Part 4 Division 2 of the *Land Acquisition Act 1969* governs compensation. In particular, section 25 sets out the principles for determining compensation.

In the event that the amount of compensation does not exceed \$10 000, the payment of compensation may be made directly to you in a manner determined by the Authority, rather than being paid into the Land and Valuation Court (see section 26A of the *Land Acquisition Act 1969*).

**7. Payment of professional costs relating to acquisition (section 26B)**

If you are the owner in fee simple of the land to which this notice relates, you may be entitled to a payment of \$10 000 from the Authority for use towards the payment of professional costs in relation to the acquisition of the land.

Professional costs include legal costs, valuation costs and any other costs prescribed by the *Land Acquisition Regulations 2019*.

**8. Inquiries**

Inquiries should be directed to:

Philip Cheffirs  
GPO Box 1533  
Adelaide SA 5001  
Telephone: 7133 2395

Dated this 12 day of February 2025

**SIGNED** for and on behalf of the  
**MINISTER FOR INFRASTRUCTURE AND  
TRANSPORT** by his duly constituted Attorney  
Pursuant to Power of Attorney No. 13405184,  
who has not received a notice of the revocation  
of that Power of Attorney,  
in the presence of

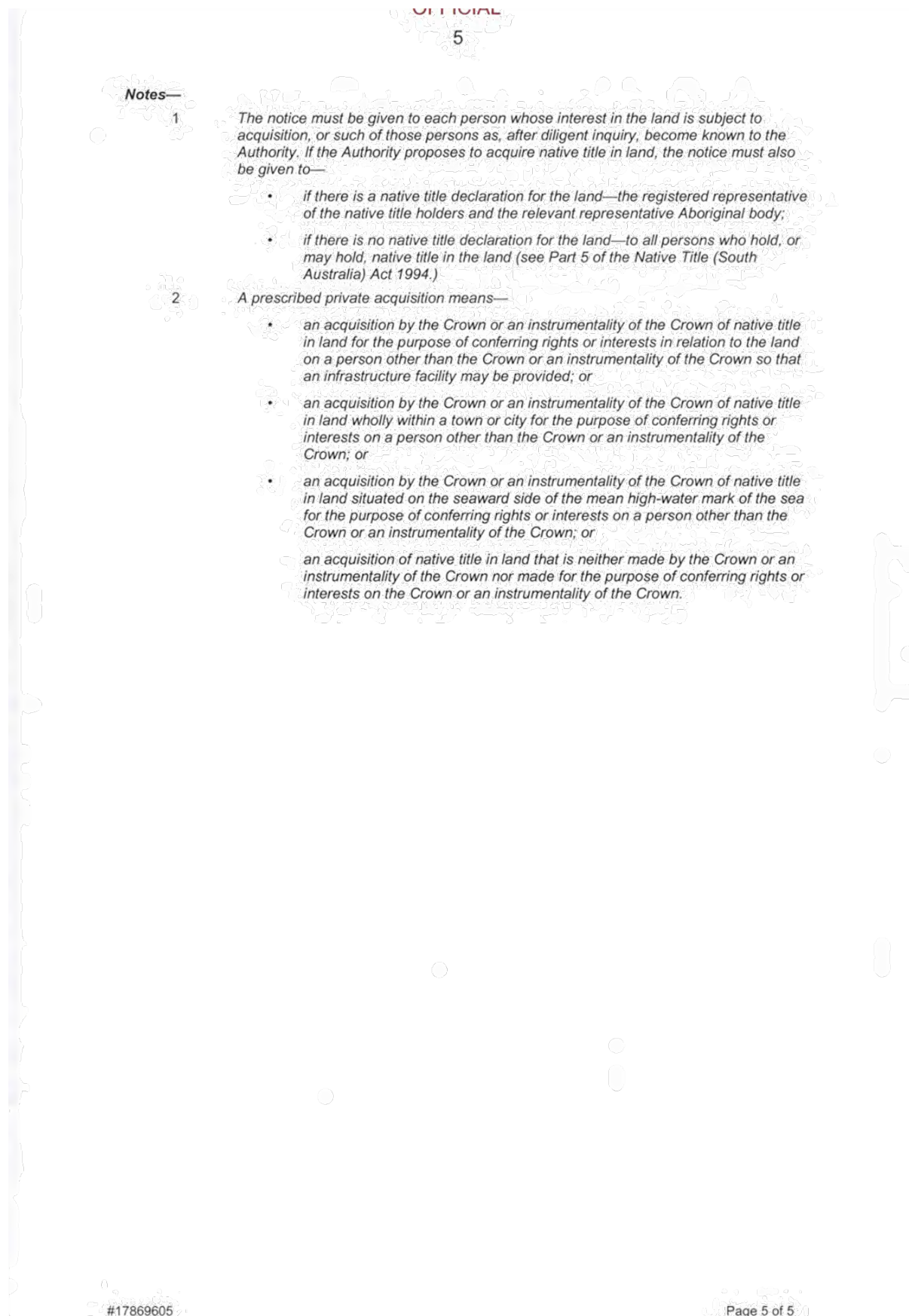


Rocco Caruso  
Director, Property Acquisition  
Department for Infrastructure and Transport

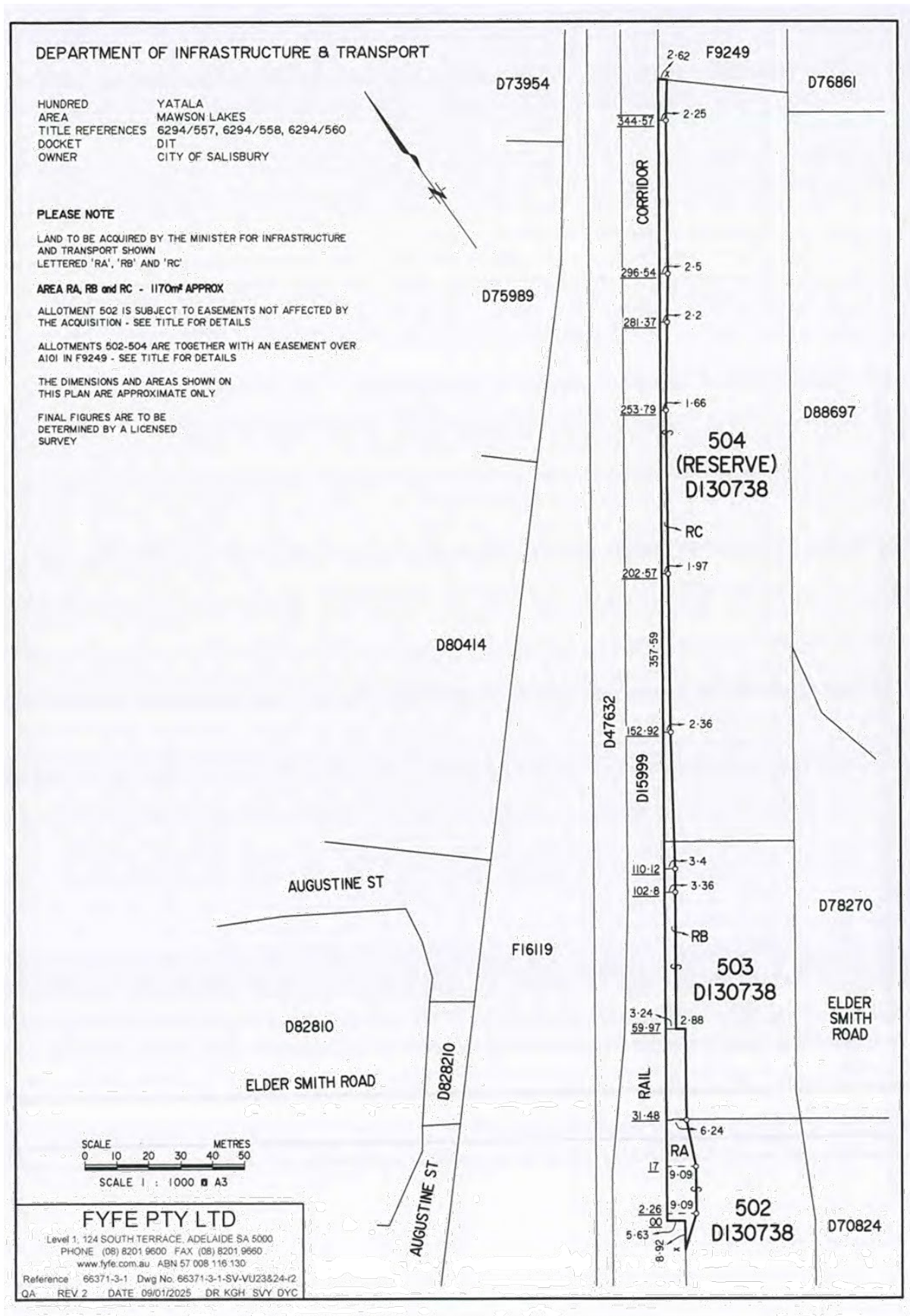
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# Land Acquisition Fact Sheet

*This fact sheet provides general information about the land acquisition process. It is a guide only and should not be relied upon as legal advice.*

## Why does land need to be acquired?

South Australia's record investment in infrastructure is improving and developing new roads, schools, hospitals and housing projects across the state, while creating thousands of jobs.

To enable the construction of these projects, the Government of South Australia will, on occasion, need to acquire privately owned land. Once a project is planned, funded and approved and the need for any privately owned land is known, affected parties will be contacted if their property needs to be acquired.

## What process do acquisitions need to follow?

The Land Acquisition Act 1969 (the Act) sets out South Australia's land acquisition process and the compensation owners and tenants are entitled to. Amended in 2020, the Act now provides more support and compensation to owners and tenants whose property is acquired.

Land can be acquired under the Act by agreement or by a compulsory process.



## Who is considered to have an interest in the property and be entitled to compensation?

You may be entitled to compensation if you are an owner, residential tenant or business tenant occupying the land that is to be acquired under a lease, licence or other arrangement. If your enjoyment of the land in which you have an interest is adversely affected by the acquisition, you may be entitled to compensation.





### Is there support available for owners of land being acquired?

Learning that a property is to be acquired may cause concern. Support and advice is available relating to the specific circumstances of each owner and tenant. An affected party whose property is to be acquired will be assigned Acquisition Case Managers to provide guidance throughout the process.

Confidential counselling is available to people whose land is being acquired. If the property you own or occupy is being acquired and you consider this service useful, please advise your allocated Case Managers who will assist and provide you with the counseling providers contact details. Aboriginal and Torres Strait Islander people can obtain support and legal representation from the Aboriginal Legal Rights Movement by calling 1800 643 222.

### How is compensation for my interest in the land determined?

The process begins with an assessment of the actual value of the land by an independent valuer. Most commonly, this is based on market sales evidence of land comparable to the land to be acquired as if the project was not occurring.

Other factors that may be considered in determining fair and reasonable compensation include loss due to disturbance (such as relocation expenses) and special value.

In the context of a partial acquisition, loss to the remaining land will be assessed by an independent valuer.

If you are a residential tenant or business tenant, more information on how compensation is assessed is available in the Residential Tenant and Businesses fact sheets.

### What is a solatium payment and am I eligible to receive it?

The compensation paid to you may be increased by way of a solatium payment if at the time the Notice of Intention (NOI) was given, you were a residential owner and occupier of the land and if as a result of the acquisition of the land your principal place of residence was acquired.

The solatium payment will total either 10% of the market value of the land being acquired or \$50,000, whichever is the lesser amount. The solatium payment will be made on final resolution of the amount of compensation payable in relation to the acquisition of the land.

### What do I have to do after receiving an offer of compensation?

You must respond in writing within six months of the date of the offer. You must indicate whether you accept or reject the offer. The parties are required to negotiate in good faith in relation to the compensation payable for the acquisition of the land.

You may apply to the acquiring authority to extend the six month period. If the acquiring authority grants a longer period as a result of your application, you must respond to the offer in writing within that extended time period. If the acquiring authority refuses to grant a longer period, you may refer that decision to the Supreme Court for review.



### What happens if I do not respond to an offer?

If you fail to respond to an offer within the relevant time period, any monies held in the Supreme Court will be paid to the acquiring authority. Should this occur, it will not affect your entitlement to compensation in respect of the acquisition of the land. However, you will not be entitled to any interest accrued on the monies from the time these are paid to the acquiring authority.

### How do I access my compensation?

The money that the acquiring authority offers you will be paid to the Supreme Court (unless it is \$50,000 or below, when it may be paid directly to you). If you would like to withdraw

your money, you may choose to use your own solicitor or ask your Acquisition Case Managers to arrange for government solicitors to make the application on your behalf at no cost to you.

The withdrawal and payment of this money to you does not affect your right to claim further compensation.

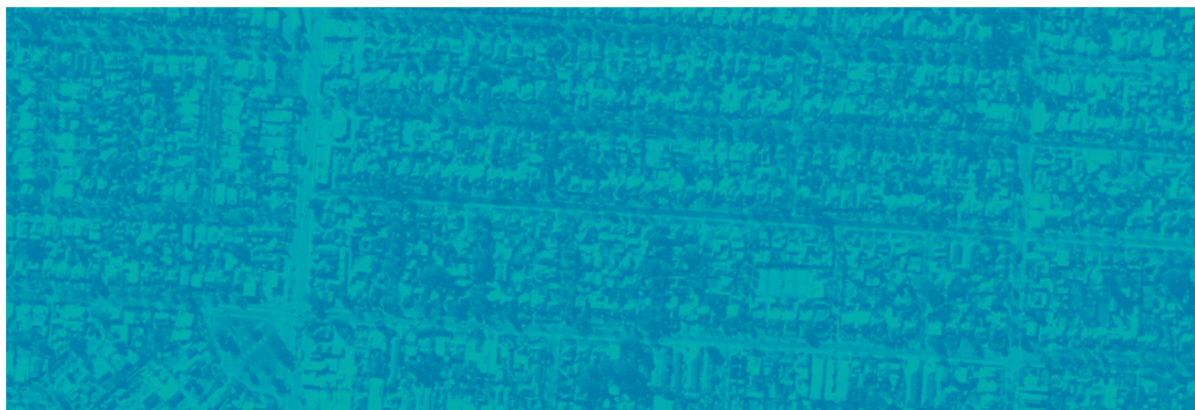
If you have not responded to the compensation offer within six months or withdrawn the money 24 months after being paid to the Suitors' Fund, the money together with any accrued interest, will be paid to the acquiring authority.

Should this occur, it will not affect your entitlement to compensation for the acquisition of the land. However, you will not be entitled to any interest accrued on the monies from the time these are paid to the acquiring authority.



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### What if there is a dispute about the process or I disagree with the compensation offered?

In rare cases when agreement cannot be reached, a question arising during negotiations can be referred to the Supreme Court for determination following a mandatory settlement conference.

To do this, you must first apply to the acquiring authority to convene a settlement conference.

The acquiring authority will be responsible for convening the conference and will appoint a conference coordinator. It is an offence to refuse or fail to comply with a direction of the conference coordinator. If the matter is not resolved at the settlement conference then you or the acquiring authority may refer a question to the Court.

### If I seek professional advice will I be reimbursed for the fees charged?

If you have been advised that your land is to be acquired you can be reimbursed for reasonable legal and land valuation fees that relate to the acquisition. Speak to your Acquisition Case Managers and refer to the Legal and Valuation Services and Fees Fact Sheet before you engage any professional advisers.



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### Acquisition by Agreement

After receiving the NOI and before receiving the Notice of Acquisition (NOA) some owners may negotiate a settlement with the acquiring authority and reach agreement on the value of the land and the compensation to be paid. If this occurs then the land will be transferred to the acquiring authority in the ordinary way and will not progress to NOA.

If you choose to negotiate and reach agreement at this stage you will need to appoint a conveyancer, for which you will be compensated, to help with the property settlement.

If land you own or rent has been identified for acquisition you will be contacted to discuss the acquisition process and what it means for you.

All acquisitions are managed by the South Australian Government in accordance with the relevant legislation.

[www.dit.sa.gov.au/landacquisition](http://www.dit.sa.gov.au/landacquisition)

## Fact Sheet



# Legal and Valuation Services and Fees

*This fact sheet sets out acquiring authorities' approach to professional fees in the event of a negotiated settlement following an agreed or compulsory acquisition of land. Please be aware that if you refer the matter to the Supreme Court, the Court has discretion to make appropriate costs orders.*

*The information in this fact sheet should not be relied upon as legal advice.*

## Legal and Valuation Services and Fees

The acquiring authority will reimburse reasonable legal and valuation fees that you are charged. To obtain advice concerning your entitlement to compensation in respect of the acquisition of the property you should obtain independent advice from a certified valuer who is a member of the Australian Property Institute, subject to the terms set out in this fact sheet. You are entitled to obtain independent legal advice in relation to your compensation claim for the acquisition of the property. Additionally, you are encouraged to obtain valuation advice.



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If you do instruct a legal representative or engage a valuer, please provide a copy of this fact sheet to them prior to their engagement.

You are strongly encouraged to contact your Acquisition Case Managers to discuss the proposed fees upfront. This will allow your Acquisition Case Managers to provide you with advice in regards to reasonable costs and prevailing industry rates. You should also provide the acquiring authority with contact details for your legal representative and/or valuer at your earliest convenience.

### Legal

The acquiring authority will reimburse legal fees (including GST where relevant) that are:

1. reasonably incurred by you in relation to your claim for compensation arising from the acquisition of the property
2. charged at the Higher Court Scale Rates applicable as at the date on which the relevant services are provided.

Please be aware that legal fees do not include conveyancing fees. If legal fees are not agreed, they will be adjudicated by the Court.

Payment of legal fees is conditional upon presentation of a tax invoice and/or a bill of costs in taxable form that is acceptable to the acquiring authority. The acquiring authority may refer the assessment of legal costs to an external costing solicitor (at the acquiring authority's cost). Payment will be made, following the assessment, upon final settlement of your compensation claim in respect of the acquisition of the property (after deducting

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any amounts paid to you under section 26B of the Land Acquisition Act 1969 ("the Act") as discussed below).

It is your responsibility to manage the billing arrangements with your legal representative. Please be aware that your legal representative may charge you at rates higher than the Higher Court Scale. If this occurs, you will have to bear any difference between the amount payable to your legal representative and the amount reimbursed by the acquiring authority.

### Valuation

The acquiring authority will reimburse valuation fees (including GST where relevant) that are:

1. reasonably incurred by you in relation to your claim for compensation arising from the acquisition of the property
2. charged at a rate that is prevailing in the valuation industry at the time that the valuation services are provided (inclusive of any disbursements).

If valuation fees are not agreed, they will be adjudicated by the Court.

Reasonable valuation fees will be reimbursed to you, or paid directly to your nominated valuer following assessment by the acquiring authority (after deducting any amounts paid under section 26B of the Act as discussed below). To enable the acquiring authority to assess the reasonableness of the fees, you must provide your valuer's tax invoice and a copy of the valuation report in its entirety.

Your nominated valuer or valuation firm should be a member of the Australian Property Institute. It is recommended that you sight a copy of your valuer's Certificate of Currency for Professional Indemnity Insurance.

Your nominated valuer or valuation firm is required to undertake any valuation in this matter in accordance with the Australian Property Institute's Practice Standards and Guidance Notes, as well as the applicable Supreme Court Rules.

Please be aware that the acquiring authority will only reimburse fees that are assessed as reasonable. Accordingly, you are responsible for payment of fees outside this scope. You are strongly encouraged to contact your Acquisition Case Managers to discuss your valuers proposed fee prior to engaging them. This will ensure that you are aware of the acquiring agency's position in relation to reasonable costs.

### Other Professional Services

Before you engage any other professional adviser and incur any fees, it is recommended that you contact your Acquisition Case Managers to ascertain the acquiring agency's position on reimbursement or payment of those fees.

### Reimbursement of Fees (Section 26B) – For owners of the land only

Subject to the terms set out above and in accordance with section 26B of the Act, prior to the formal resolution of your claim the acquiring agency may pay you an amount up to \$10,000 towards payment of your legal and/or valuation costs (and any other prescribed costs). The acquiring authority has discretion to make this payment and may seek evidence that you have or will incur such costs (e.g. tax invoices). Please note that this amount will be deducted from your final claim for such fees. Your allocated Acquisition Case Managers will discuss this provision with you further, as it relates to your own personal matter.



Please contact your Acquisition Case Managers for more information.



<b>ITEM</b>	4.1.3  <b>URBAN SERVICES COMMITTEE</b>
<b>DATE</b>	22 April 2025
<b>HEADING</b>	Drink Container Deposit Refund Scheme
<b>AUTHOR</b>	Elizabeth MacGillivray, Team Leader Natural Spaces and Environmental Management, City Infrastructure
<b>CITY PLAN LINKS</b>	1.1 Our City is attractive and well maintained 2.2 We make the most of our resources including water, waste and energy
<b>SUMMARY</b>	Since September 2024, a Direct Collect program for recycling container deposit items has been operating at the Bagster Community Centre, raising \$21.90 from one full 240L bin. These funds were utilised by Puddle Jumpers to provide meal support for a family. Contamination issues have arisen due to community members not correctly sorting waste and have limited the number of containers collected. This has highlighted the need for a three-bin system (landfill, recycling, and organics) in Council facilities. A waste audit will be conducted to assess waste streams, guide bin provisions, and improve education. It is recommended that Direct Collect continues at Bagster with monitoring, with an update to be provided in April 2026.

## **RECOMMENDATION**

### That Council:

1. Notes the report on Direct Collect program for recycling container deposit items at Bagster Community Centre.

## **ATTACHMENTS**

There are no attachments to this report.

## **1. BACKGROUND**

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

*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.*

1.2 At its meeting held on Monday, 22 April 2024, it was resolved that Council:

*“1. Approves a 6-month trial of Direct Collect at Bagster Community Centre, with available funds from the collected container deposits going to Puddle Jumpers, as a partnered charity/community group with an existing connection to the site. A report on the trial is to be provided to the Urban Services Committee at the end of the six months trial to include potentially extending the service to other community centres and other appropriate sites.”*

1.3 This report provides an update of the trial that has been underway at Bagster Community Centre.

## **2. EXTERNAL CONSULTATION / COMMUNICATION**

2.1 Direct Collect.

## **3. DISCUSSION**

3.1 Following the resolution from April 2024, a Direct Collect service has been in place at the Bagster Community Centre since September 2024.

3.2 Since that time, the 240L bin has been filled and collected once, with a total of \$21.90 going to the charity Puddle Jumpers. According to Puddle Jumpers, this amount allows them to support a family of four for one week with fresh food, pantry and bakery items and a warm meal.

3.3 Whilst the Direct Collect system has a range of benefits including ease of collection and the cost of the service being covered by the containers collected, it does require lids to be removed from bottles and no contamination (e.g. from beverages) in the bin.

3.4 This has been an issue as community members using the centre, particularly after hours, do not all take the time to dispose of their items into the correct bins and do not remove the lids. Bottles and cans from hirers therefore often end up in the landfill bins and have not been included in the Direct Collect system.

3.5 Establishing the Direct Collect program at Bagster Community Centre has highlighted the need for implementation of three bin systems (landfill, recycling and organics) in Council facilities, accompanied by community education.

3.6 A waste audit of Council's facilities and buildings will be undertaken in the coming months, enabling changes to internal and external bin provisions and development of an education campaign to educate staff and community members to improve general waste disposal/recycling awareness. It is anticipated this will lead to more container deposit items being collected and therefore additional donations going to Puddle Jumpers to support local families who are struggling.

- 3.7 Funds generated from this initiative have been relatively minor however at very little cost to Council, support has been provided to a family. It is therefore recommended that the Direct Collect system continues at Bagster Community Centre in order to support more families within the community via money raised through the collected containers going towards the work of Puddle Jumpers.
- 3.8 It is proposed that the system at Bagster Community Centre be monitored for another 12 months with an update provided to Council in April 2026.
- 3.9 At this time, it is not recommended to expand the program to other sites. Any expansion will only be considered following the waste audit, implemented improvements and education and following the additional year of data obtained from Bagster Community Centre.

#### **4. FINANCIAL OVERVIEW**

- 4.1 Nil financial impact to Council.
- 4.2 Funds raised and donated to Puddle Jumpers from this initiative between September and March totaled \$21.90. This small amount provided food support for a family of four for a week.

#### **5. CONCLUSION**

- 5.1 Since September 2024, a Direct Collect program for collection and recycling of container deposit items has been in place at the Bagster Community Centre.
- 5.2 One full 240L bin has been collected by Direct Collect, with \$21.90 going to Puddle Jumpers as the nominated charity. These funds provided food support for a family of four for a week.
- 5.3 Establishing the Direct Collect program at the Bagster Community Centre has been hampered by the lack of a clear three bin system at the centre and confusion amongst users of the centre regarding what the requirements are for separating waste streams.
- 5.4 The system is recommended to continue at Bagster Community Centre, with an update report provided in April 2026. Following this update and the waste audit, as well as associated actions, the Direct Collect program may be considered for other Council facility locations.





<b>ITEM</b>	4.1.4
	<b>URBAN SERVICES COMMITTEE</b>
<b>DATE</b>	22 April 2025
<b>HEADING</b>	Free Organic Waste Drop Off Scheme
<b>AUTHOR</b>	Elizabeth MacGillivray, Team Leader Natural Spaces and Environmental Management, City Infrastructure
<b>CITY PLAN LINKS</b>	<p>2.2 We make the most of our resources including water, waste and energy</p> <p>4.2 We deliver quality outcomes that meet the needs of our community</p>
<b>SUMMARY</b>	Salisbury currently provides comprehensive and cost-effective Food Organics and Green Organics (FOGO) services, which align well with regional standards. However, Council desires to further improve its FOGO service and requested for Administration to investigate the possibility of expanding green waste disposal options, including a partnership with the City of Tea Tree Gully and a voucher-based drop-off system. This report details the outcome of these investigations.

## RECOMMENDATION

### That Council:

1. Notes the costings provided in paragraph 4.2 and 4.3 of this report (Item 4.1.4, Urban Services Committee, 22 April 2025).
2. Notes the existing range of food organics green organics services provided by the City of Salisbury are fit for purpose and consistent with the service provision of councils with comparable 'private green space'.

## ATTACHMENTS

There are no attachments to this report.

### 1. BACKGROUND

- 1.1 At its meeting held on 18 March 2024, it was resolved that Council:

*“Requests the Administration to present a report to the Urban Services Committee by August 2024, on a proposed free residential organic green waste drop off scheme for members of the Community, with this report to include estimated establishment and ongoing operating cost, resources and information about similar schemes by other councils including City of Tea Tree Gully and Adelaide Hills Council.”*

- 1.2 A report was prepared for the August 2024 Urban Services Committee meeting.

- 1.3 At its meeting held on Monday, 26 August 2024 it was resolved that Council:

*“Requests Administration to bring back a further information report by November 2024 with costings based on a model that allows City of Salisbury residents to dispose a trailer of green waste once a year.”*

## **2. EXTERNAL CONSULTATION / COMMUNICATION**

- 2.1 Northern Adelaide Waste Management Authority.  
2.2 Burton Waste Recovery.

## **3. DISCUSSION**

### **Partnership arrangement with the City of Tea Tree Gully**

- 3.1 Following discussion during the August 2024 meeting, Administration was requested to bring back a further report, including consideration of whether an agreement could be made to utilise the City of Tea Tree Gully's waste management facility.
- 3.2 Administration met with senior staff members from the City of Tea Tree Gully. Administration was informed that the City of Tea Tree Gully are unable to establish a partnership arrangement to receive and process green waste from residents of the City of Salisbury, principally as such an arrangement would have implications for licensing by the Environment Protection Authority (EPA).

### **Provision for a Free Green Waste Drop Off Scheme**

- 3.3 The City of Salisbury currently provides a green waste drop off service at Pooraka Resource Recovery Centre at cost of \$47 per 6 x 4 caged trailer load. This includes Council's subsidy of \$10 per load for CoS community members. This service provision does not include commercial business. The community uptake for this service is approximately 1,350 loads per year.
- 3.4 Council is seeking to improve the service level by providing community members with a free green-waste drop off service. As such, Administration sought to negotiate an arrangement with NAWMA at Pooraka or Edinburgh North Resource Recovery Centres.
- 3.5 NAWMA were supportive of this initiative but had highlighted concerns around traffic management at their resource recovery centres if the demand for the service were to increase because it would be a free service to the community. The City of Tea Tree Gully indicated that the average number of green waste drop off in a weekend is approximately 800 trailers and as many as 1,000 during peak season. Assuming both resource recovery centres are accessed equally over the weekend over a 10 hour working day, it is estimated that a trailer load will arrive on site every 3 minutes. On the other hand, it is estimated that it would take 20 minutes for a trailer to enter and exist each site. As such, in an event that there is a high community uptake, it is anticipated that there will be congestion along Bellchambers Road, Edinburgh and Research Road, Pooraka (both roads are single carriage roads with no room for passing) because cars will have to queue to access the resource recovery centres.

- 3.6 NAWMA informed Council that the cost per load of green waste would be \$61 per trailer-load/voucher. As stated in the last report, a voucher system was proposed because it is an established process. Each household would be able to obtain one voucher therefore the cost would be a maximum of \$3.5 million if every household utilised a voucher. There is currently no funding available for this service. The rate of potential take up of a free green waste drop off service is not known. Currently approximately 1,350 rebates are provided for loads of green waste taken to the Pooraka Resource Recovery Centre. Approximately 8,500 hard waste vouchers are utilised each year and this may provide an indication of potential uptake rates. Based on these two usage rates, it could be assumed that 5,000 green waste vouchers would be used by residents, with a cost for the additional service being \$305,000 per year.
- 3.7 The City of Salisbury, via its waste management partner NAWMA, provides a range of services to assist residents with recycling and disposal of materials, including Food Organics and Green Organics.
- 3.8 Services related to Food Organics Green Organics (FOGO) currently provided by the City of Salisbury include:
- One free FOGO bin per property at no charge
  - A second FOGO bin for a once off cost of \$57 (no ongoing fees)
  - Fortnightly emptying of FOGO bins
  - Replacement or repair of missing/damaged bins at no cost to the resident
  - Free kitchen caddy and compostable liners to assist with recycling food waste
  - No additional charges/no annual fee for emptying of an additional FOGO bin
  - \$10 rebate per trailer load for green waste (tree prunings, plant clippings etc) taken to the Pooraka Resource Recovery Centre (\$47 for a caged 6 x 4 trailer)
- 3.9 A summary of green waste services provided by a range of Adelaide metropolitan councils, provided in Table 1, indicates that provision of a second FOGO bin is a common service although most councils charge an annual fee ranging from \$51 to \$120).
- 3.10 A green waste drop-off service is provided by some councils – some with a fee and others at no charge.
- 3.11 Of all the councils listed in Table 1, only City of Playford and City of Charles Sturt do not offer a green waste drop off service.



**Table 1** *Green Waste/FOGO services offered by other metropolitan Councils*

<b>Council Name</b>	<b>FOGO Bin</b>	<b>Additional FOGO Bin &amp; Cost</b>	<b>Green Waste Drop Off</b>
<b>City of Salisbury</b>	Yes	Yes Residents can obtain one additional bin for a fee of \$57 No ongoing annual collection fee. Globe Derby Park residents can have up to 10 FOGO bins emptied at no extra charge	No free service provided. \$10 rebate off trailer-load of green waste disposed of at Pooraka Resource Recovery Centre
<b>City of Playford</b>	Yes	Yes Residents are allowed 2 x 240L green kerbside bins at \$75 per year	No service provided
<b>City of Port Adelaide Enfield</b>	Yes	Yes One additional bin at \$51 per year (includes collection charge)	Yes No fee and can be disposed of at IWS (Wingfield). Maximum of four green waste drop offs per calendar year. Need to make a booking.
<b>City of Charles Sturt</b>	Yes	Yes One additional bin at \$55 per year (includes collection charge)	No service provided
<b>City of Tea Tree Gully</b>	Yes	Yes One additional bin free of charge. Upon request, Council may, at its discretion, provide a third green organics kerbside bin for a nominal fee.	Yes No fee and can be disposed of at specific open days at St Agnes. Approx. 17 open days per year.
<b>City of</b>	Yes	Yes	Yes, residents can

<b>Council Name</b>	<b>FOGO Bin</b>	<b>Additional FOGO Bin &amp; Cost</b>	<b>Green Waste Drop Off</b>
<b>Marion</b>		One additional bin through Cleanaway where residents enter their own commercial arrangement directly, Council does not subsidise or administer fees. Cleanaway charges about \$120 per year per household.	use a tip ticket in lieu of a hard waste booking and take bulk green waste to an elected waste transfer station. No additional cost as they are using one of their hard waste booking entitlements.
<b>City of Onkaparinga</b>	Yes	Yes Up to two additional bins at \$79 each per year (includes provision & servicing)	Yes Residents can purchase a voucher/token for \$24 each for up to 15 tokens per 12 month period. Token is for a standard 6 x 4 trailer.
<b>Adelaide Hills Council</b>	Yes*	Additional FOGO bins can be requested from the service provider (East Waste). Annual fee approximately \$80 - \$90.	Yes No fee and can be disposed of at specific open days throughout the year at three drop off locations. If outside a green waste drop off day, residents can dispose of green waste at Heathfield Resource Recovery Centre for a fee (eg. \$36 for a 6x4 flat trailer).

\* *If Adelaide Hills Council residents fall outside the collection area and therefore do not have a kerbside organics bin, they can request two free green organics vouchers per financial year (in addition to green waste drop off days).*

- 3.12 The City of Salisbury provides Food Organics Green Organics (FOGO) services to residents as an important component of the City of Salisbury's waste management system, allowing for organics to be diverted from landfill and processed into compost for reuse. The diversion of organics from landfill results in avoided disposal costs of approximately \$3.3 million.
- 3.13 Administration considers that the FOGO services provided by the City of Salisbury are fit for purpose and consistent with the service provision of councils with comparable 'private green space'.

#### **4. FINANCIAL OVERVIEW**

- 4.1 Emptying of up to two FOGO bins is currently incorporated in the NAWMA waste management budget.
- 4.2 Provision of a free green waste drop off voucher to allow residents to dispose of one trailer load of green waste per financial year at either of the NAWMA Resource Recovery Centres, would cost a maximum of \$3.5 million.
- 4.3 The current annual cost of the \$10 rebate provided for trailer-loads of green waste disposed of to Pooraka Resource Recovery Centre is approximately \$14,000 per year (average of 113 rebates per month).
- 4.4 This additional green waste drop-off service is currently unfunded.

#### **5. CONCLUSION**

- 5.1 Administration supports the provision of sustainable Food Organics Green Organics (FOGO) services because they are an important component of the City of Salisbury's waste management system, allowing for organics to be diverted from landfill and processed into compost for reuse.
- 5.2 Administration was informed by the City of Tea Tree Gully that it could not enter into a shared service arrangement with CoS because it would affect their Environmental Protection Licence (EPL).
- 5.3 NAWMA were supportive of providing a free green waste drop off service at a cost of \$61 per voucher. It would cost Council a maximum of \$3.5 million if every resident took up the offer.
- 5.4 NAWMA and Administration have concerns about traffic congestion around the site if there is a large community uptake because of site constraints and road constraints.
- 5.5 City of Salisbury currently provides a range of services to residents, via NAWMA, to assist them with recycling their green waste.
- 5.6 Administration considers that the FOGO services provided by the City of Salisbury are fit for purpose and consistent with the service provision of other councils with comparable 'private green space'. Therefore the Administration does not recommend the implementation of a free green waste drop off.

<b>ITEM</b>	4.1.5
	<b>URBAN SERVICES COMMITTEE</b>
<b>DATE</b>	22 April 2025
<b>HEADING</b>	NAWMA Service Level Agreement
<b>AUTHOR</b>	Elizabeth MacGillivray, Team Leader Natural Spaces and Environmental Management, City Infrastructure
<b>CITY PLAN LINKS</b>	2.4 Our city's waste is managed sustainably
<b>SUMMARY</b>	This report seeks Council's consideration of the revised Northern Adelaide Waste Management Authority (NAWMA) Service Level Agreement.

**RECOMMENDATION**That Council:

1. Endorses the revised Northern Adelaide Waste Management Authority (NAWMA) Service Level Agreement as provided in Attachment 1 of this report (Item 4.1.5, Urban Services Committee, 22 April 2025).

**ATTACHMENTS**

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

1. Revised NAWMA Service Level Agreement

**1. BACKGROUND**

- 1.1 The waste management services provided by NAWMA to the City of Salisbury are set out in a Service Level Agreement (SLA). Since approximately 2015, each of NAWMA's three constituent councils (City of Salisbury, City of Playford and Town of Gawler) have had separate agreements, which include different allowances and additional charges for services for each of the councils.
- 1.2 Having three separate SLAs has resulted in a complicated arrangement of options for NAWMA's customer service team to navigate when they are contacted by residents and has impacted on the operations of NAWMA.
- 1.3 At the meeting of the NAWMA Board held on 30 June 2022, the following motion was carried:  
*"A workshop be conducted with representatives from Constituent Councils to align all services and costings where possible, with Constituent Councils advised that the Board recommend standardising all Service Level Agreements."*
- 1.4 Following the resolution of the Board, NAWMA staff revised the existing Service Level Agreements (SLA) and prepared a single document proposed for endorsement by all three Constituent Councils.



- 1.5 On 24 January 2023, NAWMA hosted a workshop for staff of the Constituent Councils to attend and discuss the proposed changes with NAWMA staff.
- 1.6 A draft of the SLA was presented by NAWMA for discussion at the workshop. Feedback provided during the workshop was incorporated into the document.
- 1.7 The amended SLA was considered by the NAWMA Board at their meeting on 29 June 2023 and the following motion was carried:  
*“That report is received and noted, and the amended Service Level Agreement is distributed to Constituent Councils for feedback.”*
- 1.8 Council considered the Service Level Agreement at its September 2023 meeting.
- 1.9 After the September 2023 meeting, the following comments were provided as feedback to NAWMA, in accordance with the resolution of Council (0473/2023):
  - 1.9.1 The City of Salisbury does not support a standard service level agreement across the three constituent Councils and wishes to continue with a service level agreement with NAWMA specific to Salisbury’s requirements.
  - 1.9.2 Request NAWMA include the performance measure of number (or percentage) of allowable missed bin collections per day, updated from the endorsed 2019 agreement.
  - 1.9.3 Review the service agreement principles to include principles from the 2019 version that have not been carried through. Specifically:
    - Oversee infrastructure requirements of local government in establishing, processing and resource recovery operations as appropriate;
    - Proactively manage its business in a competitive and changing environment;
    - Provide a forum for discussion and/or research for the ongoing improvement of management of waste;
    - Associate, collaborate and work in conjunction with other local government bodies for the advancement of waste management matters if common interest;
    - Be financially self-sufficient.
  - 1.9.4 Include a clause or comment that allows for up to 10 food organics garden organics (FOGO) bins to be presented and emptied within Globe Derby Park.
  - 1.9.5 Request the provision of audited financial statements be brought forward to August.
  - 1.9.6 City of Salisbury does not support the proposed standard charges for upgraded and additional bins.

## 2. EXTERNAL CONSULTATION / COMMUNICATION

2.1 Northern Adelaide Waste Management Authority (NAWMA).

## 3. DISCUSSION

3.1 The comments from Council (in accordance with resolution 0473/2023) were sent to NAWMA on 6 October 2023 for consideration by the NAWMA Board. A response from NAWMA regarding the comments raised was sent to Mayor Gillian Aldrige in July 2024 and is summarised below:

Salisbury Request	NAWMA Response
The City of Salisbury does not support a standard service level agreement across the three constituent Councils and wishes to continue with a service level agreement with NAWMA specific to Salisbury's requirements.	Noted
Request NAWMA include the performance measure of number (or percentage) of allowable missed bin collections per day, updated from the endorsed 2019 agreement.	Noted. NAWMA will include a performance measure of five allowable missed bin collections per day. This is in accordance with the specification outlined in NAWMA's recent Tender process for the new Kerbside Collection Contract.
<p>Review the service agreement principles to include principles from the 2019 version that have not been carried through. Specifically:</p> <ul style="list-style-type: none"> <li>• Oversee infrastructure requirements of local government in establishing, processing and resource recovery operations as appropriate;</li> <li>• Proactively manage its business in a competitive and changing environment;</li> <li>• Provide a forum for discussion and/or research for the ongoing improvement of management of waste;</li> <li>• Associate, collaborate and work in conjunction with other local government bodies for the advancement of waste management matters if common interest;</li> <li>• Be financially self-sufficient</li> </ul>	Noted. NAWMA has no opposition to these inclusions and the SLA will be updated to reflect.

<b>Salisbury Request</b>	<b>NAWMA Response</b>
Include a clause or comment that allows for up to 10 food organics garden organics (FOGO) bins to be presented and emptied within Globe Derby Park.	Noted. The SLA will be updated to reflect and NAWMA will charge the passthrough costs to Council.
Request the provision of audited financial statements be brought forward to August.	Unfortunately NAWMA is unable to facilitate this. NAWMA's process includes their external accountant and auditor, the finance team, Audit committee and Board and completion in August is unachievable. NAWMA will endeavor to provide Council with a draft set of Financial Statements when they become available, however this will be in September and subject to change prior to Board endorsement.
City of Salisbury does not support the proposed standard charges for upgraded and additional bins.	Noted. NAWMA will continue to be guided by City of Salisbury on the charges set for upgraded and additional bins.

- 3.2 These changes have been incorporated into the copy of the Service Level Agreement provided as an attachment to this report.
- 3.3 The delay between receiving a response from NAWMA in July 2024 and endorsement being requested at the current time is due to resolving two green waste disposal matters that relate to the change in NAWMA's service levels.
- 3.4 One of the matters that Administration was working through with NAWMA relates to the adoption of limiting the number of FOGO bins for each ratable property.
- 3.5 A maximum of two FOGO bins is currently advised on Council's website and has been the standard limit for many years. The second FOGO bin is emptied at no additional charge to the resident. The two FOGO bin limit is generally practiced across many metropolitan councils, however some councils apply different charges for the Service. City of Tea Tree Gully and a small handful of councils provide a second FOGO bins as a free service.
- 3.6 The two FOGO bin limit adopted by Council is consistent with NAWMA's updated SLA, which also limits FOGO bins to two units per assessment, picked up once a fortnight.

- 3.7 However, a small number of households within the City of Salisbury have had three or four FOGO bins picked up by NAWMA when presented at the kerbside, due to historic exceptions to the two FOGO bin allowance. Administration believe that the number of residents impacted is less than 100 and relate to larger properties in the City. Larger properties likely have sufficient space to compost additional garden materials on-site.
- 3.8 Since April 2024, NAWMA applied the newly adopted service level of two FOGO bin maximum per assessment and has directed the collection contractor to only empty up to two FOGO bins per property.
- 3.9 This triggered 12 complaints from affected households (when the change came into effect, but no complaints over the last 10 months) who had previously benefitted from having more than two FOGO bins. Council staff questioned the change of service with NAWMA operations staff. NAWMA referred Council staff to the revised Service Level Agreement (SLA) which specified the two FOGO bin limit. As such, all City of Salisbury residents will have FOGO bins limited to two per fortnight.
- 3.10 As additional support for disposal of green waste materials, Council also provides a subsidy of \$10 to residents who drop off green waste at the Pooraka Resource Recovery Centre.
- 3.11 Following discussion with NAWMA, the Administration recommends that Council endorses the new service levels proposed by NAWMA, which includes limiting a maximum of two FOGO bins per rateable property (noting Globe Derby Park is an exception to this).

#### **4. FINANCIAL OVERVIEW**

- 4.1 The current NAWMA budget will cover the services outlined in the Service Level Agreement.

#### **5. CONCLUSION**

- 5.1 NAWMA reviewed the Service Level Agreement (SLA) and proposed a standardised agreement across all three Constituent Councils. The newly proposed standardised NAWMA SLA had a negative impact on City of Salisbury residents.
- 5.2 Council formally wrote to the Board of NAWMA highlighting their concerns. The concerns were addressed by NAWMA and incorporated into the SLA.
- 5.3 The most significant change to the SLA is limiting the number of FOGO bins per ratable property to two FOGO units. Administration initially received 12 complaints from residents but no complaints have been received in more than 10 months.
- 5.4 Administration recommends that Council endorses the updated NAWMA SLA attached with this report.





Service Level Agreement between

Northern Adelaide Waste Management Authority (NAWMA)

and

City of Salisbury

City of Playford

Town of Gawler

Initiated July 2001

(to be reviewed every two years)

Reviewed April 2023

Endorsed by Council XXX

Endorsed by NAWMA Board XXX

### Contents

#### 1. Parties to this Agreement

This Service Level Agreement is between Northern Adelaide Waste Management Authority (NAWMA) and XXX (Council).

#### 2. Scope of this Agreement

This Service Level Agreement is a negotiated statement of services to be provided, outcomes sought, and resources allocated. This Service Level Agreement is the accountability mechanism between NAWMA and its Constituent Councils for standardised waste management services across the NAWMA region as listed in this agreement, where NAWMA executes Constituent Council policies as prescribed the broader relationship between NAWMA and its Constituent Councils is also governed by:

- NAWMA Charter,
- NAWMA 2018-2025 Strategic Plan
- NAWMA Annual Budget, and;
- NAWMA Annual Business Plan.

In all cases the Local Government Act (1999) and NAWMA Charter.

This Service Level Agreement is subject to reviews every two years, to be endorsed by Constituent Councils and NAWMA.

#### 3. Service Level Agreement Principles

This Service Level Agreement has been jointly developed between Constituent Councils and NAWMA, and is based upon the principles that NAWMA:

- provides kerbside waste management collection services to Constituent Councils,
- receives, processes, markets, and disposes of waste and recyclables within the region,
- receives, processes, markets, and disposes of waste and recyclables from outside the region as a means of subsidising Constituent Councils (at Board/NAWMAs discretion),
- provides administrative support to Constituent Councils,
- provides Customer Service to Constituent Councils and their residents,
- operates and maintains the Material Recovery Facility in Edinburgh,
- operates and maintains the Waste Processing Facility at Edinburgh North,
- operates and maintains the Balefill Facility at Uleybury,
- operates and maintains the two (2) public Resource Recovery Centres at Edinburgh North and Pooraka,
- conducts service promotion and education about the waste management hierarchy throughout the NAWMA region, to be expanded to Councils outside this region, on approval from the Board,
- advances the optional use of waste material as a potential resource, for the achievement of the highest net benefit to the Constituent Councils
- as an employer, will strive to promote the employment of local staff either directly or via its partnerships with recognized social enterprise organisations.
- operations are guided by principles of the Circular Economy (i.e., a self-sustaining system driven by renewable energy where materials and resources are kept in use for as long as possible).
- Oversee infrastructure requirements of local government in establishing, processing and resource recovery operations as appropriate;
- Proactively manage its business in a competitive and changing environment;

- Provide a forum for discussion and/or research for the ongoing improvement of management of waste;
- Associate, collaborate and work in conjunction with other local government bodies for the advancement of waste management matters of common interest; and
- Be financially self-sufficient.

### 4. Governance Reporting

NAWMA is required to:

- provide to Constituent Councils (via Council's Board representative) copies of the minutes of all meetings of the Board within five (5) business days from the meeting date,
- submit its Annual Report to Constituent Councils by no later than 30 August,
- submit its Draft Audited Financial Statements to Constituent Councils by no later than 15 August. NAWMA must then submit its Adopted Audited Financial Statements to Constituent Councils by no later than 30 September,
- submit its Annual Budget to Constituent Councils for approval before 31 March, with subsequent Constituent Councils endorsement by no later than 31 May. On adoption of the Budget by the NAWMA Board, Constituent Councils are to be provided with a copy within five (5) business days, and;
- review this Service Level Agreement every two (2) years, in consultation with Constituent Councils. By no later than 31 March in the corresponding year, NAWMA must submit a draft copy to Constituent Councils for endorsement, following consultation. On adoption of the Service Level Agreement by the NAWMA Board, Constituent Councils are to be provided a copy within five (5) business days

### 5. Service Level Reporting

NAWMA is required to provide Constituent Councils with the following information:

#### Monthly

On a monthly basis, in the form of a report delivered electronically, NAWMA will report to its Constituent Councils the following:

#### Kerbside

- Tonnes of waste, recyclable and organic material collected,
- Diversion rate (based on kerbside collected tonnes),
- All the above graphed against the two (2) prior years.
- Tonnes of MRF residual waste and glass fines in recycling
- Number of bins/collections per month for each of the three streams
- Itemised collection and processing costs for each stream
- Presentation rates of bins at the kerb (for each stream)
- 

#### Hard Waste

- Collection service costs,
- Tonnes collected,
- Total number of collections
- Number of booked collections
- Number of Second Crew collections
- Number of Additional collections
- Number of mattresses collected



- Tonnes of steel collected
- Number of households with no hard waste presented (and %),
- Number of households presenting more than the allowable limit (and %),
- All the above graphed against the two (2) prior years.
- Drop-off service costs,
- Total number of drop-offs at RRC's by each RRC
- Number of vouchers where extra material is dropped off (with acceptance from NAWMA to do so)
- Number of mattresses dropped off

### Annually

On an annual basis, in the form of a report delivered electronically, NAWMA will report to Constituent Councils the following:

- Customer enquiry statistics
- Resource Recovery Centres Revenue Report
- Reports on community education and engagement activities

### Triennial

- Conduct material audits to identify the type and volume of materials evident in each stream, every 3 years.

## **6. Residential Collection Services**

Residential refers to a rateable tenement.

If a resident is unable to participate in the kerbside service due to medical reasons, then a medical certificate can be obtained from their doctor, and this will enable them to become a part of NAWMA's Infirm list. The contractor will then assist the resident with this service by wheeling the Mobile Garbage Bin (MGB) out on the kerb, empty the MGB and then return the MGB to its location.

### **6.1 *Weekly kerbside waste***

#### Description of Service

Domestic waste collected from the kerbside weekly. Households are provided with a 140-litre red-lid MGB but residents can elect to upgrade to a 240 litre red-lid MGB upon return of the allocated 140 litre MGB to NAWMA for an annual service fee (**Refer Appendix 3**). An additional (240 litre) MGB can be provided for an annual service fee. (**Refer Appendix 3**) Note: only up to two x 240 litre general waste bins will be emptied per collection per household.

NAWMA will coordinate delivery of MGBs for new residents as soon as practicably possible, and on occupation of premises.

NAWMA will also coordinate repairs/replacements for MGBs stolen and/or damaged within 4 business days of receiving notification from resident

### **6.2 *Fortnightly kerbside recycling***

#### Description of Service

Domestic recyclables collected from the kerbside fortnightly. Households are provided with a 240-litre yellow-lid MGB but can elect to have an additional 240 litre MGB provided for an annual service fee (**Refer Appendix 3**). Note: only up to two x 240 litre household recycling bins will be emptied per collection per household.

NAWMA will coordinate delivery of MGBs for new residents as soon as practicably possible, and on occupation of premises.

NAWMA will also coordinate repairs/replacements for MGBs stolen and/or damaged within 4 business days of receiving notification from resident

### 6.3 Fortnightly kerbside food and garden organics (FOGO)

#### Description of Service

Domestic food and garden organics collected from the kerbside fortnightly (the opposite week to recycling collection) for those residents who participate in the service. Residents are provided with a 140ltr or a 240ltr MGB, inclusive of a vented kitchen caddy and a roll of compostable liners. An additional (240 litre) MGB can be provided for an annual service fee (**Refer Appendix 3**).

Note: only up to two x 240 litre FOGO bins will be emptied per collection per household. The exception to this is Globe Derby Park where up to 10 bins will be emptied per collection per rateable property.

NAWMA will coordinate delivery of MGBs for new residents and replacement/repairs for MGBs damaged during service; provided they are not more than 10 years old.

### 6.4 Multi-Unit Dwellings and New Developments

#### Description of Service

Specialised services are available to premises known as Multi-Unit Dwellings (MUDs) for the collection of domestic waste, recyclables and food and garden organics. Table 6.4.1 outlines the MGB options and services available to MUDs:

**Table 6.4.1: MGB types available for Multi-Unit Dwellings**

General Waste			
140 litre	Need to be wheeled to kerbside or agreed dedicated compound	Typically, one MGB per unit	Collection service included in Council rates
240 litre	Need to be wheeled to kerbside or agreed dedicated compound	Annual service fee required	Collection service included in Council rates
660 litre*	Collection truck requires unobstructed access to site and ample turning space, serviced weekly	All new requests subject to approval by Council staff. MGB is shared between units/unit complex	Collection service included in Council rates

1100 litre*	Collection truck requires unobstructed access to site and ample turning space, Serviced weekly	All new requests subject to approval by Council staff. MGB is shared between units/unit complex	Collection service included in Council rates
<b>Household Recyclables</b>			
240 litre	Need to be wheeled to kerbside or agreed dedicated to compound	Typically, one MGB per unit or shared between units	Collection service included in Council rates
<b>Food Organics Garden Organics</b>			
140 litre	Need to be wheeled to kerbside or agreed dedicated to compound	Typically, one MGB per unit or shared between units	Collection service include in Council rates
240 litre	Need to be wheeled to kerbside or agreed dedicated to compound	Typically, one MGB per unit or shared between units	Collection service included in Council rates

\*660 and 1100 litre MGBs are available dependent on numbers of bedrooms/complex – further information can be found using the simple guidelines in the ‘South Australia Better Practice Waste Management for Residential and Mixed Use Developments’ <https://www.greenindustries.sa.gov.au/publications-waste-management-residential-mixed-use-development>

#### New Developments

NAWMA recommends the developer engage a traffic and waste consultant to have input into the development design to guarantee effective future waste management practices can occur. This includes making reasonable allowances for:

- space for sufficient MGBs to accommodate the likely volumes of waste and recyclables generated by future residents
- the passage and operation of kerbside collection trucks
- designated areas for the collection of hard waste materials when required

**Refer to Waste Management in New Developments – Appendix 1**

#### **6.5 Hard Waste**

##### Description of Service

A hard waste service to recycle large items that cannot be placed in the yellow-lid kerbside MGB. Rateable tenements are entitled to two (2) hard waste services per financial year, being either two (2) kerbside at-home collection services, or two (2) drop off services enabling access to either of the two (2) NAWMA Resource Recovery Centres, or a mix of one (1) kerbside at-home collection service and one hard waste drop off service.

Any request for additional Hard Waste services must be directed to, and approved by, Constituent Council staff and forwarded in writing to NAWMA for actioning in each instance.

NAWMA will provide this service to any rateable tenement (vacant or occupied).

### Collection Service

- The service is an at-call booking system whereby service is provided within 4 weeks. The booking will be confirmed (via email, phone, or mail). The items are to be placed on the verge where practicable\* no earlier than the night before confirmed collection date, ensuring that items are not obstructing the road or footpath, and not be more than the allocated area of 2 cubic metres (2m long, 1m high and 1m wide).
- Where the resident exceeds allowable volume, NAWMA accepts additional volume and passes the associated cost back to the relevant Constituent Council
- In the instance of nonconformance, NAWMA's Collection Contractor will leave correspondence by way of a nonconformance letter at the residents premises advising the resident to contact NAWMA for further education.

\*Where it is not practicable to have items collected from the verge, the NAWMA Customer Service Team will coordinate an alternate collection site with the resident.

### Drop-Off Service

- NAWMA will provide residents with a drop-off code (via email, phone, or mail during business hours) so that residents can take items to either of the two (2) NAWMA Resource Recovery Centres during operating hours 7 days per week.

NAWMA to implement the following conditions for a safe and efficient drop-off service:

- The maximum permissible amount is a 6x4 single-axle (caged) trailer load, which can include a maximum of two (2) mattresses
- Where the resident exceeds allowable volume, and NAWMA accepts additional volume as admissible, NAWMA will pass the associated cost back to the relevant Constituent Council
- Photographic ID for confirmation of drop-off code must be presented at the Gatehouse, and;
- A six (6) week expiration date from the date of issue exists for all codes.

### Free trailer hire available with booked drop-off service

NAWMA will offer use of a 6 X 4 caged trailer, available from either the Edinburgh North or Pooraka RRC, with any hard waste drop-off services. The trailer must be booked in advance and is available for a three-hour period. A refundable \$50 deposit is required before use.

**Refer to NAWMA's Hard Waste Brochure for detail on items suitable and unsuitable for a hard waste service – Appendix 2**

## **7. Collection Services for Non-residential**

***Additional MGBs and MGB upgrades are covered under Section 8 – Additional MGBs/MGB Upgrades***



**7.1 Weekly kerbside waste**

**Not for Profit/Sporting Organisations**

Description of Service

*As per Section 6.1 – Residential Collection Services – Weekly Kerbside Waste*

**Schools**

Description of Service

*Not eligible for a weekly kerbside waste collection*

**Business**

Description of Service

*As per Section 6.1 – Residential Collection Services – Weekly Kerbside Waste*

**7.2 Fortnightly kerbside recycling**

**Not for Profit/Sporting Organisations**

Description of Service

*As per Section 6.2 – Residential Collection Services – Fortnight kerbside recycling*

**Schools**

Description of Service

*Eligible for up to six recycling MGBs in total (fee free)*

**Business**

Description of Service

*As per Section 6.2 – Residential Collection Services – Fortnight kerbside recycling*

**7.3 Fortnightly kerbside food and garden organics (FOGO)**

**Not for Profit/Sporting Organisations**

Description of Service

*As per Section 6.3 – Residential Collection Services – Fortnightly kerbside food and garden organics (FOGO)*

**Schools**

Description of Service

*As per Section 6.3 – Residential Collection Services – Fortnightly kerbside food and garden organics (FOGO). Eligible for up to four FOGO MGBs per education facility.*

**Business**

Description of Service

*As per Section 6.3 – Residential Collection Services – Fortnightly kerbside food and garden organics (FOGO)*

**7.4 Hard Waste**

### Description of Service

A hard waste service to recycle large items that cannot be placed in the yellow-lid kerbside MGB. Not for Profits and Sporting Organisations are entitled to hard waste services per financial year, being all drop off services enabling access to either of the two (2) NAWMA Resource Recovery Centres.

Not for Profits and Sporting Organisations are entitled to up to two (2) hard waste drop off services per financial year. Any request for additional services must be directed to, and approved by, Constituent Council staff and forwarded in writing to NAWMA for actioning in each instance.

A person representing the organisation who uses this service must provide photographic identification (as recorded by NAWMA's Customer Service Team at the time of booking the service) as verification at point of entry to either of NAWMA's two (2) Resource Recovery Centres.

### Collection Performance

Missed waste collections are to be maintained at less than 5 households per day (less than 0.025% of the total daily services for the Council area).

## **8. MGB Upgrades/Additional MGBs**

Additional and upgraded services that are misused by way of contamination will in the first instance be provided opportunity to engage with our education team to rectify the misuse. Failure to comply could result in the service being removed and cancelled.

### **8.1 MGB Upgrades**

#### Description of Service

Rateable tenements may upgrade their domestic waste red-lid MGB from the initially supplied 140-litre MGBs to a 240-litre MGB should they require. Households must first upgrade their red-lid MGB to become eligible for an additional red-lid MGB.

**REFER TO ANNUAL FEES FOR UPGRADES AND ADDITIONAL SERVICES – APPENDIX 3**

### **8.2 Additional MGBs**

#### Description of Service

Rateable tenements may purchase one additional 240-litre MGB for each stream they require (General Waste, Recycle or FOGO)

Throughout the current year payment charged for Upgrade's and Additional services are prorated according to the month the service is requested. Ie if the service is requested in March, then the charge will be for March through to June.

Annual service fee renewal invoices will be created and issued in May for payment by July 30.

**REFER TO ANNUAL FEES FOR UPGRADES AND ADDITIONAL SERVICES – APPENDIX 3**

### 9. Resource Recovery Centres

#### Description of Service

NAWMA operates two (2) Resource Recovery Centres (RRCs); Edinburgh North and Pooraka, 7 days per week.

NAWMA will establish gate fees that are sustainable and attractive to users and provide a high level of customer service with accessibility to all residents.

#### **Edinburgh North**

The Edinburgh North site incorporates a public RRC, a Waste Processing Facility (WPF), Community Chemical and Paint drop off centre, a Salvage and Save social enterprise and a Scouts Container Deposit Scheme (CDS) facility. The RRC provides access to all residents and small business owners for the disposal of all household waste and light commercial waste.

This site operates Monday to Friday 8am to 4pm, and Saturday and Sunday 9am to 3pm. This site is closed New Year's Day, Good Friday, ANZAC Day, and Christmas Day.

#### **Pooraka**

The Pooraka site is a public RRC that provides access to all residents and small business owners for the disposal of all household waste and light commercial waste.

This site operates seven (7) days per week, 8am to 4pm. This site is closed New Year's Day, Good Friday, ANZAC Day and Christmas Day.

### 10. Material Recovery Facility (MRF)

#### Description of Service

Material collected from the kerbside recycling collection service is received at the MRF where the recoverable material is sorted, baled, and containerised for local, interstate, and international markets.

#### NAWMA will:

- pursue opportunities to increase material volume by additional services (Client Councils);
- provide a range of secondary raw materials recovered via the MRF to increase the recycled content in Constituent Councils procurement opportunities, in consultation with Constituent Councils;
- provide and create opportunities for employment locally and;
- actively seek to market processed materials establishing best market prices.

### 11. Customer Service

#### Description of Service

Customers of NAWMA are defined as the residents and businesses of NAWMA's three (3) Constituent Councils who utilise waste management and resource recovery services. NAWMA provides customer service directly to residents and businesses in the form of telephone, website, email, webchat, and face to face interaction (at its public Resource Recovery Centres).

NAWMA will assist Constituent Council staff in the management of service issues with residents and facilitate the management of conflict resolution (should it arise) between the resident and Collection Contractor.

NAWMA's customer service team is available between the hours of 8.30am to 5.00pm and agrees to respond to all community requests within 2 business days.

### 12. Education

#### Description of Service

NAWMA provides information about how to access and correctly use its waste and recycling services to people who live and work within the NAWMA region and beyond. Information is made available via a range of methods including a website, brochures, videos, guided tours and interactions with the Education and Customer Service Teams.

Various community-based programs and activities such as workshops and presentations are undertaken collaboratively with Constituent Councils and other partners. The NAWMA Education Centre is used as a space for hands on learning for adult residents from the NAWMA region. Large-scale communications incorporate the use of public media sites (including those owned by constituent councils) and is carried out throughout the year as deemed appropriate.

Proactive engagement around behaviour change to increase diversion of recoverable material from landfill is also undertaken via community-based trials and door knocking. Periodic bin inspections and audits provide insight into community use of services and information gained is used to improve NAWMA's services and subsequently enhance community engagement in these.

Grant funding opportunities are investigated and sought for projects to be executed in one or more of the Constituent Councils.

### 13. Incident and Emergency Management

This matter is covered in detail in NAWMA's Business Continuity Plan; however, the following principles apply:



- NAWMA will notify its Constituent Councils in writing as soon as possible should a service be interrupted or affected;
- During emergency events NAWMA will maintain daily contact with its Constituent Councils.
- In emergency events, a hierarchy of collections will be developed to determine priorities on a case-by-case basis.

### **14. Endorsement of Service Agreement**

The Parties to this standardised Service Level Agreement hereby agree to the intent, implicit or implied, of this Service Level Agreement.

#### Change(s) to Service Level Agreement (after endorsement)

Any changes to the Service Level Agreement by Constituent Council, after biennial Service Level Agreement endorsement by Constituent Council and NAWMA Board are required to be submitted to NAWMA as formal Council correspondence. Upon consultation with all three (3) Constituent Councils the mutually agreed changes to the Service Level Agreement are required to be documented and signed off upon by Constituent Council CEO (or delegated representative) and NAWMA CEO and appended to this document as an Appendix, upon Board approval.

Signed:

\_\_\_\_\_  
Mr John Harry  
Chief Executive Officer  
  
(City of Salisbury)

\_\_\_\_\_  
Date endorsed by Constituent  
Council

\_\_\_\_\_  
Mr Toby Terlet  
NAWMA CEO

\_\_\_\_\_  
Date endorsed by Board

## APPENDIX 1 – Waste Management in New Developments

## Waste Management in New Developments:

## 1. Residential Kerbside Bins

All new housing should be designed with sufficient storage space to accommodate the full suite of kerbside bins available to rate payers- i.e., 1 x 140 litre mobile garbage bin (MGB), 2 x 240 litre MGBs.

## 1.1 Exception: Multi-Unit Dwellings

Specialized services are available to premises known as Multi-Unit Dwellings (MUDs) for the collection of domestic waste, recyclables and food and garden organics. The table below outlines the bin options and services available to MUDs:

Table 1.4.1: Bin types available for Multi-Unit Dwellings

Household waste options			
140 litre	Need to be wheeled to kerbside or if approved to be serviced via bin compound where the street frontage is not suffice.	Typically, one bin per unit	Collection service included in Council rates
240 litre	Need to be wheeled to kerbside or if approved to be serviced via bin compound where the street frontage is not suffice.	Typically shared between units. Cost to upgrade plus annual fee	Collection service included in Council rates
660 litre*	Collection truck requires unobstructed access to site and ample turning space (Tuesday and Wednesday collection only)	All new requests subject to approval by Council. Bin is shared between units/unit complex	Collection service included in Council rates
1100 litre*	Collection truck requires unobstructed access to site and ample turning space (Tuesday and Wednesday collection only)	All new requests subject to approval by Council. Bin is shared between units/unit complex	Collection service included in Council rates

*\*660 and 1100 litre bins are available dependent on numbers of bedrooms/complex – further information can be found using the simple guidelines in the 'South Australia Better Practice Waste Management for Residential and Mixed-Use Developments'*

## New Developments

NAWMA recommends the developer engage a traffic and waste consultant to have input into the development design to guarantee effective future waste management practices can occur. This includes making reasonable allowances for:

- space for sufficient bins to accommodate the likely volumes of waste, recyclables and food and garden organics generated by future residents
- the passage and operation of kerbside collection trucks
- designated areas for the collection of hard waste materials (i.e., mattresses, white goods, lounge suites etc) when required

If required, NAWMA and its contractor should only be consulted upon final design stage.

### 1.2 Bin storage area design

Bin storage areas need to be appropriately sized, designed and located to support consolidation of dwelling/tenancy waste into larger storage bins before collection.

Designers should consider providing a secure bin storage area to prevent interference with the bins and equipment by the public.

Sufficient space should be provided for any equipment needed to handle or manage estimated waste and recycling between collections.

The location of the bin storage area should balance the aesthetic needs of residents/tenants with the functional requirements of the waste management service provider.

The designated bin storage area should be external to living areas, either assigned to dwellings or tenancies and located within the property boundaries or in a designated part or areas of the Common Property.

Storage areas should be sized to store, in separate containers, the volume of waste, recycling and food and garden organics likely to be generated between collections and minimise potential for waste to spread outside the designated area.

### 1.3 Design for on street collection zones should consider:

- (a) local council and planning requirements
- (b) the balance of collection needs with aesthetics and public realm needs
- (c) existing and potential traffic controls
- (d) possible disruptions to local pedestrian and vehicle movements
- (e) possible impact upon noise sensitive adjacent land uses
- (g) adequate street access for the waste collection vehicle.

### 1.4 Design for on-property collection should ensure:

- (a) access for trucks to enter and exit the property in a forward gear
- (b) the need for reversing is minimized
- (c) that interference with pedestrian or vehicular movements is minimized
- (d) adequate design of pavement or roadway on-property to support collection vehicles

### 1.5 Simple Waste Management Systems

The kerbside area in front of a development must be able to accommodate the bins that are presented and allow the bins to be safely accessed and picked up by the collection vehicle.

Retain a 1.5 m wide (min.) pedestrian path in front of property whilst providing a kerbside verge area that can accommodate a bin presentation zone for each dwelling

Ensure that the zone is satisfactorily offset from trees, street furniture, tree canopies, and other items

Ensure that on-street parking arrangements do not restrict access by a side loading collection vehicle.

### 1.6 Designing for direct collection from an onsite bin storage area should allow:

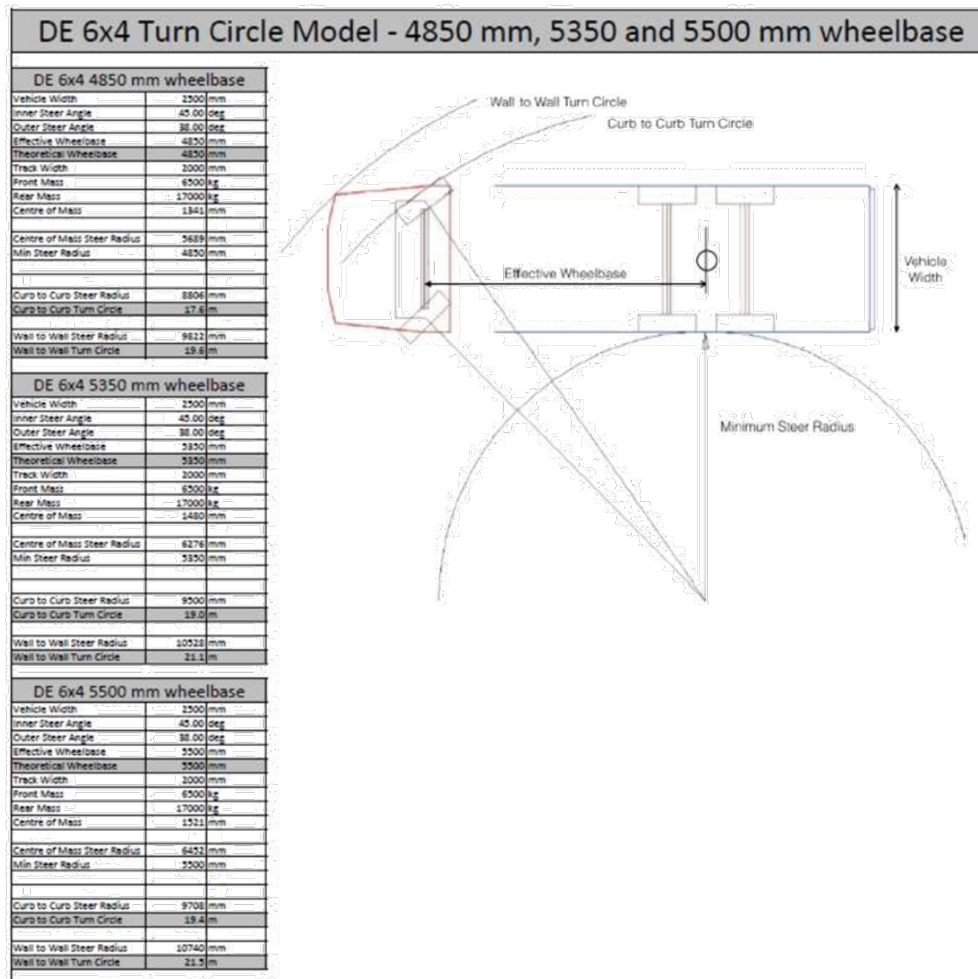
- (a) adequate vertical clearance for a truck to traverse the site to and from the bin storage area
- (b) space allowance to maneuver the vehicle into position with limited need to reverse
- (c) space allowances to minimise any potential risk of damage to the building or other property

### 1.7 Consideration needs to be given to the load capacity of the surfaces on which the truck will move.

Residential Side Lift Collection Vehicle

- Typical Vehicle servicing Waste, Recycling and Food and Garden Organics Bins
- Gross Weights averages between 22t – 24t
- Tare Weights averages between 13t – 15t

## Side loading collection vehicle specs





## Rear Lift Collection Vehicle Servicing 660ltr &amp; 1100ltr Waste Bins in MUDs

SD 09/2014				SALES DATA SHEET		BUCHER municipal	
PRODUCT NAME		DATE	REVISION	SHEET	ACN 004 992 090		
URBIN II		16/02/2021	01	1 OF 2	SD-UR2-16XER00-V545		
PRODUCT CODE	PRODUCT SIZE/CAPACITY	SALES MARKET		PRODUCT FUNCTION VARIATION			
REARLOADER	16m3 XTG	AUSTRALIA					
VEHICLE MAKE		VEHICLE MODEL		AXLE CONFIGURATION		WHEELBASE	
DENNIS EAGLE		ELITE 2 EURO 6		6x4		4850 (STD)	
CAB/CHASSIS OPTIONS						VCS CODE	
AUTO TRANS. AIRBAG SUSP.						B/26361116	

URBIN 16m XTG WITH UNDERBODY LIFTER

URBIN 16m XTG WITH UCBL LIFTER

URBIN 16m XTG WITH OPEN BACK

**TRUCK TOTAL AND BODY WEIGHT**

	FRONT (kg)	REAR (kg)	TOTAL (kg)
TRUCK **	4,570	3,310	7,880
UR2-16XTG BODY	591	4,819	5,410
DRIVER	80	0	80
ADDS 20% FUEL	96	145	241

**MAXIMUM PAYLOAD LIMITATIONS\*\***

GROSS/DESIGN CAPACITY	7,200
MAX PAYLOAD BASED ON LEGAL LIMITS**	10,584
MAX PAYLOAD BASED ON LEGAL LIMITS (RPS)**	10,584
THEORETICAL MAX PAYLOAD** (STD)	7,200
THEORETICAL MAX PAYLOAD** (RPS)	7,200

**ESTIMATES OF PAYLOADS WITH BINLIFTER RANGE**

	UNDERBODY BINLIFTER	UCBL-TWIN BINLIFTER	UCBL-SINGLE BINLIFTER	OPEN BACK
TARE	4,445	8,796	13,231	12,904
PAYLOAD ** (STD)	1,690	7,714	8,374	10,902
GROSS	6,135	16,510	22,605	23,806
MAX RATED LOAD ** (STD)	6,500	16,500	23,000	23,000
PAYLOAD ** (RPS)	1,768	8,214	9,962	10,902
GROSS	6,213	17,000	23,213	23,213
MAX RATED LOAD ** (RPS)	6,500	17,000	23,000	23,000

**VARIOUS OPTIONS AND THE EFFECTS ON TRUCK PAYLOAD**

	FRONT (kg)	REAR (kg)	TOTAL (kg)
TOOLBOX	-5	-23	-28
FIRE EXTINGUISHER	-3	-13	-16
RAINWASH	-1	-6	-7
URBIN WINCH	-14	-48	-62
BILLAGE TANK	-44	-202	-246
GRINDER HITCH/GRABBER	-55	-417	-472

\* TRUCK TARE ESTIMATED FROM TRUCK SPEC SHEETS  
\*\* PAYLOAD WEIGHTS ESTIMATED ONLY AND MAY DIFFER  
\*\*\* PAYLOAD LIMITED BY DESIGN CAPACITY

Max Typ Payload for UR2-16-XTG: 16m3 x 450kg/m3 = 7,200

Due to continuous product development Bucher Municipal reserves the right to alter specifications without prior notice

SD 09/2014				<b>BUCHER</b> municipal	
SALES DATA SHEET					
PRODUCT NAME		DATE	REVISION	SHEET	ACN 004 992 090
URBIN II		16/02/2021	01	2 OF 2	SD-UR-16XER00-V545
PRODUCT CODE	PRODUCT SIZE/CAPACITY	SALES MARKET		PRODUCT FUNCTION VARIATION	
REARLOADER	16m3 XTG	AUSTRALIA			
BODY OPTIONS					
VEHICLE MAKE		VEHICLE MODEL		AXLE CONFIGURATION	WHEELBASE
DENNIS EAGLE		ELITE 2 EURO 6		6x4	4850 (STD)
CAB/CHASSIS OPTIONS		VCS CODE			
AUTO TRANS. AIRBAG SUSP.		B/26361116			

TURNING CIRCLE  
17500

15483 SWEEP PATH  
OF TAILGATE

15537 THEORETICAL MAX  
BODY SIZE  
25m WIDE @ 60% OF 4.85m WB

4850

2910 (60%)

3151 (64.9%)

1250

Due to continuous product development Bucher Municipal reserves the right to alter specifications without prior notice.

## A row of five black wheeled trash bins with different colored lids: black, blue, yellow, green, and red.

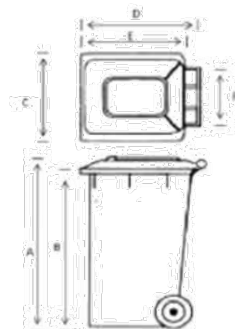


## A black plastic trash bin with a red lid, positioned in the center of the image. The bin is rectangular with rounded corners and a slightly tapered top. The lid is a bright red color with a small handle on top. The bin is set against a plain, light-colored background.

- SAI Global Certified Product AS4123 (SMK40411)
- SAI Global Recognised Laboratory AS4123.5 (40119)
- ISO 9001 Quality Management Systems
- ISO 14001 Environmental Management Systems
- Injection Moulded HDPE
- UV Stabilized
- Chemical and odour resistant
- Heat and frost resistant
- Solid rubber tyred wheels (removable)
- Heavy duty nickel plated steel axle
- Maximum Nominal Load 56kg
- Maximum Mass 67kg



- Hot Stamping of bin body or lid
- Thermal Printing QR or barcode
- RFID and weighing compatible
- Bin body recycled content



- Full range of colours to suit your needs



- Asia Pacific Region

- 10 Year manufacturing warranty\*

\* subject to terms and conditions of sale.

Contact Trident for a Quote or to discuss your needs!  
 bins@tridentaustralia.com  
[www.tridentaustralia.com](http://www.tridentaustralia.com)  
**Trident Plastics (SA) Pty Ltd**  
 589 Torrens Road, St Clair South Australia 5011  
 Phone +61 8 8444 6246



MGB Dimensions – 240 litre




240 Litre MGB

**QUALITY**

- SAI Global Certified Product AS 4123 (SMK40411)
- SAI Global Recognised Laboratory AS4123.5 (40119)
- ISO 9001 Quality Management Systems
- ISO 14001 Environmental management Systems
- Injection Moulded HDPE
- UV Stabilized
- Chemical and odour resistant
- Heat and frost resistant
- Solid rubber tyre wheels (removable)
- Heavy duty nickel plated steel axle
- Maximum Nominal Load 96kg
- Maximum Mass 110kg

**FLEXIBILITY**

- Hot Stamping of bin body or lid
- Thermal Printing QR or barcode
- RFID and weighing compatible
- Bin body recycled content

**COLOURS**

- Full range of colours to suit your needs

**DELIVERY**

- Australia Wide

**WARRANTY**

- 10 Year manufacturing warranty\*  
\* subject to terms and conditions of sale.







Weight (approx) 12.2kg  
Volume: 240 Litres  
Wheel Diameter: 200mm

A: 1060mm  
B: 1000mm  
C: 580mm  
D: 720mm  
E: 660mm  
F: 410mm

Contact Trident for a Quote or to discuss your needs!  
[bins@tridentaustralia.com](mailto:bins@tridentaustralia.com)  
[www.tridentaustralia.com](http://www.tridentaustralia.com)  
**Trident Plastics (SA) Pty Ltd**  
 589 Torrens Road, St Clair South Australia 5011  
 Phone +61 8 8444 6246







MGB Dimensions – 660 litre



**TRIDENT  
PLASTICS**

# 660L MGB DATASHEET

**Four Wheeled Container Systems**  
**660 Litre**

**QUALITY**

- Injection Moulded HDPE
- UV Stabilized
- Chemical and odour resistant
- Heat and frost resistant
- Solid rubber tyred wheels
- Wheel locks on 2 wheels
- Water drainage plug

**COLOURS**  
Standard body/lid colours

Other bin/lid colours

N.B. Colours are indicative only and should be used as a guide.

**DELIVERY**

- Asia Pacific Region

**WARRANTY**

- 1 Year manufacturing warranty\*
- \* subject to terms and conditions of sale.

**Other Services:**

- Bin Hot Stamping sides (optional extra)
- Parts and accessories wheels, pins, lids
- Directional locks
- Handle straps



Approximate weights and dimensions:

Dead Weight	45kg
Useful Load	284kg
Overall Height	1230mm
Overall Width	800mm
Overall Length	1200mm
Wheel	200mm

Trident Plastics (SA) Pty Ltd  
E: [bins@tridentaustralia.com](mailto:bins@tridentaustralia.com) T: 08 8444 6246 [www.tridentaustralia.com](http://www.tridentaustralia.com)  
589 Torrens Road, St Clair SA 5011

v1.20161130



MGB Dimensions – 1100 litre



**TRIDENT  
PLASTICS**

# 1100L MGB

## DATASHEET

**Four Wheeled Container Systems**

**1100 Litre**

**QUALITY**

- Injection Moulded HDPE
- UV Stabilized
- Chemical and odour resistant
- Heat and frost resistant
- Solid rubber tyred wheels
- Wheel locks on 2 wheels
- Water drainage plug

**COLOURS**

Standard body/lid colours:

Other bin/lid colours:

N.B. Colours are indicative only and should be used as a guide.

**DELIVERY**

- Asia Pacific Region

**WARRANTY**

- 1 Year manufacturing warranty\*
- \* subject to terms and conditions of sale.

**Other Services:**

- Bin Hot Stamping sides (optional extra)
- Parts and accessories - wheels, pins, lids
- Directional locks
- Handle straps



Approximate weights and dimensions:

Dead Weight	57kg
Useful Load	440kg
Overall Height	1300mm
Overall Width	1075mm
Overall Length	1200mm
Wheel	200mm

V1. 20161130

Trident Plastics (SA) Pty Ltd

E: [bins@tridentaustralia.com](mailto:bins@tridentaustralia.com) T: 08 8444 6246 [www.tridentaustralia.com](http://www.tridentaustralia.com)

589 Torrens Road, St Clair SA 5011



### Appendix 2 – Hardwaste Terms and Conditions

#### Hard Waste Service

##### Items suitable for hard waste include:

- ✓ Furniture including carpets (must be rolled up) and mattresses.
- ✓ Refrigerators, stoves, washing machines, dishwashers & small kitchen appliances.
- ✓ Domestic household items: e.g. toys, bikes, empty clean paint tins (with lids removed), car rims (not tyres) and other scrap metal.
- ✓ Electronic items (anything with a cord).
- ✓ Timber no longer than 2m, free of nails and bundled.
- ✓ Cardboard flattened & tied in bundles of 10 or less.

##### Items NOT suitable for hard waste include:

- ✗ General household waste or clothing.
- ✗ Green waste (plant clippings).
- ✗ Hazardous waste (e.g. asbestos, chemicals, batteries).
- ✗ Car bodies/car parts.
- ✗ Broken glass, mirrors, windows or panels of sheet glass.
- ✗ Ammunition, explosives or gas bottles.
- ✗ Paint tins containing wet paint.
- ✗ Construction/building materials, concrete, rocks or dirt.
- ✗ Car tyres and gas cylinders.
- ✗ Polystyrene.

##### For a hard waste drop-off service only, please note:

- The permissible amount is around a 6\*4 single-axle (caged) trailer load.
- Photographic ID must be presented at the Gatehouses when using a drop-off code.
- 6 week expiry date from the date of issue on all drop-off codes.

##### For a hard waste collection only, please note:

- The amount of material should not exceed 2 cubic metres.
- Items must be neatly stacked on the verge in front of the property, items should be kept clear from all public footpaths and walkways.
- All items should be placed out for collection before 7am on the pickup day, but no earlier than the night before.
- Collection is between 7am and sunset.
- Small items can be placed together in cardboard boxes.
- Items must be able to be picked up by two people.

##### Reuse before Recycling

If your items are of reusable condition, please consider calling Mobo Group on 8287 0565 to donate to the [Elizabeth Salvage & Save](#) store. Depending on the items they may be able to visit your home before collection date.

For more information contact the NAWMA Customer Service Team on 8259 2100.

**Appendix 3 – Upgrades and Additional services – Fees and charges tables****Annual Fees for Upgrades and additional services**

Waste Stream	Upgrade/Additional	MGB Size	Service fee per FY
General Waste	Upgrade (from 140L meeting criteria*)	240L	\$65 (once only cost)
General Waste	Upgrade (from 140L)	240L	\$115
General Waste	Additional	240L	\$184
Recycle	Additional	240L	\$47
FOGO	Additional	140L or 240L	\$57 (once only cost of bin)
Concession (all streams)**			\$0

\*Upgrade criteria – four or more family members in the household or medical issue which results in additional waste

\*\*Note: concession cards and medical certificates need to be requalified each year with the NAWMA Customer Service Team.

*The above fees, in consultation with constituent councils and considering operational costs can be changed as required.*

*Annual revenue will be reimbursed, net off any administration costs.*





<b>ITEM</b>	4.1.6
	<b>URBAN SERVICES COMMITTEE</b>
<b>DATE</b>	22 April 2025
<b>HEADING</b>	Capital Works Program - March 2025
<b>AUTHOR</b>	Christy Martin, Team Leader Project Support, City Infrastructure
<b>CITY PLAN LINKS</b>	<div>1.1 Our City is attractive and well maintained</div> <div>3.3 Our infrastructure supports investment and business activity</div> <div>4.4 We plan effectively to address community needs and identify new opportunities</div>
<b>SUMMARY</b>	The following monthly status report and request for amendments are presented to effectively and efficiently manage the City Infrastructure Capital Works Program.

**RECOMMENDATION**That Council:

1. Approves the inclusion of Lindblom Park practice cricket wicket artificial turf renewal at a value of approximately \$15,000, to be funded from the approved budget line PR21409 Outdoor Sports Surface Renewal Program.
2. Approves the inclusion of Lindblom Park netball and soccer sports lighting renewal to be funded from the approved budget line PR17754 Outdoors Sports Lighting Renewal Program to cover the additional \$230,000 required to achieve compliant training sports lighting levels.
3. Approves the inclusion of Kentish Green double swing element replacement at an estimated value of \$15,000, to be funded from the approved budget 2024/25 line PR20018 Playground Renewal Program where there is available funding.
4. Approves the inclusion of completed Watershed electrical upgrade to be funded from the approved budget line PR18097 Building Renewal Program to cover the \$298,000 urgent works completed.
5. Approves the declaration of \$560,000 associated with PR31193 Pump Tracks within the 2024/25 third quarter budget review as construction is expected to occur in 2025/26.
6. Notes the allocation of \$560,000 associated with PR31193 Pump Tracks for 2025/26 is formally presented this month within Item 2.1.3, Finance and Corporate Services Committee, April 2025.
7. Approves the declaration of \$1,000,000 associated with PR20018 Playground Renewal Program and play element replacements at St Kilda Adventure Playground within 2024/25 third quarter budget review as construction is expected to occur in 2025/26.

8. Notes the allocation of \$1,000,000 associated with PR20018 Playground Renewal Program and play element replacements at St Kilda Adventure Playground for 2025/26 is formally presented this month within Item 2.1.3, Finance and Corporate Services Committee, April 2025.
9. Approves a non-discretionary \$1,500,000 retiming budget bid within 2024/25 third quarter budget review and 2025/26 annual budget to administer the transfer of these funds from 2024/25 to 2025/26 for PR27700 Carisbrooke to Harry Bowey New Entrance Roadway due to external circumstances.
10. Approves the non-discretionary transfer of \$48,000 of available funds from PR13725 Major Traffic Improvement Project to PR31127 Harry Bowey Traffic and Safety Improvements to cover additional expenditure incurred at this reserve to address connection and safety issues encountered upon the opening of TreeClimb, with this budget transfer to be administered via the 2024/25 third quarter budget review.
11. Approves a non-discretionary 2024/25 Third Quarter Budget Review operating allocation of \$66,000 to cover the additional dispersal activities undertaken of associated with the high numbers of Little Corella population to mitigate nuisance and asset damage within the City.
12. Approves a non-discretionary 2024/25 third quarter budget review bid to the value of \$310,000 (\$300,000 of state government income and \$10,000 Council funding) to deliver stormwater drainage improvements at Salisbury Highway, Greenfields.
13. Approves a discretionary 2024/25 third quarter budget review bid of \$50,000 to enable the installation of drip irrigation at Pledger Wetlands whilst completing the installation of a new supply point as approved within 2024/25 budget for \$12,000 within PR31180.

## 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 occur 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 Following presentation of the budget bids last month, works have commenced to plan and schedule the Capital Works Program for 2025/26. As part of this, considerations include scheduling of construction works, resourcing, supply lead times and environment. Where possible, works need to be scheduled to minimise the impact to the community and optimise weather conditions.
- 3.2 The construction of the new Changing Places Facility at Carisbrooke Park, Salisbury Park, is now underway. This facility is being part funded by the State Government via the Community Infrastructure Grants Program and will be located adjacent to the current playground and event spaces.
- 3.3 Similarly, the renewal of feature landscape along a section of Sir Douglas Mawson Lakes near Douglas Drive, recently commenced. Works include the removal of existing planting and replacing with vibrant new plants and new irrigation to support ongoing plant life. During this period of construction, there maybe short periods of diversions put in place whilst machinery is working in the area. Signage will be clearly in place for these times.
- 3.4 The upgrade of sports lighting at Burton Park reached Practical Completion this month delivering 200 lux lighting levels to this premier sporting location. The renewal of sports lighting at Brahma Lodge Oval is now near complete just awaiting the supply and install of a new cabinet.

#### *Burton Park Sports Lighting*





- 3.5 As part of the Watercourse Management Program, a section of the Edinburgh Drain waterway network was cleared and reestablished to provide the required fall for adequate drainage in the area. This work was completed in a timely manner prior to the mid-year typical wet season.

*Edinburgh Drain Waterway*



- 3.6 In order to effectively manage and deliver the Capital Works Program, the required program amendments and / or changes sought this reporting period are presented as follows:

***Amendment to Program***

**PR21409 Outdoor Sports Court Renewal Program**

At Lindblom Park, Pooraka, there are three concrete based, artificial turf practice cricket wickets which are requiring renewal. It has been identified that the current artificial turf has degraded and is lifting from the concrete base causing safety issues and impacting upon the ability to safely use for cricket training. Approval is sought to include the renewal of the artificial turf on these cricket practice wickets at Lindblom within PR21409 Outdoor Sports Court Renewal Program where there is sufficient funding available to cover the estimated \$15,000 to do so.

Recommendation: Approves the inclusion of Lindblom Park practice cricket wicket artificial turf renewal at a value of approximately \$15,000, to be funded from the approved budget line PR21409 Outdoor Sports Surface Renewal Program.

Impact: Program inclusion to rectify asset condition with no impact to budget

**PR17754 Outdoor Sports Lighting Renewal Program**

Whilst undertaking AFL football sports lighting upgrade at Lindblom Park, Pooraka, the opportunity and need has presented to upgrade sports lighting also for soccer. Currently within PR17754 Outdoor Sports Lighting Renewal Program, \$100,000 was allocated for the replacement of a soccer pitch failed light tower, however with favourable tenders and savings by undertaking the works simultaneously, for an additional \$40,000, the lights can be upgraded for soccer also which could achieve compliance with AS2560 for training. It is recommended that the upgrade to new contemporary LED based and training compliant lighting be included within the PR17754 Outdoor Sports Lighting Renewal Program where there is available funding. Noting with this upgrade, an additional ongoing \$2,000 operating per annum will be required.

***Amendment to Program***

Similarly, the sports lighting for the netball courts at Lindblom Park was found within the recent audit to also be not conforming with AS2560. In addition, advice received is that these lights are no longer able to be maintained either due to their age and serviceability. In order to provide safe training facilities, it is recommended to also include the upgrade of these sports lights within PR17754 Outdoor Sports Lighting Renewal Program at an estimated value of \$190,000. This additional scope can also be accommodated within the program due to favourable tenders and efficiencies achievable working on the same site. Noting with this upgrade, an additional ongoing \$2,000 operating per annum will be required.

Recommendation: Approves the inclusion of Lindblom Park netball and soccer sports lighting renewal to be funded from the approved budget line PR17754 Outdoors Sports Lighting Renewal Program to cover the additional \$230,000 required to achieve compliant training sports lighting levels.

Impact: Program inclusion to rectify asset condition with no impact to budget

**PR20018 Playground Renewal Program**

The double swing at Kentish Green, Para Vista, was removed as the play element was deemed no longer safe for use. Approval is sought this period to include the replacement of this element within PR20018 Playground Renewal Program where there is available funding, noting this replacement at an estimated \$15,000 is above that of regular maintenance activity.

Recommendation: Approves the inclusion of Kentish Green double swing element replacement at an estimated value of \$15,000 to be funded from the approved 2024/25 budget line PR20018 Playground Renewal Program where there is available funding.

Impact: Program inclusion to rectify asset condition with no impact to budget

**PR18097 Building Renewal Program**

An incident occurred this quarter at the Watershed, Greenfields, which resulted in power failure. Whilst working through determining where the electrical fault was for the facility, temporary power supply had to be connected to ensure operations could continue. After investigation, it was determined where the electrical fault was located below ground and how it could be rectified. Due to the urgent nature of the work, this was actioned swiftly and now approval is sought to formally include this work at a value of \$298,000 within PR18097 Building Renewal Program where there is available funding. It was critical that the Watershed was able to operate and provide continuity of service to the community.

***Amendment to Program***

Recommendation: Approves the inclusion of completed Watershed electrical upgrade to be funded from the approved budget line PR18097 Building Renewal Program to cover the \$298,000 urgent works completed.

Impact: Program inclusion to rectify asset condition with no impact to budget

***Amendment to Budget*****PR31193 Pump Tracks**

The delivery of four new pump tracks was approved as part of the 2024/25 budget process, with an allocation of \$700,000 per annum over two years to deliver the four locations. As part of the first year, being 2024/25, works included investigation, location confirmation, community consultation and detail design. With construction scheduled to occur in 2025/26, it is proposed to declare \$560,000 within the 2024/25 third quarter budget review and include these funds within the 2025/26 budget bid to align the budget with the forecast expenditure. It is to be noted that also this month a budget update is formally being presented to Council within Item 2.1.3, Finance and Corporate Services Committee, April 2025, for decision which includes this 2025/26 \$560,000 non-discretionary budget, therefore a decision is not included within this report regarding these funds.

Recommendation: Approves the declaration of \$560,000 associated with PR31193 Pump Tracks within the 2024/25 third quarter budget review as construction is expected to occur in 2025/26.

Notes the allocation of \$560,000 associated with PR31193 Pump Tracks for 2025/26 is formally presented for decision this month within Item 2.1.3, Finance and Corporate Services Committee, April 2025.

Impact: Budget adjustment to align current budget funds with forecast expenditure

**PR20018 Playground Renewal Program**

With site complexities and limitations at St Kilda Adventure Playground, the project has encountered delays with finalising the design solution to enable the replacement of play elements. Due to supply lead times, the installation of new equipment is now scheduled to occur in 2025/26 and as a result, it is proposed to declare \$1,000,000 within the 2024/25 third quarter budget review and include these funds within the 2025/26 budget bid to align the budget with the forecast expenditure. As detailed above, this month a budget update is formally being presented to Council within Item 2.1.3, Finance and Corporate Services Committee, April 2025, for decision which includes this 2025/26 \$1,000,000 non-discretionary budget, therefore a decision is not included within this report regarding these funds.

***Amendment to Budget***

Recommendation: Approves the declaration of \$1,000,000 associated with PR20018 Playground Renewal Program and play element replacements at St Kilda Adventure Playground within 2024/25 third quarter budget review as construction is expected to occur in 2025/26.

Notes the allocation of \$1,000,000 associated with PR20018 Playground Renewal Program and play element replacements at St Kilda Adventure Playground for 2025/26 is formally presented this month within Item 2.1.3, Finance and Corporate Services Committee, April 2025.

Impact: Budget adjustment to align current budget funds with forecast expenditure

**PR27700 Carisbrooke to Harry Bowey New Entrance Roadway**

As presented in December 2024, Item 4.1.1, Capital Works Program – November 2024, the new entrance roadway from Carisbrooke Park to Harry Bowey is not able to be completed this financial due to circumstances outside of Councils control. It was approved at this time to retime \$950,000 to 2025/26. Approval is now sought to retime the additional \$1,500,000 allocated to the project to align it with the forecast expenditure.

Recommendation: Approves a non-discretionary \$1,500,000 retiming budget bid within 2024/25 third quarter budget review and 2025/26 annual budget to administer the transfer of these funds from 2024/25 to 2025/26 for PR27700 Carisbrooke to Harry Bowey New Entrance Roadway due to external circumstances.

Impact: Retiming of budget funds to align with forecast expenditure due to external circumstances

**PR31127 Harry Bowey Traffic and Safety Improvements**

With the successful opening of TreeClimb at Harry Bowey, Salisbury Park, late in 2024, with this facility moving into operations, safety and connectivity issues became apparent which required prompt rectification. With the understanding that there was available funding within PR13725 Major Traffic Improvement Program, works were actioned to resolve the issues encountered. This included sealing of reserve paths following community feedback regarding the facility not being easy to access for those with impaired mobility, and parking modifications due to vehicles parking haphazardly and impacting the ability for safe bus parking and traversing, but to also mitigate vehicles parking up the embankment which could result in rutting and compacting of soil around trees. As a result, \$48,000 is requested to be transferred to PR31127 Harry Bowey Traffic and Safety Improvements to cover additional expenditure incurred, from PR13725 Major Traffic Improvement Program where there is available funding.



***Amendment to Budget***

**Recommendation:** Approves the non-discretionary transfer of \$48,000 of available funds from PR13725 Major Traffic Improvement Project to PR31127 Harry Bowey Traffic and Safety Improvements to cover additional expenditure incurred at this reserve to address connection and safety issues encountered upon the opening of TreeClimb, with this budget transfer to be administered via the 2024/25 third quarter budget review.

**Impact:** Transfer of available funds to cover additional expenditure incurred

**Little Corella Pest Management**

Approval is sought to allocate an additional \$66,000 of operating funding associated with pest management which aids in the protection of assets within the City. This request is due to the large population of Little Corella encountered this season which required additional monitoring and dispersal activities. The extremely dry conditions over the 2024/25 period have seen the numbers increase with substantial populations in Burton, Paralowie, Salisbury North and Pooraka. It is critical that monitoring and dispersal activities occur to assist in preventing damage to turf at Council ovals and to minimise roosting and potential damage and nuisance impacts to the community. The estimated total cost for this year is \$104,000 which is \$66,000 above the current allocation of \$38,000. It is proposed to administer this budget adjustment via the 2024/25 third quarter budget review.

**Recommendation:** Approves a non-discretionary operating allocation of \$66,000 to cover the additional dispersal activities undertaken associated with the high numbers of Little Corella population to mitigate nuisance and asset damage within the City.

**Impact:** Additional budget provision

**Salisbury Highway New Stormwater Drainage**

The State Government has approached the City of Salisbury to assist with the delivery of new stormwater infrastructure for Salisbury Highway, Greenfields, to improve drainage in this area. It is proposed that via the Department for Infrastructure and Transport, the State Government will fund \$150,000 in 2024/25 and \$150,000 in 2025/26 to cover the cost of the required construction works, with the City of Salisbury to cover the project management at an estimated \$10,000.

An agreement between both parties will be entered into to formalise this arrangement. Approval is requested that Council supports this initiative with formal administration of this new income and expenditure via the 2024/25 third quarter budget review and 2025/26 budget progress, noting a new allocation of \$10,000 is required to cover the project management by the City of Salisbury.

**Recommendation:** Approves a non-discretionary 2024/25 third quarter budget review bid to the value of \$310,000 (\$300,000 of state government income and \$10,000 Council funding) to deliver stormwater drainage improvements at Salisbury Highway, Greenfields

***Amendment to Budget***

Impact: Acceptance of State Government income to improve stormwater drainage which requires a Council contribution to cover associated project management expenditure

**PR31180 Pledger Wetlands Irrigation**

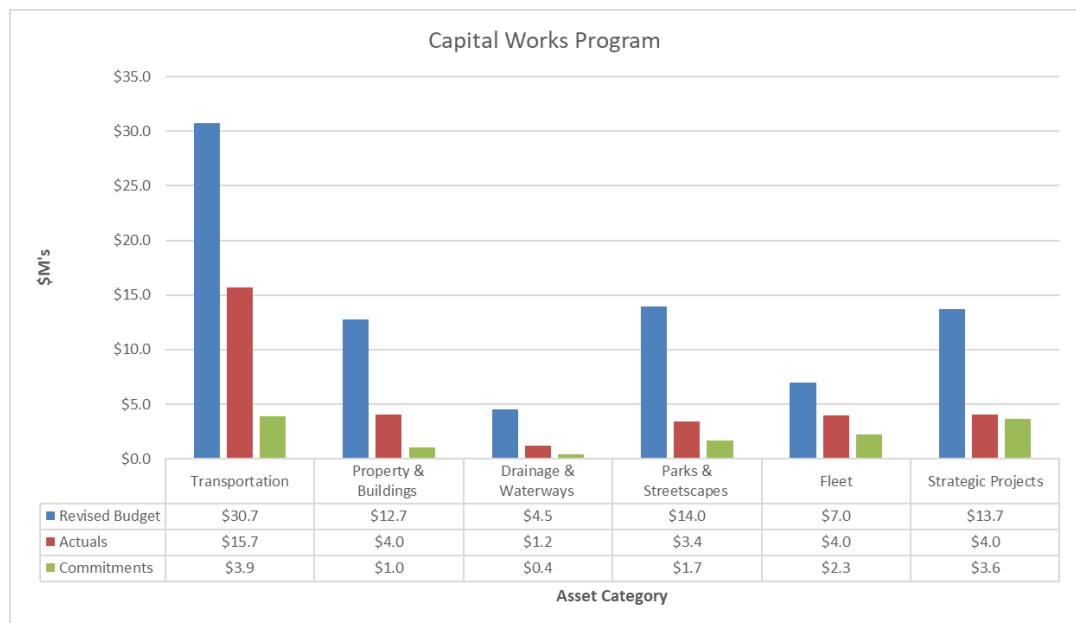
As part of the 2024/25 budget, \$12,000 was allocated to install a new irrigation supply point at Pledger Wetlands, Mawson Lakes. Within this area, most of the planting has matured and provides habitat to local fauna. However, due to extreme heat days, some patches of vegetation die off and need to be replanted and watered until established, thus the request for a new irrigation supply point. However in consultation with the Friends of Pledger Wetlands, it has been identified that the installation of drip irrigation together with the supply point would assist this volunteer group in its ongoing contribution to the Pledger Wetlands and Mawson Lakes community. An additional \$50,000 is requested to fund the installation of six (6) ring lateral pipe zones, 80m long x approximately 15m wide, laid on the surface so that no trenching is required. The Friends of Pledger Wetlands could then plug in temporary drip irrigation where and when required. Battery operated valves would ensure trenching for control cable is not required whilst providing connectivity to the existing programmed irrigation controller. Enabling drip irrigation is seen to support biodiversity and responsible water use whilst assisting The Friends of Pledger Wetlands in maintaining this reserve.

Recommendation: Approves a discretionary 2024/25 third quarter budget review bid of \$50,000 to enable the installation of drip irrigation at Pledger Wetlands whilst completing the installation of a new supply point as approved within 2024/25 budget for \$12,000 within PR31180.

Impact: Additional budget provision to deliver an increase in project scope

**4. FINANCIAL OVERVIEW**

- 4.1 At the end of March 2025, the spend of Capital Works Program was at \$32.4M or 39.2%, and \$45.3M or 54.8% inclusive of commitments. This is excluding the asset categories of Information Technology, Salisbury Water and Strategic Property. The 2024/25 third quarter budget review is also presented this month, via the Finance and Corporate Services Committee, where further details regarding the capital program can be found.
- 4.2 The following graph provides a summary of the financial status of the Capital Works Program, excluding Information Technology, Salisbury Water and Strategic Property:



## 5. CONCLUSION

- 5.1 Whilst the Capital Works Program continued to be progressively delivered, a highlight included this month was the successful completion of the sports lighting upgrade at Burton Sports Park and also the Edinburgh Drain watercourse clearing project. Work has commenced on preparing the 2025/26 program following presentation of the proposed budget bids in the previous month.
- 5.2 A series of program inclusions were requested this period being:
- 5.2.1 Artificial turf renewal of the practice cricket wickets at Lindblom Park to be funded from the approved budget line within the Outdoor Sports Surface Renewal Program.
  - 5.2.2 Renewal of sports training lights for soccer and netball at Lindblom Park to be funded from the approved budget line Outdoors Sports Lighting Renewal Program.
  - 5.2.3 Replacement of the double swing at Kentish Green, Para Vista, to be funded from the approved budget line Playground Renewal Program.
  - 5.2.4 Urgent electrical works already delivered associated with the Watershed, Greenfields, to be funded from the approved budget line Building Renewal Program.
- 5.3 A series of budget adjustments were also included this period being:
- 5.3.1 The declaration of \$560,000 associated with the Pump Tracks, with this then to be included within the 2025/26 Budget as per Item 2.1.3, Finance and Corporate Services Committee, April 2025.

- 5.3.2 The declaration of \$1,000,000 associated with the play element replacement at St Kilda Adventure Playground has been included this report with this then to be included within the 2025/26 Budget as per Item 2.1.3, Finance and Corporate Services Committee, April 2025.
- 5.3.3 Retiming of \$1,500,000 from 2024/25 to 2025/26 associated with the new entrance road for Carisbrooke Park to Harry Bowey due to external circumstances.
- 5.3.4 Transfer of available \$48,000 from the Major Traffic Improvement Program to Harry Bowey Traffic and Safety project to cover additional expenditure incurred which arose post opening of TreeClimb.
- 5.3.5 Allocation of an additional \$66,000 to cover the additional dispersal activities undertaken of associated with the high numbers of Little Corella population this year to mitigate nuisance and asset damage within the City.
- 5.3.6 Action the request from State Government to work with the City of Salisbury to delivery new stormwater drainage infrastructure to improve drainage at Salisbury Highway, Greenfields, with the State to contribution \$300,000 over two years, and City of Salisbury to contribute \$10,000 to cover project management expenditure.
- 5.3.7 Allocation of an additional \$50,000 to enable drip irrigation to be installed at Pledger Wetlands together with the new irrigation supply point already funded within the 2024/25 budget.





ITEM	4.1.7		
	URBAN SERVICES COMMITTEE		
DATE	22 April 2025		
PREV REFS	Urban Services Committee	4.1.1	18/03/2024
HEADING	Mawson Lakes Model Yacht Club - Viewing Platform and Public Toilet Facilities		
AUTHOR	Craig Johansen, Team Leader Natural Assets, City Infrastructure		
CITY PLAN LINKS	1.1 Our City is attractive and well maintained 1.3 People are valued and they feel safe, included and connected 4.2 We deliver quality outcomes that meet the needs of our community		
SUMMARY	This report provides options for the installation of a viewing platform and public toilet facility at Sir Douglas Mawson Lake for use by the Mawson Lakes Model Yacht Club and the wider community.		

RECOMMENDATION

That Council:

1. Approves the proposed improvements to convert the existing toilet located at the Mawson Lakes Boat Shed in Paquita Park to a public accessible toilet.
2. Approves Administration to enter into discussions with the State Member for Florey seeking funding support to develop the public toilet at the Mawson Lakes Boat Shed.
3. Approves a non-discretionary budget bid of \$250,000 for the establishment of the unisex public toilet in the Boat Shed, Paquita Park Mawson Lakes in the first quarter of the 2025/26 financial year.

ATTACHMENTS

There are no attachments to this report.

## 1. BACKGROUND

1.1 At its meeting held on Monday, 25 March 2024, it was resolved that Council:

“2. *Requests Administration to:*

a. *investigate a viable location (within the vicinity of the Mawson Lakes Model Yacht Club), costing and design options for the installation of a viewing area and public toilet facility on Sir Douglas Mawson Lake for use of the Mawson Lakes Model Yacht Club and other users of the facility and the general public.*

b. *liaise with the State Member for Florey to determine potential grant funding opportunities for the delivery of the works;*

*and report back to the Urban Services Committee by June 2024.”*

1.2 Since 2017 there has been numerous enquiries from the public for the installation of Public Toilets at a location around Sir Douglas Mawson Lake which is managed by Council. As the closest available public toilets are located at the shopping hub on The Promenade.

## 2. EXTERNAL CONSULTATION / COMMUNICATION

2.1 President Mawson Lakes Model Yacht Club

2.2 State Member for Florey

## 3. DISCUSSION

### Viewing Area/Platform

3.1 Following consultation with the Mawson Lakes Yacht Club, the Club has informed Administration of the two potential sites, which are the Renewal SA Land adjacent to the existing Boat Shed and the land showed in Image 1. The following information regarding the two locations identified by the Club is provided for Council’s consideration:

3.2 Renewal SA Land

Council was updated about investigations into a terraced viewing platform at Sir Douglas Mawson Lake, Mawson Lakes, via a March 2024 Urban Services Committee report. The report covered options that had been investigated by Administration and identified that while the Mawson Lakes Model Yacht Club’s preferred location was the vacant portion of Renewal SA land adjacent the boatshed/clubroom (located between the Boat Shed and Innovation House), the site has constraints which rule out this as a potential location for the proposed viewing platform:

3.2.1 The proposed location is encumbered by easements including, water, sewer and gas. The asset owners have been engaged and construction within the easements is prohibited. This results in a building envelop that is too small but will require a high construction cost.

- 3.2.2 The proposed location is owned by Renewal SA. Administration have sought landowner consent to construct a structure on their land and have been informed by Renewal SA that it prohibits the construction of any structure at this location.
- 3.3 Land Adjacent Endeavour College – 86 Mawson Lakes Boulevard, Mawson Lakes.
- 3.3.1 As the preferred location for the viewing platform was ruled out, an alternative location shown in Image 1 was considered. The location is in close proximity to the Mawson Lakes Boat Shed but was acquired by Endeavour College.



Image 1 – Land owned by Endeavour College

- 3.3.2 Administration met with Endeavour College to discuss opportunities to partner with Council that would facilitate the sharing of the space and the construction of a viewing platform. Endeavour College indicated that the land was purchased to meet additional needs of the College in the short and long term and as such do not want any infrastructure added to the land.
- 3.3.3 The College indicated that they have plans to develop the site in the coming years to provide additional facilities for the College. The College indicated a willingness to work with Council to develop the site when they were ready to proceed, but this is unlikely to be in the 2025/26 financial year. As such, this location cannot be considered further at this time.
- 3.4 Administration have discussed the findings of the investigation for the construction of the proposed viewing platform at the locations proposed by the Club. The Club acknowledged the findings and did not have any other locations for consideration because alternative locations were too far from the Boat Shed.
- 3.5 Although there are no suitable locations that meets the needs of the Club, there is opportunity to explore partnership options with the



Endeavour College when they proceed to develop the land at 86 Mawson Lakes Boulevard, Mawson Lakes.

## Public Toilets

- 3.6 Administration have considered a number of public toilet options in the vicinity of the Mawson Lakes Boat Shed. Following the resolution public toilets, conversations with club members from the Boat Shed has provided further information that if they are on site and a member of the public ask to use toilet facilities the public are provide access to the club toilets.
- 3.7 Noting that club members are not on site everyday of the week, the following options were considered to provide toilet facilities which are available to the general community who use Sir Douglas Mawson Lakes and surrounds for recreational purposes.
- 3.8 **Option 1 – Conversion of the Boat Shed (clubroom) Toilet to a DDA compliant Public Toilet**
- 3.8.1 The Boat Shed serves as a clubroom for 3 clubs, which are the Mawson Lakes Model Yacht Club, The Mawson Boat Club (rowing) and the Northern Districts Canoe Club. The Boat Shed is equipped with two unisex toilets used by the club members, one of which is DDA compliant.
- 3.8.2 Option 1 proposes that the existing larger unisex, DDA compliant toilet be converted to an externally accessible DDA compliant public toilet. The estimated cost of the conversion is \$250k. The conversion will mean that internal access to the DDA compliant toilet will no longer be possible from inside the Boat Shed. The estimated cost includes the construction of the new DDA compliant public toilet including access upgrades to the external of the building. However, the smaller unisex toilet currently located in the Boat Shed will remain closed to the public and will be reserved for club member use.
- 3.8.3 Works required for Option 1 include:
- Creation of a secure external access for the toilet which will require the construction of a new pathway with landscaping provisions. Removing the internal accessible door which will create room for new toilet fittings.
  - Installation of fire rating walls and ceiling to protect the rest of the building.
  - Relocation of plumbing to match the new location of toilet and wash basins.
  - Construction of a small verandah over the new entrance of the toilet.
  - Reinstatement works inside the Clubroom to accommodate the change in entry to the new public toilet.
- 3.8.4 Administration have not yet liaised with the Club regarding this option, however this is the preferred option.

### 3.9 Option 2A and Option 2B – Construction of New Toilet Facility

3.9.1 Administration have identified two locations around Sir Douglas Mawson Lake where new toilet facilities could be considered (refer to Image 2).

- Option 2A located on the southwestern end in close proximity to an existing picnic shelter and BBQ.
- Option 2B located adjacent to Peninsula Drive on the north western side of the Lake.



Image 2 – Potential Sites for New Public Toilet Facilities

3.9.2 Whilst it is reasonable to locate public toilets at either of these locations, there limited access to required services (water, electrical and sewer) at either location. Furthermore, nearby residents may not be agreeable to the establishment of a toilet facility.

3.9.3 The estimated capital costs associated with the supply and installation of a unisex cubicle as well as required service connections, pathway and landscaping works, at either of these locations, are estimated to be approximately \$410k.

## 4. FINANCIAL OVERVIEW

4.1 The following table shows the estimated capital cost for each of the public toilet options discussed in this report. All options will result in DDA compliant unisex toilets.

Table 1: Summary of Cost Estimates for the provision of new DDA compliant unisex Public Toilets.

	<b>Option 1 Conversion of Boat Shed Toilet to Public Toilet</b>	<b>Option 2A New DDA Compliant Public Toilet (South)</b>	<b>Option 2B New DDA Compliant Public Toilet (North)</b>
Estimated Capital Cost	\$250,000	\$410,000	\$410,000

- 4.2 There is currently no funding within the Long-Term Financial Plan for the installation of toilet facility at Sir Douglas Mawson Lake and a budget bid will be required to fund the work if Council determines to proceed.
- 4.3 As no suitable location was found for the viewing platform, Administration are unable to provide a cost estimate for the platform.
- 4.4 Administration had preliminary discussions with the State Member for Florey to discuss the toilet facilities and the viewing platform. The State Member of Flory indicated support for these projects and would consider grant opportunities.

## 5. CONCLUSION

- 5.1 Administration in consultation with the Mawson Lakes Model Yacht Club, licensees of the Boat Shed investigated the construction of a viewing platform at two potential locations. However, both locations were found to be unfeasible because the landowners disagreed with the proposed development. There were no other locations that were desired by the clubs.
- 5.2 Endeavour College, the landowner of 86 Mawson Lakes Boulevard, Mawson Lakes was willing to discuss partnership opportunities when the College is ready to proceed with the development at this location. This would be an opportunity for Council to explore potential future shared arrangements that could meet the needs of the Mawson Lakes Model Yacht Club.
- 5.3 Administration have prepared options to provide a DDA accessible unisex public toilet near the Lake. Two options for new toilets were developed, Option 2A close to the existing BBQ facilities on the southwestern side of the Lake and Option 2B on the north western side of the lake, each option with a cost estimate of \$410,000.
- 5.4 Administration's preferred option is the conversion of the existing DDA unisex toilet located in the Boat Shed which is estimated to cost \$250,000.
- 5.5 The provision of a new public toilet facility at Sir Douglas Mawson Lakes is not currently funded through the long term financial plan and a budget bid would be required to fund this work if Council determines to proceed in the first quarter of the 2025/26 financial year.