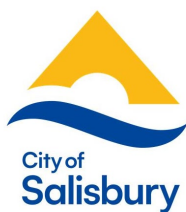


Please note that the audio of this public meeting will be recorded and published on Council's website where it will be available for one (1) month, in accordance with Council's decision.



AGENDA

FOR COUNCIL MEETING TO BE HELD ON

28 JULY 2025 AT 6.30PM

IN THE COUNCIL CHAMBER, 34 CHURCH STREET, SALISBURY

MEMBERS

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

REQUIRED STAFF

Chief Executive Officer, Mr J Harry
Deputy Chief Executive Officer, Mr C Mansueto
General Manager City Infrastructure, Mr J Devine
General Manager Community Development, Ms Bev O'Brien
General Manager City Development, Ms M English
A/Manager Governance, Mr S Kinsella
Governance Support Officer, Ms M Prasad

Index

Council Meeting: 28 July 2025

Kaurna Acknowledgement **Pg 7**

Prayer **Pg 7**

Apologies **Pg 7**

Leave of Absence **Pg 7**

Leave of Absence was previously granted to Cr M Mazzeo

Public Question Time **Pg 7**

Deputations **Pg 7**

DEP1 Deputation: Geraldine Barclay – McLean Reserve, Desmond Avenue, Pooraka

DEP2 Deputation: Kiley Sibley – Proposed Dog Park at RM Williams Reserve, Walkley Heights

Presentations

Presentation of Minutes **Pg 8**

Presentation of the Minutes of the Council meeting held on 23 June 2025.

Petitions **Pg 8**

Committee Reports

Policy and Planning Committee: 21 July 2025

Pg 9

Chair: Cr C Buchanan

Administration

- 1.0.1 Future Reports for the Policy and Planning Committee

For Decision

- 1.1.1 Strategic Asset Management Plan 2025/2026 Adoption
 1.1.2 Economic Development and Growth Strategy
 1.1.3 Mumford Road Code Amendment
 1.1.4 State Government Design Standard – Engineering Requirements for Land Division [Technical Submission]

****See Further Information Report pg 29**

- 1.1.4FI State Government Design Standard – Engineering Requirements Land Division (Technical Submission)

Finance and Corporate Services Committee: 21 July 2025

Pg 11

Chair: Cr B Brug

For Decision

- 2.1.1 Certification of the 2024/25 Annual Financial Statements

For Information

- 2.2.1 Council Finance Report – June 2025

Governance and Compliance Committee: 21 July 2025

Pg 12

Chair: Cr P Jensen

Administration

- 3.0.1 Future Reports for the Governance and Compliance Committee

For Decision

- 3.1.1 2025 Local Government Association Annual General Meeting – Proposed Items of Business
 3.1.2 Draft Community Engagement Charter Submission

Urban Services Committee: 21 July 2025

Pg 13

Chair: Cr S Ouk

Administration

- 4.0.1 Recommendations of the Asset Management Sub Committee meeting held on Monday 14 July 2025
 AMSC1 Future Reports for the Asset Management Sub Committee
 AMSC2 Facility Upgrades to Resthaven Reserve and AGH Cox Reserve Parafield Gardens, and Wynn Vale Gullies Reserve Ornamental Lake, Gulfview Heights

4.0.2 Future Reports for the Urban Services Committee

For Decision

- 4.1.1 City Wide Trails Services Continuity Program
- 4.1.2 Capital Works Program – June 2025
- 4.1.3 Office for recreation, Sport and Racing: 2025/26 The Power of Her – Infrastructure and Participation Program
- 4.1.4 Dry Creek Catchment Stormwater Management - Adoption
- 4.2.1 Coastal Hazard Adaption Planning Grant Application Update
- MWN1 Additional Facilities at RM Williams Reserve, Walkley Heights
- MWN2 Additional Seating at Dineen Reserve, Parafield Gardens

Community Wellbeing and Sport Committee: 21 July 2025

Pg 17

Deputy Chair: Cr C Buchanan

Administration

- 5.0.1 Recommendations of the Salisbury Living Sub Committee meeting held on Monday 14 July 2025
 - SLSC1 Future Reports for the Salisbury Living Sub Committee
 - SLSC2 Proposed Revocation of Community Land Classification – McLean Reserve, Desmond Avenue Pooraka
- 5.0.2 Future Reports for the Community Wellbeing and Sport Committee
- 5.0.3 Youth Sponsorship Applications – June 2025

Innovation and Business Development Committee

No Innovation and Business Development Committee meeting was held in the month of July 2025.

Audit and Risk Committee

No Audit and Risk Committee Meeting was held in the month of July 2025

CEO Review Committee

No CEO Review Committee Meeting was held in the month of July 2025

Council Assessment Panel: 24 June 2025

Council to note the minutes of the Council Assessment Panel meeting held 24 June 2025.

General Business Items

Mayor's Diary Report Pg 19

MD1 Mayor's Diary Report

Reports from Council Representatives Pg 21

Questions on Notice Pg 21

There are no Questions on Notice.

Questions Without Notice Pg 21

Motions on Notice Pg 21

There are no Motion on Notice.

Motions Without Notice Pg 21

Other Business Pg 21

Committee Reports:**Policy and Planning Committee: 21 July 2025*****Chair: Cr C Buchanan***

- 1.4.1 Bolivar Code Amendment, Minister's approval, conditions and next steps

Urban Services Committee: 21 July 2025***Chair: Cr S Ouk***

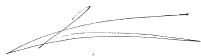
- 4.4.1 Gardens Recreation Centre – Concept Design and Cost Estimates
4.4.2 BMX Upgrade Parafield Gardens – Detailed Concept Design and Costings

Community Wellbeing and Sport Committee: 21 July 2025***Deputy Chair: Cr C Buchanan***

- 5.4.1 Recommendations of the Confidential Salisbury Living Sub Committee meeting held on Tuesday 14 July 2025
SLSC3 Walkleys Road Corridor – Status Update

Other Business

- C1 NAWMA Independent Chair Position Renewal

CLOSE

John Harry

CHIEF EXECUTIVE OFFICER

KAURNA ACKNOWLEDGEMENT

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

PRAYER

Father in heaven

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

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

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

Bless our efforts this day in God's name.

Amen.

APOLOGIES

LEAVE OF ABSENCE

Leave of absence for this meeting was previously granted to Cr M Mazzeo.

PUBLIC QUESTION TIME

DEPUTATIONS

DEP1 Deputation: Geraldine Barclay - Proposal to Revoke Community Land Classification at McLean Reserve, Desmond Avenue, Pooraka

Geraldine Barclay, local resident, will be in attendance in relation to a proposal to revoke the community land classification of McLean Reserve, Desmond Avenue, Pooraka (refer Item 5.0.1-SLSC2, Community Wellbeing and Sport Committee, 22 July 2025).

DEP2 Deputation: Kiley Sibley - Proposed Dog Park at RM Williams Reserve, Walkley Heights

Kiley Sibley, local resident, will be in attendance in relation to a proposed dog park at RM Williams Reserve, Walkley Heights.

PRESENTATION OF MINUTES

Presentation of the Minutes of the Council Meeting held on 23 June 2025.

PETITIONS

No Petitions have been received.

COMMITTEE REPORTS

1 Policy and Planning Committee Meeting

Chairman - Cr C Buchanan

Consideration of the minutes of the Policy and Planning Committee Meeting - 21 July 2025 and adoption of recommendations in relation to item numbers:

Administration

1.0.1 Future Reports for the Policy and Planning Committee

It is recommended to Council:

That Council:

1. Notes the report.

For Decision

1.1.1 Strategic Asset Management Plan 2025/2026 Adoption

It is recommended to Council:

That Council:

1. Adopts the final Strategic Asset Management Plan 2025/26 as presented in Attachment 2 of the report (Item 1.1.1, Policy and Planning Committee, 21 July 2025).

1.1.2 Economic Development and Growth Strategy

It is recommended to Council:

That Council:

1. Approves the Economic Development and Growth Strategy (Strategy, Discussion Paper and Implementation Plan documents) and Communications Framework as attached in Attachments 1, 2, 3 and 4 to the report (Item 1.1.2, Policy and Planning Committee, 21 July 2025).
2. Approves the use of the Salisbury+ sub-brand as detailed in Attachment 5 to the report (Item 1.1.2, Policy and Planning Committee, 21 July 2025).
3. Authorises the Chief Executive Officer to undertake final editorial amendments to the Strategy documents as attached in Attachments 1, 2 and 3 to the report (Item 1.1.2, Policy and Planning Committee, 21 July 2025).
4. Notes the launch of the Strategy documents and associated material at the 27 August 2025 event.

1.1.3 Mumford Road Code Amendment

It is recommended to Council:

That Council:

1. Notes that the draft submission on the Mumford Road Code Amendment as provided in Attachment 1 of the report (Item 1.1.3, Policy and Planning Committee, 21 July 2025) was provided to the proponent prior to the closure of consultation, enabling a finalised and approved submission by the Elected Members to be supplied following the 28 July 2025 Council Meeting.
2. Approves the draft submission on the Mumford Road Code Amendment as provided in Attachment 1 of the report (Item 1.1.3, Policy and Planning Committee, 21 July 2025).
3. Authorises the Chief Executive Officer (or his delegate) to finalise the draft submission in accordance with Council deliberations.
4. Notes the draft submission.

1.1.4 State Government Design Standard - Engineering Requirements for Land Division [Technical Submission]

It is recommended to Council:

That Council:

1. Endorses the draft submission on the technical requirements of proposed Design Standard 1 - Engineering requirements for land divisions, as provided in Attachments 1 and 2 of the report (Item 1.1.4, Policy and Planning Committee, 21 July 2025).
2. Requests Administration to bring back a further information report to the July 2025 Council Meeting including details on the draft letter to State Government and the technical comments register.

****See Further Information Report..... pg 29**

1.1.4FI State Government Design Standard - Engineering Requirements for Land Division (Technical Submission)

It is recommended to Council:

That Council:

1. Approves the draft submission on the technical requirements of proposed Design Standard 1 - Engineering requirements for land divisions, as provided in Attachments 1 and 2 of the report (Item 1.1.4FI, Council Meeting, 28 July 2025).

Confidential Items

Refer to CONFIDENTIAL ITEMS section of Council Agenda

1.4.1 Bolivar Code Amendment, Minister's approval, conditions and next steps

2 Finance and Corporate Services Committee Meeting

Chairman - Cr B Brug

Consideration of the minutes of the Finance and Corporate Services Committee Meeting - 21 July 2025 and adoption of recommendations in relation to item numbers:

For Decision

2.1.1 Certification of the 2024/25 Annual Financial Statements

It is recommended to Council:

That Council:

1. Authorises the Mayor and Chief Executive Officer to sign the Council Certificate as shown in Attachment 1 of the report (Item 2.1.1, Finance and Corporate Services Committee, 21 July 2025) certifying the Annual Financial Statements for the financial year ended 30 June 2025, following the Audit and Risk Committee's review of these Statements which is scheduled to occur on 14 October 2025.

For Information

2.2.1 Council Finance Report - June 2025

It is recommended to Council:

That Council:

1. Notes the report.

3 Governance and Compliance Committee Meeting

Chairman - Cr P Jensen

Consideration of the minutes of the Governance and Compliance Committee Meeting - 21 July 2025 and adoption of recommendations in relation to item numbers:

Administration

3.0.1 Future Reports for the Governance and Compliance Committee

It is recommended to Council:

That Council:

1. Notes the report.

For Decision

3.1.1 2025 Local Government Association Annual General Meeting - Proposed Items of Business

It is recommended to Council:

That Council:

1. Notes the information relating to the Local Government Association Annual General Meeting being held Thursday 20 November 2025 as detailed in the report (Item 3.1.1, Governance and Compliance Committee, 21 July 2025).

3.1.2 Draft Community Engagement Charter Submission

It is recommended to Council:

That Council:

1. Notes a draft submission was sent to the Office for Local Government in relation to their Draft Community Charter subject to formal Council Approval via resolution.
2. Approves the draft submission response, as outlined in Attachment 1 of the report (3.1.4, Governance and Compliance Committee, 21 July 2025), in relation to the Draft Community Engagement Charter and confirm Council's formal position with the Office for Local Government.

4 Urban Services Committee Meeting

Chairman - Cr S Ouk

Consideration of the minutes of the Urban Services Committee Meeting - 21 July 2025 and adoption of recommendations in relation to item numbers:

Administration

4.0.1 Recommendations of the Asset Management Sub Committee meeting held on Monday 14 July 2025

It is recommended to Council:

That Council:

1. Receives and notes the information contained in the Asset Management Sub Committee of the meeting held on 14 July 2025 and that the following recommendations contained therein be adopted by Council:

4.0.1-AMSC1 Future Reports for the Asset Management Sub Committee

It is recommended to Council:

That Council:

1. Notes the report.

4.0.1-AMSC2 Facility Upgrades to Resthaven Reserve and AGH Cox Reserve Parafield Gardens, and Wynn Vale Gullies Reserve Ornamental Lake, Gulfview Heights

It is recommended to Council:

That Council:

1. Approves:
 - a. A non-discretionary 2025/26 First Quarter Budget Review Bid for the amount of \$120,000 for a new BBQ, new shade shelter and new playground shade for the AGH Cox Reserve, Parafield Gardens.
 - b. An on ongoing annual operating budget of \$2,500 for the maintenance of the new BBQ, new shade shelter and new playground shade for the AGH Cox Reserve, Parafield Gardens.
2. Approves:
 - a. A non-discretionary 2025/26 First Quarter Budget Review Bid for the amount of \$90,000 for new water fountain at Wynn Vale Gullies Reserve Lake, Gulfview Heights.

-
- b. An ongoing annual operation budget of \$5,000 to maintain for new water fountain at Wynn Vale Gullies Reserve Lake, Gulfview Heights.
 3. Approves the renewal of the playground in Resthaven Reserve, Parafield Gardens at an estimated capital cost of \$470,000 to be designed and delivered by the end of 2026.

4.0.2 Future Reports for the Urban Services Committee

It is recommended to Council:

That Council:

1. Notes the report.

For Decision

4.1.1 City Wide Trails Service Continuity Program

It is recommended to Council:

That Council:

1. Notes the report and the budget estimate of \$355,700 for the sealing of the existing unsealed trail from Fairbanks Reserve, Paralowie to the Salisbury City Centre (Stage 1).
2. Notes that Stage 1 to connect Fairbanks Reserve, Paralowie to the Salisbury City Centre via the Little Para Trail will be included in the program of works in the 2026/27 FY.
3. Request Administration present a further report and costings for the implementation of remaining stages to connect Fairbanks Reserve to Salisbury City Centre by January 2026 to the Urban Services Committee.

4.1.2 Capital Works Program - June 2025

It is recommended to Council:

That Council:

1. Approves the inclusion of projects as outlined within Capital Works Program – June 2025, Item 4.1.2, Urban Services Committee, 21 July 2025, as the nominated projects for the 2025/26 Feature Landscape Upgrade Service Continuity Program.

4.1.3 Office for Recreation, Sport and Racing: 2025/26 The Power of Her - Infrastructure and Participation Program

It is recommended to Council:

That Council:

1. Approves the State Government grant application submission of \$1,300,000 for '*Lindblom Park, Pooraka, New Community Change Facility*' via the '*The Power of Her – Infrastructure and Participation Program*' in August 2025, noting that this grant value will require a minimum matching 50% co-contribution of \$1,300,000 by the City of Salisbury, together with \$400,000 for ineligible grant costs.
2. Approves a non-discretionary 2025/26 second quarter budget review bid of \$500,000 to cover the unfunded costs associated with this new community change facility at Lindblom, noting that if the grant is unsuccessful the funds will be returned.
3. Approves the State Government grant application submission of \$1,200,000 for '*Yalumba Drive Reserve, Paralowie, New Artificial Pitch*' via the '*The Power of Her – Infrastructure and Participation Program*' in August 2025, noting that this grant value will require a minimum matching 25% co-contribution of \$300,000 by the City of Salisbury.
4. Approves a non-discretionary 2025/26 second quarter budget review bid of \$300,000 to cover the unfunded costs associated with this new artificial soccer pitch at Yalumba Drive, Reserve, noting that if the grant is unsuccessful the funds will be returned.
5. Notes the outcome of these two grant funding applications will be provided to Council via a future report.

4.1.4 Dry Creek Catchment Stormwater Management - Adoption

It is recommended to Council:

That Council:

1. Notes Council Staff will complete stakeholder engagement and present a final Lower Dry Creek Stormwater Management Plan (SMP) for consideration and approval by Council in October 2025.
2. Notes that a whole-of-catchment Dry Creek SMP will be developed when Tea Tree Gully Council completes the Upper Dry Creek SMP. The whole-of-catchment SMP will then be submitted to the Stormwater Management Authority for approval.

For Information

4.2.1 Coastal Hazard Adaptation Planning Grant Application Update

It is recommended to Council:

That Council:

1. Notes the City of Salisbury, in collaboration with the City of Port Adelaide Enfield, the City of Playford and the Department for Environment and Water has been successful in obtaining grant funding of \$150,000 to undertake a Coastal Hazard Adaptation Planning project which will occur in the 2025/26 and 2026/27 Financial Year.

MWN1 Additional Facilities at RM Williams Reserve, Walkley Heights

It is recommended to Council:

That Council:

1. Notes the feedback received by Elected Members through the proposed dog park on RM William Drive, Walkley Heights about the lack of toilet facilities, and the community request for the provision of public toilets.
2. Requests the Administration to present a report to the Asset Management Committee in November 2025 in relation to options and associated costs for the construction of public toilets at RM Williams Drive, Walkley Heights.

MWN2 Additional Seating at Dineen Reserve, Parafield Gardens

It is recommended to Council:

That Council:

1. Approves Administration to install up to 4 additional benches and rubbish bins at appropriate locations within Dineen Reserve, Parafield Gardens in consultation with the Ward Councillors from within existing budget allocations.

Confidential

Refer to CONFIDENTIAL ITEMS section of Council Agenda

4.4.1 Garden Recreation Centre - Concept Design and Cost Estimates

4.4.2 BMX Upgrade Parafield Gardens - Detailed Concept Designs and Costings

5 Community Wellbeing and Sport Committee Meeting

Deputy Chairman – Cr C Buchanan

Consideration of the minutes of the Community Wellbeing and Sport Committee Meeting - 21 July 2025 and adoption of recommendations in relation to item numbers:

Administration

5.0.1 Recommendations of the Salisbury Living Sub Committee meeting held on Monday 14 July 2025

It is recommended to Council:

That Council:

1. Receives and notes the information contained in the Salisbury Living Sub Committee of the meeting held on 14 July 2025 and that the following recommendations contained therein be adopted by Council:

5.0.1-SLSC1 Future Reports for the Salisbury Living Sub Committee

It is recommended to Council:

That Council:

1. Notes the report.

5.0.1-SLSC2 Proposed Revocation of Community Land Classification - McLean Reserve, Desmond Avenue Pooraka

It is recommended to Council:

That Council:

1. Notes the submissions received and responses provided as summarised in paragraphs 3.10 and 3.11 and documented in Attachment 2 of the Report (Item SLSC2, Proposed Revocation of Community Land Classification – McLean Reserve, Desmond Avenue Pooraka – Salisbury Living Sub Committee, 14 July 2025).
2. Approves that the land delineated in Attachment 1 of the Report (Item SLSC2, Proposed Revocation of Community Land Classification – McLean Reserve, Desmond Avenue Pooraka – Salisbury Living Sub Committee, 14 July 2025) described as Allotment 109 in Deposited Plan 6465 known as McLean Reserve, be developed for residential and complementary non-residential purposes consistent with the Suburban Activity Zone
3. Notes that an Expression of Interest document aligned with the recommendations from the Housing Crisis and Homelessness Working Group will be prepared for Council approval.

-
4. Notes that the Public Consultation requirements of the *Local Government Act 1999* have been complied with and submissions addressed.
 5. Authorises the Chief Executive Officer, or delegate to proceed with the Revocation process and prepare and submit the necessary report and related documentation to the Minister for approval pursuant to Section 194 (3) of the *Local Government Act 1999*.

5.0.2 Future Reports for the Community Wellbeing and Sport Committee

It is recommended to Council:

That Council:

1. Notes the report.

5.0.3 Youth Sponsorship Applications - June 2025

It is recommended to Council:

That Council:

1. Notes that 49 Youth Sponsorship applications were received and assessed in the June 2025 round of grants, as included in the report (Item 5.0.2 Community Wellbeing and Sport Committee, 21 July 2025).

Confidential

Refer to CONFIDENTIAL ITEMS section of Council Agenda

5.4.1 Recommendations of the Confidential Salisbury Living Sub Committee meeting held on Monday 14 July 2025

GENERAL BUSINESS

There are no General Business Items.

MAYOR'S DIARY

ITEM	MD1
	COUNCIL
DATE	28 July 2025
HEADING	Mayor's Diary

RECOMMENDATION

That Council:

1. Notes the information.

Date	Time	Function
20/06/2025	9:00:00 AM	Welcome Address - CBCA SA Readers' Festival Opening
20/06/2025	10:40:00 AM	SPEECH - Men's Health Week Event
20/06/2025	11:30:00 AM	Re-filming of Video
20/06/2025	12:00:00 PM	Calls to Residents
20/06/2025	1:00:00 PM	Office Time- Signing
20/06/2025	1:30:00 PM	Media Catchup - Holding Statements
22/06/2025	2:00:00 PM	Blanket Salisbury with Love - Winter Appeal – Lions Club
23/06/2025	1:00:00 PM	Kotahitanga re space for New Zealand dance group
23/06/2025	2:30:00 PM	Office Time- Schedule upcoming week/ Signing/Speeches and Resident Enquiries
23/06/2025	3:00:00 PM	Meeting with Resident
23/06/2025	4:30:00 PM	Pre Council Meeting Briefing
23/06/2025	5:00:00 PM	Meet with Mayor, CEO and GM Community Development
23/06/2025	6:30:00 PM	Council Meeting
24/06/2025	11:30:00 AM	Media Issues - Regular Catch-up
24/06/2025	12:00:00 PM	Dog and Cat Management Board Lunch
24/06/2025	12:30:00 PM	Mayor/CEO/EA - Regular Meeting
24/06/2025	2:00:00 PM	Meet at Pool to Film Video for 1st Birthday
26/06/2025	5:30:00 PM	Meeting CoS and Founder of Welcoming Australia
26/06/2025	6:00:00 PM	Welcome Salisbury: An Evening of Connection and Celebration
27/06/2025	10:00:00 AM	Filming a Boatdeck cafe for "Lights at Mawson"
28/06/2025	4:00:00 PM	Kotahitanga performance of the Kapa Haka Ropu
29/06/2025	10:30:00 AM	Pokémon Go Festival
29/06/2025	11:00:00 AM	Salisbury Rotary Changeover 2025
30/06/2025	2:00:00 PM	Additional LGA Board of Directors Meeting
30/06/2025	4:00:00 PM	Farewell – LGA CEO
30/06/2025	6:30:00 PM	Guest Speaker - Florey Sub-Branch Meeting
1/07/2025	10:00:00 AM	Mayor's Radio Show
1/07/2025	11:00:00 AM	Mayor to Judge Watershed Art Competition with Peter

Date	Time	Function
1/07/2025	1:00:00 PM	Goers
1/07/2025	2:00:00 PM	Mayor/CEO/EA - Regular Meeting
1/07/2025	2:30:00 PM	Media Issues - Regular Catch-up
1/07/2025	4:00:00 PM	State Waste Strategy Consultation / GAROC SAROC
		Regular Catchup to Discuss Current/Upcoming Planning/Building Issues
3/07/2025	10:00:00 AM	Metropolitan Mayors Forum
3/07/2025	3:00:00 PM	Citizenship Ceremony - Afternoon Session
3/07/2025	6:30:00 PM	Citizenship Ceremony - Evening Session
4/07/2025	6:30:00 PM	Watershed Art Prize Opening Night
4/07/2025	6:30:00 PM	Opening Night - Watershed Creative Prize Exhibition
7/07/2025	11:00:00 AM	Briefing ahead of Mausoleum Meeting
7/07/2025	11:30:00 AM	Paperwork - Office
7/07/2025	1:00:00 PM	Student interview
7/07/2025	1:30:00 PM	Phone Tech with Mayor
7/07/2025	2:30:00 PM	Regular catch-up re: Community Safety
7/07/2025	4:00:00 PM	Meeting with Local Business Owner
8/07/2025	10:00:00 AM	25th Birthday of the Salisbury Garden club
8/07/2025	11:30:00 AM	Lunch Meeting with Minister Bettison
8/07/2025	12:20:00 PM	Meeting with Young Resident - School Project
8/07/2025	1:00:00 PM	PBA - FM (Lights at Mawson)
8/07/2025	2:00:00 PM	Mayor/CEO/EA - Regular Meeting
8/07/2025	3:00:00 PM	Media Issues - Regular Catch-up
11/07/2025	5:00:00 PM	Lights @ Mawson (Night 1)
11/07/2025	5:30:00 PM	Video Filming Lights at Mawson Lakes
12/07/2025	5:00:00 PM	Lights @ Mawson (Night 2)
13/07/2025	11:30:00 AM	Handover - The Lions Club of Paralowie
14/07/2025	10:00:00 AM	LGA GAROC Meeting
14/07/2025	2:00:00 PM	Correspondence
14/07/2025	4:00:00 PM	Office Time- Schedule upcoming week/ Signing/Speeches and Resident Enquiries
14/07/2025	5:45:00 PM	ID Check for Signing Documentation to be lodged at LTO
14/07/2025	6:30:00 PM	Asset Management Sub Committee
14/07/2025	6:35:00 PM	Salisbury Living Sub Committee
15/07/2025	11:30:00 AM	Meeting with Resident
15/07/2025	12:00:00 PM	Media Issues - Regular Catch-up
15/07/2025	1:00:00 PM	Mayor/CEO/EA - Regular Meeting
15/07/2025	2:00:00 PM	Meet and Greet with New Business
17/07/2025	10:00:00 AM	Service Awards Ceremony 2025
17/07/2025	12:00:00 PM	Early Intervention Advisory Panel Briefing
17/07/2025	6:30:00 PM	Dinner with Resident
18/07/2025	10:00:00 AM	Filming Salisbury East
18/07/2025	6:30:00 PM	Rotary Mawson Lakes Handover
19/07/2025	1:45:00 PM	Unveiling of Bench
21/07/2025	12:30:00 PM	Mayor/CEO/EA - Regular Meeting
21/07/2025	1:30:00 PM	CEO Performance Review Survey
21/07/2025	2:00:00 PM	Meeting with Resident
21/07/2025	2:30:00 PM	Monthly Meeting with the Mayor & GM Community Development

Date	Time	Function
21/07/2025	3:30:00 PM	Catch up Pre-Council meeting
21/07/2025	4:00:00 PM	Office Time- Schedule upcoming week/ Signing/Speeches and Resident Enquiries
21/07/2025	6:30:00 PM	Monday Committee Meetings
22/07/2025	10:00:00 AM	Meeting with Resident re Bin Emptying Hollywood Plaza
22/07/2025	10:30:00 AM	Informal Morning Tea to Celebrate CoS Volunteer
22/07/2025	12:00:00 PM	Meeting with Resident
22/07/2025	12:30:00 PM	Media Issues - Regular Catch-up
22/07/2025	1:00:00 PM	Office Time- Letters and Speech Preparation
23/07/2025	6:00:00 PM	Guest Speaker - State of the North After Dark Cocktail Event

Events attended by Elected Members on behalf of the Mayor
Nil.

REPORTS FROM COUNCIL REPRESENTATIVES

QUESTIONS ON NOTICE

No Questions on Notice have been received.

QUESTIONS WITHOUT NOTICE

MOTIONS ON NOTICE

No Motions on Notice have been received.

MOTIONS WITHOUT NOTICE

OTHER BUSINESS

ORDERS TO EXCLUDE THE PUBLIC

1.4.1 Bolivar Code Amendment, Minister's approval, conditions and next steps Recommendation

That Council:

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

*the public's interest is best served by not disclosing the **Bolivar Code Amendment, Minister's approval, conditions and next steps** item and discussion at this point in time.*

4.4.1 Garden Recreation Centre - Concept Design and Cost Estimates Recommendation

That Council:

1. *Orders pursuant to Section 90(2) and (3)(d)(i) and (d)(ii) of the Local Government Act 1999, the principle that the meeting should be conducted in a place open to the public has been outweighed in relation to this matter because:*
 - *it relates to commercial information of a confidential nature (not being a trade secret) the disclosure of which could reasonably be expected to prejudice the commercial position of the person who supplied the information, or to confer a commercial advantage on a third party; and*
 - *commercial information of a confidential nature (not being a trade secret) the disclosure of which would, on balance, be contrary to the public interest.*
2. *In weighing up the factors related to disclosure,*
 - *disclosure of this matter to the public would demonstrate accountability and transparency of the Council's operations*
 - *Non-disclosure of the matter and discussion of this item in confidence would protect confidential information and Council's commercial position.*

*the public's interest is best served by not disclosing the **Garden Recreation Centre - Concept Design and Cost Estimates** item and discussion at this point in time.*

4.4.2 BMX Upgrade Parafield Gardens - Detailed Concept Designs and Costings Recommendation

That Council:

1. *Orders pursuant to Section 90(2) and (3)(d)(i) and (d)(ii) of the Local Government Act 1999, the principle that the meeting should be conducted in a place open to the public has been outweighed in relation to this matter because:*
 - *it relates to commercial information of a confidential nature (not being a trade secret) the disclosure of which could reasonably be expected to prejudice the commercial position of the person who supplied the information, or to confer a commercial advantage on a third party; and*
 - *commercial information of a confidential nature (not being a trade secret) the disclosure of which would, on balance, be contrary to the public interest.*
2. *In weighing up the factors related to disclosure,*
 - *disclosure of this matter to the public would demonstrate accountability and transparency of the Council's operations*
 - *Non-disclosure of the matter and discussion of this item in confidence would protect confidential information and Council's commercial position.*

*the public's interest is best served by not disclosing the **BMX Upgrade Parafield Gardens - Detailed Concept Designs and Costings** item and discussion at this point in time.*

5.4.1 Recommendations of the Confidential Salisbury Living Sub Committee meeting held on Monday 14 July 2025

Recommendation

That Council:

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

*the public's interest is best served by not disclosing the **Recommendations of the Confidential Salisbury Living Sub Committee meeting held on Monday 14 July 2025** item and discussion at this point in time.*

**C1 NAWMA Independent Chair Position Renewal
Recommendation**

That Council:

1. *Orders pursuant to Section 90(2) and (3)(a) of the Local Government Act 1999, the principle that the meeting should be conducted in a place open to the public has been outweighed in relation to this matter because:*
 - *it relates to information the disclosure of which would involve the unreasonable disclosure of information concerning the personal affairs of any person (living or dead).*
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*

*the public's interest is best served by not disclosing the **NAWMA Independent Chair Position Renewal** item and discussion at this point in time.*

CLOSE



John Harry
CHIEF EXECUTIVE OFFICER

ITEM	1.1.4FI
	POLICY AND PLANNING COMMITTEE
DATE	21 July 2025
HEADING	State Government Design Standard - Engineering Requirements for Land Division (Technical Submission)
AUTHOR	Michelle English, General Manager City Development, City Development
CITY PLAN LINKS	3.2 Our city's growth is well planned and supported by the integrated delivery of infrastructure

SUMMARY The State Government has released for consultation proposed new engineering requirements for land division. Council endorsed policy issues on the new Design Standard at the meeting held on 23 June 2025 and authorised the Chief Executive Officer to make a submission on the technical requirements of the Design Standard by the due date of 15 July 2025 with a copy of the submission to be presented to the Council at the July Council meeting for endorsement. This report provides the technical submission for endorsement.

RECOMMENDATION

That Council:

1. Approves the draft submission on the technical requirements of proposed Design Standard 1 - Engineering requirements for land divisions, as provided in Attachments 1 and 2 of the report (Item 1.1.4FI, Council Meeting, 28 July 2025).

ATTACHMENTS

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

1. Submission on Design Standard - Technical Letter to State Planning Commission
2. Submission on Design Standard - Technical Comments Attachment

1. BACKGROUND

- 1.1 The report presented to the Policy and Planning Committee on 21 July 2025 had inadvertently included the earlier submission to the State Planning Commission.
- 1.2 This report has included the correct submission to the State Planning Commission which is dated 22 July 2025 and is now found in *Attachment 1 - The Submission on Design Standard - Technical Letter to State Planning Commission*.

- 1.3 The stated intention of the engineering requirements is ...*to streamline assessment processes and enable more homes to be built faster across South Australia's growth areas.*
- 1.4 The engineering requirements set out technical requirements / specifications for the construction of infrastructure (roads, stormwater systems, street trees, etc) for land division development applications. They will be comprised in three parts:
 - 1.4.1 Design Standard – this is the statutory mechanism under the Act that provides the Design Principles and Design Requirements for the respective infrastructure matters.
 - 1.4.2 Technical Manual – supports the Design Standard with technical details and specifications that relate to respective civil infrastructure.
 - 1.4.3 Standard Drawings – supports the Design Standard with detailed specifications for the construction of specific infrastructure and includes dimensions, materials and construction methods.
- 1.5 The Design Standards will replace Council's engineering guidelines in master planned developments. The intent of the Design Standard is that there will be consistency for civil infrastructure design, assessment and constructions across the state.
- 1.6 At this time, engineering requirements will be applied to the identified growth areas in the Greater Adelaide Regional Plan. In Salisbury, this would apply to the Salt Pans after the land has been rezoned for urban growth.

2. EXTERNAL CONSULTATION

- 2.1 Nil.

3. DISCUSSION

- 3.1 The Design Standard is similar to the Institute of Public Works Engineering Australasia South Australia Guideline, which has been the basis for many councils current engineering guidelines including Salisbury. On balance, the new Design Standard is similar to Council's current engineering requirements.
- 3.2 There are some specific items that are highlighted that do require more consideration. The draft submission highlights these matters. Refer to Attachment 1 – *Draft Submission*.
- 3.3 Detailed comments collated from across Council are provided in Attachment 2 – *Comments Register Technical Manual*. A number of the comments are technical in nature and / or seek clarification.
- 3.4 The issue of greatest significance is the removal of Council in the decision-making process, where infrastructure will ultimately be vested to Council as an asset for maintenance. Currently, Council can determine its requirements in land division applications. The Design Standard assigns these decisions to the relevant authority. This may be the Council's Assessment Manager, or it could be the Land Division

Assessment Panel (LDAP), a sub-committee of the State Planning Commission.

- 3.5 The suggestion is that the LDAP would be assigned when there is under performance in the assessment process. This re-appointment may be readily made by the Minister for Planning under the regulations, at any time and purpose.

4. FINANCIAL OVERVIEW

- 4.1 If councils are largely excluded from the design and approval stages of land division, despite becoming the long-term custodian of the resulting infrastructure, there are significant financial impacts and risks from an asset management perspective.

5. CONCLUSION / PROPOSAL

- 5.1 The submission is provided in Attachments 1 and 2 for final approval.

City of Salisbury
ABN 82 615 416 895
34 Church Street
PO Box 8
Salisbury SA 5108

(08) 8406 8222
city@salisbury.sa.gov.au
salisbury.sa.gov.au



22 July 2025

State Planning Commission
plansasubmissions@sa.gov.au

Dear Sir/Madam

Thank you for the opportunity to make a submission on the *Design Standard 1- Engineering requirements for land divisions*.

Council has resolved to make a submission on this important Design Standard in two parts. The first part of the submission was made by letter dated 1 July 2025. This letter raises important issues on the Design Standard and proposed Amendment Regulations changes, if implemented as proposed.

This submission is made on the technical matters of the Design Standard. It is appreciated that Council has been provided until 1 August 2025, following the next available meeting of Council, to endorse the second part of the submission.

The Design Standard is similar to the Institute of Public Works Engineering Australasia South Australia Guideline, which has been the basis for many councils' current engineering guidelines. Importantly, these engineering requirements are adapted to local conditions, and a practical application is taken in the application of engineering requirements in new land developments.

Detailed comments are made in the attachment to this submission. A number of the comments are technical in nature and / or seek clarification. A number of comments reference subtle changes to current common practices such as minimum pipe grade (0.5% to 0.4%). While minor, such changes represent a lower standard than accepted general engineering practices. In other instances, such as underground capacity of stormwater systems, it is a higher standard than current accepted practices. The cumulative and incremental changes in standards need to be carefully understood, as this influences the ongoing maintenance of these assets.

The matters of more significance are discussed below. The State Planning Commission is requested to carefully consider the implications of departures from currently accepted engineering practices. Moreover, the Commission is requested to consider the important role of councils in this process, as they hold the knowledge

required for the local practical application of engineering requirements for point in time planning decisions. Councils are also the custodians of infrastructure for their communities in the future, and ultimately bear the responsibility for and cost of undertaking maintenance.

Role of Councils and Long-Term Sustainability

The proposed land division approval process provides that a land division consent may be made by a nominated relevant authority under the Act. If councils are largely excluded from the design and approval stages of land division, despite becoming the long-term custodian of the resulting infrastructure, there are significant risks from an asset management perspective. It undermines the council's ability to apply a whole-of-life approach to infrastructure planning and service delivery. Specifically, it increases the likelihood that:

- Infrastructure is not designed with consideration for long-term renewal, maintenance, or lifecycle performance.
- Assets may not align with Council's endorsed service levels and standards, as outlined in Strategic Asset Management Plans.
- The early deterioration or premature failure of infrastructure could impose unplanned costs and risks on councils, exceeding the projections in our Long-Term Financial Plans and compromising long-term sustainability.

Councils should have a determinative role in the design and approval of infrastructure which they are ultimately responsible for maintaining, and which directly influences long-term financial sustainability. This has been a long-standing principle in good planning, and any departure should be fully considered.

Assessment, Construction and Vesting Process

A Relevant Authority appears to have the discretion to make a wide range of decisions, such as approving wetlands or pump stations. This could lead to a variety of asset types being introduced, some of which Council may not wish to adopt due to high maintenance costs. In another example, the technical manual provides that a slope greater than 1:5 in retention / detention basins (section 4.21.6) may be appropriate if permitted by the Relevant Authority *...after provision of methodology regarding access, maintenance and stability*. However, how can a Relevant Authority that is not responsible for ongoing maintenance make such a determination? This is a poor decision-making process as the local council is best placed to decide on a cost-effective maintenance program for local infrastructure.

The term *equivalent* enables Design Engineers and the Relevant Authority considerable flexibility to propose alternative materials or products. These alternatives could prove difficult for a Council to maintain. For example, while

Salisbury Council currently uses plain concrete for kerbs, a developer might propose stone as an equivalent. Similarly, for footpaths, exposed aggregate could be suggested instead of plain concrete. These decisions have direct implications for long-term maintenance costs for future communities. It is critical that a council, who maintains the infrastructure for communities, has the opportunity to inform the appropriate standard of this infrastructure.

Following the approval process, the Design Standard does not specify who is responsible for site inspections to ensure that infrastructure is being constructed according to the approved plans and that the correct materials are being used. This is a critical aspect of the land division approval process and should be clarified, particularly given the proposed changes to vesting of land to a council.

In addition, clarification is sought on whether conditions applied in order to satisfy design standard requirements are to be cleared by councils prior to issue of a s138 certificate. As they are not prescribed conditions, there is some uncertainty about the enforcement of a condition requiring compliance with the Design Standard.

Salt Pans

As currently presented, the Design Standards will apply to the Salt Pans area in the City of Salisbury. This is a saline environment, and it is not evident that the standard adequately deals with saline environments and localities likely to be relatively more impacted by climate change. Please also refer to climate change below.

Stormwater Management

The current accepted practice for stormwater modelling is for post-development stormwater flow to be restricted to pre-development levels, to minimise downstream flooding. Importantly, the runoff coefficient for pre-development is calculated to reflect the actual site conditions, not assumed at 0.25, as proposed in the Technical Manual (section 4.3). Furthermore, the Technical Manual provides that the Relevant Authority to make determinations *...if additional stormwater may exceed the capacity of the downstream network.*

A Relevant Authority, other than a council, would not necessarily have information (e.g. stormwater network modelling) about the capacity of a council's stormwater system. The concern is that this will result in poorly designed stormwater systems, placing future communities at increased flood risk. Councils should have a formal role in this decision-making process.

Lighting

The Technical Manual provides that all street lights and poles shall be approved to SA Power Networks standard and AS1158 compliant. The City of Salisbury owns and maintains all local street lighting in the Council area. The Technical Manual should reflect Salisbury Council's ownership and role in the management of lighting.

Street trees

The Technical Manual tree canopy aspirations are supported. There is concern however that the Technical Manual does not adequately provide for tree plantings in the typical verge cross sections. The Technical Manual and typical cross sections should be reviewed to ensure suitably planted trees can be accommodated in the design process.

Climate change

There is no reference to climate change and climate resilient design. Considering the scale and long-term nature of the development addressed in the Design Standard and Technical Manual it is essential that the design of infrastructure accounts for future climatic conditions. It is understood that the Department for Environment and Water intends to collaborate with other agencies to prepare additional supplementary advice to the Australian Rainfall and Runoff (ARR) guidelines on managing climate-associated flood risk. There should be a process for the Engineering Requirements to include these updates.

These proposed design standards will not necessarily deliver quality community outcomes in an efficient manner impacting on the ability for LG's to be financially sustainable.

We look forward to the opportunity to discuss this matter further.

Yours faithfully



John Harry
CHIEF EXECUTIVE OFFICER

Enc. Technical comments on the Design Standard 1- Engineering requirements for land divisions.

Comments Register

08.07.2025

DHUD - SA Growth Area Engineering Standards

Document Details: xxxxxxxx

REVIEWER							Author
ID	Category	Subcategory	Document	Page	Section	Comment	
1	Stormwater Design & Management	Flow and Capacity	Technical Manual	17	4.3	Council's strategy is for post-development stormwater flow to be restricted to pre-development levels. However, this guideline allows the "Relevant Authority" to make that determination. The question is: how would the "Relevant Authority" be informed about the capacity of Council's stormwater system?	City of Salisbury
2	Stormwater Design & Management	Flow and Capacity	Technical Manual	20	4.1	The Council generally designs underground stormwater systems in residential areas for a 5-year ARI (Average Recurrence Interval). The new standard recommends a 10-year ARI, which would require larger pipes in residential areas. Given that most existing systems are designed for a 5-year ARI, integrating larger pipes into these smaller systems raises concerns.	City of Salisbury
3	Stormwater Design & Management	Flow and Capacity	Technical Manual			In addition, the proposed requirement in flood-prone sites is to raise the site level and finished floor level of buildings. The Technical Manual instead recommends undergrounding the existing flooding, which may not always be feasible due to the need for extremely large pipes in some situations. This needs to be carefully reconsidered.	City of Salisbury
4	Stormwater Design & Management	Climate Change	Climate change			The draft Design Standard requires the design of stormwater systems and stormwater management to be in accordance with the Stormwater Design chapter of draft Technical Manual. The Stormwater Design Principles in the draft Design Standard and draft Technical Manual do not refer to climate change considerations. Both documents should incorporate reference to incorporating consideration of climate change in stormwater design and management, including a reference to the Climate Change Considerations chapter of the Australian Rainfall and Runoff (ARR) guidelines (updated in August 2024). The approach to stormwater design should be adaptive to address potential future climate impacts.	City of Salisbury
5	Stormwater Design & Management	Technical Requirements	Technical Manual	21	4.3	The runoff coefficient of 0.25 for pre-development should be assumed; it should reflect the actual site conditions	City of Salisbury
6	Stormwater Design & Management	Technical Requirements	Technical Manual	18	4.4.1	A minimum of 300mm above 1% AEP or 300mm above top of kerb whichever greater	City of Salisbury
7	Stormwater Design & Management	Technical Requirements	Technical Manual	27	4.9.2	Minimum pipe grade should be 0.5%	City of Salisbury
8	Stormwater Design & Management	Technical Requirements	Technical Manual	29	4.15	CoS typically request the discharge point to be located next to the driveway to avoid conflicts with tree roots	City of Salisbury
9	Stormwater Design & Management	Technical Requirements	Technical Manual	39	4.21.11	CoS requests trash racks to be provided at the discharge point	City of Salisbury
10	Stormwater Design & Management	Infrastructure and Easements	Technical Manual	27 & 28	4.9.2 & 4.11.3	All pits and their lids should be class D (trafficable) in front yards or within road reserves	City of Salisbury
11	Stormwater Design & Management	Infrastructure and Easements	Technical Manual	27	4.10.3	CoS typically don't suggest fiber-reinforced pipes; the preferred option is reinforced concrete pits	City of Salisbury
12	Stormwater Design & Management	Infrastructure and Easements	Technical Manual	32	4.19	CoS also requires an easement to be minimum 3m wide to provide asset protection and adequate space for operational and maintenance access.	City of Salisbury
13	Stormwater Design & Management	Infrastructure and Easements	Technical Manual		4.19	The width of a stormwater pipe should be determined based on the diameter of the pipe and depth of the pipe.	City of Salisbury
14	Stormwater Design & Management	Basins and Detention	Technical Manual	37	4.21.6	CoS requests a grade of 1:5. While this is recommended, it appears there may be an opportunity to construct some sort of wall if the 1:5 grade cannot be met.	City of Salisbury
15	Stormwater Design & Management	Basins and Detention	Technical Manual		4.21.5	Further clarity should be provided on the depth of a basin. In most circumstances the relevant authority would not be accepting basins which are greater than 1.5m deep irrespective of the groundwater level.	City of Salisbury
16	Stormwater Design & Management	Basins and Detention	Technical Manual	35	4.21.5 to 4.21.8	Design to consider and incorporate the Royal Surf Lifesaving guidelines for inland waterway safety and local water safety planning particularly where permanent water is part of the system	City of Salisbury
17	Stormwater Design & Management	Basins and Detention	Technical Manual	33	4.21.1	Need to consider mains electricity contingency of supply for systems which require it to function when there is a break in supply. So there is continuity of service.	City of Salisbury
18	Stormwater Design & Management	Basins and Detention	Technical Manual	99	11.6.2.6	depending on the size, design and downstream risk of the detention basin, this should be a consideration to appropriately size the spillway with ALARP principles.	City of Salisbury
19	Stormwater Design & Management	Pumping Systems	Technical Manual	30	4.18	Pumping stations should only be considered in locations where a gravity system cannot be achieved or the operational costs exceed that of a pumping station and associated storage.	City of Salisbury
20	Stormwater Design & Management	Pumping Systems	Technical Manual	26	4.15	Third paragraph - An alternative will be pump and sump arrangements or "wet" system where technically viable.	City of Salisbury
21	Stormwater Design & Management	WSUD and Green Infrastructure	Technical Manual	81	11.4	Integrated Design of Green Infrastructure, should also make comment to Biodiversity Sensitive Urban Design (BSUD)	City of Salisbury
22	Stormwater Design & Management	WSUD and Green Infrastructure	Technical Manual	79	11.3.1	How is this going to be policed and managed. Is this measured from the point of discharge?	City of Salisbury
23	Stormwater Design & Management	WSUD and Green Infrastructure	Technical Manual	100	11.6.2.9	Vegetation Selection, include advice and approval from relevant local authority preferred over reliance on DRT 11-3 and DRT 11-4.	City of Salisbury
24	Stormwater Design & Management	WSUD and Green Infrastructure	Technical Manual	68	10	Street Trees also need to consider their contribution to BSUD both at a local and region level.	City of Salisbury
25	Stormwater Design & Management	WSUD and Green Infrastructure	Technical Manual	69	10	The use of WSUD to establish and maintain street trees very lightly touched on and not considered in the civil section.	City of Salisbury
26	Road Design & Traffic	Road Hierarchy	Technical Manual		5.2.1	The road hierarchy does not align with typical Council hierarchies. The design speed for these roads does not align with standard practice nor legal speed limits.	City of Salisbury
27	Road Design & Traffic	Road Hierarchy	Technical Manual		5.2.3	Design vehicles should be based on the vehicle which is to traverse the road.	City of Salisbury
28	Road Design & Traffic	Road Hierarchy	Technical Manual		6.1.2	Council asset management plans define the road hierarchy and the road cross sections.	City of Salisbury
29	Road Design & Traffic	Road Hierarchy	Technical Manual		7.1	The design traffic should be based on the vehicle catchment.	City of Salisbury
30	Road Design & Traffic	Road Construction	Technical Manual	45	5.5.1	CoS call for absolute maximum grade 12.5% unless otherwise negotiated with Council	City of Salisbury

	31	Road Design & Traffic	Road Construction	Technical Manual	61	7.7	CoS also suggest that the sub-base layer extend a minimum of 300mm past the rear face of any kerb and gutter should be applied to all roads regardless of Authority ownership	City of Salisbury
	32	Road Design & Traffic	Road Construction	Technical Manual		7.7	The minimum pavement thickness should be based on a rigorous design process which considers all inputs. The minimum pavement depth of 200mm for a non-kerbed road does not consider the design information and road hierarchy.	City of Salisbury
	33	Road Design & Traffic	Kerb and Gutter	Technical Manual	47	5.7.1	The Technical Manual recommends using upright kerbs for residential areas; however, Council's current preference remains rollover kerbs. This type of kerb facilitates simpler processes for the installation of driveways by residents. It is requested that the local Council selects the appropriate kerb profile for its community. It also suggests that driveways should be provided upfront. In practice, it is common to defer driveway construction to the dwelling building phase to avoid damage from construction vehicles.	City of Salisbury
	34	Road Design & Traffic	Kerb and Gutter	Technical Manual	48	5.7.3	A kerb return radius of 6.0m is tight; an 8.0 m radius is believed to be more appropriate	City of Salisbury
	35	Road Design & Traffic	Kerb and Gutter	Technical Manual	51	5.9.2	If the kerb is upright, a flare should be provided so that while the width at the boundary is 3.0 m (minimum), the width at the kerb should be 4.0 m (including a 0.5 m flare on each side)	City of Salisbury
	36	Road Design & Traffic	Vehicle Crossings	Technical Manual	48	5.9.2	Minimum distance between two crossings should be increased to 10.8m to enable two standard 5.4m parks.	City of Salisbury
	37	Road Design & Traffic	Vehicle Crossings	Technical Manual	51	6.1	On street vehicle parks should be accommodated at a rate of 1 park per allotment, directing the efficient co-location of neighbouring crossovers and on-street parking adjacent public open space. Road reserves adjacent future public open space or drainage reserves should not be allowed to have a reduced width. Indented car parking should be provided adjacent all public open spaces.	City of Salisbury
	38	Road Design & Traffic	Vehicle Crossings	Technical Manual	46	5.9	Infrastructure, street trees, etc. within road verge needs to consider providing suitable "gaps to enable a vehicle crossover of appropriate width and location with respect to likely placement of future dwellings - avoiding angled driveways. Allotments of less than 14m width typically having a garage constructed on the boundary, crossings on allotments of 14-18m frontage width being 900mm-2m off of a side boundary and a broad variance for allotments of greater than 18m in width.	City of Salisbury
	39	Road Design & Traffic	Footpaths	Technical Manual		5.8.1	The width of the footpaths and the number of footpaths should be determined by Councils service levels and road hierarchy.	City of Salisbury
	40	Road Design & Traffic	Footpaths	Technical Manual	82	11.4.1	Flooding also needs to consider impact on footpath and shared use paths critical connections across the development site. So as not to hinder active travel modes of transport	City of Salisbury
	41	Street Trees & Landscaping	Planting Requirements	Technical Manual	72	10	The planting specification should not be prescriptive. The cost of 2m height stock is high and will not have any difference from 1m high stock after 2 years. There is a case to use 3 or 4 stake in some situations not just 2- conflict with drawings. A round mulch bowl can encourage poor planting technique, we specify a 1mx1m square. The specification also encouraged poor planting technique by planting too deeply.	City of Salisbury
	42	Street Trees & Landscaping	Planting Requirements	Technical Manual	75	3	Second paragraph "age" - delete - typically specify the container size, min.25L. Fourth paragraph - "height of 2 metres a" - This is better specified as the container size as different tree species have different heights. a 25L tree generally produces a tree 1.5m or taller.	City of Salisbury
	43	Street Trees & Landscaping	Planting Requirements	Technical Manual	76	4	Fourth point - "a 1.2metre x 1.2 metre planting zone" - 1.0 x 1.0m sufficient.	City of Salisbury
	44	Street Trees & Landscaping	Tree Spacing	Technical Manual	71	10	Siting of tree at centre of each allotment is not always preferable. Single crossovers will always conflict with tree on 7m width of less allotment and double crossovers will always conflict with tree in front of 12m width or less allotment. The suggested planting density and locations are unlikely to be achieved. Due to services, width of blocks and driveways etc many frontages will be unplatable. The maximum spacing of 8m does not consider tree species selection.	City of Salisbury
	45	Street Trees & Landscaping	Tree Spacing	Technical Manual	75	3	First paragraph - "at the centre of the allotment" - Often there is conflict which does not permit central location, e.g. with offset from driveway and underground services. Need to push for services to the house to be co-located to allow for street tree planting. "at a rate necessary to provide a maximum spacing of eight (8) metres." - at a spacing relative to the tree species to achieve canopy cover at maturity.	City of Salisbury
	46	Street Trees & Landscaping	Root Barriers	Technical Manual	10		Tree root barriers not supported by Council. Council's standards for tree planting should apply. The Technical Manual proposes the use of root barriers; however such barriers are not effective as they lead to poor tree growth and structurally unsound trees.	City of Salisbury
	47	Street Trees & Landscaping	Root Barriers	Technical Manual	72	10	The use of root barriers is very expensive and from my experience do not achieve a good outcome for the tree or adjacent infrastructure. No consideration has been given in the document to the infrastructure being more resilient to trees.	City of Salisbury
	48	Street Trees & Landscaping	Root Barriers	Technical Manual	72	10	Design Considerations: How do you manage root barrier installation for street trees at 1.5m to protect infrastructure, when you allow hard surfacing at 1m.	City of Salisbury
	49	Street Trees & Landscaping	Tree Protection AS4970	Technical Manual	10		The Technical Manual seek the protection of existing trees on verges and stipulates values not commonly associated with AS4970. This is likely to lead to confusion. It is recommended that values for tree protection should refer to the relevant Australian Standard AS4970.	City of Salisbury
	50	Street Trees & Landscaping	Tree Protection AS4970	Technical Manual	70	10	The TPZ calculations are incorrect and do not align with the AS4970	City of Salisbury
	51	Street Trees & Landscaping	Tree Protection AS4970	Technical Manual	72	10.1	Existing Trees second paragraph - AS4970 Protection of Trees on Development Sites to be referenced and quote here. A Preliminary Arborist Report (PAR) as per AS4970 is required for ALL trees.	City of Salisbury
	52	Street Trees & Landscaping	Tree Protection AS4970	Technical Manual	73	10.2	First paragraph - for diameter of tree trunk refer to AS44970 - Diameter Standard Measurement - there are different calculations for multi stemmed trees, "1.5m: - 1.4m (refer AS4970). " by a factor of 10" - replace with 12 (refer AS4970). "shall take the TPZ into account." - shall take the TPZ or the NRZ into account.	City of Salisbury
	53	Street Trees & Landscaping	Tree Species Selection	Technical Manual	10		Street tree selection does not take into consideration Council's tree palette, which are trees that have been endorsed by Council. The document is very generic on tree selection and there are no underlying principles for the selection of the tree other than it has to be resilient to climate change. However, the purpose of street trees is to also provide visual amenity and biodiversity corridors across the City. None of which are considered in the document.	City of Salisbury

	54	Street Trees & Landscaping	Tree Species Selection	Technical Manual	78	5	First paragraph - "Selected tree species should be resistant to disease and significant pest infestations." - Designer to consult the Recommended Tree List of the relevant Local Government Authority as these lists have been developed to suit that council's growing conditions.	City of Salisbury
	55	Street Trees & Landscaping	Tree Species Selection	Technical Manual	72	10	Design Considerations: Street Tree east/ west - deciduous, north/ south - evergreen. Not feasible when considering broader street tree management requirements. Suggest to be removed.	City of Salisbury
	56	Street Trees & Landscaping	Services Conflicts	Technical Manual	10		New services should be located within a verge to allow for the planting of street trees. Service should be located within the driveway, crossfall reducing associated impacts from the interaction of street trees and services.	City of Salisbury
	57	Street Trees & Landscaping	Services Conflicts	Technical Manual	65	10	Services not to be installed within 1.5m of street trees. 750mm is too close and will lead to a conflict in future as it does not allow for tree growth.	City of Salisbury
	58	Street Trees & Landscaping	Services Conflicts	Technical Manual	72	10.f	Has this point been added to infrastructure guidelines for utility services, e.g. water to house to be located at side of property as the available space for a street tree is in the middle of the property frontage.	City of Salisbury
	59	Street Trees & Landscaping	Verge Width	Technical Manual	53	6.1.2	Council does not accept table 1 as the standard when consideration is to be given to the elements listed. Particularly a verge width of 2.4m and being able to meet the requirement of, Street trees should have a minimum 2.4 metres tree zone to allow for growth and pruning to provide vertical height clearances.	City of Salisbury
	60	Street Trees & Landscaping	Verge Width	Technical Manual	General		There is no consideration of verge widths being constructed to accommodate all the services and having the appropriate area and soil volume for street trees to be established. There is no consideration on co-locating services to give adequate planting opportunities.	City of Salisbury
	61	Street Trees & Landscaping	Powerlines	Technical Manual	72	10	There is a reference to planting adjacent to high-voltage powerlines, this should just be overhead powerlines. The planting under powerlines is restricted by the Electricity Act Regulations monitored by the OTR not SAPN as mentioned.	City of Salisbury
	62	Street Trees & Landscaping	Powerlines	Technical Manual	76	4	Eighth point - "South Australia Power Networks (SAPN)" - Office of the Technical Regulator (OTR) guidelines.	City of Salisbury
	63	Utilities & Services	Electrical and Lighting	Technical Manual	65	9.2	The section on Electrical/Lighting refers to SAPN standards, this should be the Australian Standards as not all lights will be owned by SAPN.	City of Salisbury
	64	Utilities & Services	Electrical and Lighting	Technical Manual	68-69	9.2	Council requests an EO (Energy Only) tariff. This requirement only requires Luminaires to be listed on the AEMO Load table for use on council infrastructure, suitable luminaires are selected by council. AS1158 is only part of the requirement, road categorisation needs to be stipulated by the relevant council. Council requires lighting levels to meet P3 or V3 dependant on the road categorisation. In addition, Poles for P category lighting need to be: direct bury, Black hardware, Designed for a lighting circuit.	City of Salisbury
	65	Utilities & Services	Service Vehicle Access	Technical Manual	44	5-2	For local roads Council typically advises adopting a 9.4m vehicle length for service vehicles	City of Salisbury
	66	Utilities & Services	Service Vehicle Access	Technical Manual		4.12	Access by maintenance vehicles also required to stormwater basins	City of Salisbury
	67	Environmental Management	Erosion Control	Technical Manual	116	12	Environmental Management Plan - also to consider erosion by wind. Noting the exposed nature of our western growth areas.	City of Salisbury
	68	Environmental Management	Erosion Control	Technical Manual	119	12.6	How can this be achieved when most development sites will require filling or some earthworks to delivery the required infrastructure and other development requirements. A Flora/ Fauna survey or EIS to be completed prior to works to guide flora preservation/ conservation measures.	City of Salisbury
	69	Environmental Management	Document Structure	Technical Manual	116-123	12	This section to be co-ordinated better so that CEMP (12.14) is out lined prior to being mentioned in 12.4.	City of Salisbury
	70	Environmental Management	Biodiversity	Technical Manual	77	5	Biodiversity and Habitat Fourth paragraph - " should be managed through a life cycle management approach" - Management of trees to attain a mixed age canopy is this is the responsibility of the Local Government - it is not achievable at development stage.	City of Salisbury
	71	Environmental Management	Biodiversity	Technical Manual	General		It is suggested that the Biodiversity and Habitat section should refer to principles of Biodiversity Sensitive Urban Design and climate resilient tree species needs to be added to the Street Tree chapter.	City of Salisbury
	72	Urban Design & Open Space	Urban Design Principles	Technical Manual	Not included		There is an absence of urban design principles and elements that will inform the design of the streetscape. Understanding the functional requirements of the street should be considered when designing the streetscape. For example, lighting adequate for pedestrians, footpaths adequately wide to accommodate the mode of transport that relates to connectivity. If the Council has a Integrated transport plan and Tree Management Strategy, this should inform the design of the street scape.	City of Salisbury
	73	Urban Design & Open Space	Urban Design Principles	Technical Manual	10		Street lighting and street tree (Streetscape) should be taken into consideration when undertaking the urban design of the street.	City of Salisbury
	74	Urban Design & Open Space	Open Space Infrastructure	Technical Manual	General		As this document is Engineering Standards. There is no mention of urban design or open space development outcomes. Which needs to be considered, so that open space has sufficient infrastructure to support the proposed activation/ use. Such as seating, picnic shelters, drink fountains etc.	City of Salisbury
	75	Urban Design & Open Space	Wayfinding	Technical Manual	General		Consideration to be given to wayfinding within a development site and connections to the broader regions destinations and linkages.	City of Salisbury
	76	Council Standards	Standards Integration	Technical Manual	Various		The Infrastructure Standard does not take into consideration the design life of the asset. The Infrastructure Standard should take into consideration Council's AMPs, service levels and other strategic documents and plans which online adopted design principles of different assets. The of the design principles in particular inform the streetscape design and is aligned with Council's vision and City Plan.	City of Salisbury
	77	Council Standards	Service Levels	Technical Manual	General		The standards do not consider the agreed (City of Salisbury) Council service levels for all infrastructure. For example on a collector road the developer may provide one 1.5m wide footpath yet Councils service level stipulates that you are required to provide a footpath on each side which are 1.8m wide. This scenario is consistent for all infrastructure.	City of Salisbury
	78	Council Standards	Maintenance	Technical Manual		4.21.11	The maintenance of the stormwater system should be based on Council service levels.	City of Salisbury

	79	Council Standards	Maintenance	Technical Manual	11		Design consideration should take into consideration maintenance requirements and safety in design considerations, which are not set out clearly in this Standard. For example, sediment ponds should have unhindered access and hardstand to allow for maintenance.	City of Salisbury
	80	Technical Corrections	Corrections	Technical Manual	32	4.17	Typing error: three (2) metres	City of Salisbury
	81	Technical Corrections	Corrections	Technical Manual	30	4.19	Use of the term "relevant authority" should be reconsidered here, as a relevant authority could include a private certifier, the commission or the Minister, who would not have easements vested to them. Additionally, numerical reference needs to be corrected to "3".	City of Salisbury
	82	Technical Corrections	Corrections	Technical Manual	20	4-1	Area prone to local flooding - "As approved as part of Development Approval, otherwise 1%AEP" - Minor capacity. What exactly does this mean? For example, should the pipes be designed for a flood event?	City of Salisbury
	83	Technical Corrections	Corrections	Technical Manual	26	4.16	statement "nuisance, danger or damage" is vague	City of Salisbury
	84	Technical Corrections	Document Quality	Technical Manual	68-69	10	Whole section is very poorly written and contains a number of errors. Although the heading is Street Trees it also discusses retention of existing trees on private blocks, they should be separated.	City of Salisbury
	85	Technical Corrections	Document Quality	Technical Manual	General		The document is more of a civil "business as usual" manual rather than being good forward thinking reference.	City of Salisbury
	86	Standard Drawings	Road Cross Sections	Standards	DH-RD-3000		Show stormwater and subsoil drain in verge - Detail DH-RD-2065 shows 450mm wide subsoil drainage to back of kerb. 1.5000 tree offset conflicts with 2.5m min verge and footpath 1.5m width.	City of Salisbury
	87	Standard Drawings	Stormwater Details	Standards	DH-SW-5300		Consistency of gradient expression - civil for batters and embankments written as Horizontal : Vertical (AS 3798). Falls and gradients for roads and ramps written as a ratio Vertical : Horizontal or % (e.g. 1:10 = 10% gradient).	City of Salisbury
	88	Standard Drawings	Stormwater Details	Standards	DH-SW-6100	8.1	Nitrogen content - Confusing typo - less than 800mg/kg or less than 40mg/kg? AS4419 specifies 20-50mg/kg. Phosphorus content - Is this Phosphorous content or organic content or Total Organic Carbon? Refer Water By Design guidelines and AS4419. Is sugar cane mulch sustainable in South Australia? Sugar cane grown in Queensland and northern NSW.	City of Salisbury
	89	Standard Drawings	Tree Planting Details	Standards	DH-LS-7000		Show stormwater and common services trench. Depth of tree pit to be drawn to scale. 1 x 1m x 75mm thick organic mulch to tree pit to maximise rain water infiltration. Tree pit to be 1.5 x depth of plant container and 1 x 1 m square. Auger not to be used to dig tree pit. Lightly compact soil in 150mm layers to reduce soil shrinkage. watering berm not preferred. Root barrier not preferred as it constrains root growth to linear structure making tree unstable. Install Greenwell 26Lt to all non-irrigated trees.	City of Salisbury
	90	Standard Drawings	Tree Planting Details	Standards	DH-LS-7003		In narrow trench-like situation, the tree needs greater access to soil volume - recommend localised structural soil beneath footpath paving. Show common services trench.	City of Salisbury