



AGENDA

FOR WORKS AND SERVICES COMMITTEE MEETING TO BE HELD ON 17 OCTOBER 2016 AT CONCLUSION OF BUDGET AND FINANCE COMMITTEE IN THE COUNCIL CHAMBER, 12 JAMES STREET, SALISBURY

MEMBERS

Cr J Woodman (Chairman)
Mayor G Aldridge (ex officio)
Cr C Buchanan
Cr G Caruso (Deputy Chairman)
Cr E Gill
Cr S Reardon
Cr G Reynolds
Cr S White
Cr R Zahra

REQUIRED STAFF

General Manager City Infrastructure, Mr M van der Pennen
General Manager Community Development, Ms P Webb
Manager Communications and Customer Relations, Mr M Bennington
Governance Support Officer, Ms K Boyd
Governance Coordinator, Ms J Rowett

APOLOGIES

LEAVE OF ABSENCE

PRESENTATION OF MINUTES

Presentation of the Minutes of the Works and Services Committee Meeting held on 19 September 2016.

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OTHER BUSINESS

CLOSE



**MINUTES OF WORKS AND SERVICES COMMITTEE MEETING HELD IN THE
COUNCIL CHAMBER, 12 JAMES STREET, SALISBURY ON**

19 SEPTEMBER 2016

MEMBERS PRESENT

Cr J Woodman (Chairman)
Mayor G Aldridge (ex officio)
Cr C Buchanan
Cr G Caruso (Deputy Chairman)
Cr E Gill
Cr G Reynolds
Cr S White
Cr R Zahra

STAFF

Chief Executive Officer, Mr J Harry
Acting General Manager Community Development, Ms P Webb
General Manager City Infrastructure, Mr M van der Pennen
Governance Support Officer, Ms K Boyd
Governance Coordinator, Ms J Rowett
Manager Technical Services, Mr D Roy
Manager Property and Buildings, Ms K Pepe

The meeting commenced at 8:03 pm.

The Chairman welcomed the members, staff and the gallery to the meeting.

APOLOGIES

An apology was received from Cr S Reardon.

LEAVE OF ABSENCE

Nil

PRESENTATION OF MINUTES

Moved Cr R Zahra
Seconded Cr G Reynolds

The Minutes of the Works and Services Committee Meeting held on 15 August 2016, be taken and read as confirmed.

CARRIED

REPORTS

Administration

2.0.1 Future Reports for the Works and Services Committee

Moved Cr R Zahra
Seconded Cr G Reynolds

1. The information be received.

CARRIED

Landscaping

2.4.1 St. Kilda Master Plan - Stage 2

Cr C Buchanan sought leave of the meeting to speak for a second time and leave was granted.

Moved Cr C Buchanan
Seconded Cr S White

1. That the report is received and noted.
2. The recommendations in relation to the Masterplan for St Kilda as set out in paragraph 3.8 of this report (Item No. 2.4.1, Works and Services Committee, 19/09/2016) be endorsed as the basis for consultation with the community and key stakeholders.
3. A further report be brought back to the February 2017 Works and Services meeting for endorsement of the final Masterplan.

With leave of the meeting and consent of the seconder Cr C Buchanan
VARIED the MOTION as follows:

1. That this matter be deferred for two months to enable staff to provide further information as requested by the Works and Services Committee.

CARRIED

2.5.1 Proposed Renaming of portion of Melvina and Kings Roads, Paralowie

Moved Cr R Zahra
Seconded Cr G Caruso

1. That pursuant to Section 219 (1) of the *Local Government Act 1999*, the portion of Melvina Road, Paralowie, north of the new alignment of Kings Road, be renamed to Louisa Road, and the portion of Kings Road between Fairbanks Drive and Bolivar Road, be renamed to Deal Court, as shown in the plan forming Attachment 4 to this report (Item No. 2.5.1, Works and Services Committee, 19/09/2016), and that the necessary statutory notifications take place.
2. Owners and occupiers be advised of the new road names and property numbers together with the checklist of notification of change of address as provided as Attachment 2 to this report (Item No. 2.5.1, Works and Services Committee, 19/09/2016).

CARRIED

2.5.2 Road Closure - First Avenue

Moved Cr C Buchanan
Seconded Cr G Reynolds

1. Pursuant to the provisions of the *Roads (Opening and Closing) Act 1991* Council resolves to make a Road Process Order to formally open as road portion of Allotment 501 in DP61363 numbered '1' on Preliminary Plan 16/0018 (Attachment A, Item No. 2.5.2, Works and Services Committee, 19/09/2016).
2. Pursuant to the provisions of the *Roads (Opening and Closing) Act 1991* Council resolves to make a Road Process Order to formally close the western end of First Avenue adjoining allotment 501 in DP61363 as shown marked 'A' on the Preliminary Plan 16/0018 (Attachment A, Item No. 2.5.2, Works and Services Committee, 19/09/2016) and to be transferred to the adjoining owner Renewal SA.
3. A final plan be prepared in substantially the same form as Preliminary Plan 16/0018 (Attachment A, Item No. 2.5.2, Works and Services Committee, 19/09/2016) with provision for granting of required easements to SA Power Network and SA Water infrastructure.

CARRIED

2.5.3 SA Water - Acquisition Portion of Hausler Reserve, Parafield Gardens

Moved Cr C Buchanan
Seconded Cr G Reynolds

1. The information be received.
2. The acquisition of portion of Lot 1123 in deposited Plan 10435 in Certificate Title Volume 5737 Folio 634 and Lot 1127 in Deposited Plan 10604 in Certificate Title Volume 5553 Folio 975 known as Hausler Reserve, as marked "A" on the attached site plan (Attachment 1, Item No. 2.5.3, Works and Services Committee, 19/9/2016), for the purpose of installing a Biofilter required to address the odour issue currently being experienced in the surrounding areas by SA Water is not objected to.
3. The acquisition of an easement over portion of Lot 1123 in deposited Plan 10435 in Certificate Title Volume 5737 Folio 634 known as Hausler Reserve, as marked "B" on the attached site plan (Attachment 1, 2.5.3, Works and Services Committee, 19/9/2016), for the purpose of installing a Biofilter required to address the odour issue currently being experienced in the surrounding areas by SA Water is not objected to.
4. Staff engage a licensed valuer to determine compensation payable, cost of valuation to be paid for by SA Water.
5. SA Water be granted a permit allowing access to Hausler Reserve for the commencement of construction of the Biofilter and associated structures prior to the acquisition process.
6. The Manager Property and Buildings be authorised to arrange execution of any required documentation in relation to the acquisition and negotiate with SA Water the compensation for the land.

CARRIED

2.5.4 Minutes of the Strategic Property Development Sub Committee meeting held on Tuesday 13 September 2016

2.5.4-SPDSC1 Tranche 1 Update Report

Cr G Caruso declared perceived conflict of interest on the basis of being employed by SA Power Networks who are providing a regulated rebate for the developments. Cr G Caruso stated he would manage the conflict by remaining in the meeting and voting in the best interests of the community.

Moved Cr R Zahra
Seconded Cr E Gill

1. That the report is received and the update on the status of the Tranche 1 program be noted.
2. That the variances between the revised revenue and cost forecasts from the 2016/17 Endorsed Budget outlined in this agenda report (Item No. (SPDSC1, Strategic Property Development, 13/09/16 – Attachment 1) be endorsed and recommended to Council as a non-discretionary budget review as part of the 2016/17 1st Quarter Budget Review as follows:

15159 Walpole 1 – Greentree Walk
Revised project cost: \$6,508,969

19739 Ryans Road – Emerald Green
Revised project cost: \$5,555,820
Revised project revenue: \$13,448,216

18802 Diment Road – The Reserve
Revised project cost: \$7,118,472
Revised project revenue: \$8,675,568

CARRIED

*The majority of members present voted IN FAVOUR of the MOTION.
Cr G Caruso voted IN FAVOUR of the MOTION.*

2.5.4-SPDSC2 Strategic Land Review Implementation Plan Update

Moved Cr R Zahra
Seconded Cr E Gill

1. The current status of the Strategic Land Review Implementation Plan, methodology and timing be noted.
2. That a further report be presented to the Strategic Property Development Sub-Committee to review and confirm the priority list of projects for next stage feasibility investigations.

CARRIED

2.5.4-SPDSC3 Tranche 2 - Update Report

Cr G Caruso declared perceived conflict of interest on the basis of being employed by SA Power Networks who are providing a regulated rebate for the developments. Cr G Caruso stated he would manage the conflict by remaining in the meeting and voting in the best interests of the community.

Moved Cr R Zahra
Seconded Cr E Gill

1. That the report be received and the update on the project delivery status for Boardwalk at Greentree - Walpole Road Stage 3, Walpole Road Upgrade and balance Tranche 2 projects be noted.
2. That the variances between the revised revenue from the Council endorsed budget 16/17 including carry forward funds reflecting the multi-year project delivery timeline outlined in the agenda report be endorsed and recommended to Council as a non-discretionary budget review as part of the 2016/17 Budget Review 1, as follows:

20968 Walpole Road Stage 3 – Boardwalk at Greentree
Revised project revenue: \$15,083,136

CARRIED

*The majority of members present voted IN FAVOUR of the MOTION.
Cr G Caruso voted IN FAVOUR of the MOTION.*

**2.5.4-SPDSC4 Confidential Presentation – Strategic Land Review
Draft Mapping Update**

Moved Cr R Zahra
Seconded Cr E Gill

1. The presentation be noted.

CARRIED

Public Works

2.6.1 Capital Progress Report - August 2016

Moved Cr S White
Seconded Cr R Zahra

1. Within the PR20548 Bridge Renewal Program defer 2016/17 Kaurna Park Bridge Renewal and bring forward into 2016/17 the renewal of the bridge adjacent Carnegie Place / Parkdale Crescent, Dry Creek, Mawson Lakes.
2. Remove redundant pedestrian crossing traffic signals, Whites Road / Crane Street, Salisbury North, as part of the 2016/17 Council Traffic Signals Replacement Program.
3. New footpath constructions as set out in this report (Item No. 2.6.1, Works and Services Committee 19/09/2016) be endorsed as program inclusions within the 2016/17 PR14498 Council Funded Footpath Program.
4. New access ramp constructions as set out in this report (Item No. 2.6.1, Works and Services Committee 19/09/2016) be endorsed as program inclusions within the 2016/17 PR21412 Kerb Ramp Construction / Upgrade Program.

CARRIED

2.6.2 St Kilda Flood Mitigation - Update

Moved Cr C Buchanan
Seconded Cr E Gill

1. The report be received.
2. A discretionary capital budget bid for \$110,000 be considered as part of the 2016/17 first quarter budget review to undertake the drainage works as set out in this report (Item No. 2.6.2, Works and Services Committee 19/09/2016).

CARRIED

Traffic Management

2.7.1 Access Road from Main North Road to Newfield Road, Para Hills West

Moved Cr R Zahra
Seconded Cr S White

1. The report be received.

CARRIED

Cr C Buchanan left the meeting at 09:48 pm and did not return.

2.7.2 Pedestrian and Vehicle Safety - Bridge Street, Salisbury

Moved Cr E Gill
Seconded Cr R Zahra

1. The information be received.

CARRIED

OTHER BUSINESS

Nil.

The meeting closed at 9:50 pm.

CHAIRMAN.....

DATE.....

ITEM	2.0.1
	WORKS AND SERVICES COMMITTEE
DATE	17 October 2016
HEADING	Future Reports for the Works and Services Committee
AUTHOR	Joy Rowett, Governance Coordinator, CEO and Governance
CITY PLAN LINKS	4.3 Have robust processes that support consistent service delivery and informed decision making.
SUMMARY	This item details reports to be presented to the Works and 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

1. The information be received.

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. CONSULTATION / COMMUNICATION

- 2.1 Internal
 - 2.1.1 Report authors and General Managers.
- 2.2 External
 - 2.2.1 Nil.

3. REPORT

3.1 The following table outlines the reports to be presented to the Works and Services Committee as a result of a Council resolution:

Meeting Item	Heading and Resolution	Officer
28/02/2011 2.1.3	<p>Update of Council's Flood Management Strategy</p> <p>4. On completion of the Flood Plain Mapping an amended Stormwater Management Plan be submitted to Council for endorsement.</p> <p>Due: October 2016 Deferred to: March 2017 Reason: Flood modelling and analysis is underway based on Northern Connector design.</p>	Dameon Roy
28/07/2014 2.OB1	<p>Localised Flooding Issues – Barker Road, Wilson Road and St Kilda Road (Verbal)</p> <p>2. Staff bring back a report on the longer term resolution for drainage west of Port Wakefield Road taking into account the potential construction of the Northern Connector and development of Greater Edinburgh Park in collaboration with the City of Playford.</p> <p>Due: October 2016 Deferred to: March 2017 Reasons: Negotiations between Council, DPTI and SA Water are currently underway. Will report upon completion.</p>	Dameon Roy
27/07/2015 1.10.1	<p>Salisbury Oval Precinct Plan</p> <p>5. A report to commence the community land revocation process required for the Salisbury Oval Precinct be presented to Council in September 2015.</p> <p>Due: October 2016 Deferred to: February 2017 Reason: Subject to public consultation and Master Plan signoff.</p>	Karen Pepe
24/08/2015 OB2(W.S)	<p>Pedestrian Safety - Beovich Road</p> <p>2. That staff bring back a report on various options available to improve the safety of pedestrians on the stretch of Beovich Road bounded by sports fields.</p> <p>Due: October 2016 Deferred to: June 2017 Reason: Will report once notified of court proceedings.</p>	Dameon Roy

14/12/2015 NOM3	<p>Traffic monitoring, Kesters Road between Main North Road and Ceafield Road</p> <p>1. That following the opening of the Masters store and other new businesses on Main North Road, staff undertake traffic monitoring on the lower part of Kesters Road, between Main North Road and Ceafield Road to determine the impact of the operation of those businesses on traffic flow and volume in the area. The report should include consideration of:</p> <p>a. The requirement for additional parking restrictions in the area</p> <p>b. Vehicle movements of heavy and long vehicles through the area</p> <p>c. Risks to public safety as a result of changed traffic patterns.</p> <p>Due: October 2016 Deferred to: April 2017 Reason: Will report once completed. Site is still awaiting development.</p>	Dameon Roy
14/12/2015 2.7.1	<p>Proposed works relative to the junction of Kings Road with Bolivar Road, Paralowie</p> <p>4. A report be brought back to the Committee outlining options for improving traffic management between Port Wakefield Road and Salisbury Highway on Kings Road.</p> <p>Due: March 2017</p>	Harry Pitrans
22/02/2016 2.1.1	<p>Investigation of Costs Associated with Waterslide/Diving Platform Installation at Salisbury Recreation Precinct</p> <p>2. A report be brought back to Council exploring the provision of a spray pad/play structure at the Salisbury Recreational Precinct for consideration in the 2017/2018 budget.</p> <p>Due: November 2016</p>	General Manager Community Devt
22/02/2016 2.5.1	<p>Road Closure Portion of Ryans Road Plantation, Parafield Gardens</p> <p>5. A further report will be presented to Council following the public consultation period for consideration of any objections or applications received.</p> <p>Due: October 2016 Deferred to: December 2016 Reason: Currently working through objections received.</p>	Thuyen Vi-Alternetti

22/02/2016	Strategic Transport Plan and E-W Traffic Movements Across the City	Harry Pitrans
OB4	2. Within six months, Council consider a further report addressing the management of E-W traffic movements across the city. Due: October 2016 Deferred to: December 2016 Reason: Due to consideration of the Strategic Transport Plan through consultation and feedback from respective Departments still occurring.	
29/03/2016	Implementation of Free Bike Hire Scheme (in conjunction with Bike SA) - investigation findings	Adam Trottmann
2.2.2	3. The implementation of a Free Bike Hire Scheme within the City of Salisbury be considered again in three years. Due: March 2019	
29/03/2016	Waste to Resources Fund	Bruce Naumann
OB3	2. Staff bring back a report outlining potential projects which could be submitted by Council for funding from this fund. Due: October 2016 Deferred to: December 2016 Reason: Presentation to Informal Strategy in November followed by report for December Council meeting.	
23/05/2016	Road Closure Portion of Ann Street, Salisbury	Thuyen Vi-Alternetti
2.5.4	4. A further report be presented to Council following the public consultation period for consideration of any objections or applications received and consideration of the outcomes of commercial negotiations regarding the closure and transfer, prior to a formal decision being made in relation to proceeding with the road closure process. Due: October 2016 Deferred to: December 2016 Reason: Further investigations being carried out.	
25/07/2016	Road Safety Issues – Salisbury Highway Intersections	Tony Calandro
Cnl-OB2	4. A report be presented to Council outlining outcomes of all discussions and noting solutions, responsibilities of parties involved and any costs to be incurred by Council, if any. Due: November 2016	
22/08/2016	Para Hills Community Hub Concept Design Options	Pippa Webb
2.1.1	3. That a Prudential Report, based on Para Hills Community Hub – Floor Plan Option 3 as outlined in Attachment 4 (Item No. 2.1.1, Works and Services Committee, 15/08/2016) be prepared and bought back to Council for consideration. Due: November 2016	

22/08/2016	St Kilda Slides - Further information and status update	Craig Johansen
2.6.2	3. Decommission Slide 7 and report to Council on the potential reuse of some components at an alternate location as identified in Item No. 2.6.2, Works and Services Committee, 15/08/2016.	
Due:	February 2017	
22/08/2016	St Kilda Breakwater Lighting	Andy Le Grand
W&S-OB2	1. That staff bring back a report with costs for the installation of an additional three solar lights from the middle to the end of the breakwater, for consideration at either first or second quarter review.	
Due:	November 2016	
26/09/2016	Petition Requesting Removal of Gum Trees in Grant Avenue, Salisbury Downs	Mark Purdie
Petitions	2. Council note that staff propose to report back to Council addressing the petition in November 2016.	
Due:	November 2016	
26/09/2016	St Kilda Master Plan – Stage 2	Mark Van der Pennen
2.4.1	1. That this matter be deferred for two months to enable staff to provide further information as requested by the Works and Services Committee.	
Due:	November 2016	
26/09/2016	Strategic Land Review Implementation Plan Update	Clint Watchman/Chantal Milton
2.5.4-SPDSC2	2. That a further report be presented to the Strategic Property Development Sub-Committee to review and confirm the priority list of projects for next stage feasibility investigations.	
Due:	December 2016	

4. CONCLUSION / PROPOSAL

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

CO-ORDINATION

Officer:	Executive Group	GMCI	GMCiD	GMCD	GMBE	MG
Date:	10/10/16	5/10/16	4/10/16	4/10/16	4/10/16	5/10/16

ITEM	2.4.1
	WORKS AND SERVICES COMMITTEE
DATE	17 October 2016
HEADING	St. Kilda Mangrove Trail Status Update
AUTHOR	Mark Purdie, Manager Parks & Landscape, City Infrastructure
CITY PLAN LINKS	<p>2.1 Capture economic opportunities arising from sustainable management of natural environmental resources, changing climate, emerging policy direction and consumer demands.</p> <p>2.3 Have natural resources and landscapes that support biodiversity and community wellbeing.</p> <p>3.2 Have interesting places where people want to be.</p>
SUMMARY	<p>This report provides an update on the condition of the mangrove trail and highlights options for the future of the facility, in particular alignment with the Adelaide International Bird Sanctuary and the potential for the facility to be a multi-faceted environmental centre of excellence and key tourism destination.</p> <p>It recommends that investment be limited to repairing the northern section of the boardwalk to maintain visitor access to the lookout, until such time as further investigations and negotiations concerning the future of the facility are completed.</p>
RECOMMENDATION	<ol style="list-style-type: none"> 1. That the information be received. 2. That arrangements be made to repair damage to the northern section of the St Kilda Mangrove Trail Boardwalk, with funding of \$50k to be approved as a non-discretionary operating budget bid at the first quarter budget review 2016/17, with staff authorised to progress repair work from the date of this resolution. 3. That staff continue to investigate future options for the mangrove trail with a further update report to be provided in June 2017.
ATTACHMENTS	<p>This document should be read in conjunction with the following attachments:</p> <ol style="list-style-type: none"> 1. Mangrove Trail Layout (Schematic) 2. Pictures of Damaged Areas Southern Section (Area 2) 3. Mangrove Trail Precinct

1. BACKGROUND

- 1.1 At the July 2016 Meeting Council resolved:
 - 1.1.1 *That staff report back on costings and a budget to undertake necessary repairs to the Southern side of the Mangrove Trail at St. Kilda*
 - 1.1.2 *As part of this report, staff investigate potential external funding and assistance options for these repairs including from the State and Federal Governments*
- 1.2 At the September 2016 Council meeting, a report (Item 2.4.1) was provided containing recommendations for consultation in relation to Stage 2 of the St. Kilda Township Master Plan, which focuses on the marine recreation precinct and the mangrove environs.

2. CONSULTATION / COMMUNICATION

- 2.1 Internal
 - 2.1.1 Staff from the following departments were consulted in the development of this report:
 - Community Development
 - City Infrastructure
 - City Development
- 2.2 External
 - 2.2.1 Staff have consulted regularly with the St. Kilda Stakeholders Group as part of the Stage 2 St. Kilda Township Master Plan.
 - 2.2.2 Preliminary discussions with representatives from the Department of Environment, Water and Natural Resources (DEWNR) have occurred in relation to the Mangrove Trail and International Bird Sanctuary.
 - 2.2.3 Legal advice has been sought regarding ownership and Native Title implications of the land on which the mangrove trail is situated.

3. REPORT

Status and Condition of the Boardwalk

- 3.1 The St. Kilda Mangrove Trail and associated boardwalk was constructed in 1985 as a 1.7km loop, comprising approximately 1km of raised timber boardwalk through the mangrove forest. The boardwalk is accessed and joined via a calcrete pathway constructed on an embankment that was previously built over samphire flats on the eastern edge of the mangrove forest. Refer to Attachment 1 – schematic layout out of the Mangrove Trail.
- 3.2 The boardwalk is subject to regular tidal inundation and due to its age and construction, is vulnerable to damage during storm events and king tides, particularly in the western most reaches where there is limited protection from the mangroves.
- 3.3 Being of timber construction, the boardwalk can be slippery when wet due to algae growth. Staff inspect the facility daily, remove accumulation of sea weed and treat the surface with grit where appropriate to minimize risks to users. During wet weather conditions and high tide events, the mangrove trail is closed to the public.

- 3.4 A significant storm event in 2006 destroyed a section (estimated at 80m) of the boardwalk near the seaward edge, breaking the continuous loop and leaving two return sections; a northern section leading from the embankment to the lookout of some 500m, and a southern section of approximately 600m that ended at the damaged area. Refer to attachment 1.
- 3.5 A review of the operations of the Mangrove Trail were undertaken in 2013 (Refer item SKDC3 June 2013) following a large storm in 2012 that caused damage to both sections of the mangrove trail boardwalk. At this time, the southern loop was permanently closed to the public, with repair works and ongoing maintenance activity focused on the northern loop section to the lookout. The objective at this time was to minimize and control maintenance costs whilst still providing a safe and enjoyable experience until such time as the structure was repaired/replaced.
- 3.6 Grant Funding applications to both State & Federal sources to renew the mangrove trail in 2014 (Refer Item SKDC3 January 2013) were unsuccessful.
- 3.7 During the winter period of 2016, storm activity has severely damaged a 40m (approx.) section of boardwalk just before the lookout on the northern trail (Refer Area 1 on attachment 1). Large sections of the boardwalk have been dislodged from the piles; however these have been located relatively intact and have been secured within the forest. The northern trail has been reopened to the public with access restricted prior to the damaged section.
- 3.8 The area referred to as Area 3 on Attachment 1 on the southern section, is approximately 160m in length. The current condition of this section is difficult to ascertain due to inaccessibility, however it is estimated that up to 120m of boardwalk could be completely missing in this section.

Options to Repair the Boardwalk – Northern Section (Area 1)

- 3.9 The quickest and most cost effective manner to repair the northern section includes modifying the existing piles to include new steel braces and brackets to enable more positive connection for the bearers and joists to minimise the impact from tide and wave activity. The decking could then be rebuilt utilising existing timbers recovered from site. The estimated cost to repair the northern section is \$50k.
- 3.10 Alternatively a new design and construction type could be trialed and tested along this section, with options including composite fibre technology and mesh decking. The alignment could also be altered to a more protected area inland with a new section extending seaward (such as a floating pontoon) to provide open water experience and views. This would minimise impacts and damage from wave energy. This option would take longer to enact given the need for formal design and tendering and would be subject to approval from DEWNR in terms of construction materials and land tenure. It would also require new piling which legal advice would require Notification of Works to the Native Title Claimants (Kaurna) to meet obligations of the Native Title Act 1993. This option is not recommended however can be consideration for the overall upgrade dependent upon negotiations.

Options to Repair the Boardwalk – Southern Section

- 3.11 Estimates have been sought to undertake repairs and make good the damaged areas of the remnant sections of the southern section – referred to as Area 2 on Attachment 1. The estimated cost to undertake this work is \$45k.
- 3.12 This would provide an alternative option to the northern section and provides access to some of the larger mangrove trees and tidal creek areas. This section would be a return loop as per the northern section unless the missing areas of boardwalk in Area 3 (approx. 120m) were reinstalled.
- 3.13 Should the southern section be repaired and reopened to the public, additional operating costs above current budget provision in the order of \$35k per annum would be required to enable daily inspections (including weekends) and ongoing maintenance and repairs of this part of the trail.
- 3.14 Reinstalling the missing sections (approx. 120m) of boardwalk, referred to as Area 3, and repairing existing sections to complete the original loop would require a new design and tender process and as per 3.10 above, would require approvals from DEWNR and Notifications to meet the Native Title legislation. Provisional estimates to complete a new 120m section of boardwalk and repair and make good this section are in the order of \$275k. Given the proximity of this section to open water wave energy, any proposal to renew this section should consider the option to realign the boardwalk slightly inland to a more protected area.

Other Considerations

- 3.15 The land on which the mangrove trail is built is Crown Land with the ‘custodian’ being the Minister for Sustainability, Environment and Conservation. The Crown Allotment is currently not in the formal care, control and management of the Council.
- 3.16 As there is no specific agreement between Council and the State concerning the land or the mangrove facility, the assets fixed to the land are the State’s property.
- 3.17 Council has no legal basis to perform works to the mangrove trail. The longstanding practice of Council maintaining the mangrove trail is simply the case that the State ‘allows’ Council to do this, and given the longstanding practice, Council has a duty of care to ensure it is safe to the public if Council is permitting access to the site.
- 3.18 Substantial investigation and negotiation is required regarding care and control prior to, and as part of, any significant investment being made at the site.
- 3.19 The Crown Allotment is within the Kurna Native Title Claim. Legal advice states that for any significant repair works, such as installing new sections, a Notice should be provided to the registered Native Title Claimants (Kurna) as provided for in Native Title Legislation. Further the legal advice recommends that it is appropriate that this Notice should be issued in consultation with the State, and undertaken by the State, given current care and control status.

Future Options for the Mangrove Trail

- 3.20 The Adelaide International Bird Sanctuary (AIBS) is being created to help protect resident and migratory short birds that gather along the coast of Gulf St Vincent in the north-west area of Adelaide, with St. Kilda being identified as the southern gateway to the bird sanctuary.

- 3.21 The Mangrove Trail has an interpretive center and associated facilities that are well underutilized. The position of the interpretative centre contains elevated views that sweep across adjacent open water lagoons (previously saltfields) to the east and take in the Mount Lofty Ranges, City of Adelaide, and samphire and mangrove environs.
- 3.22 Opportunities to align and integrate the mangrove trail with the Adelaide International Bird Sanctuary are being explored with DEWNR including utilisation of existing infrastructure and potential linkages to the adjacent water lagoon/evaporation pans, to determine the best long term development options that maximize environmental and economic outcomes and support St. Kilda as a key tourism destination.
- 3.23 A workshop (International Bird Sanctuary – St Kilda the Southern Gateway) has been proposed in early December between key staff of DEWNR and Council to explore a shared vision, strategies and projects that will reinforce the objectives of developing an Environment, Sustainability and Biodiversity Centre of Excellence and encourage St Kilda as a National Tourism destination.
- 3.24 Opportunities to involve other key stakeholders for the precinct such as the Department of Planning, Transport & Infrastructure, SA Water and the Mount Lofty Ranges Natural Resource Management Board are also being explored in relation to planned workshops and consultative forums to explore future options.
- 3.25 The Mangrove Trail Precinct can potentially become the Southern Gateway Centre for migratory birds, and other further opportunities to broaden the educational and overall experience with the mangrove trail should be explored which could add significant value to the experience including; The Kaurna heritage of the area, Council's water and environmental initiatives, and recreational and tourism aspects of the St. Kilda precinct. Options to modify and upgrade the interpretative centre to accommodate broader opportunities is warranted, including potential to extend and build upon viewing platforms and the potential to incorporate catering facilities and multi-use functions at the site.
- 3.26 External funding opportunities will be somewhat dependent upon the future development options and associated partnerships as highlighted above. Further investigations and negotiations are required in order to determine potential funding models or options.

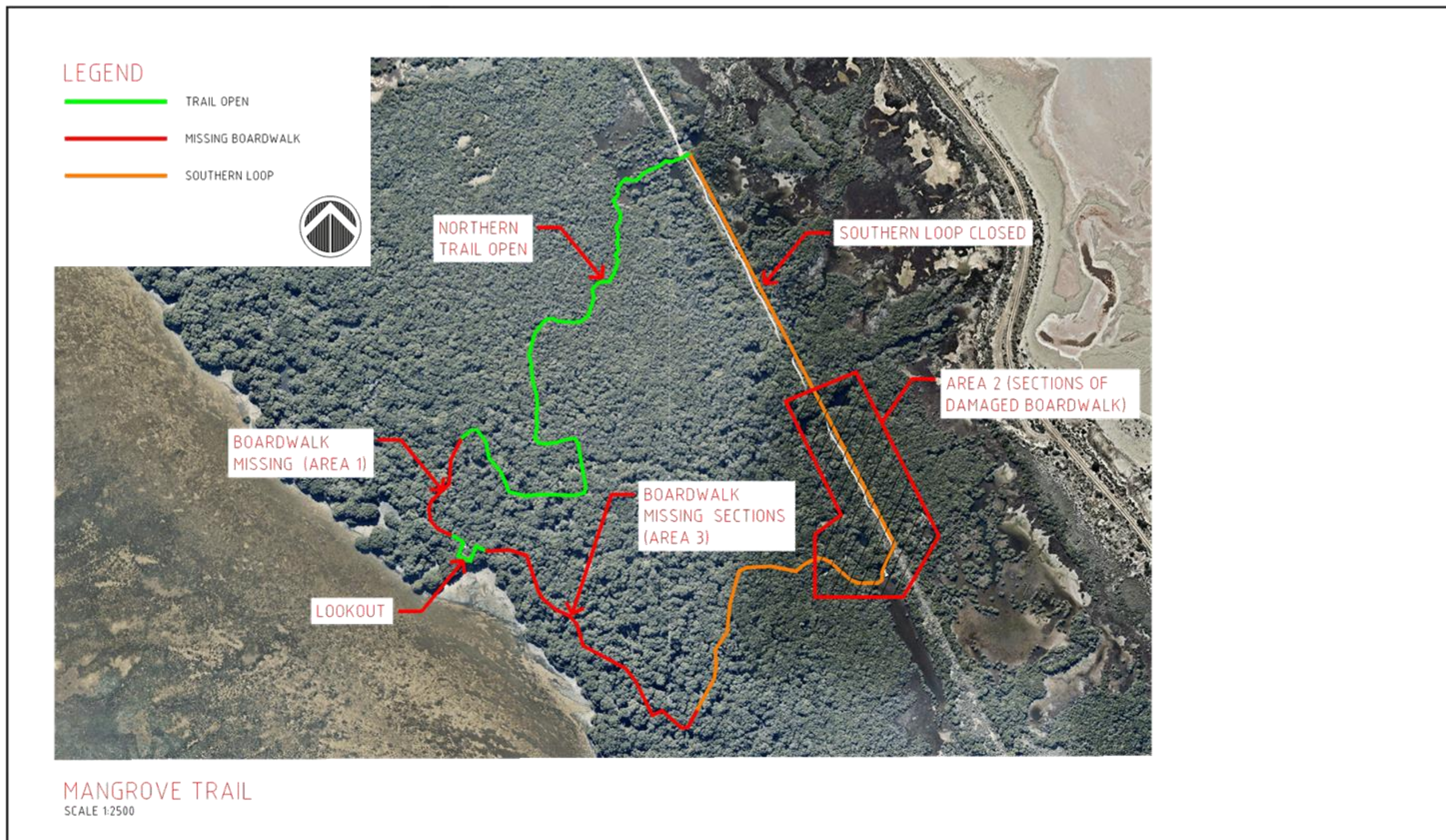
4. CONCLUSION / PROPOSAL

- 4.1 The Mangrove Trail boardwalk contains three distinct areas where condition is in disrepair.
- 4.2 Area 1 – Northern Section. The cost to repair the northern section is estimated at \$50k. Repairing this section can be undertaken relatively quickly and provides the advantage of re-enabling access to the lookout which is a valued destination point. It is recommended to proceed with these works. Additional operating budget provision of \$50k at the first quarter budget review (non-discretionary) is required to meet the cost of the repairs.

- 4.3 Area 2 – Southern Section. The cost to repair and re-activate the southern loop is estimated at \$45k. Re-opening this section has the benefit of an additional experience, however it also increases ongoing inspection and maintenance requirements in the order of \$35k per annum. It is not recommended to proceed with this repair at this stage until the future direction of the mangrove trail is more certain.
- 4.4 Area 3 – Southern Section (Missing Sections). The provisional estimate to reinstall the missing areas of boardwalk and make good this section is estimated at \$275k. This work would require detailed design and Notification under Native Title legislation. The main advantage of these works is to re-create the looped, continuous trail, when done in conjunction with repairs to areas 1 & 2. It is not recommended to proceed with these works at this stage until the future direction of the mangrove trail, including care and control, is more certain. Further design work regarding the alignment of the trail, construction materials and detailed specifications (width, heights etc) are required.
- 4.5 Further investigations and negotiations, in particular in relation to the potential alignment and integration with the Adelaide International Bird Sanctuary, are required over the next 6-12 months to determine the future of the existing mangrove trail. Investigations should seek to resolve renewal and upgrade of the mangrove trail boardwalk, associated land tenure arrangements, and funding and partnership arrangements.
- 4.6 Until such time as further investigations have been completed, limited investment at the site is recommended.

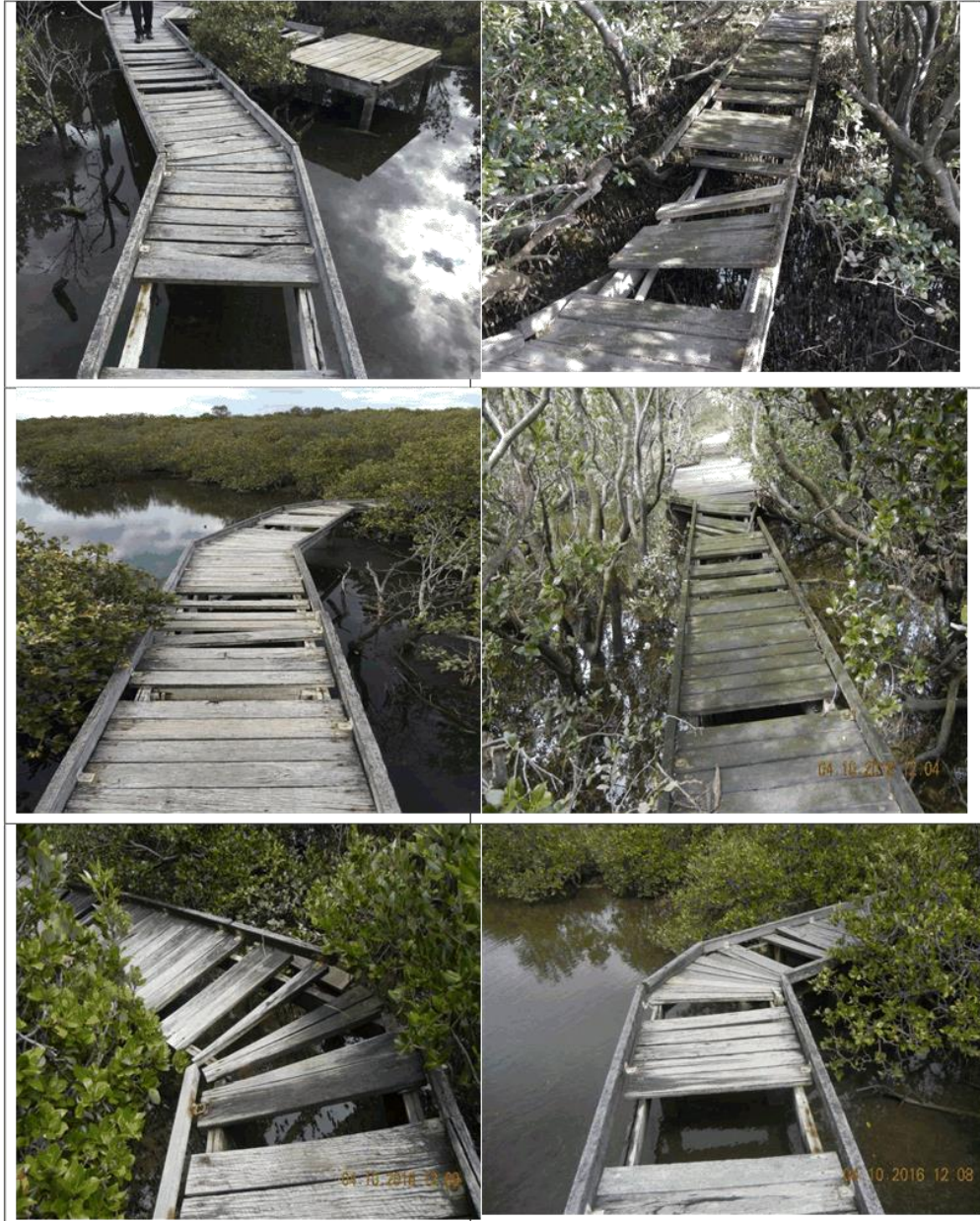
CO-ORDINATION

Officer: Executive Group
Date: 10/10/2016



REVISIONS AND ISSUES				DRAWING SHEET DETAILS		0 20 40 60 SCALE 1:1000 Metres	APPROVED _____ NAME DAMEON ROY MANAGER TECHNICAL SERVICES DATE _____	CITY OF Salisbury	MANGROVE TRAIL		
REV	ISSUE/DESCRIPTION	DATE	APPROVED	ORIGINAL SHEET SIZE	A3						
A				HORIZONTAL SCALES USED	H=1:250 V=1:20						
				COORDINATE SYSTEM	MGA94						
				CAD FILE NAME	MANGROVE TRAIL.DWG						
				PR No.	PR20726						

Attachment 2 – Photos of Damaged Areas on the Southern Section (Area 2)



<p>LEGEND</p>	<ul style="list-style-type: none"> — TRAIL OPEN — MISSING BOARDWALK — SOUTHERN LOOP 		<p>MANGROVE TRAIL CONTEXT</p>	
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MANGROVE TRAIL
SCALE 1:2500

ITEM	2.5.1		
	WORKS AND SERVICES COMMITTEE		
DATE	17 October 2016		
PREV REFS	Policy and Planning Committee	1.3.1	28/10/2013
	Works and Services Committee	2.6.1	28/04/2014
	Policy and Planning Committee	1.1.1	21/03/2016
HEADING	Joint Use Agreement with Temple Christian College and Licence Agreement with Bethany Christian School for Fairbanks Drive Reserve.		
AUTHORS	Thuyen Vi-Alternetti, Senior Property Officer, City Infrastructure Tim Starr, Coordinator Property, City Infrastructure		
CITY PLAN LINKS	2.2 Have a community that is knowledgeable about our natural environment and embraces a sustainable lifestyle. 3.2 Have interesting places where people want to be.		
SUMMARY	<p>Staff have been in discussions with Temple Christian College in relation to the terms and conditions of the Joint Use Agreement (JUA) for an oval to be constructed at Fairbanks Drive Reserve.</p> <p>Staff have also been in discussions with Bethany Christian School regarding a License Agreement for the use of a carpark to be constructed at Fairbanks Drive Reserve.</p> <p>This report is to inform council of the outcome of the discussions and to seek approval to formally enter into a JUA with Temple Christian College and a License Agreement with Bethany Christian School for a term of 10 years, with a right of renewal for a further period of 10 years.</p>		

RECOMMENDATION

1. The information be received.
2. The following in principle terms and conditions of the Joint Use Agreement be endorsed:
 - a. Term of lease – 10 years with a right of renewal for a further 10 years.
 - b. School's times of use – School term Monday, Wednesday & Thursday 8:00am – 4:30pm, Tuesday & Friday 8:45am – 4:30pm.

- c. Council will require exclusive access to the oval during the school holidays in October for turf renovation and maintenance.
 - d. Council will be responsible for the maintenance and irrigation of the oval.
 - e. Costs of maintenance for the oval, including irrigation and water usage will be a 50:50 split between Council and Temple Christian College.
 - f. Insurance responsibilities are clearly articulated in the Joint Use Agreement.
 - g. Costs of preparing the Joint Use Agreement to be equally shared between Council and Temple Christian College.
3. The Manager Property and Buildings be authorised to finalise negotiations of the Joint Use Agreement in line with the in principle Terms and Conditions with Temple Christian College.
4. Subject to finalisation of the Joint Use Agreement, staff be authorised to commence public consultation in relation to the Joint Use Agreement with Temple Christian College for the purpose of shared use over a portion of Fairbanks Drive Reserve, described as Lot 139 in Deposited Plan 17337 contained within Certificate of Title Volume 5546 Folio 536, Lot 301 in Deposited Plan 29497 contained within Certificate of Title Volume 5411 Folio 39 and Lot 651 in Deposited Plan 19084 contained within Certificate of Title Volume 5538 Folio 664, as marked "A" on the attached site plan (Attachment 1, Item No. 2.5.1) in accordance with Council's public consultation policy and Temple Christian College to pay for all costs incurred by Council in relation to the public consultation process.
5. Staff be authorised to commence public consultation in relation to the License Agreement with Bethany Christian School for the purpose of shared use over a portion of Fairbanks Drive Reserve, described as Lot 139 in Deposited Plan 17337 contained within Certificate of Title Volume 5546 Folio 536 and Lot 301 in Deposited Plan 29497 contained within Certificate of Title Volume 5411 Folio 39, as marked "B" on the attached site plan (Attachment 1, Item No.2.5.1) in accordance with Council's public consultation policy and Bethany Christian School to pay for all costs incurred by Council in relation to the public consultation process.
6. In the event that objections to Joint Use Agreement with Temple Christian College and Licence Agreement with Bethany Christian School for the purpose of shared use over a portion of Fairbanks Drive Reserve, as marked "A" and "B" on the attached site plan (Attachment 1, Item No. 2.5.1) a further report be presented to Council for consideration.
7. If no objections to the Joint Use Agreement with Temple Christian College and Licence Agreement with Bethany Christian School for Fairbanks Drive Reserve are received by the conclusion of the public consultation process, the Manager Property and Buildings be authorised to prepare a lease and license pursuant to *Section 202 of the Local Government Act 1999* over a portion of the reserve as marked "A" and "B" on the attached plan (Attachment 1, Item No. 2.5.1) between City of Salisbury and Temple Christian College and City of Salisbury and Bethany Christian School.

ATTACHMENTS

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

1. Site Plan - Fairbanks Drive Reserve
2. Location Plan Fairbanks Drive Reserve, Bethany Christian School and Temple Christian College

1. BACKGROUND

- 1.1 In 2011, Temple Christian College (TCC) approached Council to secure a usage agreement for Fairbanks Drive Reserve (Reserve). At that time Council authorised staff to communicate with TCC the development of the Reserve for the purpose of school sports and to commence discussions around terms of an agreement.
- 1.2 Council currently has an existing Joint Use Agreement (JUA) with the Department of Education and Child Development for the use of Mobarra Park in Mawson Lakes.
- 1.3 TCC is aware of this arrangement and the terms of use as detailed in this agreement and it was envisaged by both parties that the JUA for the Reserve would be modeled on the existing JUA for Mobarra Park.
- 1.4 In previous correspondence to Council by TCC, they indicated that financial support for the Fairbanks Drive Development project is conditional to securing a long term use of the Reserve during school hours.
- 1.5 In conversations with TCC consideration was given towards shared maintenance arrangements and for Council to undertake all maintenance of the oval.
- 1.6 In 2014, Bethany Christian School (BCS) proposed a plan to Council to construct at their own cost, a private access road to create a loop between Byron Bay and Blaess Drive to improve traffic flows. Unfortunately this plan was not supported by the community and Council directed staff to provide alternative plans.
- 1.7 Staff subsequently reviewed alternative plans and in consultation with BCS, proposed that a 30 space car park be constructed on the south western corner of the Reserve behind Bethany School and adjacent the proposed oval. This carpark would service school drop off and pick up activities as well as the general community on weekends and after hours. The carpark would link to a private access road through BCS and exit at the roundabout to be constructed by Council to address speeding issues along Byron Bay Drive.
- 1.8 Discussions also took place between Council and BCS that a license agreement would need to be negotiated for the proposed shared carpark on Council Land.
- 1.9 At its March 2016 meeting, Council resolved that:

“The joint use agreement between Council and Temple Christian College and Bethany Christian School in relation to the Fairbanks Drive Reserved be returned to Council for review and endorsement”

Resolution No. 0949/2016

2. CONSULTATION / COMMUNICATION

- 2.1 Internal
 - 2.1.1 City Infrastructure
 - 2.1.2 Community Development
 - 2.1.3 City Development
- 2.2 External
 - 2.2.1 Temple Christian College (TCC)
 - 2.2.2 Bethany Christian School (BCS)
 - 2.2.3 Norman Waterhouse Lawyers

3. REPORT

JOINT USE AGREEMENT WITH TEMPLE CHRISTIAN COLLEGE

- 3.1 Since Council's decision in March 2016, a number of meetings have taken place between staff and TCC representatives regarding the terms and conditions of the JUA for the oval to be constructed on Fairbanks Drive Reserve, as marked "A" on the attached plan (Attachment 1).
- 3.2 As a result of these meetings, the following in principle terms and conditions have been agreed to:
 - 3.2.1 Term of lease – 10 years with a right of renewal for a further 10 years.
 - 3.2.2 School's times of use – School Term Monday, Wednesday & Thursday 8:00am – 4:30pm, Tuesday & Friday 8:45am – 4:30pm.
 - 3.2.3 Council will require exclusive access to the oval during the school holidays in October for turf renovation and maintenance.
 - 3.2.4 Council will be responsible for the maintenance and irrigation of the oval.
 - 3.2.5 Costs of maintenance for the oval, including irrigation and water usage will be a 50:50 split between Council and TCC.
 - 3.2.6 Insurance responsibilities are clearly articulated in the JUA.
 - 3.2.7 Costs of preparing JUA to be equally shared between Council and TCC.
- 3.3 A draft JUA has been prepared by Council's Lawyer. This agreement has been modeled on the Mobara Park JUA and also incorporating the above in principle terms and conditions agreed to by TCC.
- 3.4 Council staff have sent the draft JUA through to TCC for review and have been advised that the JUA has been forwarded to TCC's lawyer for review. At the time of this report, staff had not received TCC's lawyer feedback.

- 3.5 As reported to Council at its March 2016 meeting, TCC have agreed to contribute to 50% of the construction of the oval (capped at \$300,000). The total budget for the construction of the oval as reported to Council in March 2016 (vide item 1.1.1 Policy and Planning Committee) is \$531,000. The financial contribution arrangement will be managed through a separate funding agreement between Council, TCC and BCS, staff are currently in the process of finalising this agreement.
- 3.6 TCC have agreed to share the costs with Council in respect to the preparation, negotiation and execution of the agreement.

LICENCE AGREEMENT WITH BETHANY CHRISTIAN SCHOOL

- 3.7 Council staff have held meetings with BCS representatives to discuss the license agreement for the ongoing use of the carpark to be constructed on Council land, as marked "B" on the attached site plan (Attachment 1).
- 3.8 As reported to Council at its March 2016 meeting, BCS have agreed to contribute to 50% of the construction of the carpark (capped at \$125,500). The financial contribution arrangement will be managed through a separate funding agreement between Council, TCC and BCS, staff are currently in the process of finalising.
- 3.9 As a result of these meetings, BCS have indicated that they prefer a longer term license and have agreed to enter into a license agreement with Council for the use of the carpark for a term of 10 years with the right of extension for a further 10 years.
- 3.10 The license agreement between Council and BCS will be modelled on existing Council agreements and BCS have agreed to share the costs with Council in respect to the preparation, negotiation and execution of the agreement.

PUBLIC CONSULTATION

- 3.11 Fairbanks Drive Reserve, described as Lot 139 in Deposited Plan 17337 contained within Certificate of Title Volume 5546 Folio 536, Lot 301 in Deposited Plan 29497 contained within Certificate of Title Volume 5411 Folio 39 and Lot 651 in Deposited Plan 19084 contained within Certificate of Title Volume 5538 Folio 664, as marked "A" and "B" on the attached site plan (Attachment 1) is classified as Community Land and therefore it is a requirement as per Section 202 of the Local Government Act 1999, that should Council propose to grant a lease or license exceeding 5 years, public consultation must be undertaken as per Council's relevant public consultation policy.
- 3.12 Public Consultation will be undertaken in accordance with Council's Public Consultation Policy and will be as follows:
- 3.12.1 Advertise the intention to enter into a JUA with TCC and License Agreement with BCS for the use of portion of Fairbanks Drive in the Messenger News Review and Leader Newspapers.
- 3.12.2 Provide information to relevant Ward Councilors prior to the commencement of the public consultation.
- 3.13 TCC and BCS have agreed to cover costs associated with Council's public consultation process.

FUNDING AGREEMENT

- 3.14 As reported to Council in March 2016, BCS and TCC have confirmed their commitment to the project costs, to a maximum of \$500,000 for the following works:
- 3.14.1 Oval construction and storm water infrastructure – 50% (TCC)
 - 3.14.2 Carpark construction – 50% (BCS)
 - 3.14.3 Private Access Road – 100% (BCS)
- 3.15 Staff have since held joint meetings with TCC and BCS representatives to discuss the project management of the construction and timeframes of the above works. As a result of these meetings it was subsequently agreed that a formal agreement between Council, TCC and BCS will need to be entered into, to protect all parties involved. This agreement will clearly establish parameters around the funding commitments and the project management of the agreed construction works.
- 3.16 After discussions with Council's Lawyer, it was agreed that a Funding Agreement would be the most appropriate agreement to manage the three way funding arrangement and also the project management component of the construction.
- 3.17 The draft funding agreement has been prepared by Council's Lawyers in consultation with staff from City Infrastructure and cover the following:
- 3.17.1 Funding responsibility of Council, BCS and TCC.
 - 3.17.2 The Project (refer to 3.14.1-3.14.3).
 - 3.17.3 Invoicing and payment process and terms.
 - 3.17.4 Insurance Requirements.
- 3.18 BCS and TCC have reviewed the draft funding agreement and staff are currently in the process of finalising the agreement for execution as part of the Acquisition Plan for the Fairbanks Drive Reserve Upgrade Project.
- 3.19 BCS and TCC have agreed to share the costs with Council in respect to the preparation, negotiation and execution of the agreement.

FEASIBILITY STUDY UPDATE

- 3.20 The Strategic Project Division will be undertaking a feasibility study in relation to the land development opportunity at Fairbanks Drive Reserve for consideration by the Strategic Property Development Sub-Committee, anticipated in the 2nd half of 2016/17.
- 3.21 The feasibility study will consider potential options and returns for any land that may be identified as surplus following completion of the technical storm water investigations and design refinements involving the new passive recreation, sporting fields and car parking under development by the City Infrastructure division.
- 3.22 Should any land be identified through this feasibility study, community engagement will be undertaken following future decisions of Council.

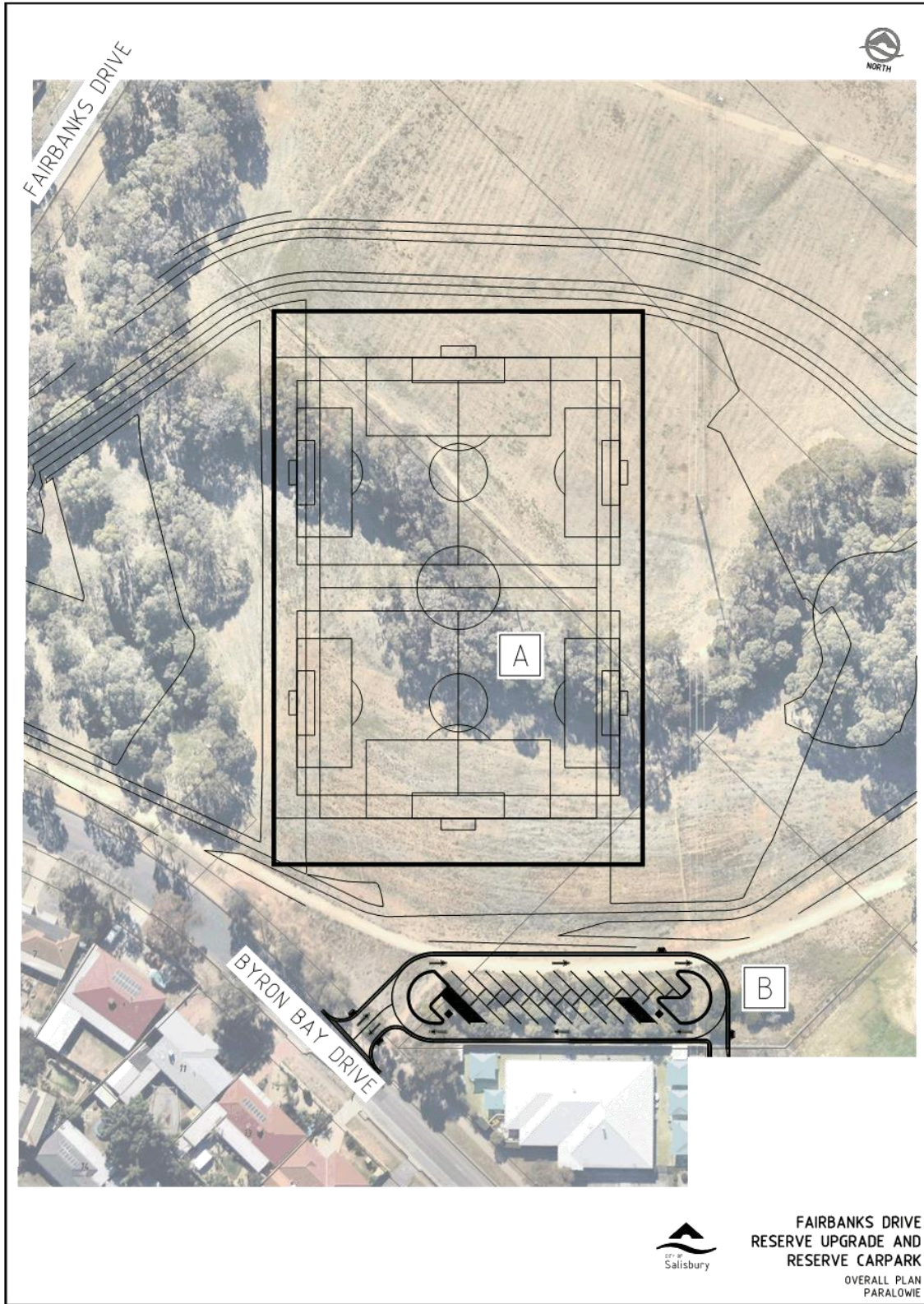
4. CONCLUSION / PROPOSAL

- 4.1 Staff have met with TCC representatives and have agreed to the following in principle terms and conditions for the JUA for the oval to be constructed at Fairbanks Drive Reserve, Paralowie:
 - 4.1.1 Term of lease – 10 years with a right of renewal for a further 10 years.
 - 4.1.2 School's times of use – School Term Monday, Wednesday & Thursday 8:00am – 4:30pm, Tuesday & Friday 8:45am – 4:30pm.
 - 4.1.3 Council will require exclusive access to the oval during the school holidays in October for turf renovation and maintenance.
 - 4.1.4 Council will be responsible for the maintenance and irrigation of the oval.
 - 4.1.5 Costs of maintenance for the oval, including irrigation and water usage will be a 50:50 split between Council and TCC.
 - 4.1.6 Insurance responsibilities are clearly articulated in the JUA.
 - 4.1.7 Costs of preparing JUA to be equally shared between Council and TCC.
- 4.2 Council's Lawyers have drafted the JUA which has been modelled on the Mobarra Park JUA, incorporating the agreed in principle terms and conditions. A copy of the JUA has been forwarded through to TCC lawyers to review.
- 4.3 BCS have agreed to entering into a license agreement with Council for the ongoing use of the carpark to be constructed on Council land for a period of 10 years, with a right of renewal for a further 10 years.
- 4.4 Public consultation for the Joint Use Agreement and License Agreement will be undertaken in accordance with Council's Public Consultation Policy and will be as follows:
 - 4.4.1 Advertise the intention to enter into a JUA with TCC and License Agreement with BCS for the use of portion of Fairbanks Drive in the Messenger News Review and Leader Newspapers.
 - 4.4.2 Provide information to relevant Ward Councilors prior to the commencement of the public consultation.
- 4.5 A funding agreement has been drafted to manage the financial commitment of Council, TCC and BCS along with establishing the parameters around the project management of the construction of the oval, carpark and private road. TCC and BCS have reviewed the draft agreement and staff are currently in the process of finalising the agreement.
- 4.6 TCC and BCS have agreed to sharing the costs involved in the preparation, negotiation and execution of the JUA, License Agreement and Funding Agreement with Council.

- 4.7 The Strategic Project Development will be undertaking a feasibility study in relation to the land development opportunity at Fairbanks Drive Reserve for consideration by the Strategic Property Development Sub-Committee, anticipated for the 2nd half of 2016/2017.

CO-ORDINATION

Officer: Executive Group
Date: 10/10/2016



Item 2.5.1 - Attachment 1 - Site Plan - Fairbanks Drive Reserve



Item 2.5.1 - Attachment 2 - Location Plan Fairbanks Drive Reserve, Bethany Christian School and Temple Christian College

ITEM	2.5.2
	WORKS AND SERVICES COMMITTEE
DATE	17 October 2016
HEADING	Revocation of Community Land Classification Allotment 12 Shepherdson Road, Parafield Gardens
AUTHOR	Tim Starr, Coordinator Property, City Infrastructure
CITY PLAN LINKS	1.2 To enhance and create quality urban areas with high amenity and integrated infrastructure 2.5 To have sustainable and resilient built environments that contribute to quality amenity 3.4 To have a community that aspires to and embraces learning as a lifelong goal
SUMMARY	<p>As a result of the development of Garden College located at 92 Shepherdson Road, Parafield Gardens, infrastructure connections for gas, telecommunications, electricity, water, sewer and stormwater have been installed through Council land without easements being granted. As a result, this infrastructure is encroaching on Council land and requires rectification.</p> <p>Council staff have considered options to rectify the encroachment and discussed these with representatives of Garden College. As a result of these discussions a request has been received to purchase the reserve.</p> <p>This report proposes to dispose of the affected land to the adjoining land owner for consideration as determined by an independent licenced valuer under the terms recommended in this report.</p>
RECOMMENDATION	<ol style="list-style-type: none"> 1. Allotment 12 in Deposited Plan 32799 as described in Certificate of Title Volume 5084 Folio 530 as delineated on the attached plan attachment 1, be declared surplus to Council's requirements and Council propose to revoke the classification as Community Land. 2. Council accept \$220,000 plus GST for the sale of Allotment 12 in Deposited Plan 32799 subject to an encumbrance preventing development of the land for any other purpose than passive open space. It is further recommended that a right of way easement to the adjoining Strata Corporation 12219 be registered. 3. The attached report be adopted for the purposes of Section 194 of the Act, and the Manager Property and Buildings be authorised to implement the public consultation program, comprising of a Public Notice in the News Review and Leader Messenger Papers, letters with the attached report be posted to property owners likely to be impacted within the immediate vicinity and a sign be erected on a clearly visible location of the site advising of the proposal.

4. A further report be presented to Council for consideration of any objections being received. In the event that no objections are received the Manager Property and Buildings be authorised to prepare and submit the necessary documentation to the Minister for approval.

ATTACHMENTS

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

1. Shepherdson Road Reserve Showing Encroachments
2. Section 194 Report Allotment 12 Shepherdson Road, Parafield Gardens

1. BACKGROUND

- 1.1 Council own allotment 12 in Deposited Plan 32799 (please see Attachment 1) known as Shepherdson Road Reserve and described in Certificate of Title Volume 5084 Folio 530. This allotment is undeveloped dryland reserve fronting Shepherdson Road with private land abutting the other three boundaries. An existing path with lighting has been constructed at the Western end of this reserve to service the adjacent Strata units owned by Strata Corporation 12219.
- 1.2 The owners (The Australian Islamic Social Association) of land abutting Shepherdson Road reserve being 92 Shepherdson road were granted Planning and Development approval dated the 23rd of April 2014 to change the use of this land to an educational establishment. The development comprised the construction of two, two storey buildings supporting classrooms, community centre / gymnasium, alterations and additions to the existing building and associated playground / sportsground facilities and onsite carparking.
- 1.3 The Development Application indicated that the proposed main service infrastructure for this development was to be installed through Council land, and information provided to the owner during the assessment of the application had recognised Allotment 12 as “road reserve”, which does not require easements for the proposed service infrastructure installations. However, upon further investigation this land was identified as “reserve”, which in fact does require easements. The infrastructure was built prior to the land being correctly identified as “reserve”.
- 1.4 Council staff therefore informed the developer that the infrastructure was encroaching and required an easement over the reserve in Certificate of Title Volume 5084 Folio 530 and therefore the installation of services through this land required approval in addition to the Development Approval. To resolve this issue and as a result of discussions with the owner, three options were considered;
 - 1.4.1 Option 1 Removal of encroaching infrastructure.

Due to the nature of the encroaching infrastructure being the main services to the school, removal and relocation of the infrastructure would be quite expensive and may not be possible due to the landlocked nature of the site.

1.4.2 Option 2 Granting of an easement.

This option allows Council to retain ownership of the site however due to the extent of the encroachments it will severely limit any future development of the reserve land. Granting of easements will mean Council remains responsible for maintenance of the site which is currently utilised as a dry land reserve providing minimal benefit to the community.

1.4.3 Option 3 Disposal.

This will allow the infrastructure to remain in place and will allow the school to maintain additional open space for recreational activities for their students such as a sitting, relaxation or play at lunch time. This option will be subject to an encumbrance ensuring the land is only retained for use as passive open space and will preclude any future carparking or development of the land being disposed of. It will also mean that Council will no longer be liable for the land nor responsible for ongoing maintenance.

2. CONSULTATION / COMMUNICATION

2.1 Internal

- Water Business Unit
- Technical Services
- Strategic Development Projects
- Civil and Waste
- Parks and Landscape
- Development Services
- Recreation and Open Space

2.2 External

- SA Water
- SA Power Networks
- Australian Pipeline Authority
- Telstra
- Community Corporation 12219

3. REPORT

- 3.1 The applicant has considered the options available and the preferred option is to purchase the land as delineated in attachment 1. It is proposed that any sale will be conditional upon a right of way being created to the adjacent Strata titled property to maintain the existing pedestrian access to this property over the reserve land and that the land shall remain as passive open space to be used for recreational or relaxation activities precluding any future carparking or development on the land being disposed of. The land however may be fenced.

- 3.2 The sale of this land will allow the school to provide a secure recreation area for the students of the school and allow them to beautify it for the visual enjoyment of the school and the greater community. Due to the predominance of regulated trees in this area it is unlikely that the land is suitable for any other form of development than using it as recreational open space.
- 3.3 Should Council approve the sale of this land, an encumbrance will be registered to ensure that the land can only be used as passive open space. This will provide the school with recreational open space for the enjoyment of its students and also protect the existing trees and visual amenity for the benefit of the community.
- 3.4 Staff have received legal advice that Council does have power to sell the land on the condition that an encumbrance is registered over the land at settlement for the purpose of restricting the use of the land for use as a passive open space reserve.
- 3.5 A restrictive covenant of this nature within an encumbrance would be enforceable by the Council as a contract between the Council and the purchaser. Should the purchaser breach the restrictive covenant, the Council would have the power to take legal proceedings against them for breach of contract and seek damages for this breach.
- 3.6 To ensure that subsequent owners of the land are also bound by the restrictive covenant, the encumbrance will need to contain a “lift and replace” clause which requires any proposed purchaser of the land (from the school or otherwise) to enter into a new encumbrance with the Council and register it at settlement. In this way the encumbrance would be enforceable by the Council against a subsequent owner as a contract.
- 3.7 Council staff engaged Knight Frank Valuations to assess the consideration payable to Council based on an encumbrance registered at sale to prevent future development of the land. This value was assessed at \$220,000 excluding GST.
- 3.8 **Adjoining Land Owner Strata Corporation 12219**

As a result of consultation, Strata Corporation 12219 have indicated that they are not in a position to purchase any portion of the Council land. The Corporation recognised that there are lights and path installed on Council land that exclusively service the residents of the units and that they have been maintaining this infrastructure.

The Corporation acknowledges that the Council is well within their rights to remove this access however would appreciate continued access. Continued access may be maintained once the land has been disposed of by registering a right of way easement in favor of Strata Corporation 12219. This would mean that Council would not be responsible for continued maintenance of this land and the adjoining residents could still retain access.

3.9 **Traffic Implications**

As the land proposed for disposal is set back from the road alignment it is not possible to use this land for future road widening without acquiring frontage from the adjoining properties.

Recently the Holy Family School (across the road) applied for a variation to their existing conditions to allow for an increase in the number of students from 820 to 900. As part of the approval process a detailed traffic study was provided and conditions were imposed under the approval to improve circulation arrangement and minimise congestion on site. The traffic consultant concluded that adequate car parking was available to service the peak morning and afternoon parking for the school.

Notwithstanding there are times where congestion issues are present, the provision of another car park on the opposite side of the road to the Holy Family School would further add to this congestion. A car park would add to the complexity of traffic manoeuvres to be dealt with and in the process it would compromise road safety to a greater extent. An additional car park should therefore not be supported at this site.

3.10 Process for Disposal

Should Council approve the sale of this land the following process must be undertaken;

- 3.10.1 The Local Government Act provides that the classification as community land must be revoked prior to the property being offered for disposal. Public consultation must be undertaken in accordance with Council's Public Consultation Policy and a Section 194 report (refer attachment 2) must be adopted for the purpose of public consultation and submission to the Minister for approval. Council may then make formal resolutions to revoke the classification and make the required application to the Minister.
- 3.10.2 It is intended that in accordance with Council's policy approved by Council on the 23rd of June 2013 (decision 1755), public consultation will consist of public notices appearing in the News Review and Leader Messenger Papers together with letters and the attached report being posted to property owners in the immediate vicinity, inviting submissions in relation to the proposal for Council's further consideration. It is further proposed that a sign be erected on the property advising the community of the proposal.
- 3.10.3 In the event that no objections are received, Council is requested to authorise the Manager Property and Buildings to prepare and submit and submit the necessary documentation to the Minister for approval pursuant to Section 194 of the Act.

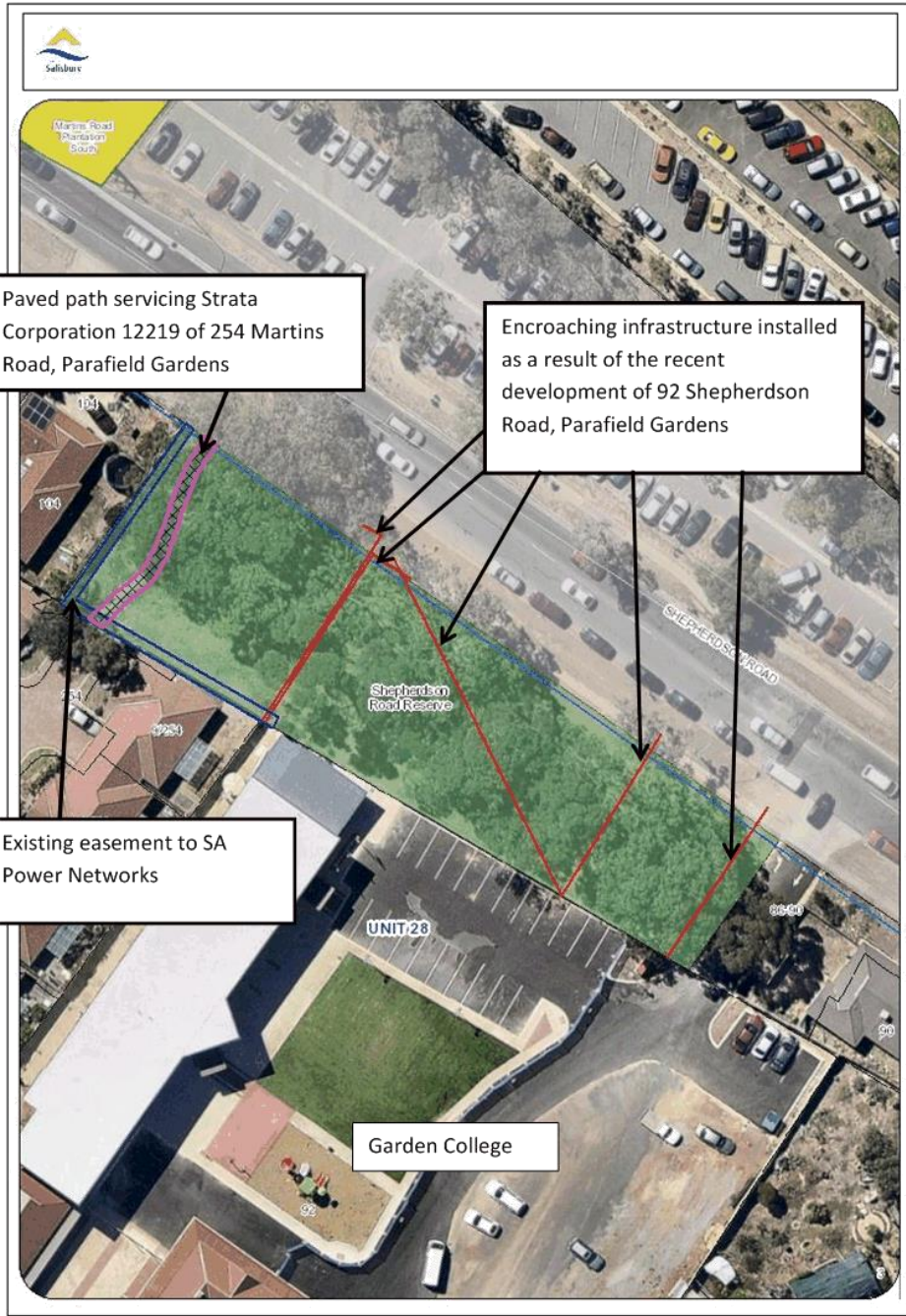
4. CONCLUSION / PROPOSAL

- 4.1 It is recommended that Council dispose of Shepherdson Road Reserve known as Allotment 12 in Deposited Plan 32799 for consideration as determined by Knight Frank Valuations to the owner of 92 Shepherdson Road, Parafield Gardens
- 4.2 This report seeks Council's endorsement to declare Allotment 12 in Deposited Plan 32799 and described in Certificate of Title Volume 5084 Folio 530, as delineated on the attached plan surplus to Council's requirements and approve staff to undertake the required provisions of the Local Government Act 1999 to revoke the Community Land Classification of the subject land.

- 4.3 Should the land be revoked of the community land classification it is proposed that the sale be conditional upon an encumbrance being registered on the title declaring this land remain as passive open space with Council as the Encumbrancer. Further to this a right of way easement to Strata Corporation 12219 be registered allowing the existing pedestrian access path and lighting to remain.

CO-ORDINATION

Officer: Executive Group
Date: 10/10/2016



Item 2.5.2 - Attachment 1 - Shepherdson Road Reserve Showing Encroachments

PROPOSAL FOR REVOCATION OF CLASSIFICATION AS COMMUNITY LAND

**Little Para Linear Park (Lower) Walpole Road, Paralowie
Contained in Certificate of Title Volume 5376 Folio 383**

Section 194 Local Government Act 1999

REPORT

1. Reasons for the Proposal.

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

Council acquired Lot 12 Shepherdson Road, Parafield Gardens in 1991 from the South Australian Housing Trust.

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

Allotment 12 Shepherdson Road, Parafield Gardens is surplus to Council and community needs and provides no public benefit as functional open space. As this land does not provide a community benefit, the maintenance required to retain this land in Council's ownership is an inefficient use of public assets.

The development is within easy walking distance of Grevillia Drive Reserve, Oliver Street Reserve and Heyford Reserve providing adequate usable open space for passive recreation purposes.

As a result of the above and to achieve the recommended equitable open space distribution and cost for service principles, Council proposes to revoke the community land classification of Allotment 12 in Deposited Plan 32799. See plan(s) attached.

2. Statement of any Dedication, Reservation or Trust.

The subject property being Allotment 12 in Deposited Plan 32799 and described in Certificate of Title Volume 5084 Folio 530.

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

There is no dedication or trust.

3. Purpose of Proposal.

The purpose of the proposal to revoke the community land classification and develop this land is to rationalise Council's community land holdings. Following revocation of the classification as community land, Council proposes to dispose of the land to the adjoining owner to ensure their private infrastructure no longer encroaches over public land.

Proceeds from the sale will be placed in a Property Disposal Reserve Fund to either directly fund local projects that can be justifiably identified or Council will consider allocations from the fund at the third budget review in each year. Where no high priority allocations can be identified that cannot be held over for consideration in the subsequent annual budget, the funds shall be used to reduce or offset loan borrowings.

4. Affect of the Proposal.

The subject land serves no useful purpose in terms of recreational open space and considering the availability of larger recreational open space within easy walking distance for example Grevillia Drive Reserve, Oliver Street Reserve and Heyford Reserve, the removal of Shepherdson Road Reserve will not have a detrimental effect on the residents in this locality

5. Owner of the Land

The subject land is owned by the City of Salisbury.

See Map and Plans Attached



Item 2.5.2 - Attachment 2 - Section 194 Report Allotment 12 Shepherdson Road, Parafield Gardens

ITEM	2.5.3
	WORKS AND SERVICES COMMITTEE
DATE	17 October 2016
HEADING	Grants of Easement over Council Land - Yorke Peninsula Wind Farm
AUTHOR	Tim Starr, Coordinator Property, City Infrastructure
CITY PLAN LINKS	1.2 Be the place of choice for businesses to invest and grow within South Australia, nationally and internationally. 2.1 Capture economic opportunities arising from sustainable management of natural environmental resources, changing climate, emerging policy direction and consumer demands.
SUMMARY	This report recommends that Council grant easements over five portions of Council land to facilitate the supply of electricity from the Yorke Peninsula Wind Farm to the substation to be constructed at 785 to 797 Port Wakefield Road, Bolivar.

RECOMMENDATION

1. Council grant easement to Yorke Peninsula Wind Farm Pty Ltd over portion of Allotment 102 Deposited Plan 84939 known as Whiting Street Plantation for consideration as determined by a licenced valuer.
2. Council grant easement to Yorke Peninsula Wind Farm Pty Ltd over portion of Allotment 401 Deposited Plan 44760 known as Little Para Linear Park (lower) for consideration as determined by a licenced valuer
3. Council grant easement to Yorke Peninsula Wind Farm Pty Ltd over portion of Allotment 301 Deposited Plan 84939 known as Little Para Linear Park (lower) for consideration as determined by a licenced valuer
4. Council grant easement to Yorke Peninsula Wind Farm Pty Ltd over portion of Allotment 313 Deposited Plan 41267 known as Little Para Linear Park (lower) for consideration as determined by a licenced valuer
5. Council grant easement to Yorke Peninsula Wind Farm Pty Ltd over portion of Allotment 102 Deposited Plan 40170 known as Little Para Linear Park (lower) for consideration as determined by a licenced valuer
6. All costs associated with the granting of the requested easements are to be met by Yorke Peninsula Wind Farm Pty Ltd
7. The Manager Property and Buildings be authorised to prepare all necessary documentation and arrange the required consents for the granting of easements to Yorke Peninsula Wind Farm Pty Ltd over;
 - Allotment 102 DP 84939
 - Allotment 401 DP 44760
 - Allotment 301 DP 84939
 - Allotment 313 DP 41267
 - Allotment 102 DP 40170

ATTACHMENTS

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

1. Cable Alignment St Kilda to Port Wakefield Road
2. Easement Whiting Street Plantation
3. Easement Little Para Linear Park
4. Easements St Kilda Road Causeway Reserve

1. BACKGROUND

- 1.2 The Yorke Peninsula Wind Farm Pty Ltd (YPWF) also known as the Ceres Project, received planning consent in February 2014 from the Development Assessment Commission under major Project Status. This approval included the construction of a transmission network from the Yorke Peninsula to Adelaide and the Development of a substation to be located at 785 to 797 Port Wakefield Road.
- 1.3 Representatives of the Wind Farm contacted Council staff to inform of the alignment of the cables which are proposed to be installed from where the cable reaches land at St Kilda to the substation at Port Wakefield Road as delineated on Attachment 1. As a result various portions of Council land and roads are impacted.
- 1.4 Pursuant to Section 47 of the Electricity Act 1996 holders of an Electricity Entity Licence have power to carry out work over public land, which include roads in Council ownership. Easements will however be required to install cables through Council owned reserves and therefore a request has been received for Council to grant the required easements.

2. CONSULTATION / COMMUNICATION

- 2.1 Internal
 - 2.1.1 Business Excellence
 - 2.1.2 City Infrastructure
 - 2.1.3 City Development
- 2.2 External
 - 2.2.1 Electranet
 - 2.2.2 Senvion Australia – Project Manager Ceres Wind Farm
 - 2.2.3 Department of Environment, Water and Natural Resources

3. REPORT

- 3.1 Council owns portions of land known as Whiting Street Plantation (Lot 102 DP 84939) as delineated on Attachment 2 and Little Para Linear Park, Lower (Lots 401 DP44760, Lot 301 FP30505, Lot 313 DP41287 and Lot 310 DP40170) delineated on Attachment 3 which are impacted by this proposal and through which YPWF seek to negotiate easements.

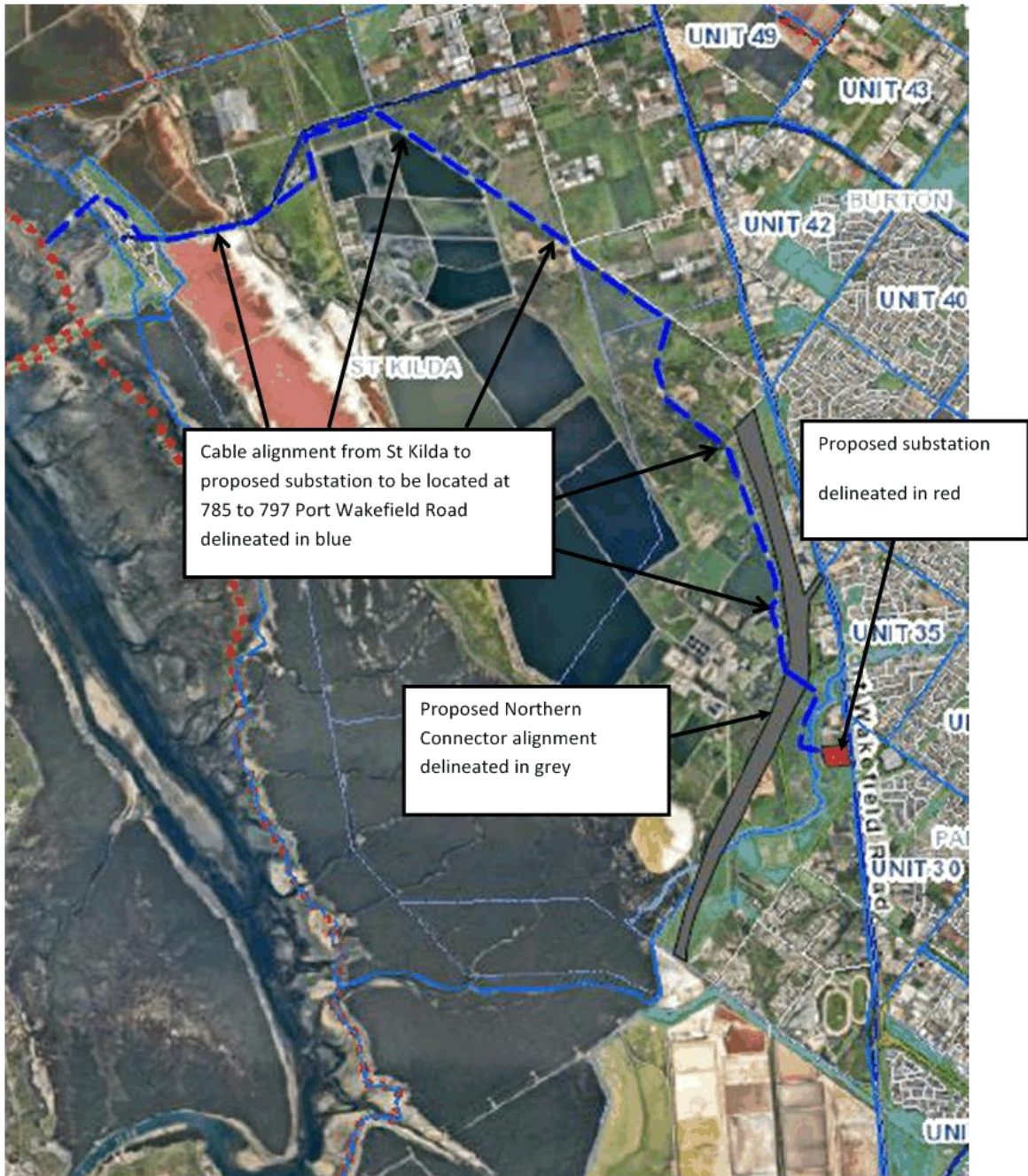
- 3.2 As a result of consultation there have been no objections raised, however once the easements have been granted detailed design documentation of the high voltage cable has been requested to be provided to ensure no conflicts between existing or future Council infrastructure.
- 3.3 Another portion of land known as St Kilda Road Causeway Reserve Attachment 4 is Crown Land in Council's Care and Control. As this land is Crown land, Council has no rights in relation to the grant of easements. The applicants have therefore been directed to the Department of Environment, Water and Natural Resources who will negotiate directly. Consultation has not identified any objections to installation of cables within this allotment.
- 3.4 As the proposed easements cross five separate parcels of Council owned land and are of considerable size, the standard compensation of \$5,000 + GST per easement would not be acceptable. It is therefore proposed that an independent valuer be engaged to determine the compensation payable.
- 3.5 YPWF have agreed to pay compensation as determined by a licenced valuer along with all costs in relation to the preparation and lodgment of any necessary documentation.

4. CONCLUSION / PROPOSAL

- 4.1 It is recommended that Council approve to grant YPWF easements over Council land as delineated on Attachments 2 and 3 and have no objection to the granting of easements over land in Council's care and control as delineated in Attachment 4.
- 4.2 Council accept consideration as determined by an independent licenced valuer with YPWF being responsible for all costs in relation to the preparation and lodgement of any necessary documentation.

CO-ORDINATION

Officer: Executive Group
Date: 10/10/2016









ITEM	2.5.4
	WORKS AND SERVICES COMMITTEE
DATE	17 October 2016
HEADING	Lease Agreements Mobile Phone Base Station located at Hausler Reserve, Paralowie.
AUTHORS	Thuyen Vi-Alternetti, Senior Property Officer, City Infrastructure Tim Starr, Coordinator Property, City Infrastructure
CITY PLAN LINKS	1.4 Have well planned urban growth that stimulates investment and facilitates greater housing and employment choice.
SUMMARY	This report seeks Council's endorsement to authorise staff to change the Lessee details from Telstra to Axicom for the lease of portion of Hausler Reserve, Paralowie for the purpose of a telecommunication base station.

RECOMMENDATION

1. The information in this report be noted.
2. The change in Lessee details for the lease at Hausler Reserve, Paralowie for a telecommunication base station from Telstra to Axicom be endorsed.

ATTACHMENTS

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

1. Telecommunication Base Station Lease Area - Hausler Reserve

1. BACKGROUND

- 1.1 In 2014, Axicom (formerly known as Crown Castle) approached Council staff to commence negotiations on behalf of Telstra to lease an area of land for a proposed mobile phone base station at Hausler Reserve, Paralowie.
- 1.2 As Council was in Caretaker period due to Local Government Elections and was unable to enter in any formal lease agreements during this period, a Land Access & Activity Notice (LAAN) was subsequently issued to Council under clause 43 of Schedule 3 of the Telecommunication Act 1997, so that construction could proceed on schedule.
- 1.3 At its December 2014 meeting, Council resolved that:
 1. *The information in this report be received and noted*
 2. *Staff be authorised to commence public consultation in relation to the co-location and construction of a telecommunication base station at Hausler Reserve, Paralowie described as Lot 1138 in Deposited Plan 10606 contained within Certificate Title Volume 5553 Folio 974, in accordance*

with Council's public consultation policy and the applicant to cover all costs incurred by Council in relation to the public consultation process.

3. *In the event that objections to the co-location and construction of the telecommunication base station at Hausler Reserve, Paralowie are received in response to the public consultation process, a further report be presented to Council for consideration.*
4. *If no objections to the co-location and construction of the telecommunication base station at Hausler Reserve are received by the conclusion of the public consultation process, the Manager Property Services be authorised to prepare a lease pursuant to Section 202 of the Local Government Act 1999 over a portion of the reserve as indicated on the attached plan between the City of Salisbury and the applicant under the following conditions:*
 - *For a period of 20 years*
 - *For an annual rental fee of \$10,000 (net) plus GST, rental will be increased by CPI on each anniversary of the commencement date to be compounded annually*
 - *Applicant to cover Council's legal costs incurred in the negotiation of the lease agreement*
 - *Applicant to cover all costs incurred by Council in relation to the public consultation process.*

Resolution No. 0041/2014

2. CONSULTATION / COMMUNICATION

2.1 External

2.1.1 Wallmans Lawyers

3. REPORT

- 3.1 Since Council's decision in December 2014, staff have carried out public consultation in accordance with Council's policy and at the conclusion of the process, no objections were received.
- 3.2 Staff then commenced the process of preparing the lease agreement between Council and Axicom on behalf of Telstra over a portion of reserve at Hausler Reserve, Paralowie for the purpose of a telecommunication base station. This agreement does not include the tower which is authorised under a separate agreement already in place.
- 3.3 Due to lengthy negotiations around the terms and conditions of the lease agreement with Axicom and a number of staff changes within their legal department there have been delays in finalising the lease agreement.
- 3.4 The lease agreement has been finalised and ready for execution however Axicom's lawyers have since advised Council that there was an error in communication from different divisions within Axicom to Council staff. Council was initially advised that Axicom was acting on behalf of Telstra, however Axicom's lawyers have since advised that this is no longer the case.

- 3.5 Axicom have advised that they would like to lease the portion of reserve at Hausler Reserve, Paralowie from Council and to then sublease the site to Telstra for the telecommunication base station.
- 3.6 Staff have sought legal advice regarding this matter and have been advised that the resolutions endorsed by Council and subsequent public consultation advertisements provide Council with the opportunity to lease to a different party without having to recommence the public consultation process.
- 3.7 It should be noted that the conditions as reported and endorsed by Council in December 2014 remain the same, they are:
 - 3.7.1 For a period 20 years.
 - 3.7.2 For an annual rental fee of \$10,000 plus GST, rental will be increased by CPI on each anniversary of the commencement date.
 - 3.7.3 Applicant to cover Council's legal costs incurred in the negotiation of the lease agreement.

4. CONCLUSION / PROPOSAL

- 4.1 This report seeks Council's endorsement to authorise staff to change the Lessee details from Telstra to Axicom for the lease of portion of Hausler Reserve, Paralowie for the purpose of a telecommunication base station.

CO-ORDINATION

Officer: Executive Group
Date: 10/10/2016



Item 2.5.4 - Attachment 1 - Telecommunication Base Station Lease Area - Hausler Reserve

ITEM	2.5.5
	WORKS AND SERVICES COMMITTEE
DATE	17 October 2016
PREV REFS	Governance Committee 3.1.3 21/11/2011
HEADING	Northern Adelaide Regional Management Committee Licence Agreement
AUTHORS	Thuyen Vi-Alternetti, Senior Property Officer, City Infrastructure Tim Starr, Coordinator Property, City Infrastructure
CITY PLAN LINKS	2.4 Have urban and natural spaces that are adaptive to future changes in climate.
SUMMARY	The lease between Council and the Northern Adelaide Regional Management Committee for the Council owned facility at Lot 12 Whites Road, Globe Derby Park expired on 30 th September 2016. Staff are recommending that Council enter into a standard club lease agreement with the Northern Adelaide Regional Management Committee for a term of five years.

RECOMMENDATION

1. This information be received
2. The Northern Adelaide Regional Management Committee be offered the standard club lease agreement for a term of five years for the facility located at Lot 12 Whites Road, Globe Derby contained in Certificate of Title Volume 5187 Folio 477, commencing on 1st October 2016 and that the rent be calculated using Council's Club Fee Policy.

ATTACHMENTS

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

1. Aerial showing land leased by Northern Adelaide Regional Management Committee

1. BACKGROUND

- 1.1 In 2011 Council and the Northern Adelaide Regional Management Committee (NARMC) entered into a 5 year lease agreement for the facility located at Lot 12 Whites Road, Globe Derby contained in Certificate of Title Volume 5187 Folio 477 as delineated on Attachment A.
- 1.2 NARMC is a management committee which was formed by members of the Northern Adelaide Riding for the Disabled and Equus Horse and Pony Club. The purpose of this committee is to manage the Globe Derby Park Equestrian Centre for the benefit of both clubs who occupy the facility under sub licences.

- 1.3 The current lease agreement with NARMC commenced on 1st October 2011 and expired on 30th September 2016. The sub licences to Northern Adelaide Riding for the Disabled and Equus Horse and Pony Club also expire on the 30th of September 2016.

2. CONSULTATION / COMMUNICATION

2.1 External

- 2.1.1 Northern Adelaide Regional Management Committee

3. REPORT

- 3.1 The NARMC license agreement expired on 30 September 2016 and as the agreement has a holding over provision, NARMC are currently holding over on a monthly tenancy.
- 3.2 Staff have contacted NARMC and have confirmed that NARMC wish to enter into a further 5 year lease agreement with Council, to expire on 30th September 2021.
- 3.3 Council has a standard lease agreement that is in place for our sporting and community clubs and it is proposed that the standard lease agreement be used for NARMC. Any special conditions contained in the current agreement will be included in the new agreement.

4. CONCLUSION / PROPOSAL

- 4.1 It is recommended that Council enter into a new lease agreement with NARMC for a further 5 year period for the facility located at Lot 12 Whites Road, Globe Derby contained in Certificate of Title Volume 5187 Folio 477 commencing on 1st October 2016 and expiring 30th September 2021, rent to be charged as per Council's current club fee policy.

CO-ORDINATION

Officer: Executive Group
Date: 10/10/2016



Item 2.5.5 - Attachment 1 - Aerial showing land leased by Northern Adelaide Regional Management Committee

ITEM	2.6.1
	WORKS AND SERVICES COMMITTEE
DATE	17 October 2016
HEADING	Capital Progress Report - September 2016
AUTHOR	Christy Martin, Senior Coordinator Project Administration, City Infrastructure
CITY PLAN LINKS	3.2 Have interesting places where people want to be.
SUMMARY	The following monthly status report and requests for amendments is presented to effectively manage the City Infrastructure Capital Works Program.

RECOMMENDATION

1. Defer any watercourse works downstream of Edinburgh Park and retain the associated budget within PR17205 Watercourse Management Works Program for 2016/17.
2. That a first quarter 2016/17 budget review bid be submitted for consideration to reflect the income and expenditure budget adjustments required within PR13725 Traffic Management Devices Program to align with grant funding notifications received, as set out in this report (Item No.2.6.1 Works and Services Committee 17/10/2016).
3. That a first quarter 2016/17 budget review bid be submitted for consideration to adjust the income and expenditure budget as set out in this report (Item No.2.6.1 Works and Services Committee 17/10/2016) within PR13600 Minor Traffic Improvements Program due to an unsuccessful grant application.

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 the project management of design, specification development, construction and recurrent maintenance. Service provision is undertaken by both internal service providers and external consultants/contractors. City Infrastructure provides periodical progress reports for these projects.

2. CONSULTATION / COMMUNICATION

2.1 As part of the management of the City Infrastructure Capital Works Program, communication of the program occurs on a monthly basis via Works and Services Committee. In addition, a current program of works is available via the City of Salisbury internet site and highlights included within the periodic publications of Salisbury Aware.

3. REPORT

3.1 PROGRAM AMENDMENTS

As part of the coordination of the Capital Works Program, it is continuously monitored to ensure it best meets the needs of the community whilst maintaining infrastructure condition. As a result the following changes are requested;

Amendment to Program

PR17205 Watercourse Management Works

With investigations underway in relation to Perfluorooctane sulfonate (PFOS) and perfluorooctanoic acid (PFOA) within the waterways at Edinburgh Park, all watercourse works downstream will remain on hold. Pending the outcome of the investigation, works will be reconsidered for delivery in 2017/18. It is proposed to retain the associated project budgets within PR17205 Watercourse Management Works Program with any balance remaining returned at the end of financial year.

Recommendation: Defer any watercourse works downstream of Edinburgh Park and retain the associated budget within PR17205 Watercourse Management Works Program for 2016/17.

Impact: Kaurna Park and Edinburgh Watercourse Works postponed

Amendment to Budget**PR13725 Traffic Management Devices**

Council received notification of successfully securing 100% grant funding from the *2016-2017 Commonwealth Infrastructure Investment Black Spot Program* for the construction of a new roundabout at the intersection of RM Williams Drive and Wright Road (western entrance). This will enable the balance of Council funds to be considered for return as part of the 2016/17 first quarter budget review.

Notification was also received that the 2016-2017 grant application for the construction of a new roundabout at the intersection of RM Williams Drive and Wright Road (eastern entrance) was unsuccessful. With the design now complete, the balance of Council funds is also to be considered for return within the 2016/17 first quarter budget review. This project will be reconsidered as part of the 2017-2018 New Initiative Bid process for funding.

Recommendation: That a first quarter 2016/17 budget review bid be submitted for consideration to reflect the income and expenditure budget adjustments required within PR13725 Traffic Management Devices Program to align with grant funding notifications received, as set out in this report (Item No.2.6.1 Works and Services Committee 17/10/2016).

Impact: No impact

PR13600 Minor Traffic Improvements Program

As part of the Minor Traffic Improvements Program, a grant funding application was made to co-fund the installation of new guard railing adjacent Greenfields Railway Station, Bardsley and Oldfield Street, Parafield Gardens. This grant application was unsuccessful. Adjustment to the income budget is to be considered as part of 2016/17 first quarter budget review to reflect the \$33,500 unsuccessful grant application. It is proposed to retain the Council contribution of \$16,500 within the Minor Traffic Improvement Program with any balance remaining returned at the end of financial year.

Recommendation: That a first quarter 2016/17 budget review bid be submitted for consideration to adjust the income and expenditure budget as set out in this report (Item No.2.6.1 Works and Services Committee 17/10/2016) within PR13600 Minor Traffic Improvements Program due to an unsuccessful grant application.

Impact: No impact

3.2 SEPTEMBER 2016 HIGHLIGHTS

In Construction

Underdown Park, Salisbury North,
New Clubroom Facilities



Port Wakefield Service Road, Parafield Gardens, New Box Culverts



Recently Completed Fence Installations

Lake Windemere Reserve, Salisbury North,



Carisbrooke Park, Salisbury Park



Strowan Park, Paralowie



4. CONCLUSION / PROPOSAL

4.1 This summary report regarding City Infrastructure Capital Works Program be received.

CO-ORDINATION

Officer: Executive Group
Date: 10/10/2016

ITEM	2.6.2		
	WORKS AND SERVICES COMMITTEE		
DATE	17 October 2016		
HEADING	Playspace Renewal - Andrew Smith Drive Reserve		
PREV REFS	Works and Services Committee	OB3	18 July 2016
AUTHOR	Craig Johansen, Team Leader Landscape Design, City Infrastructure		
CITY PLAN LINKS	2.3 Have natural resources and landscapes that support biodiversity and community wellbeing. 3.2 Have interesting places where people want to be. 3.3 Be a connected city where all people have opportunities to participate.		
SUMMARY	This report considers the request of Works and Services Committee July 2016 meeting to bring forward playspace renewal funds for Andrew Smith Drive Reserve. It also looks at other forward works that are programmed or forecast for assets on the reserve.		

RECOMMENDATION

1. The information within this report be received.
2. There be no change to the Playspace Renewal program for 2016/17, but detailed design and consultation be completed as part of pre-planning works covering off on all projects for the Andrew Smith Drive Reserve site, to allow delivery of works by December in the 2017/18 financial year.

ATTACHMENTS

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

1. Site Plan - Andrew Smith Drive Reserve

1. BACKGROUND

- 1.1 At the July 2016 Works and Services Committee, staff were asked to report back on bringing forward the playground renewal at Andrew Smith Drive from 2017/18 to the 2016/17 financial year.

2. CONSULTATION / COMMUNICATION

- 2.1 Internal
 - 2.1.1 Manager Parks and Landscape

3. REPORT

- 3.1 In considering the request to bring forward the playspace renewal, staff has considered other works forecast to occur to renew the assets located at Andrew Smith Drive Reserve.
- 3.2 When preparing budget bids for 2016/17 consideration was given to the timing of the Reserve Upgrade Program works at this location and potential for other capital works in the near future.
- 3.3 The irrigation system on site is ageing and requires renewal for it to match the needs of the site. On the basis that the Playspace Renewal, Reserve Upgrade and Irrigation Renewal are inter-related, the recommended approach is a consolidated delivery to ensure the least disruption and best value for money.
- 3.4 As a result works were scheduled for 2017/18 financial year for Andrew Smith Drive Reserve and identified in future budgets including Reserve Upgrade Program \$100,000, Playspace Renewal \$120,000 and Irrigation Renewal \$120,000 aligning with current Asset Management Plans.
- 3.5 These projects need to consider the areas and location of irrigated turf and the future uses and location of current assets within the site. It is therefore proposed to complete concept designs for all scopes considering relocation of playspace in preparation for the 2017/18 Budget Bid Process, to confirm the forward budget projections.
- 3.6 A playspace project from inception involves public consultation (3-4 weeks), design development (4-6 weeks), as well as the tender process to award works (4-5 weeks) the necessary lead time for the procurement of equipment (6-8 weeks) and installation of the project (3 to 4 weeks). This timeframe assuming that Council approval would allow the project to start in November would mean the delivery of works would commence going into the wet season which has the potential to delay works.

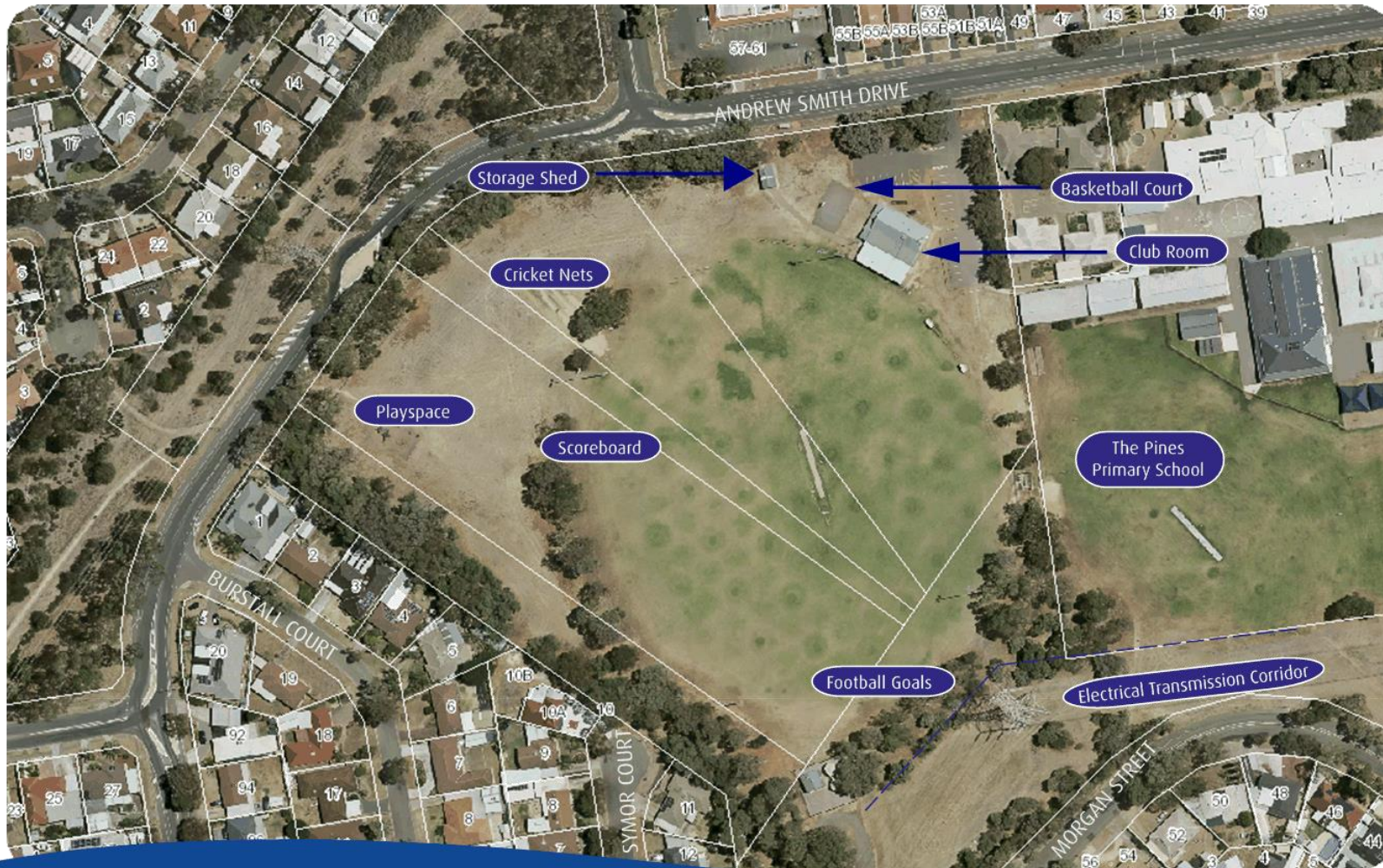
4. CONCLUSION / PROPOSAL

- 4.1 Given the above challenges, particularly with respect to timing, integration of various projects and complexity of tasks, it is recommended to continue as planned with the current budgeted projects in 2017/18.
- 4.2 This will also keep the renewal works in alignment with the endorsed Asset Management Plan for Playspace Renewal.
- 4.3 However, it is proposed to bring forward the consultation and design of all the works at the site as part of 2016/17 pre-planning to allow delivery of works in the first half of the 2017/18 financial year.
- 4.4 This will enable a comprehensive round of public consultation (covering off on the Reserve Upgrade and Playspace Renewal projects) to occur and therefore ensure the complex nature of the works on the site and their inter-relationship is fully considered during the design phase.

- 4.5 Construction of the whole project (3 subprojects) in the spring of the 2017/18 financial year will also minimize the impact on the reserve users, rather than delivering works to site over consecutive years, should the play space be brought forward, which would require access to the site being limited for an extended period of time.

CO-ORDINATION

Officer: Executive Group
Date: 10/10/2016



ANDREW SMITH DRIVE RESERVE



Item 2.6.2 - Attachment 1 - Site Plan - Andrew Smith Drive Reserve

ITEM	2.7.1
	WORKS AND SERVICES COMMITTEE
DATE	17 October 2016
PREV REFS	Works and Services Committee 2.7.1 18/07/2016
HEADING	Change to Road Rules to Accommodate Cyclists - Application within the City of Salisbury
AUTHOR	Tony Calandro, Senior Traffic Engineer, City Infrastructure
CITY PLAN LINKS	2.2 Have a community that is knowledgeable about our natural environment and embraces a sustainable lifestyle. 3.4 Be a proud, accessible and welcoming community.
SUMMARY	In response to a further motion from a previous Council Report, staff were asked to report on the use of left and right lane separation markings to be installed along main road footpaths where cycling is allowed and there are high levels of cycling and pedestrian activity, as is currently provided along The Park Way at Mawson Lakes.

RECOMMENDATION

1. Exclusive bicycle path/road crossing treatments, designed as an “intersection at grade” and consisting of pavement markings and signage, be installed to assist with management of cycling and pedestrian activity/safety at two (2) sites located on Council’s off-road shared-path network within the Dry Creek Drainage Reserve at Mawson Lakes.
2. Funding for the installation of bicycle path/road crossing treatments at two (2) sites located on Council’s off-road shared-path network within the Dry Creek Drainage Reserve at Mawson Lakes to be allocated from within the existing Minor Traffic Improvements Program Budget during the 2016/17 financial year.
3. In response to concerns raised by members of the community regarding cycling and pedestrian activity/safety staff to review locations identified and determine requirements for safety improvements.

ATTACHMENTS

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

1. Locality Plan of the two (2) sites in Mawson Lakes.
2. Plan A - Cycling & Pedestrian Safety Improvements at Mawson Lakes Boulevard.
3. Plan B - Cycling & Pedestrian Safety Improvements at Riverside Street.
4. Figure 3.9 Exclusive Bicycle Path/Road Crossing

1. BACKGROUND

- 1.1 As required by Council Resolution 0962/2016 (March 2016), staff have prepared a report on the use of left and right lane separation markings to be installed along main road footpaths where bicycles are allowed and there are high levels of cycling and pedestrian activity, as is the case on pedestrian walkways along The Park Way at Mawson Lakes.
- 1.2 As a result of cyclists and pedestrians sharing the footpath, there is a specific issue within Mawson Lakes which requires safety improvements at sites where an off-road shared-use path meets either a public road with 2-way traffic, or alternatively where two off-road shared-use paths intersect.

2. REPORT

- 2.1 By law, a person cycling on a footpath is required to “give-way” to pedestrians and to exercise due care by travelling at a safe speed for the purpose of having the ability to stop if necessary.
- 2.2 At present, cyclists are required to moderate their travel speed along a footpath in accordance with the State Government’s philosophy of “Share the Footpath”.
- 2.3 As part of the recent “Share the Footpath” advertisements on both commercial television and in printed media, it has been emphasised that similar to the regulatory road rules which apply to 2-way traffic flow along a public road, both cyclists and pedestrians are to “keep left at all times” when riding/walking along either a footpath or an off-road shared-use path.
- 2.4 In the interest of bicycle safety when riding along a footpath, cyclists are also required to ride with caution and adjust their travel speed to the local conditions and environment along an off-road area which can vary from one street to another.
- 2.5 At present, there are two sites along Council’s off-road shared-use path network along the Dry Creek Drainage Reserve at Mawson Lakes that have been identified for the installation of a suitable treatment to improve cycling and pedestrian safety which are:
 - 2.5.1 The section of Mawson Lakes Boulevard between Garden Terrace and Parkview Drive where the off-road shared-use path network meets a public road with 2-way traffic; and
 - 2.5.2 The area of the Dry Creek Drainage Reserve located adjacent to Riverside Street where two off-road shared-use paths intersect.
- 2.6 Due to regular cycling and pedestrian activity at both of these sites, and the potential conflict this presents, it is proposed to install signage and pavement markings in accordance with the relevant design standards to improve safety for cyclists and pedestrians.
- 2.7 In particular, it is recommended to install exclusive bicycle path/road crossing treatments as an “intersection at grade”.
- 2.8 Please refer to the attached diagram (Attachment 4 - Figure 3.9 from Australian Standard AS 1742.9 - 2000) as an example of this type of combined cycling/pedestrian safety treatment.
- 2.9 This installation is a low cost treatment of approximately \$500 per site consisting of pavement markings and signage.

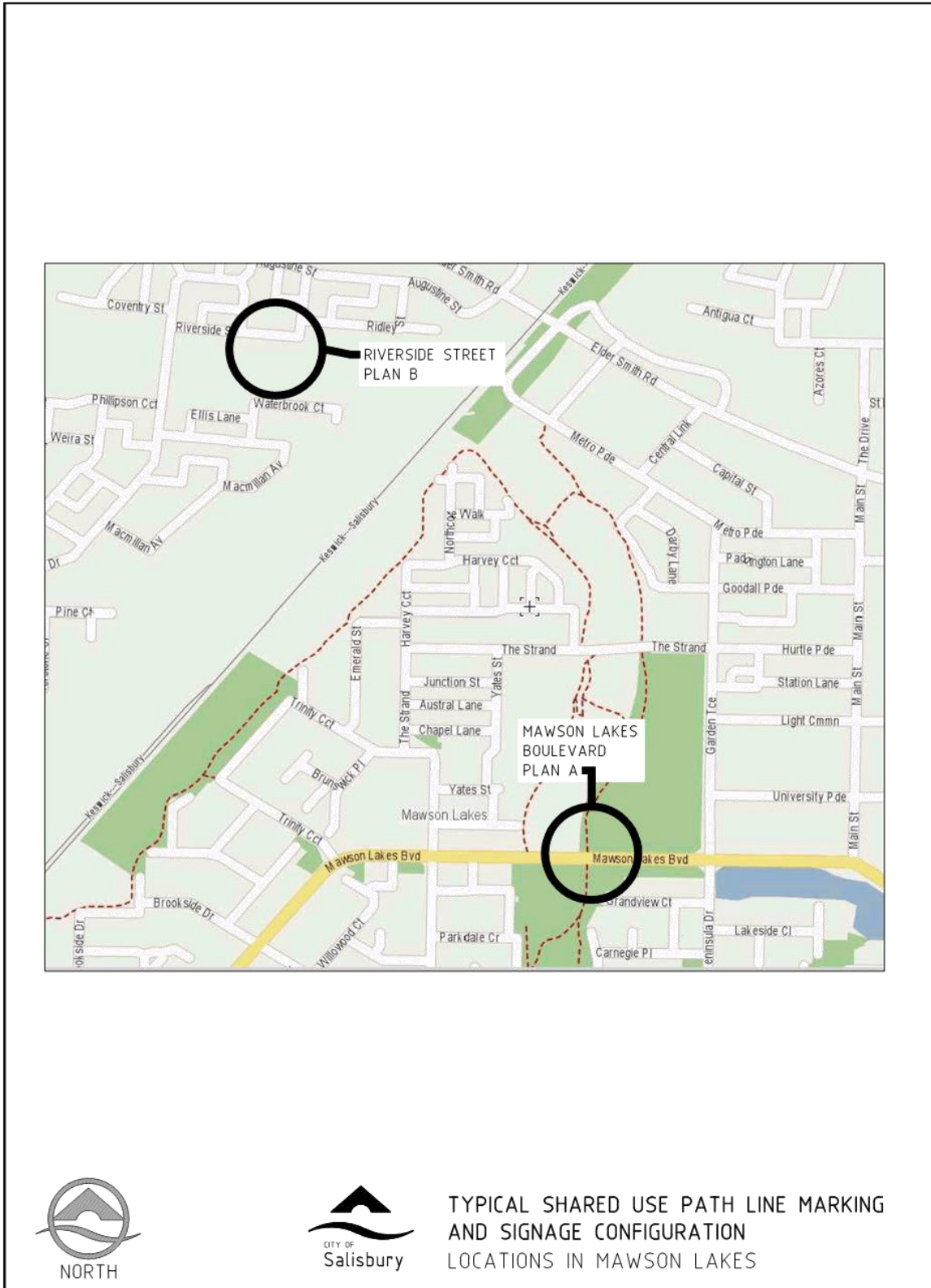
- 2.10 Staff will continue to assess areas along Council’s off-road cycling and pedestrian shared-use path network with high levels of cycling and pedestrian activity.
- 2.11 However due to the extensive network of off-road shared-use paths within the City of Salisbury, the installation of these treatments at other sites would typically be on a “needs basis” in response to concerns raised by the general public relating to cycling and pedestrian safety at a particular location.

3. CONCLUSION / PROPOSAL

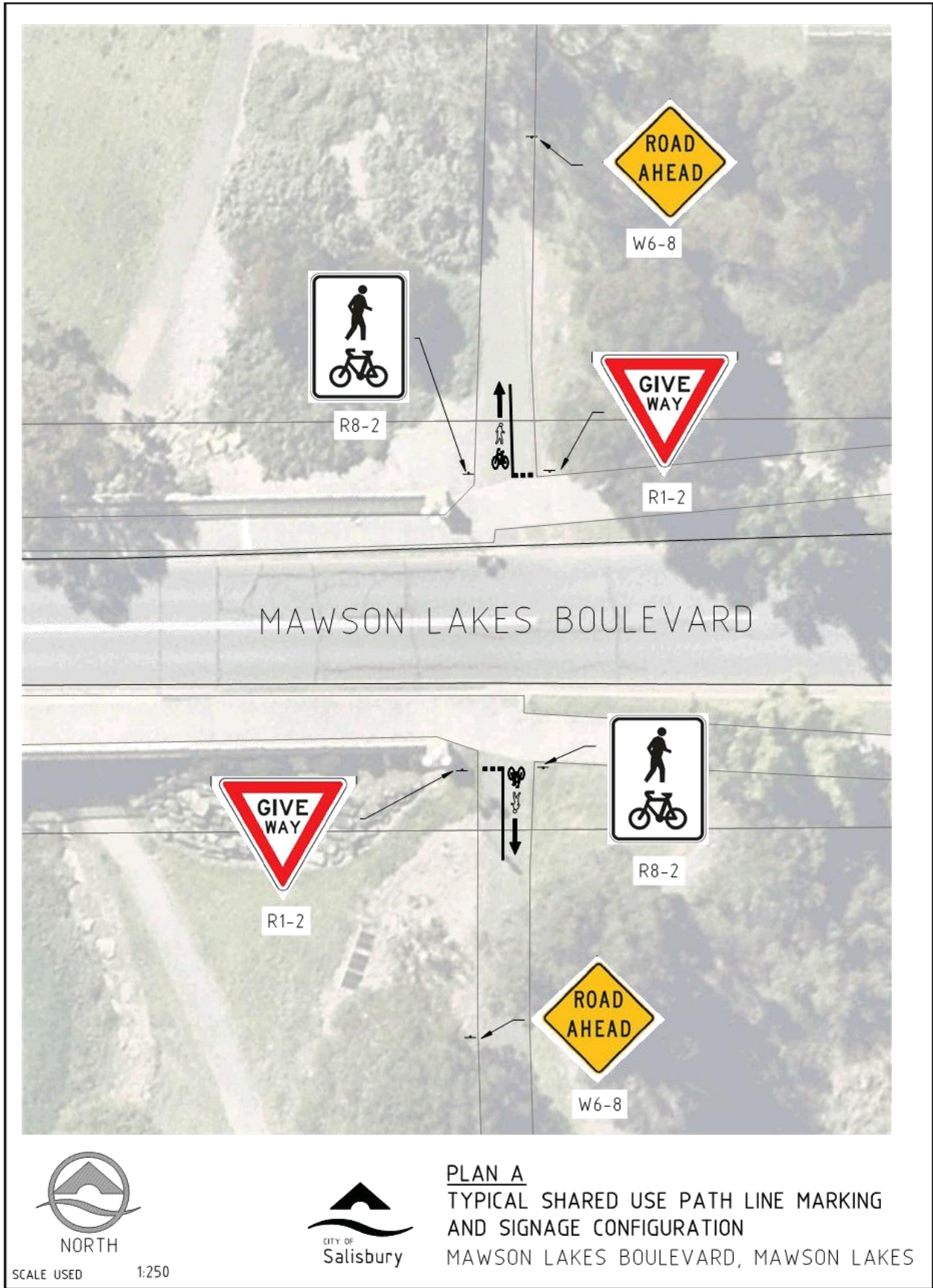
- 3.1 Due to regular cycling and pedestrian activity at two sites located along Council’s off-road shared-used path network within the Dry Creek Drainage Reserve at Mawson Lakes, it is recommended to install pavement markings and signage to improve safety for these primary modes of transportation.
- 3.2 These treatments for combined cycling and pedestrian safety improvements at both sites are to be funded under the “Minor Traffic Improvements Program” budget line during the 2016/2017 financial year.
- 3.3 Staff will undertake a review of other sites along Council’s off-road cycling & pedestrian shared-use path network for the purpose of determining if minor safety improvements are required on a “needs basis” in response to complaints from the general public relating to cycling and pedestrian safety at a particular location.

CO-ORDINATION

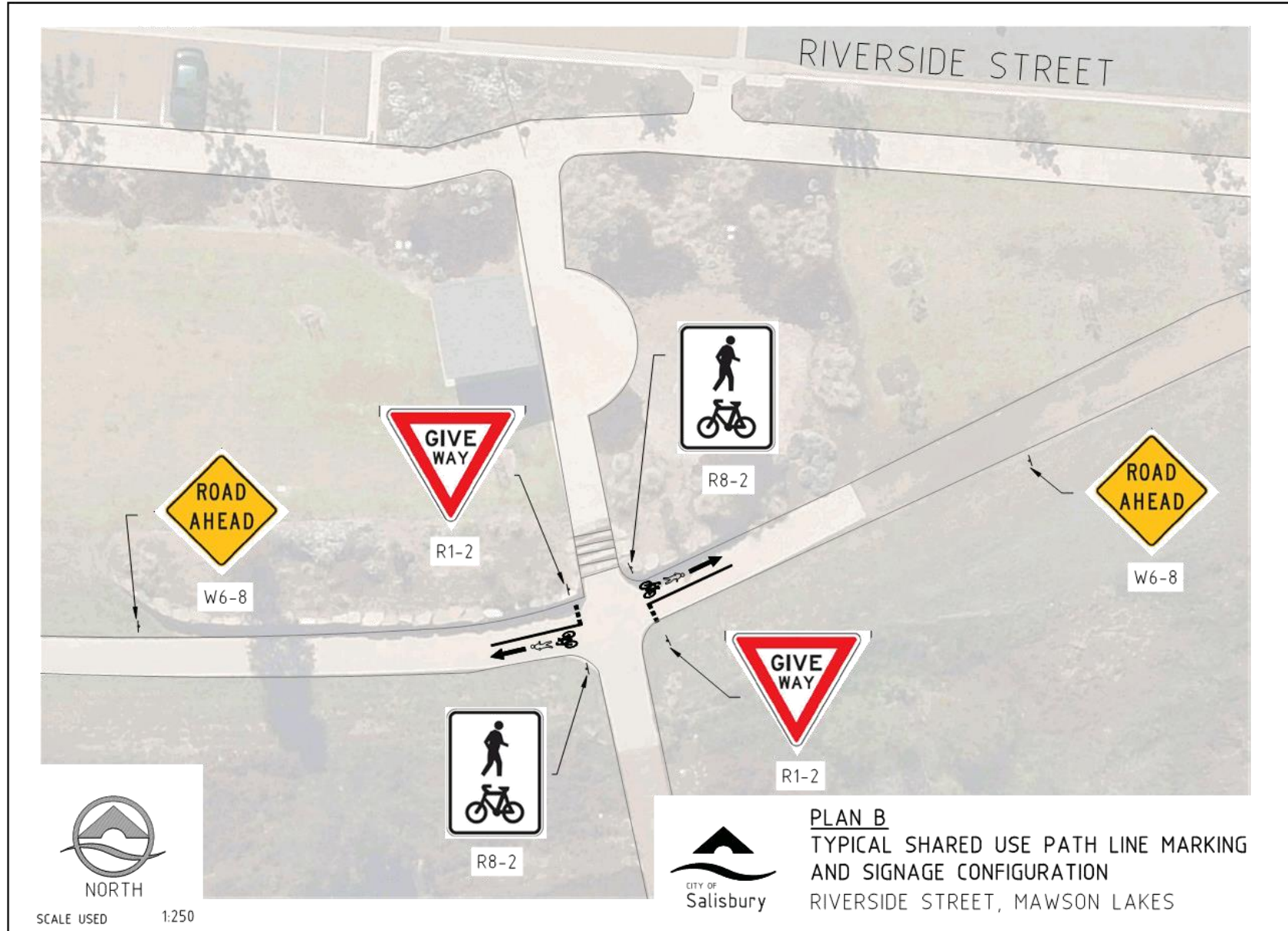
Officer: Executive Group
Date: 10/10/2016



Item 2.7.1 - Attachment 1 - Locality Plan of the two (2) sites in Mawson Lakes.



Item 2.7.1 - Attachment 2 - Plan A - Cycling & Pedestrian Safety Improvements at Mawson Lakes Boulevard.



Item 2.7.1 - Attachment 3 - Plan B - Cycling & Pedestrian Safety Improvements at Riverside Street.

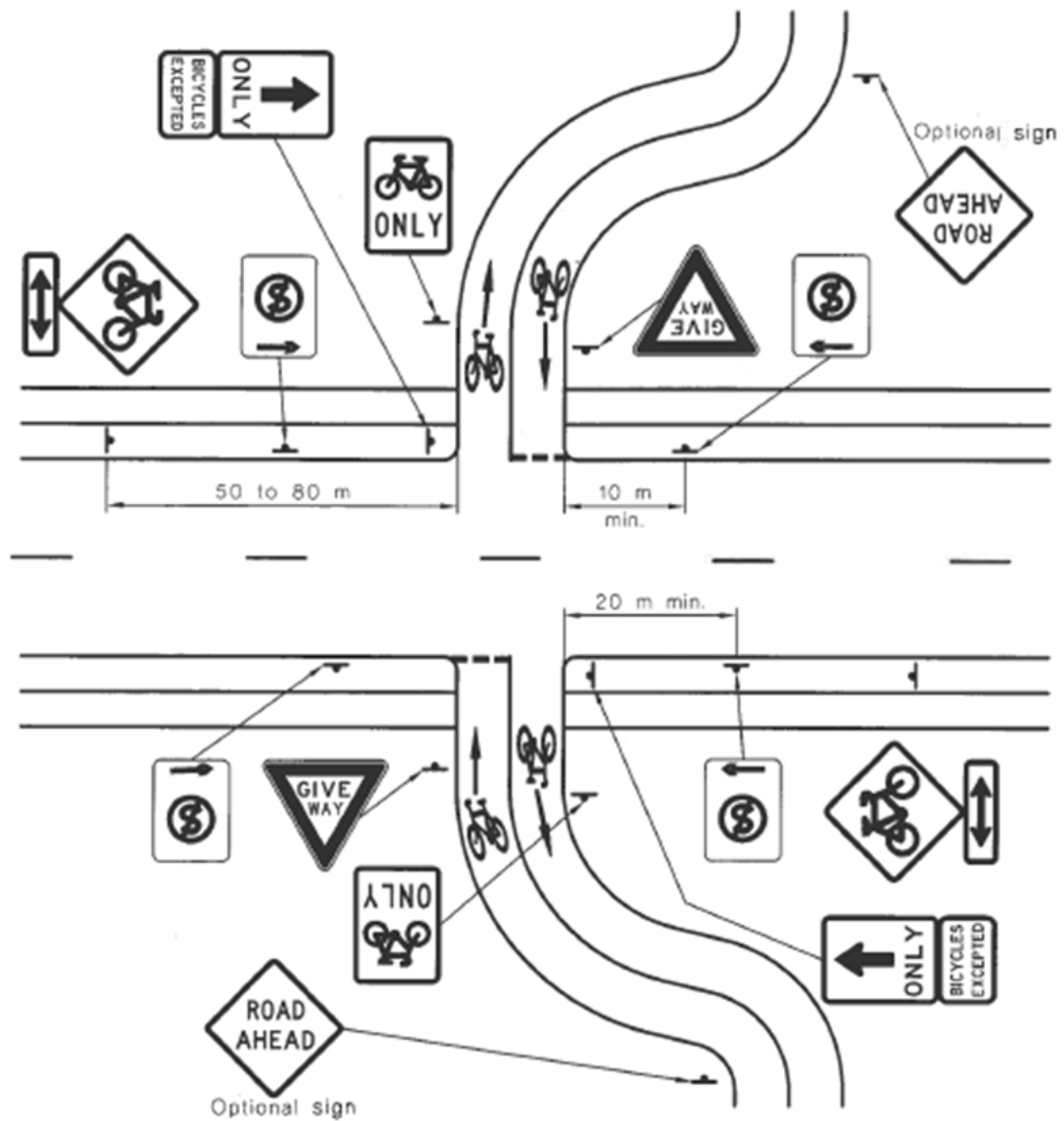


FIGURE 3.9 EXCLUSIVE BICYCLE PATH/ROAD CROSSING DESIGNED AS AN INTERSECTION AT GRADE