

AGENDA

**FOR URBAN SERVICES COMMITTEE MEETING TO BE HELD ON
18 NOVEMBER 2024 AT THE CONCLUSION OF THE FINANCE AND
CORPORATE SERVICES COMMITTEE**

**IN LITTLE PARA CONFERENCE ROOMS, SALISBURY COMMUNITY HUB,
34 CHURCH STREET, SALISBURY**

MEMBERS

Cr S Ouk (Chairman)
Mayor G Aldridge (ex officio)
Cr B Brug
Deputy Mayor, Cr C Buchanan (Deputy Chairman)
Cr A Graham
Cr M Mazzeo
Cr S Reardon

REQUIRED STAFF

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

APOLOGIES

LEAVE OF ABSENCE

PRESENTATION OF MINUTES

Presentation of the Minutes of the Urban Services Committee Meeting held on 21 October 2024.

REPORTS

Administration

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QUESTIONS ON NOTICE

There are no Questions on Notice.

MOTIONS ON NOTICE

There are no Motions on Notice.

OTHER BUSINESS

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

ORDERS TO EXCLUDE

4.4.1 Unsolicited Bid - Pooraka

Recommendation

Pursuant to section 83(5) of the *Local Government Act 1999* the Chief Executive Officer has indicated that, if the Urban Services Committee so determines, this matter may be considered in confidence under Part 3 of the *Local Government Act 1999* on grounds that:

1. *Pursuant to Section 90(2) and (3)(a) of the Local Government Act 1999, the principle that the meeting should be conducted in a place open to the public has been outweighed in relation to this matter because:*
 - *it relates to information the disclosure of which would involve the unreasonable disclosure of information concerning the personal affairs of any person (living or dead).*
2. *In weighing up the factors related to disclosure,*
 - *disclosure of this matter to the public would demonstrate accountability and transparency of the Council's operations*
 - *non-disclosure of the matter and discussion of this item in confidence would protect information related to the personal affairs of any person (living or dead).*

*On that basis the public's interest is best served by not disclosing the **Unsolicited Bid - Pooraka** item and discussion at this point in time.*
3. *Pursuant to Section 90(2) of the Local Government Act 1999 it is recommended the Urban Services Committee orders that all members of the public, except staff of the City of Salisbury on duty in attendance, be excluded from attendance at the meeting for this Agenda Item.*

CLOSE



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

34 CHURCH STREET, SALISBURY ON

21 OCTOBER 2024

MEMBERS PRESENT

Cr S Ouk (Chairman)
Mayor G Aldridge (ex officio)
Deputy Mayor Cr C Buchanan (Deputy Chairman)
Cr A Graham

STAFF

Chief Executive Officer, Mr J Harry
General Manager City Infrastructure, Mr J Devine
General Manager Community Development, Mrs A Pokoney Cramey
Manager Governance, Mr R Deco
PA to General Manager Community Development, Ms H Berrisford
Manager Strategic Development Projects, Ms S Klein
Manager People and Performance, Ms K Logan
Manager Community Experience, Ms C Kroepsch
Team Leader Open Space Assets & Urban Streetscape, Mr C Johansen
Manager Field Services, Mr M Purdie

The meeting commenced at 6.33pm.

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

APOLOGIES

Apologies have been received from Cr B Brug, Cr M Mazzeo and Cr S Reardon.

LEAVE OF ABSENCE

Nil.

PRESENTATION OF MINUTES

Moved Cr A Graham
Seconded Cr C Buchanan

The Minutes of the Urban Services Committee Meeting held on 16 September 2024, be taken as read and confirmed.

CARRIED

REPORTS

Administration

4.0.1 Recommendations of the Asset Management Sub Committee meeting held on Monday 14 October 2024

Moved Cr C Buchanan
Seconded Cr A Graham

That Council:

1. Receives and notes the information contained in the Asset Management Sub Committee of the meeting held on 14 October 2024 and that the following recommendations contained therein be adopted by Council:

CARRIED

4.0.1-AMSC1 Future Reports for the Asset Management Sub Committee

Moved Cr C Buchanan
Seconded Cr A Graham

That Council:

1. Notes the report.

CARRIED

4.0.1-AMSC2 Asset Management Updates - Sport Lighting, Bridges and Ornamental Lakes

Moved Cr C Buchanan
Seconded Cr A Graham

That Council:

1. Notes the report.
2. Requests Administration provide a further information report to the Urban Services Committee, 21 October 2024 providing an update on costings on an ornamental fountain and an aerator at Springbank Waters.

CARRIED

4.0.1-AMSC-OB1 New Playspace and Upgrade Program Budget

Moved Cr C Buchanan
Seconded Cr A Graham

That Council:

1. Notes the community consultation on the Mario Reserve Playspace that occurred in 2022 and that Council proceeds with the Mario Reserve Playspace to be included in the 2025/26 program with the inclusion of a non-discretionary bid of \$300k.
2. Notes the community consultation on the Metala Reserve Playspace that occurred in 2022 and that Council proceeds with the Metala Reserve Playspace to be included in the 2025/26 program with the inclusion of a non-discretionary bid of \$300k inclusive of a fence along the section of Burton Road.
3. Requests Administration bring back a further report to the Asset Management Sub Committee with a proposed New Playspace and Upgrade Program for consideration to be included in 2025/26 business planning and budget process.

CARRIED

4.0.2 Future Reports for the Urban Services Committee

Moved Mayor G Aldridge
Seconded Cr A Graham

That Council:

1. Notes the report.

CARRIED

For Decision

4.1.1 Capital Works Program - September 2024

Moved Cr C Buchanan
Seconded Mayor G Aldridge

That Council:

1. Approves the inclusion of a \$525,000 2024/25 non-discretionary first quarter budget review bid to return the Salisbury Heights Primary School Kiss and Drop associated budgets, of which \$262,500 is proposed income, due to the delivery of this project being deferred to 2025/26 as a result of pending land revocation and securement of State Government co-contribution, with these budgets to be included as a non-discretionary 2025/26 budget bid within PR13952 School Zones and Pedestrian Crossings Service Continuity Program bid.

2. Approves a 2024/25 non-discretionary first quarter budget review bid to reflect \$24,000 of income expected from the City of Playford and the associate matching \$24,000 of expenditure towards the delivery of PR27910 Lower Greater Edinburgh Park Outfall Assessment.
3. Approves a non-discretionary 2024/25 first quarter budget review bid to convert \$50,000 of existing operating funding to capital for PR27925 Salisbury Community Hub Facility and Safety Improvements.
4. Approves the program inclusion of air conditioning renewal works at the Watershed, Greenfields, together with a grease arrester and court renewal works at Parafield Gardens Recreation Centre, within 2024/25 PR18097 SAMP Building Service Continuity Program where there is sufficient funding available to do so.

CARRIED

4.1.2 Pump Tracks - Proposed Locations and Scope of Work for Four New Tracks

Moved Cr C Buchanan
Seconded Mayor G Aldridge

That Council:

1. Approves the following locations for the new Pump Tracks.
 - a. Ronaldo Way Reserve, Paralowie
 - b. Golding Reserve, Para Vista
 - c. Unity Park, Pooraka
 - d. The Paddocks, Para Hills West
2. Requests that the Administration along with the Mayor and Ward Councillor consult with Paralowie Village on potential partnerships to enhance the amenities of Ronaldo Way Reserve, Paralowie.
3. Notes that the designs for all sites are to be completed in the 2024/2025 Financial Year and that construction is to commence in 2024/2025 and finalised in the 2025/2026 Financial Year.

CARRIED

4.1.3 Salisbury Heights Traffic Management - Update Report

Moved Mayor G Aldridge
Seconded Cr A Graham

That Council:

1. Notes the information provided in this report (Item 4.1.3, Urban Services Committee, 21 October 2024) regarding an update for work undertaken to date by the State Government Road Authority, the Department for Infrastructure & Transport (DIT) for the Northern Area Suburbs Road Upgrade Project at Salisbury Heights.

CARRIED

4.1.4 New Lease Agreement for existing Direk Produce Lease, Edinburgh Road Drainage Reserve

Moved Cr C Buchanan
Seconded Mayor G Aldridge

That Council:

1. Authorises the Chief Executive Officer or delegate to arrange all necessary documentation and consents to finalise negotiations and executive a new lease with Direk Produce Pty Ltd for Allotment 300 in Deposited Plan 74704 and described in Certificate of Title Volume 6010 Folio 430 also known as the Edinburgh Road Drainage Reserve, Edinburgh Road, Direk, under the following terms:
 - Lease Term: For a period of three (3) years (plus 2 year option to renew at Council's discretion).
 - Expiry Date: 30 September 2027.
 - Rent: To commence at the rate of the current agreement plus CPI and be increased annually by CPI at the anniversary of the commencement date
 - Rent Review: Annually on the anniversary of the Commencement Date during the term applying CPI increases.
 - The legal costs associated with the preparation of the agreement are to be borne by the applicant.
 - All other terms and conditions as per the existing agreement with the City of Salisbury.
2. Notes that as the site has previously been excluded from Community Land Classification there is no need for public consultation.

CARRIED

4.1.5 Office for Recreation, Sport and Racing - Community Recreation and Sport Facilities Program

Moved Cr C Buchanan
Seconded Cr A Graham

That Council:

1. Approves the State Government grant application submission of up to \$750,000 for *‘Manor Farm, Salisbury East, Community Sportsfield Upgrade’* via the *‘Community Recreation and Sport Facilities Program’* in November 2024, noting that the maximum grant value will require a minimum co-contribution of \$1,500,000 by the City of Salisbury which is proposed to be funded via \$700,000 from 2025/26 and 2026/27 PR17040 SAMP Irrigation Service Continuity Program together with a new Council funding allocation of up to \$800,000 as a non-discretionary 2025/26 budget bid should the grant application is successful.
2. Approves the submission of a 2025/26 non-discretionary budget bid of up to \$800,000 as a co-contribution for the *‘Manor Farm, Salisbury East, Community Sportsfield Upgrade’* grant application only if this grant application via the *‘Community Recreation and Sport Facilities Program’* is successful in 2025.
3. Notes the total value of the *‘Manor Farm, Salisbury East, Community Sportsfield Upgrade’* project is yet to be determined, however current estimates suggest that costings would not exceed \$1,500,00 co-contribution by the City of Salisbury with grant funding up to \$750,000 should the application be successful.
4. Approves the State Government grant application submission of up to a \$750,000 for *‘Walkley Park, Ingle Farm, Community Sports Field Safety Access Improvement’* via the *‘Community Recreation and Sport Facilities Program’* in November 2024, noting the required minimum City of Salisbury co-contribution is \$1,500,000, which is proposed to be funded via a non-discretionary 2025/26 budget bid only if the grant application via the *‘Community Recreation and Sport Facilities Program’* is successful in 2025.
5. Approves the submission of a 2025/26 non-discretionary budget bid of up to \$1,500,000 as a co-contribution for the *‘Walkley Park, Ingle Farm, Community Sports Field Safety Access Improvement’* grant application only if this grant application via the *‘Community Recreation and Sport Facilities Program’* is successful in 2025.
6. Notes the total value of the *‘Walkley Park, Ingle Farm, Community Sports Field Safety Access Improvement’* project is yet to be determined, however current estimates suggest that costings would not exceed \$1,500,00 co-contribution by the City of Salisbury with grant funding up to \$750,000 should the application be successful.

7. Notes project management fees are ineligible costs associated with the ‘Community Recreation and Sport Facilities Program’ and therefore will need to be funded separately by the City of Salisbury and anticipated to be covered from within existing funding streams.
8. Notes the outcome of these grant funding applications will be provided to Council via a future report.

CARRIED

4.1.6 Salisbury Memorial Park and Mausoleum Building Renewal Works

Moved Mayor G Aldridge
 Seconded Cr A Graham

That Council:

1. Approves a non-discretionary 2024/25 First Quarter Budget Review Bid for the amount of \$350,000 to allow for remediations works to occur at the Salisbury Memorial Park and Mausoleum in line with a new management agreement commencing.

CARRIED

For Information

4.2.1 Asset Management Updates - Sport Lighting, Briges and Ornamental Lakes (Further Information Report in relation to Item AMSC2 from the Asset Management Sub Committee Meeting held on 7 October 2024)

Moved Cr C Buchanan
 Seconded Cr A Graham

That Council:

1. Notes the report presented to the Asset Management Sub-Committee Meeting (Item 4.2.1, Asset Management Sub Committee, 14 October 2024).
2. Requests the Administration to undertake detailed design and works to install an aerator and/or fountain at Springbank Boulevard (inlet for the Kaurna Wetlands)
3. Approves non-discretionary budget bid of up to \$100,000.

CARRIED

QUESTIONS ON NOTICE

There were no Questions on Notice.

MOTIONS ON NOTICE

Cr G Aldridge left the meeting at 7:24pm and quorum was lost.

Cr G Aldridge returned to the meeting at 7:27pm; quorum was restored after which the meeting proceeded.

US-MON1 Motion on Notice Cr Buchanan: Building and Wayfinding Signage for Parafield Gardens Recreation Centre and City Gateway Signage on Port Wakefield Road

Moved Cr C Buchanan

Seconded Cr S Ouk

That Council:

1. Approves the renewal of the Parafield Gardens Recreation Centre Building Signage and Wayfinding Signage on Kings Road.
2. Requests Administration to present a report to the Urban Services Committee with renewal or relocation options and costings for the Gateway Signage on Port Wakefield Road.

CARRIED

OTHER BUSINESS

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

There were no Other Business items.

ORDERS TO EXCLUDE THE PUBLIC

4.4.1 Tenancy Matter - Salisbury

Moved Cr A Graham
Seconded Mayor G Aldridge

That the Urban Services Committee Orders:

1. *Pursuant to Section 90(2) and (3)(d)(i) and (d)(ii) of the Local Government Act 1999, that it is necessary and appropriate 4.4.1 Tenancy Matter – Salisbury with the exception of the following persons:*

- *Chief Executive Officer*
- *Deputy Chief Executive Officer*
- *General Manager City Infrastructure*
- *General Manager Community Development*
- *General Manager City Development*
- *Manager Governance*
- *PA to General Manager Community Development*
- *Manager Strategic Development Projects*
- *Manager People and Performance*
- *Manager Community Experience*
- *Team Leader Open Space Assets and Urban Streetscape*
- *Manager Field Services*

On the basis:

- it relates to commercial information of a confidential nature (not being a trade secret) the disclosure of which could reasonably be expected to prejudice the commercial position of the person who supplied the information, or to confer a commercial advantage on a third party; and

- commercial information of a confidential nature (not being a trade secret) the disclosure of which would, on balance, be contrary to the public interest.

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

- disclosure of this matter to the public would demonstrate accountability and transparency of the Council's operations

- Non-disclosure of the matter and discussion of this item in confidence would protect confidential information and Council's commercial position.

*On that basis the public's interest is best served by not disclosing the **Tenancy Matter - Salisbury** item and discussion at this point in time.*

3. *Pursuant to Section 90(2) of the Local Government Act 1999 it is recommended the Council orders that all members of the public, except staff of the City of Salisbury on duty in attendance, be excluded from attendance at the meeting for this Agenda Item.*

CARRIED

The meeting moved into confidence at 7.33pm.

The meeting moved out of confidence at 8.04pm.

The meeting closed at 8.05pm.

CHAIRMAN.....

DATE.....

ITEM	4.0.1
	URBAN SERVICES COMMITTEE
HEADING	Recommendations of the Environmental Sustainability and Trees Sub Committee meeting held on Monday 11 November 2024
AUTHOR	Heather Prasad, PA to GM City Infrastructure, City Infrastructure
CITY PLAN LINKS	<p>2.1 Salisbury has a balance of green spaces and natural environments that support biodiversity</p> <p>4.2 We deliver quality outcomes that meet the needs of our community</p> <p>4.4 We plan effectively to address community needs and identify new opportunities</p>
SUMMARY	The minutes and recommendations of the Environmental Sustainability and Trees Sub Committee meeting held on Monday 11 November 2024 are presented for Urban Services Committee's consideration.
RECOMMENDATION	
	<u>That Council:</u>
	<ol style="list-style-type: none"> 1. Receives and notes the information contained in the Environmental Sustainability and Trees Sub Committee Minutes held on 11 November 2024 and that the following recommendations contained therein be adopted by Council:
	ESATS1 Future Reports for the Environmental Sustainability and Trees Sub Committee
	<u>That Council:</u>
	<ol style="list-style-type: none"> 1. Notes the report.
	ESATS2 Tree Removal Requests - July, August and September 2024
	<u>That Council:</u>
	<ol style="list-style-type: none"> 1. Notes the report. 2. Requests Administration write to the applicant who requested the tree removal at 26 Cawarra Crescent, Paralowie advising that Council has written to the Minister for Planning requesting to have the species <i>Eucalyptus sideroxylon</i> removed from the regulated/significant tree list and should the species become exempt under the <i>Planning, Development and Infrastructure Act 2016</i>, Administration reassess the request for removal of the regulated and significant <i>Eucalyptus sideroxylon</i> trees located at this address.

ESATS3 Appeals Report - Tree Removal Requests - Various Locations for June, July, August and September 2024

That Council:

1. Notes the report.
2. Notes that, as part of the appeal process, the refused tree removal requests appealed during June, July, August and September 2024, as outlined in the report (Item ESATS3 Environmental Sustainability and Trees Sub Committee 11 November 2024), are now presented to the Environmental Sustainability and Trees Sub Committee for consideration and/or recommendation to Council as per the Environmental Sustainability and Trees Sub Committee's Terms of Reference.

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

3. Refuses the removal of the one (1) Regulated tree located at 26 Cawarra Crescent, Paralowie at this time due to the recent changes to State legislation relating to regulated/significant trees which make it highly unlikely that approval would be granted by the relevant authority, and requests Administration write to the applicant advising that Council is awaiting the Minister for Planning's response to its request to remove the species Eucalyptus sideroxylon from the regulated/significant tree list.
4. Refuses the removal of the one (1) Significant tree located at 26 Cawarra Crescent, Paralowie at this time due to the recent changes to State legislation relating to regulated/significant trees which make it highly unlikely that approval would be granted by the relevant authority, and requests Administration write to the applicant advising that Council is awaiting the Minister for Planning's response to its request to remove the species Eucalyptus sideroxylon from the regulated/significant tree list.

ESATS4 Sustainability Strategy 2035 Progress Report - Year One

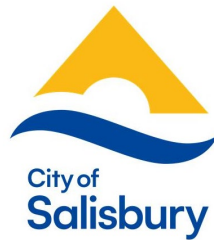
That Council:

1. Notes the report.

ATTACHMENTS

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

1. Minutes Environmental Sustainability and Trees Sub Committee - 11 November 2024



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

34 CHURCH STREET, SALISBURY ON

11 NOVEMBER 2024

MEMBERS PRESENT	Cr L Brug (Chairman) Deputy Mayor, Cr C Buchanan Cr P Jensen (<i>From 6.42pm</i>) Cr S McKell (Deputy Chairman) Cr S Ouk
OBSERVERS	Cr K Grenfell Cr D Hood
STAFF	Chief Executive Officer, Mr J Harry General Manager City Infrastructure, Mr J Devine Deputy Chief Executive Officer, Mr C Mansueto General Manager City Development, Ms M English Manager Governance, Mr R Deco Manager Field Services, Mr M Purdie Team Leader Parks and Landscape, Mr N John Coordinator Strategic Sustainability, Ms L Daddow PA to General Manager City Infrastructure, Ms H Prasad

The meeting commenced at 6.31pm.

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

APOLOGIES

Apologies have been received from Mayor G Aldridge and Cr J Chewparsad.

LEAVE OF ABSENCE

Nil.

PRESENTATION OF MINUTES

Moved Cr S McKell

Seconded Cr S Ouk

The Minutes of the Environmental Sustainability and Trees Sub Committee Meeting held on 12 August 2024, be taken as read and confirmed.

CARRIED

REPORTS

ESATS1 Future Reports for the Environmental Sustainability and Trees Sub Committee

Moved Cr L Brug

Seconded Cr C Buchanan

That Council:

1. Notes the report.

CARRIED

ESATS2 Tree Removal Requests - July, August and September 2024

Moved Cr C Buchanan

Seconded Cr S Ouk

That Council:

1. Notes the report.
2. Requests Administration write to the applicant who requested the tree removal at 26 Cawarra Crescent, Paralowie advising that Council has written to the Minister for Planning requesting to have the species *Eucalyptus sideroxylon* removed from the regulated/significant tree list and should the species become exempt under the *Planning, Development and Infrastructure Act 2016*, Administration reassess the request for removal of the regulated and significant *Eucalyptus sideroxylon* trees located at this address.

CARRIED

Cr P Jensen entered the meeting at 6.42 pm.

ESATS3 Appeals Report - Tree Removal Requests - Various Locations for June, July, August and September 2024

Moved Cr C Buchanan
Seconded Cr P Jensen

That Council:

1. Notes the report.
2. Notes that, as part of the appeal process, the refused tree removal requests appealed during June, July, August and September 2024, as outlined in the report (Item ESATS3 Environmental Sustainability and Trees Sub Committee 11 November 2024), are now presented to the Environmental Sustainability and Trees Sub Committee for consideration and/or recommendation to Council as per the Environmental Sustainability and Trees Sub Committee's Terms of Reference.

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

3. Refuses the removal of the one (1) Regulated tree located at 26 Cawarra Crescent, Paralowie at this time due to the recent changes to State legislation relating to regulated/significant trees which make it highly unlikely that approval would be granted by the relevant authority, and requests Administration write to the applicant advising that Council is awaiting the Minister for Planning's response to its request to remove the species Eucalyptus sideroxylon from the regulated/significant tree list.
4. Refuses the removal of the one (1) Significant tree located at 26 Cawarra Crescent, Paralowie at this time due to the recent changes to State legislation relating to regulated/significant trees which make it highly unlikely that approval would be granted by the relevant authority, and requests Administration write to the applicant advising that Council is awaiting the Minister for Planning's response to its request to remove the species Eucalyptus sideroxylon from the regulated/significant tree list.

CARRIED

ESATS4 Sustainability Strategy 2035 Progress Report - Year One

Moved Cr C Buchanan
Seconded Cr P Jensen

That Council:

1. Notes the report.

CARRIED

QUESTIONS ON NOTICE

There were no Questions on Notice.

MOTIONS ON NOTICE

There were no Motions on Notice.

OTHER BUSINESS

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

There were no Other Business Items.

CLOSE

The meeting closed at 6.47pm.

CHAIRMAN.....

DATE.....

ITEM	4.0.2
	URBAN SERVICES COMMITTEE
DATE	18 November 2024
HEADING	Future Reports for the Urban Services Committee
AUTHOR	Corina Allen, City Infrastructure Administration Coordinator, City Infrastructure
CITY PLAN LINKS	4.2 We deliver quality outcomes that meet the needs of our community
SUMMARY	This item details reports to be presented to the Urban Services Committee as a result of a previous Council resolution. If reports have been deferred to a subsequent month, this will be indicated, along with a reason for the deferral.

RECOMMENDATIONThat Council:

- Notes the report.

ATTACHMENTS

There are no attachments to this report.

1. BACKGROUND

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

2. EXTERNAL CONSULTATION / COMMUNICATION

- Nil.

3. DISCUSSION

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

Meeting Item	- Heading and Resolution	Officer
25/05/2020	Update on the Proposed Dry Creek Project	Bruce Naumann
6.0.3-IBDSC2	2. A Dry Creek project business case be presented to Council, following successful completion of the Dry Creek Stormwater Management Plan (SMP) and a community/ stakeholder engagement process.	
Due:	June 2025	

24/05/2021	Clayson Road and Frost Road Speed Limit Increase	John Devine
4.1.2	3. Council consider speed limits across the road network, particularly with respect to arterial and sub-arterial roads as part of a review of the Integrated Transport Plan to be undertaken by the end of 2023.	
Due:	June 2025	
27/02/2023	Ingle Farm Soccer Club	Jon Foong
MWON2	2. That staff provide a report to the Urban Services Committee no later than April 2023.	
Due:	November 2024	
Deferred:	February 2025	
Reason:	Administration is meeting with the Minister for Education and the Department for Education representatives in November 2024 regarding possible shared use of land for sporting purposes after which a report will be prepared and presented to the February 2025 Urban Services Committee.	
26/06/2023	Motion Without Notice: Lighting up the Salisbury Community Hub	Michael Pavlovich
US-MWON3	1. Requests the Administration to bring back a report to the Urban Services Committee by August 2023 on the current lighting capabilities of the City of Salisbury Community Hub. 2. Requests that this report also includes options and cost estimates on improved lighting capability to light up the entire Community Hub building in specific colours for special occasions and events.	
Due:	November 2024	
Deferred:	March 2025	
Reason:	Administration are continuing to review cost estimates associated with various options and will report back in March 2025.	
28/08/2023	Street Tree Inspections and Pruning Program 2023/24	
4.1.7	2. Requests the Administration to undertake a review of the service level and service methodology of tree services and pruning services and provide a further report by March 2024; this report to include costs and options of an annual, bi-annual and five yearly program.	Mark Purdie
Due:	March 2025	

25/09/2023	Proposed Road Closure - Portion of Glenarborn Court, Para Hills	Emma Robinson
4.1.4	3. Notes that a further report be presented to Council after the statutory notice period has elapsed for consideration of any objections received and whether to proceed with a Road Process Order under Section 15 of the Roads (Opening and Closing) Act 1991.	
Due:	November 2024	
Deferred:	December 2024	
Reason:	Administration are still liaising with property owners and will report back the outcomes to the December 2024 Urban Services Committee meeting.	
26/2/24	Department for Energy and Mining Request for Information - Community Battery Sites	Lara Daddow
4.4.1	Council previously resolved that this matter be kept in confidence.	
Due:	November 2024	
Deferred:	January 2025	
Reason:	Administration are currently seeking advice from the Department for Energy and Mining.	
26/2/24	Facility Upgrade Cockburn Green Soccer Facility	Jon Foong
MON1	<ol style="list-style-type: none"> 1. Requests Administration to engage with the following Clubs: Cockburn Green Soccer Facility Brahma Lodge; and Licensed Club Darts, 36 Goddard Dr, Salisbury Park; and relevant Ward Councillors to understand their respective infrastructure requirements; and 2. Requests that Administration presents a report to the June 2024 Urban Services Committee on the cost estimates to deliver the desired improvements, as well as information relating to the current condition, maintenance schedule, recently completed works and any planned future upgrades to the facilities. 	
Due:	November 2024	
Deferred:	February 2025	
Reason:	Administration are meeting with the relevant Clubs over the next couple of weeks and will then analyse the outcomes of those meeting and provide a report in February 2025.	

25/3/24	Mawson Lakes Yacht Club – Terrace Area Access	Craig Johansen
4.1.1	<p>2. a. investigate a viable location (within the vicinity of the Mawson Lakes Model Yacht Club), costing and design options for the installation of a viewing area and public toilet facility on Sir Douglas Mawson Lake for use of the Mawson Lakes Model Yacht Club and other users of the facility and the general public.</p> <p>b. liaise with the State Member for Florey to determine potential grant funding opportunities for the delivery of the works; and report back to the Urban Services Committee by June 2024.</p> <p>Due: October 2024</p> <p>Deferred: December 2024</p> <p>Reason: Administration is continuing to investigate options and are in discussions with Endeavour College and the Yacht Club, and will report back in December 2024.</p>	
22/4/24	Drink Container Deposit Refund Scheme	Elizabeth MacGillivray
4.1.4	<p>1. Approves a 6-month trial of Direct Collect at Bagster Community Centre, with available funds from the collected container deposits going to Puddle Jumpers, as a partnered charity/community group with an existing connection to the site. A report on the trial is to be provided to the Urban Services Committee at the end of the six months trial to include potentially extending the service to other community centres and other appropriate sites.</p> <p>Due: November 2024</p> <p>Deferred: March 2025</p> <p>Reason: The implementation at the trial site, Bagster Road Community Centre, was delayed and the 6-month trial completion ends in February 2025 and will be reported to the March 2025 Urban Services Committee meeting.</p>	

22/4/24	Para Hills Oval Facilities	Rob Hutchison
CNL-MON1	1. Requests the Administration to present a report with a concept design and costing estimates on a joint club room and change room facility at Para Hills Oval (off Nelson/Murell Road), including opportunities for applicable state/federal grant funding opportunities.	
Due:	November 2024	
Deferred:	December 2024	
Reason:	Administration are awaiting the results from the Building Audit that was undertaken. This audit is due for completion in November 2024 and the recommendations from that audit will inform this report.	
27/5/2024	Road Safety Project Plan	Chris Haskas
4.1.2	1. Approves pole mounted Speed Indication Units across selected school zones, and the listed sites in section 3.12 of this report (Item 4.1.2, Road Safety Project Plan, Urban Services Committee, 20 May 2024), over a two (2) year period, with a progress report on the outcome of the trials presented to Council after six (6) months.	
Due:	November 2024	
Deferred:	June 2025	
Reason:	The procurement of the speed indication units is currently being finalised with installation expected to occur in February 2025 once the school year has commenced. Data will be collected, analysed and reported to the Urban Services Committee in June 2025.	
27/5/2024	Pooraka Sports and Community Club, Lindblom Park, Pooraka	Kate George
US-MWON2	4. Requests that Administration prepare a report for Council to provide information on the provision of a loan or grant up to the amount of \$300K to the Club and any implications that need to be considered by Council. As part of the report, the administration undertake discussions with the Club to understand the required works the Club proposes to undertake to its clubrooms – noting that the Clubrooms are owned by the Pooraka Sport and Community Club.	
Due:	December 2024	

27/5/2024	Pooraka Sports and Community Club, Lindblom Park, Pooraka	Jon Foong
US-MWON2	5. Requests the Administration to bring back a further report on options to support soccer at Lindblom Park Reserve including consideration of new clubroom facilities or changeroom facilities using the remainder of the budget with the Football Federation and State and Federal Government funding opportunities.	
Due:	December 2024	
27/5/2024	Road Closure Portion of Port Wakefield Road, Globe Derby Park	Tim Starr
MWON2	5. Notes that in the event objections are made on the road closure, a further report will be presented to Council following the public consultation period for consideration of any objections.	
Due:	As no objections were received, a further report is not required.	
27/5/2024	Reduction of Speed limit on Shepherdson Road	Tony Calandro
MWON2	1. Bring back a report to Urban Services Committee by September 24 regarding the Reduction of speed limit from 50km/h to 40km/h on Shepherdson Road, Parafield Gardens, for the section Salisbury Highway to Martins Road	
Due:	November 2024	
Deferred:	December 2024	
Reason:	Administration are still in consultation with the Department for Infrastructure and Transport in relation to this matter.	
26/08/24	Free Organic Waste Drop Off Scheme	Elizabeth MacGillivray
4.1.4	2. Requests Administration to bring back a further information report by November 2024 with costings based on a model that allows City of Salisbury residents to dispose a trailer of green waste once a year.	
	3. Notes that Administration are undertaking a waste audit in the 2024/2025 Financial Year (FY) to better understand waste generation and consider opportunities for more reuse of materials in the City. This audit forms an important component of work to develop a waste management strategy for Council's	

	operations and the City.	
Due:	November 2024	
Deferred:	December 2024	
Reason:	Administration are meeting with potential service providers in early November and will report back to the December 2024 Urban Services Committee meeting.	
26/08/24	Sir Douglas Mawson Lake – Lake Infrastructure (Resulting from Item 4.1.1 Capital Works, July 2024)	Chris Haskas
4.1.1	5. Request a future report to be presented by December 2024 outlining the overall structural integrity and potential maintenance works required at Sir Douglas Mawson Lakes, as part of the Asset Management Plan for ornamental lakes within City of Salisbury.	
Due:	December 2024	
26/08/2024	Proposed Revocation of Community Land Classification – Rundle Reserve	Tim Starr
4.1.6	6. Notes that following community consultation a further information report will be presented to Council on the status of the revocation process.	
Due:	January 2025	
23/09/2024	Motion on Notice: Cr L Brug: Single Use Dog Parks	John Darzanos
MON1	2. Requests Administration to present a report within five months to the Urban Services Committee examining the concept and viability of “single use and shared” Dog Parks. The report is to include information relating to how Council may control the use of the single use dog park focusing on rules on who may use it and for how long. 3. Requests that this report includes costings and evaluates which existing dog parks or planned dog parks in the City of Salisbury could have an additional section for “single and shared use.	
Due:	February 2025	
23/09/2024	Upgrade of Salisbury Downs Oval Clubroom	Jarred Collins
4.4.2FI	Council previously resolved that this matter be considered in confidence.	
Due:	January 2025	

23/09/24	Re-use and Recycle Hubs in our Community Centres	Elizabeth MacGillivray
4.1.1	2. Notes that Administration will present a report to the Urban Services Committee in August 2025 with the findings of the 6-month recycle hub trial at Mawson Lakes Library.	
Due:	August 2025	
28/10/24	Office for Recreation, Sport and Racing - Community Recreation and Sport Facilities Program	Christy Martin
4.1.5	9. Notes the outcome of these grant funding applications will be provided to Council via a future report.	
Due:	June 2025	
28/10/24	Motion on Notice Cr Buchanan: Building and Wayfinding Signage for Parafield Gardens Recreation Centre and City Gateway Signage on Port Wakefield Road	Jarred Collins
US-MON1	2. Requests Administration to present a report to the Urban Services Committee with renewal or relocation options and costings for the Gateway Signage on Port Wakefield Road.	
Due:	February 2025	
28/10/24	Tenancy Matter - Salisbury	Emma Robinson
4.4.1FI	Council previously resolved that this matter be considered in confidence.	
Due:	October 2025	

4. CONCLUSION

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

ITEM	4.1.1		
	URBAN SERVICES COMMITTEE		
DATE	18 November 2024		
HEADING	Capital Works Program - October 2024		
PREV REFS	Community Wellbeing and Sport Committee	5.1.2	20/02/2024
	Urban Services Committee	4.4.1FI	18/09/2023
	AMSC	AMSC4	12/03/2024
AUTHOR	Christy Martin, Team Leader Project Support, City Infrastructure		
CITY PLAN LINKS	1.1 Our City is attractive and well maintained 3.3 Our infrastructure supports investment and business activity 4.4 We plan effectively to address community needs and identify new opportunities		
SUMMARY	The following monthly status report and request for amendments are presented to effectively and efficiently manage the City Infrastructure Capital Works Program.		

RECOMMENDATION

That Council:

1. Approves the 2024/25 PR20018 SAMP Playground Service Continuity Program inclusion of the playground rubber soft fall renewal sites as detailed within paragraph 3.8 of this report (Item 4.1.1, Urban Services Committee, 18 November 2024).
2. Approves a non-discretionary 2024/25 second quarter budget review bid to the value of \$29,073.91 to administer the required budget adjustments for income and expenditure incurred within PR17598 Clubs/Sporting Facilities Service Continuity Program in relation to the raised coaches hut completed at Salisbury North Oval.
3. Include a non-discretionary 2024/25 second quarter budget review adjustment to reflect the \$300,000 of unsuccessful income as part of PR17190 City Wide Trails Service Continuity Program for Dry Creek, Valley View, with the balance of the project, \$318,000 being retained to delivery trail upgrades up to this value.
4. Approves a non-discretionary 2024/25 second quarter budget review adjustment to transfer \$5,000 from PR27742 SAMP Investigation, Plan and Design for Future Works to PR27670 Road Safety Project Plan to cover consultancy costs incurred.
5. Approves a non-discretionary declaration of \$149,239 of project savings within the 2024/25 second quarter budget review bid associated with PR27292 NAWMA Resource Recovery Park Capital Works.

ATTACHMENTS

There are no attachments to this report.

1. BACKGROUND

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

2. EXTERNAL CONSULTATION / COMMUNICATION

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

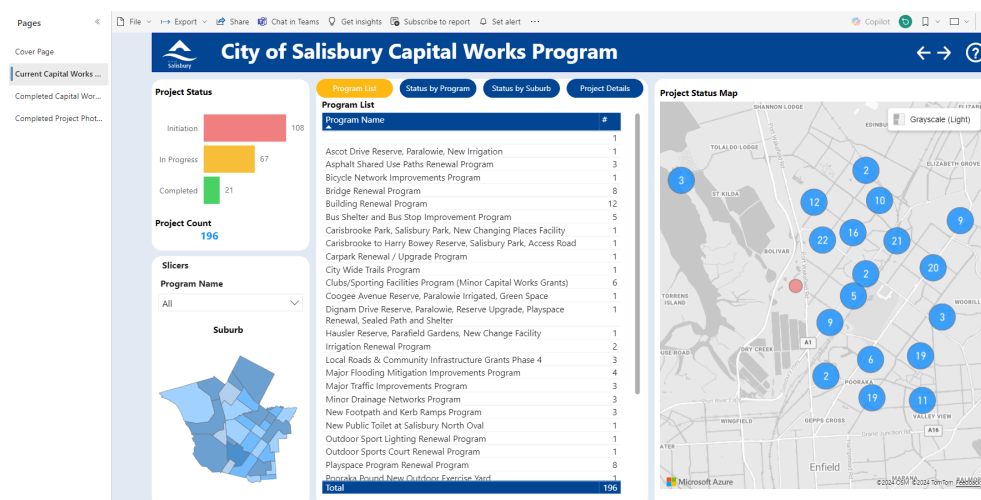
3. DISCUSSION

3.1 The Capital Works Program continues to progress with a variety of works occurring across the City. This is also the time where the preparation of the next round of budget bids occurs with a target for draft versions to be completed prior to the festive season.

3.2 As previously presented to Council via the CEO Briefing forum, the development of a new Capital Works dashboard has been created. This dashboard was developed to help view works schedule to occur, those in construction and projects which are complete.

3.3 The dashboard is interactive which enables user to drill into programs, projects, areas and years. Where able, a completed photograph is also attached. This tool has been added to the Elected Members Portal initially and will be followed by making available to the community via the public website.

3.4 This initiative provides a visual tool which demonstrates the quantum of projects delivered and the diversity of infrastructure maintained for the community.





Item 4.1.1

- 3.5 Building renewal works at the Salisbury Oval Clubrooms were recently completed. Works included the renewal of the roof, verandah, mechanical services and installation of security screens. As part of this program the design development has commenced for the renewal of the soccer clubrooms at Adams Oval, Salisbury North.

Salisbury Oval Clubrooms Roof and Mechanical Services Renewal



- 3.6 Early in November 2024, a new drink fountain was installed at Unity Park, Pooraka, supporting the adjacent playspace and dog parks.
- 3.7 The installation of new irrigation at Coogee Avenue Reserve, Paralowie, to provide new turf space will soon commence, following the completion of new irrigation at Ascot Drive Reserve, Paralowie. Collectively it is expected both locations will be completed prior to Christmas 2024.

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

Amendment to Program

PR20018 SAMP Playground Service Continuity Program

As part of the SAMP Playground Service Continuity Program, a series of sites are selected each year for rubber soft fall renewal. At the time of drafting the 2024/25 budget bid for the program, the nomination of sites was pending asset audit information. With this information now collated, approval is being sought to undertake the following rubber soft fall renewals within the allocated \$150,000 available program budget:

- Harry Bowey Reserve, Salisbury Park
- Finniss Avenue Reserve, Ingle Farm
- Cascades Village Reserve, Mawson Lakes
- Dickson Street Reserve, Salisbury North
- Lake Windemere, Salisbury North
- Shearwater Lake Reserve, Mawson Lakes

The above renewal works form part of routine works for this program and can be accommodated within the existing budget as planned.

Recommendation: Approves the 2024/25 PR20018 SAMP Playground Service Continuity Program inclusion of the playground rubber soft fall renewal sites as detailed within paragraph 3.8 of this report (Item 4.1.1, Urban Services Committee, 18 November 2024).

Impact: Formal presentation of playground rubber soft fall renewal 2024/25 locations.

Amendment to Budget

PR17598 Clubs/Sporting Facilities Service Continuity Program

In February 2024, a minor capital works grant was approved for Salisbury North Football Club to deliver a new raised coaches hut. This work is now complete, and the club has paid their agreed contribution. A non-discretionary 2024/25 second quarter budget review bid is now required to administer the balance of the income \$29,073.91 which will reflect the balance of the income and expenditure incurred. City of Salisbury awarded \$75,000 for this work with the club funding \$38,09.41 towards completion of the project.

Recommendation: Approves a non-discretionary 2024/25 second quarter budget review bid to the value of \$29,073.91 to administer the required budget adjustments for income and expenditure incurred within PR17598 Clubs/Sporting Facilities Service Continuity Program in relation to the raised coaches hut completed at Salisbury North Oval.

Impact: Administration to reflect income and expenditure incurred.

Amendment to Budget

PR17190 City Wide Trails Service Continuity Program

A section of Dry Creek trails at Valley View was scheduled to be upgraded within 2024/25 as part of the City Wide Trails Service Continuity Program. The \$300,000 of contributing income has not been able to be successfully sourced and therefore approval is being requested this month to retain the balance of the Council Contribution, \$318,000, to undertake trail works up to this value only in lieu. It is proposed to administer this income funding adjustment via the 2024/25 second quarter budget review.

Recommendation: Include a non-discretionary 2024/25 second quarter budget review adjustment to reflect the \$300,000 of unsuccessful income as part of PR17190 City Wide Trails Service Continuity Program for Dry Creek, Valley View, with the balance of the project, \$318,000 being retained to delivery trail upgrades up to this value.

Impact: Reduced scope of works due to unsuccessful income and delivery up to the Council funding value.

PR27670 Road Safety Project Plan

A request for a minor transfer of available funds is being sought this period due to an additional \$5,000 of consultancy expenditure being incurred to complete the Road Safety Project Plan as approved in March 2024, via the Asset Management Sub Committee. The required funds can be covered by available budget within PR27742 SAMP Investigation, Plan and Design for Future Works, however in order to transfer between programs this is required to be administered via the budget review process. It is proposed to include this minor adjustment in the 2024/25 second quarter budget review.

Recommendation: Approves a non-discretionary 2024/25 second quarter budget review adjustment to transfer \$5,000 from PR27742 SAMP Investigation, Plan and Design for Future Works to PR27670 Road Safety Project Plan to cover consultancy costs incurred.

Impact: Transfer of available budget funding to cover consultancy expenditure incurred.

PR27292 NAWMA Resource Recovery Park Capital Works

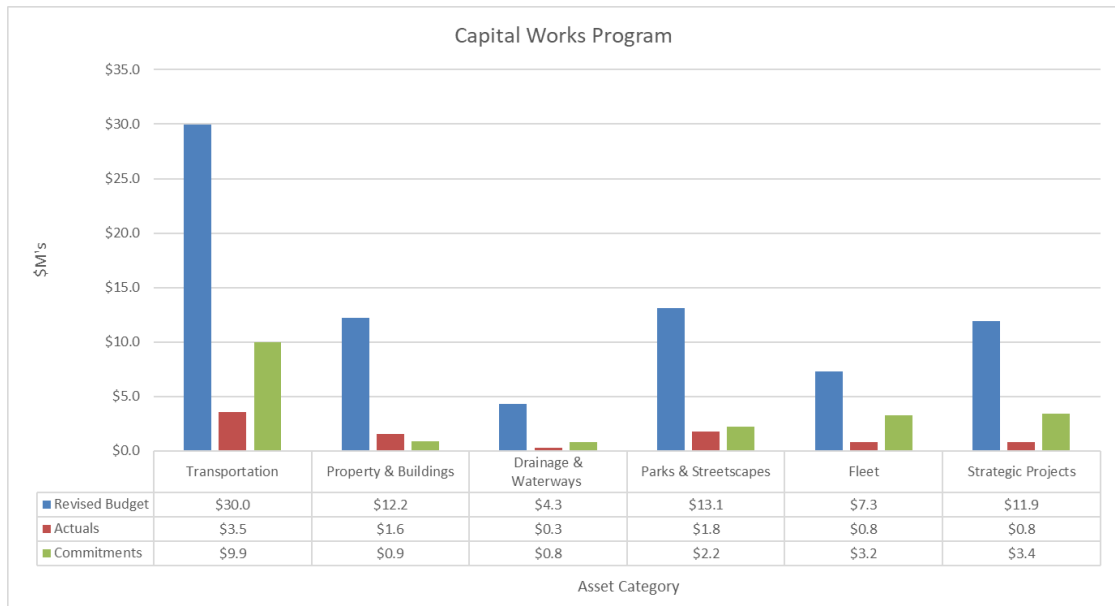
In accordance with resolution 0482/2023, Council endorsed supporting NAWMA to undertake safety and best practice capital works at the Research Road, Resource Recovery Park. This work is now complete including the installation of a new weighbridge and therefore the balance of the project, \$149,239 will be declared and included within the 2024/25 second quarter budget review bid to administer.

Recommendation: Approves a non-discretionary declaration of \$149,239 of project savings within the 2024/25 second quarter budget review bid associated with PR27292 NAWMA Resource Recovery Park Capital Works.

Impact: Declaration of project savings with all works now complete

4. FINANCIAL OVERVIEW

- 4.1 At the end of October 2024, the spend of Capital Works Program was at \$8.8M or 11.1%, and \$29.2M or 37.1% inclusive of commitments. This is excluding the asset categories of Information Technology, Salisbury Water and Strategic Property. The 2024/25 first quarter budget review is also presented this month, via the Finance and Corporate Services Committee, where further details regarding the capital program can be found.
- 4.2 The following graph provides a summary of the financial status of the Capital Works Program, excluding Information Technology, Salisbury Water and Strategic Property:



5. CONCLUSION

- 5.1 This month, a focus of the Capital Works Program update was on the new dashboard developed and made available to Elected Members. This interactive tool enables users to drill into information and see photographs where available for completed projects. This visual tool demonstrates the quantum and diversity of projects completed and delivered for the community.
- 5.2 A series of program and budget changes were also included this period being:
 - 5.2.1 The provision of the playground sites where rubber soft fall will occur this financial year as part of the SAMP Playground Service Continuity Program.
 - 5.2.2 An adjustment to income and expenditure budgets within PR17598 Clubs/Sporting Facilities Service Continuity Program associated with the agreed contribution from Salisbury North Football Club for the construction of the new raised coaches box.
 - 5.2.3 With no successful grant funding attained for the City Wide Trails Service Continuity Program, an adjustment is requested together with approval to utilise the Council contribution to deliver works up to this value of \$318,000 at Dry Creek, Valley View.

ITEM 4.1.1

- 5.2.4 A minor budget transfer of \$5,000 of available funding is included this period to address additional consultancy expenditure incurred as part of the development of the Road Safety Project Plan.
- 5.2.5 With the completion of the NAWMA managed capital works at the Research Road, Resource Recovery Park, the balance of the project will be declared via the second quarter budget review.

Item 4.1.1

ITEM	4.1.2
	URBAN SERVICES COMMITTEE
DATE	18 November 2024
HEADING	BMX Upgrade Parafield Gardens
AUTHOR	Robert Hutchison, Open Space Technical Lead, City Infrastructure
CITY PLAN LINKS	1.2 The health and wellbeing of our community is a priority 1.3 People are valued and they feel safe, included and connected 4.2 We deliver quality outcomes that meet the needs of our community
SUMMARY	Following Council’s resolution at its March 2024 meeting a number of options are presented for the upgrade of the existing BMX Tracks and reserve amenities provided on Kings Road Reserve, Parafield Gardens.

RECOMMENDATIONThat Council:

1. Notes the options for the potential upgrade of the BMX tracks and park amenities provided on Kings Road Reserve, Parafield Gardens as included in this report (Item 4.1.2, Urban Services Committee, 18 November 2024).

ATTACHMENTS

There are no attachments to this report.

1. BACKGROUND

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

“Requests the Administration to present a report to the Urban Services Committee in August 2024 with options and associated costs on the upgrade of the BMX track at Parafield Gardens.”

- 1.2 In April 2023 gave consideration to potential upgrades to the Parafield Gardens Recreation Centre. This work is currently in progress.

2. EXTERNAL CONSULTATION / COMMUNICATION

- 2.1 Should the upgrade of the BMX Track be supported the Administration recommend:
 - 2.1.1 that a specialized BMX Track designer be engaged to complete concept and detailed development for the space to ensure the proposed design is fit for purpose and meets all relevant design standards.

- 2.1.2 That a specialized Consultant be engaged to ascertain the building footprint required to provide the potential extension of the Garden Recreation Centre (the Centre), including any other associated development requirements this extension may initiate, and for this information to be considered and inform the design and layout of the BMX Track and reserve space proposed in both Option One and Option Two of this report.

3. DISCUSSION

Current Conditions

- 3.1 The existing facilities provided on Kings Road Reserve, Parafield Gardens, located at the intersection of Martins and Kings Roads, Parafield Gardens, includes two BMX tracks; a large senior track and a small junior track, irrigated turf, picnic setting and bollards on reserve edge.
- 3.2 These facilities are located adjacent the Council owned Gardens Recreation Centre, Morella Community Centre and Salisbury Villa Football Club and associated car parking and the privately owned and operated Parafield Gardens Swim School and Slug and Lettuce Hotel.
- 3.3 The reserve also has a large stand of mature trees along its southeastern boundary – between the BMX Facilities / reserve area, the Centre and Parafield Gardens Swim School. The reserve is also encumbered on the northwestern corner of the site by overhead high voltage transmission lines and a tower.
- 3.4 The large track occupies an area of approximately 5,400sqm and is approximately 200m in length and is reflective of a traditional BMX racing track with a starting mound, a series of jumps and rollers with bermed corners. The current track surface is compacted rubble, bordered by buried tyres at locations to define the track. The staging area and starting ramp are of concrete construction with access barriers to guide users to the track.
- 3.5 The small track occupies an area of approximately 400sqm, estimated to be 60m in length and is a junior focused track suitable for younger or less confident/skilled riders. The track surface is a mixture of bare earth and compacted rubble.

IMAGE 1
Current site conditions



Parafield Gardens BMX, intersection of Martins and Kings Road Parafield Gardens

- 3.6 Administration have developed two design options for Kings Road BMX Reserve.
- 3.6.1 Option One looks to renew and upgrade both tracks in their current locations. Noting that the junior track may require removal in the future to facilitate the extension to the Centre.
- 3.6.2 Option Two consolidates the existing two tracks (junior and senior), currently provided onsite, into a single BMX facility which provides for beginners, intermediate and advanced riders.
- 3.6.3 Both Option One and Option Two:
- incorporate upgrades to the surrounding reserve space which seek to support the activation and increased utilisation of the upgraded BMX facilities.
 - Consider the impact of the potential future extension of the Centre.

Report consultation

- 3.7 When considering the fore-mentioned resolution of Council (1.1) the Administration considered the potential redevelopment of the Kings Road BMX reserve area and the previous resolution of Council (1.2) to support the potential future extension of the Centre.
- 3.8 Key points to consider before any investment in this site include:
- a) The existing BMX tracks are generally considered to be in a serviceable condition. Noting that there are areas that do require maintenance and may not meet community expectations.
 - b) The Centre is currently in a serviceable condition and Council has not made a decision on any potential future extension.
 - c) That any significant open space works, e.g. development of a public access BMX track, must consider: the land area required to accommodate the potential extension of the Centre, the existing land use, programs and services provided onsite and any or all overarching licences, regulations and agreements in place for the sites.
- 3.9 The estimated area required to accommodate the proposed extension of the Centre is estimated at approximately 1000m². As noted in item 2.1.2, should Council support either Option One or Option Two, Administration recommend the engagement of a specialist building design consultant to understand the building requirements and to inform the open space design development.
- 3.10 Following consideration of the previous resolutions of Council and opportunities at the site the Administration have developed two design options for consideration by Council.

Development Options***Option One: Resurface, reshape the existing the track(s)***

- 3.11 The Administration has undertaken an initial and high-level site analysis to map the probable area required for the extension of the Centre, as described in item 3.9 of this report.
- 3.12 The site analysis utilised spatial overlays to understand the potential impacts of the proposed extension of the Centre and impact on the reserve area.
- 3.13 The analysis considered the impact of two different building orientations and the potential encroachment of each into the existing reserve area and BMX facilities on site.
- 3.14 The outcomes of this high-level and preliminary site analysis are shown in Image 2 of this report.
- 3.15 The undeveloped area on the southwestern corner of the Centre was not nominated as a potential development area, as this area is currently used to manage storm water on site.
- 3.16 The site analysis, shown in Image 2, demonstrates the site's ability to accommodate the proposed extension of the Centre whilst maintaining a majority of the existing senior BMX Track with only minor adjustments to its alignment.

- 3.17 The extension of the Centre, on either orientation, will require the removal of the existing junior BMX Track.
- 3.18 The North/South orientation will minimize the encroachment and adverse impact on the existing senior BMX Facility when compared to the potential impact of the East/West orientation.
- 3.19 Should Option One be preferred it is recommended that the following works be completed to the existing senior BMX Track:
- 3.19.1 The first straight of the track (from the starting ramp to the first berm) be realign, based on specialist design advice, to accommodate the potential extension and reserve encroachment of the extension into the reserve area and existing senior track.
- 3.19.2 The senior track be reshaped, based on expert design advice, to contemporary design standards following its current alignment (with consideration to item 3.20.1).
- 3.19.3 The track surfacing be a combination of compacted aggregate and asphalt (on high wear areas). This hybrid track surfacing considers:
- Rideability and rider experience. BMX is Bicycle Motocross and is traditional run-on a dirt or compacted aggregate surface. The hybrid track surface balances the rideability and rider safety with the authenticity of the riders' experience.
 - Maintenance: The use of asphalt on high wear areas e.g. corner berms, jump faces and landing areas and drainage channels will reduce routine ongoing maintenance requirements and the associated costs across the life of the asset.
 - Construction costs: Hybrid surfacing will minimize construction cost and concentrate investment to minimize ongoing maintenance costs to achieve value for money.
- 3.20 Should Option One be preferred it is recommended that the following works be completed to the existing junior BMX Track:
- 3.20.1 That minor reshaping of the track be completed, based on specialized design advise, to ensure rider safety, manage storm water run-off to reduce maintenance, increase rider enjoyment and track function.
- 3.20.2 That the track be resurfaced with a suitable compacted aggregate.
- 3.20.3 All works shall be carefully managed and give consideration to the potential removal of this track should / when the extension of the Centre is realized.

- 3.21 Should Option One be preferred it is recommended that the following works be completed within the adjacent reserve area:
- 3.21.1 Extension of existing system to irrigate an additional turf area surrounding the senior track.
 - 3.21.2 Installation of park seating.
 - 3.21.3 Construction of connecting pathways between the senior track, picnic setting and adjacent car parking.
 - 3.21.4 Installation of a drinking fountain.

IMAGE 2
Option One: Site Analysis



Option Two: New BMX Facility (Administrations recommended option)

- 3.22 The Administration has undertaken an initial and high-level site analysis to map the area required to develop a contemporary, informal and publicly accessible BMX Track. The outcomes of this analysis are shown in Image 3 of this report.
- 3.23 This site analysis utilised spatial overlays of contemporary and comparable BMX facilities from across Adelaide to inform the site's layout.
- 3.24 This analysis found that such facilities typically occupy approximately 7,000m².
- 3.25 The total remaining land area available to accommodate the BMX track and associate supporting development is approximately 8,000m². This land area comfortably exceeds the area of 7,000 m² typically provided and provides a level of flexibility to accommodate the constraints of the site e.g. established trees, overhead distribution lines and other service and statutory requirements etc. and minor changes to the positioning, size and orientation of the potential extension of the Centre.

- 3.26 Should Option Two be supported it is recommended that both the existing senior and junior BMX Tracks be demolished and a new single BMX Track and supporting facilities be developed.
- 3.27 The new BMX Track shall be located so as to not conflict with the potential future extension of the Centre.
- 3.28 The available land will accommodate:
- 3.28.1 A single new informal BMX track, with both beginner and advanced riding opportunities of approximately 200m in length. The proposed track length of 200m is equivalent to current senior track on site.
- 3.28.2 a passive reserve space around the track for observers and carers to recreate and support the activation of the site and that this include but not necessarily be limited to:
- irrigated turf (through out the reserve space e.g. boundary to boundary)
 - a picnic seating and shelter
 - park seating
 - connecting pathways
 - drinking fountain
 - pedestrian safety treatments along the street frontages to mitigate the risk of uncontrolled access to the road by cyclists
- 3.29 It is recommended that the new track surfacing be a combination of compacted aggregate and asphalt (on high wear areas). This hybrid track surfacing considers:
- 3.29.1 Rideability and rider experience. BMX is Bicycle Motocross and is traditional run-on a dirt or compacted aggregate surface. The hybrid track surface balances the rideability and rider safety with the authenticity of the riders' experience.
- 3.29.2 Maintenance: The use of asphalt on high wear areas e.g. corner berms, jump faces and landing areas and drainage channels will reduce routine maintenance requirements and the associated costs across the life of the asset.
- 3.29.3 Construction costs: Hybrid surfacing will minimize construction cost and concentrate investment to minimize ongoing maintenance costs to achieve value for money.

- 3.30 Should Option Two be supported it is recommended that the passive recreation reserve, surrounding the track,

IMAGE 3
Option Two: Site Analysis
(Administrations recommended option)



Design options (One and Two) risk, opportunities and considerations

- 3.31 The Administration have not undertaken a tree audit to understand the impact that the proposed developments, both BMX Track and potential Recreation Centre extension, will have on the established trees on site.
- 3.32 The Administration is yet to confer with Office of the Technical Regulator (OTR) or ElectraNet, who govern all activities within the high voltage exclusion zone for the overhead distribution lines, any requirements for the development of contemporary BMX facilities at this location.
- 3.33 The Administration are confident that any conditions or restrictions applied, by the OTR or ElectraNet, to the site can be accommodated within the allocated area outside of the statutory exclusion zone.
- 3.34 It is recommended that the BMX track designs be completed by a specialist design consultant to maximise efficient use of space and ensure a high level of rideability is achieved.

- 3.35 It is recommended that during the design phase, of either Option One or Option Two, that specialist design input be sourced to confirm the following items and for this information to inform the design of the BMX Track(s) and associated reserve developments:
- 3.35.1 the land area required to accommodate the extension of the Centre
 - 3.35.2 any potential impact of new or modification to existing service connections to facilitate the extension which may affect the development of the BMX Track or associated reserve area e.g. stormwater, sewer and / or electrical connection etc.
 - 3.35.3 any additional development approval requirements e.g. provision of additional carparking and building inclusion etc. which may increase the required development area
 - 3.35.4 that may be required and that this feedback be considered and reflected in any BMX Track and reserve design.

Community engagement

- 3.36 Should works to upgrade the Kings Road BMX Track and surrounding area be supported, the Administration recommends that a targeted Community Engagement process be incorporated and undertaken as part of the design process and that this process includes as a minimum:
- 3.36.1 One design workshop attended by the community, Ward Councillors, Mayor, appointed specialized design consultant and key project staff to workshop the concept design(s) for the site.
 - 3.36.2 The development of a Community Engagement Communication plan including onsite signage, social media advertisement via the City of Salisbury Facebook Page and target letter drop(s) informing the community, surrounding resident and landowners, nearby schools and Clubs (including Cross Keys BMX Club) and users of the space of the proposed works and inviting them to make a submission on the proposal via the Community Engagement process or attend the fore mention design workshop (as noted in item 3.36.1) to provide feedback on the design.

4. FINANCIAL OVERVIEW

Capital Costs

4.1 High level cost estimates for the two design options are provided in the below tables:

Option One: Resurface, reshape the existing the track(s)	
Items	Estimated Cost (,000)
Resurface and reshape the existing senior and junior BMX Tracks	\$250
Reserve improvements	\$150
Sub-total	\$400
<i>Contingencies</i>	<i>\$40</i>
<i>Project Preliminaries & Management</i>	<i>\$40</i>
TOTAL	\$480

Option Two: Replacement with new BMX Facility (Administrations recommended option)	
Items	Estimated Cost (,000)
Demolition and redevelopment of BMX Track	\$500
Reserve improvements	\$250
Sub-total	\$750
<i>Contingencies</i>	<i>\$75</i>
<i>Project Preliminaries & Management</i>	<i>\$75</i>
TOTAL	\$900

Operational costs

- 4.2 In addition to the capital cost on-going operational/ maintenance budgets and programs will need to be revised following completion of the works.
- 4.3 Any increases to operational budgets for the Business-as-Usual operations of the site e.g., mowing, litter pickup, site inspections etc. are considered to be minor, based on the existing provision of assets on site. Any increases to the maintenance budget will be reported to Council as part of the annual business planning process.
- 4.4 The new track surfaces (recommended in both Option One and Two) will require preventative maintenance to be completed every 2 years to maintain the surface condition to ensure site safety and rideability and ensure the complete asset life is realized. This cost of this work is estimated at approximately \$35,000 every 2 years.
- 4.5 There is currently no budget allocation for the renewal of BMX tracks at Kings Road in the Strategic Asset Management Plan and Long-Term Financial Plan.
- 4.6 The Administration are currently working to development a Sport Surface Asset Management Plan. This plan will include the informal and publicly accessible bicycle facilities such as the Kings Road BMX Track(s). Should the redevelopment of this site be supported the asset maintenance and renewal cost will be incorporated into this new Asset Management Plan.

5. CONCLUSION

- 5.1 The Administration has provided two options for the consideration of Council for the upgrade of the BMX Track(s) and reserve area at the Kings Road Reserve BMX Track, Parafield Gardens.
- 5.2 Option One suggests the upgrade of the existing tracks and surrounding reserve amenities and accommodates potential extension of the Gardens Recreation Centre. The estimated cost for this development is \$480,000.
- 5.3 Option Two (Administration's recommended option) recommends the removal of both the existing junior and senior BMX tracks and the replacement of these tracks with a new single BMX Track and the upgrading of the surrounding reserve amenities and accommodates the potential extension of the Gardens Recreation Centre. The estimated cost for this development is \$900,000.
- 5.4 The Administration recommends Option Two as it provides the greatest ability to provide a contemporary and publicly accessible BMX facility, reserve improvements and the future growth and extension of the Gardens Recreation Centre.
- 5.5 That the renewal/ upgrade of the BMX track will require an operating budget increase of \$35,000 every 2 years to ensure that the track surface is maintained fit for purpose and to ensure assets useful life is able to be achieved.

ITEM	4.1.3
	URBAN SERVICES COMMITTEE
DATE	18 November 2024
HEADING	Adams Creek and Greater Edinburgh Parks Stormwater Management Plan - Update
AUTHOR	David Pezzaniti, Senior Stormwater Engineer, City Infrastructure
CITY PLAN LINKS	1.2 The health and wellbeing of our community is a priority 4.2 We deliver quality outcomes that meet the needs of our community
SUMMARY	Community consultation of the Stormwater Management Plans has been completed for the Adams Creek and Greater Edinburgh Parks (and St Kilda) catchments. A summary of the consultation has been added to the Stormwater Management Plans and they are now ready to be submitted to Green Adelaide for State Government approval. Once approved future drainage works in the catchments will be eligible for funding and formal support from agencies.

RECOMMENDATIONThat Council:

1. Adopts the Final Stormwater Management Plans for the Adams Creek and Greater Edinburgh Parks (including St Kilda) Catchments (Attachments 1 and 2, Item 4.1.3, Urban Services Committee, 18 November 2024).
2. Approves the Stormwater Management Plans to be submitted to Green Adelaide for approval (Attachments 1 and 2, Item 4.1.3, Urban Services Committee, 18 November 2024).

ATTACHMENTS

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

1. Adams Creek Stormwater Management Plan (Circulated under separate cover)
2. Greater Edinburgh Parks and St Kilda Catchment Stormwater Management Plan (Circulated under separate cover)

1. BACKGROUND

- 1.1 At its meeting held on Monday, 22 July 2024, it was resolved that Council:

“Notes that the outcomes of the consultation will be incorporated into the Final Stormwater Management Plans (the Plans) which will be presented to Council for adoption.”

1.2 A key step in the development of the Stormwater Management Plans (SMPs) includes adoption by the Council, including community, which has now been completed. These critical elements of an SMP are set out in the State Government’s Stormwater Management Authority’s (SMA) SMP Guidelines. Figure 1 shows the current status of the Adams Creek and Greater Edinburgh Parks (including St Kilda) SMP.

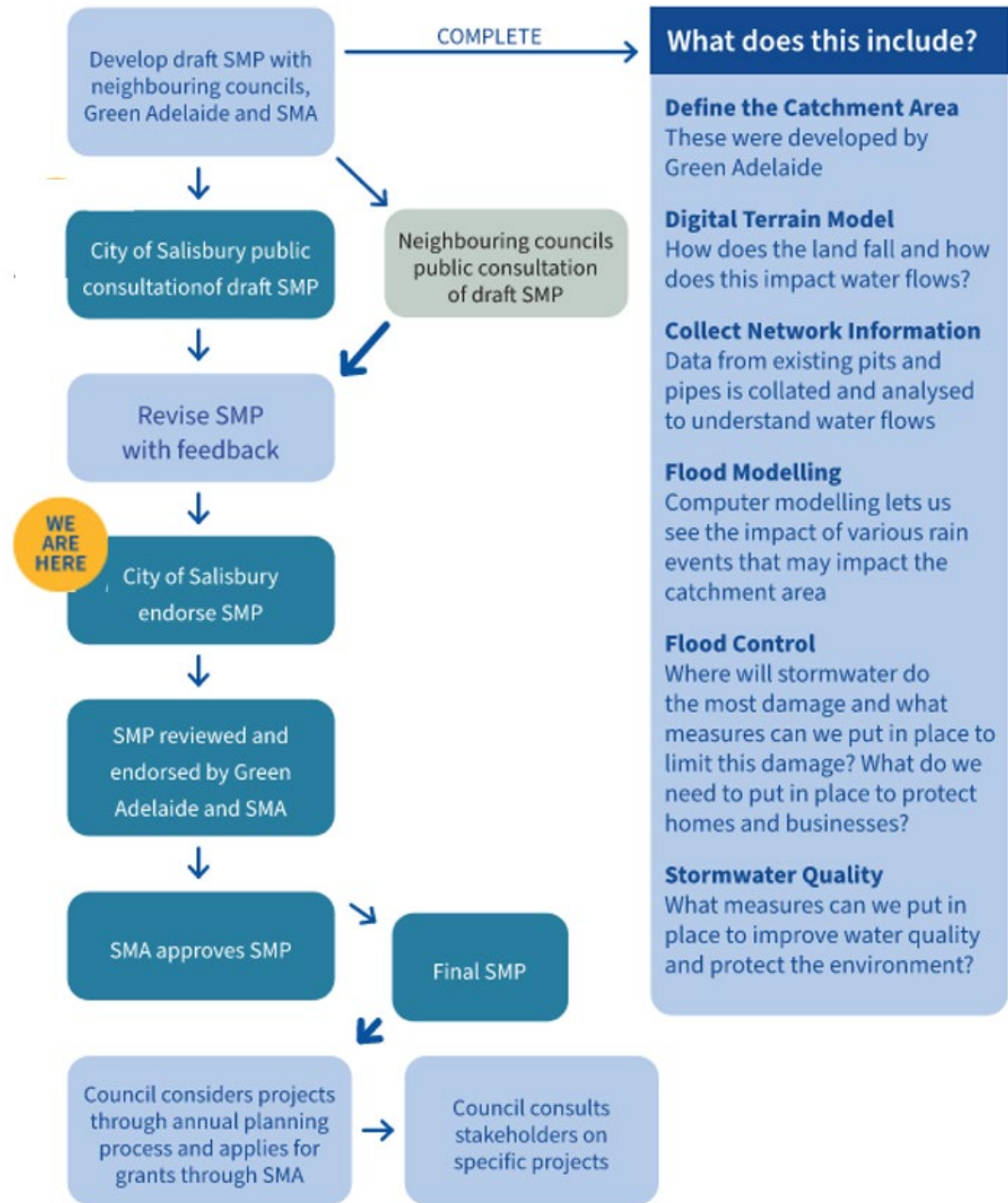


Figure 1: Development of Stormwater Management Plans and current status.

2. EXTERNAL CONSULTATION / COMMUNICATION

2.1 Community consultation was undertaken of the Stormwater Management Plans for the Adams Creek and Greater Edinburgh Parks (including St Kilda) Catchments. The community consultation approach was similar to that conducted by the City of Playford. The consultation was conducted over a five-week period, between the 17 August and 26 September 2024.

2.2 The main elements of the consultation were:

- ‘Have Your Say’ on the City of Salisbury web site.
- Advertisement placed in Advertiser on 5 September 2024.
- Individual letters and information package to residents of identified flood affected in a 100 year flood event.
- Drop - in session at the Salisbury Community Hub on 3 September 2024.

2.3 A ‘Have Your Say’ website

2.3.1 The ‘Have Your Say’ page (Figure 2) on the Council’s website consisted of:

- An information package about the stormwater management plans
- An on-line survey form to seek residents feedback on specific areas of the stormwater management plan and general feedback.
- Links to both, Adams Creek and Greater Edinburgh Parks Catchments stormwater management plans.

2.3.2 The material provided on the ‘Have Your Say’ site was similar to that utilised by the City of Playford during their consultation.

2.3.3 The site was active between 17 August and 26 September 2024.

Stormwater Management Plans

Status: Closed

Submissions closed: 26 September 2024 at 5:00 pm

The City of Salisbury and City of Playford has developed two draft regional Stormwater Management Plans for the Adams Creek Catchment and Greater Edinburgh Parks (and St Kilda) Catchment.

To help us understand your priorities around stormwater management, we are sharing the draft plans with the Salisbury community for your feedback.

Council are seeking community feedback on the following Draft Stormwater Management Plans:

- [Adams Creek and Helms Road Catchment](#)
- [Greater Edinburgh Parks and St Kilda Catchment](#)

What are Stormwater Management Plans? You can find out more [here](#).

Consider the DRAFT Stormwater Management Plans and provide feedback on the following objectives:

- Flood management
- Protecting the environment
- Improving water quality
- Asset management
- Water reuse

Council needs your input to determine what objectives are most important to you. In this survey you will be asked to rank the objectives in order of importance to you. You will also have the chance to provide additional comments.

Your feedback will inform Council decision making around stormwater management and the prioritisation of stormwater projects in the future.

Feedback closes Thursday 26 September, 2024

Figure 2: ‘Have Your Say’ web page

2.4 Letters to residents

- 2.4.1 A targeted approach was taken, focusing on residents potentially affected by the 100 year flood, identified from flood maps in the Stormwater Management Plan.
- 2.4.2 Individual letters were sent to residents of properties where dwellings have been identified to be inundated in 100 year flood event. These properties were determined from the flood maps created in 2022.
- 2.4.3 The letters advised the residents of the potential flood risk. In addition, an information package was enclosed, providing additional information about flooding and flood management.
- 2.4.4 To facilitate a more informed engagement, the letter and information package were provided to the residents two weeks prior to the commencement of the general community consultation. A total of 44 letters were sent to residents, all located in the Adams Creek catchment.

2.5 Advertisement

- 2.5.1 An advertisement was placed in the Advertiser on 5 September 2024.



Have Your Say - Stormwater Management Plans

The City of Salisbury invites feedback on its draft regional Stormwater Management Plans for the Adams Creek Catchment and Greater Edinburgh Parks (and St Kilda) Catchment to help us understand the community's priorities around stormwater management. Your feedback will inform Council decision making around stormwater management and the prioritisation of stormwater projects in the future. The document can be viewed at www.salisbury.sa.gov.au/haveyoursay. Feedback is welcome and can be sent to General Manager City Infrastructure, PO Box 8, Salisbury SA 5108 or via email to city@salisbury.sa.gov.au, subject SMP. Feedback closes on Thursday 26 September, 2024.

2.6 Drop-in sessions for the community to consult directly with staff

- 2.6.1 A drop-in session was held on 3 September 2024. The session was provided to allow resident to view the reports (including flood maps) and ask questions to Council staff in person. The session was held at the Salisbury Community Hub.

3. DISCUSSION

- 3.1 The level of community response from the consultation was low. The total number for views of the 'Have Your Say' main landing page was 61. The 'Have Your Say' stormwater webpage experienced a total of 14 views.
- 3.2 One resident visited the drop-in session. This resident was one of those who received a letter about the potential flood impact to their property. During the session there were discussions about actions Council were undertaking to mitigate flooding, as well as measures the resident could take to protect their property.
- 3.3 No changes were made to the SMP's as a result of the community feedback, apart from including the feedback received in the Plans.
- 3.4 Flood modelling and climate change predictions are modified from time to time and this SMP is expected to be delivered over a ten plus year timeframe. As a result, while this SMP is based on current flood modelling and climate change predictions at the time, and is consistent with the City of Playford's report, the design requirements will continue to use any updated modelling that is available which may lead to project solutions being different to that in this SMP.

4. FINANCIAL OVERVIEW

- 4.1 The catchment areas for both SMPs span the City of Salisbury and City of Playford.
- 4.2 The total capital works expenditure identified in the GEP and Adams Creek catchment SMPs are approximately \$120 M and \$35 M, respectively. The cost estimates are based on data prior to 2020 and require to be revised to reflect construction escalations (likely to be in the order of 30-50% increase in costs). Further technical investigations, design work and consultation will need to be completed following the adoption of the SMP. This additional work will further refine the project scopes and the cost estimates will be revised to reflect the changes. The plan provides a cost breakdown and funding responsibilities according to the location of the works.
- 4.3 Following approval by the Stormwater Management Authority (SMA), Council will be eligible to seek capital expenditure funding from the Authority. In addition to stormwater infrastructure, other associated capital expenditure is eligible for funding such as land purchase, investigations, design, etc. Co-contributions are generally requested from Council.
- 4.4 The approved SMP will form a part of Council's key documents when seeking funding and/or assistance from State and Australian Governments.
- 4.5 For the Adams Creek SMP funding will predominantly be sought from the SMA for capital works identified in the plan.

- 4.6 For the capital works identified in the GEP SMP, funding will be sought from a mix of sources, including developer contributions, SMA, State and Australian Governments. The GEP has been identified in the Greater Adelaide Regional Plan (2024) as a key employment region for the State and plans are currently underway to seek funding from the Australian Government.
- 4.7 There is currently no funding in Council's Long Term Financial Plan for this work.
- 4.8 Over the next 2 to 3 years there is expected to be significant technical work to be undertaken with this SMP, including engineering design and investigations, environmental assessments, stakeholder engagement, financial analysis and funding negotiations. Budgets for this work will need to be allocated.

5. CONCLUSION

- 5.1 Community consultation of the Stormwater Management Plans is now complete.
- 5.2 There was a low response to the consultation.
- 5.3 No negative feedback was received.
- 5.4 The outcome of the community engagement by Council has been incorporated in the Stormwater Management Plans.
- 5.5 Following adoption by Council, the Final Stormwater Management Plans will be submitted to Green Adelaide for State Government Approval.

ITEM	4.1.4
	URBAN SERVICES COMMITTEE
DATE	18 November 2024
HEADING	Dry Creek Catchment Stormwater Management Plan - Update
AUTHOR	David Pezzaniti, Senior Stormwater Engineer, City Infrastructure
CITY PLAN LINKS	1.5 Our community is resilient and adaptive to change 4.2 We deliver quality outcomes that meet the needs of our community
SUMMARY	This report outlines the status of Dry Creek Catchment Stormwater Management Plan. An important step toward completion of the plan is stakeholder engagement and consultation with Council's Community. Following this step and final approval by Council, the plan will be eligible for State Government endorsement and support.

RECOMMENDATIONThat Council:

1. Approves the Draft Dry Creek Draft Stormwater Management Plan (Attachments 1 and 2, Item 4.1.4, Urban Services Committee, 18 November 2024) for stakeholder engagement and community consultation.
2. Notes that the outcomes of the consultation will be incorporated into the Final Stormwater Management Plan which will be presented to Council for adoption.

ATTACHMENTS

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

1. Dry Creek Catchment Stormwater Management Plan Volume 1 (Circulated under separate cover)
2. Dry Creek Catchment Stormwater Management Plan Volume 2 (Circulated under separate cover)
3. Stormwater Management Plan Background Document
4. Stormwater Management Plan Information Package
5. Have Your Say on Stormwater Management Plans Draft
6. Letters to Residents
7. Flood Risk FAQ

1. BACKGROUND

Stormwater Management Plans

- 1.1 Council has recently developed three major Stormwater Management Plans (SMPs). These plans have been developed for three catchments that cover more than 90% of Council's jurisdiction (see Figure 1). The catchments covered by the three SMPs are: Dry Creek, Adams and Greater Edinburgh Parks (includes St Kilda area). Two other catchments that exist in the City of Salisbury are Little Para and Cobbler Creek. This report deals with the Dry Creek SMP.
- 1.2 The Dry Creek catchment is shared with the Cities of Tea Tree Gully and Port Adelaide Enfield. The Dry Creek catchment is around 150 km² with just over 50% located in the City of Salisbury. The split in area with the Cities of Tea Tree Gully and Port Adelaide Enfield is approximately 40% and 10%, respectively.
- 1.3 Due to the file size and number of pages, the Dry Creek Catchment SMP will be available to view on the Elected Members Portal and is available to public upon request.
- 1.4 A key step in the development of the SMPs includes adoption of the plan by the Council, including consultation with key stakeholders and the community. These critical elements of an SMP are set out in the State Government's Stormwater Management Authority's (SMA) SMP Guidelines. Figure 2 shows the current status of the Dry Creek SMP and Table 1 provides a schedule of remaining activities that will bring this SMP to a conclusion and ready for submission to the State Government for endorsement. For further information, a background paper to Stormwater Management Plans is provided in Attachment 1.

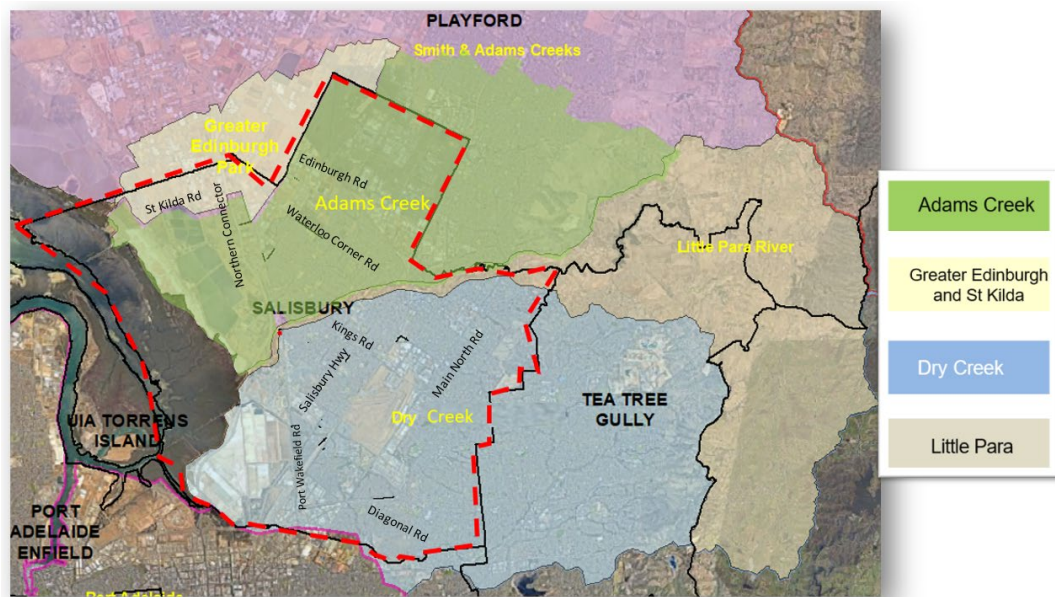


Figure 1: Map showing stormwater catchment areas

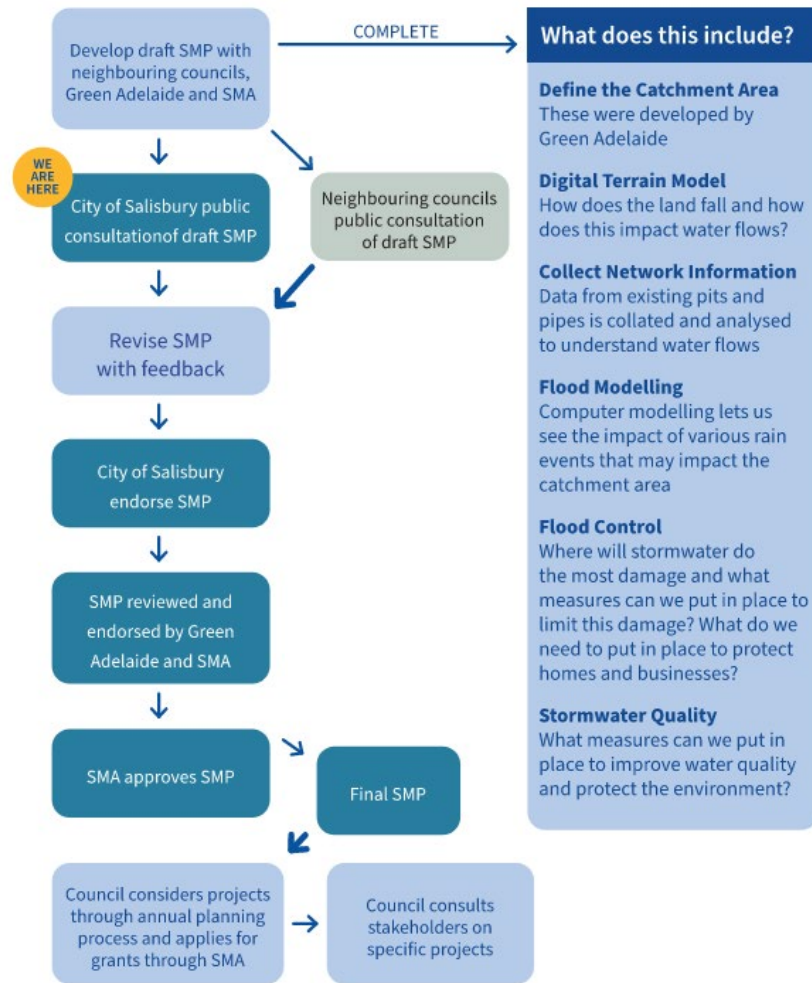


Figure 2: Development of Stormwater Management Plans and Current Status

Item	Step	Timing
1	Stakeholder consultation.	Dec2024 to Jan 2025
2	Community consultation	Feb 2025
3	Review consultation feedback.	March 2025
4	Present Final SMPs to Council for formal approval	May 2025
5	Submit Final SMP Report to State Government for endorsement.	June 2025

Table 1: Schedule of steps to bring the Dry Creek SMPs to a conclusion

1.5 As set out in the Stormwater Management Agreement between State and LGA SA (*Local Government Act 1999*, Schedule 1A), approved SMPs that will be eligible for State Government funding must be endorsed by the SMA and Green Adelaide Board. For this reason, it is proposed that this SMP will be submitted for endorsement, following incorporation of consultation outcomes in the final report.

2. EXTERNAL CONSULTATION / COMMUNICATION

- 2.1 Initial project stakeholder engagement workshop took place with the Stormwater Management Authority (SMA), EPA SA and Department of Environment and Water (Green Adelaide).
- 2.2 During the development to the SMP there has been engagement with the City of Tea Tree Gully. Formal engagement with the Cities of Tea Tree Gully and Port Adelaide Enfield are planned as part of the proposed stakeholder engagement.

3. DISCUSSION

- 3.1 Stormwater Management Plans are typically developed for the whole catchment. At the time of commencing the SMP, the City of Tea Tree Gully was not able to include their part of the Dry Creek catchment. At the same time advice on the development intentions of the Salts Fields was received by Council. Due to the importance of potential development of the Salt Fields, a decision was made to proceed with the SMP for the lower Dry Creek catchment situation in the City of Salisbury. It should be noted that while the lower Dry Creek catchment is the subject of the SMP, the critical aspects of the upper Dry Creek catchment were accounted for, particularly for the development of the flood maps.
- 3.2 The development of a Stormwater Management Plan is prepared in accordance with the SMA's guidelines for the key components of the plan including: flooding; water quality and reuse; amenity; recreation; environmental protection/enhancement; and asset management.
- 3.3 For the lower Dry Creek Catchment SMP the plan identified several stormwater management strategies and options. Some of the strategies listed a range of high-level options. The key strategies recommended in the SMP are:
 - Local flood mitigation strategies at several location within the catchment
 - Dry Creek channel flood mitigation strategy to manage flows upstream of Salisbury Highway, including the examination of a major instream detention dam similar to Cobbler Creek Dam.
 - Integrated stormwater management strategy for the bottom-end outfall region.
- 3.4 Many of the recommendations in the plan are to improve flood management across the lower Dry Creek catchment. According to the updated 100 year flood maps in the SMP approximately 300 properties have been identified where dwelling floors may be inundated. More than 80 of these properties are located at Globe Derby.
- 3.5 Flood modelling and climate change predictions are modified from time to time and this SMP is expected to be delivered over a ten plus year timeframe. As a result, while this SMP is based on current flood modelling and climate change predictions at the time, and is consistent with the City of Playford's report, the design requirements will continue to use any updated modelling that is available which may lead to project solutions being different to that in this SMP.

Stakeholder Consultation

3.6 Planned engagement government stakeholders include:

- Department of Infrastructure and Transport
- Department of Environment and Water (Green Adelaide)
- Renewal SA
- SA Water
- Correction Services
- PIRSA
- City of Tea Tree Gully
- City of Port Adelaide Enfield

3.7 Planned engagement with non-government stakeholders will include:

- Buckland Park Mining Co
- Bridgeway Hotel
- Dolphin Sanctuary and other interest groups

Community Consultation

3.8 The SMP's community consultation process will be conducted at a high level, similar to that recently conducted for the Adams Creek SMP in September 2024. It will be conducted via an online platform, consisting of an information package on the Stormwater Management Plans and a website feedback form. There will also be drop-in events for direct community engagement with Council engineering staff. The process is expected to take about four (4) weeks to complete. The communication strategy, information package and 'Have Your Say' web feedback form are provided in Attachments 2, 3 and 4, respectively.

3.9 As with Adams Creek community consultation process, for residents that have been identified to be flood prone in a 1 in 100 year event, it is proposed that they be notified directly by letter and provided with additional material on flood management. The proposed consultation letter and associated FAQ document are provided in Attachments 5 and 6.

4. FINANCIAL OVERVIEW

4.1 The SMP provides recommendations for capital works that have been prioritised, together with cost estimates. It should be noted that the estimates are based on concept options and costing can vary considerably. Current cost estimates for strategies outlines the Dry Creek catchment SMP is in the order of \$150 million.

4.2 Given the Dry Creek catchment spans across three councils and several significant external stakeholders exists, there will need to be a collaborative and cost sharing approach to the implementation of the recommendations.

4.3 Once implemented, there will also be some additional operating costs due to the maintenance requirements of the new infrastructure.

- 4.4. There is currently no allowance for these capital or operating cost increases in Council's existing long term financial plan.
- 4.5 Further technical investigations, design work and consultation will need to be completed following the adoption of the SMP. This additional work will further refine the project scopes and the cost estimates will be revised to reflect the changes. There is currently no funding in Council's Long Term Financial Plan for this work.
- 4.6 A 10-year capital expenditure program for the recommended actions is provided in the SMP. It should be noted that Council is responsible for setting the capital expenditure and time frame.

5. CONCLUSION

- 5.1 Three stormwater management plans have been developed, with a combined catchment area covering more than 90% of Council's jurisdiction. The Dry Creek Catchment is significant as it covers approximately two thirds of the Council's population.
- 5.2 The Draft Dry Creek Catchment SMP is now ready for stakeholder engagement and community consultation. The community consultation will be conducted in a similar manner to the consultation undertaken for Adams Creek catchment SMP.
- 5.3 A community consultation strategy and consultation material have been prepared for implementation.
- 5.4 A further report will be provided to Council, following the completion of the consultation process.

Stormwater Management Plans

BACKGROUND DOCUMENT

Council Stormwater Catchment Management Plans (SMPs)

Council has recently developed three major Stormwater Management Plans (SMPs). These plans have been developed for three catchments that cover a least 80% of Council's jurisdiction (see attached plan of catchment). The catchments covered by the three SMPs are: Dry Creek, Adams and Greater Edinburgh Parks (includes St Kilda area). One other significant catchments that exist in the City of Salisbury in the Little Para river. Little Para River Catchment cover the remaining area in Salisbury and a plan for these catchments exists, but not necessarily in the form of an SMP. The plan will be reviewed in the near future, in collaboration with the City of Tea Tree Gully and SA Water.

Establishment of the Stormwater Management Plan in South Australia

The development of stormwater management plans was introduced into local government in the early 2000's. The purpose of the plans is to ensure stormwater management is addressed on a total catchment basis with various local government authorities and relevant state government agencies implement and fund a coordinated and multi-objective approach (SMA 2007)

In 2006, the Stormwater Management Agreement was executed between the State of South Australia and the Local Government Association on Stormwater Management improved finance and governance arrangements for stormwater management throughout South Australia. In 2007, the LGA Act 1999 was amended to include Local Government (Stormwater Management) Amendment (Act 2007).

In 2013 an Agreement on Stormwater Management was entered into between the State Government and LGA SA and the LGA Act 1999 Schedule 1A was amended. A key element of the 2013 agreement is the introduction of an operational model for the Stormwater Management Authority (SMA) to enable it to play a more strategic coordination and leadership role in stormwater management across the Greater Adelaide region. The SMA administers the Stormwater Management Fund to provide financial support to Councils for the development of SMPs and implementation of recommendations in the plans (including infrastructure).

Stormwater Management Plans - Purpose

Stormwater Management Plans provide a framework for the holistic management of stormwater within the catchment area. It summarises the current state of the catchment, identifies problems and opportunities, defines objectives and develops a list of prioritised strategies which seek to achieve Councils' goals and meet the multi-objective requirements of the SMP planning process. The strategies are aimed at:

- Providing an acceptable level of protection from flooding to the community and public and private assets.
- Improving water quality to meet the requirements for protection of the receiving environment.
- Maximising the economic reuse of stormwater for beneficial purposes.
- Managing stormwater assets in a sustainable manner.
- Achieving desirable planning outcomes associated with new development, open space, recreation and amenity.
- Managing stormwater runoff in a manner that protects and enhances biodiversity and the natural environment.

A multi-criteria analysis framework is used to rate the stormwater management strategies against a wide range of benefits including reduction in flood risk, water reuse and water quality improvements.

Other critical elements of the plan include:

- Cost apportionment between local government bodies in the catchment. The SMA guidelines provides direction on how the cost apportion should be determined.

- Timeframe for implementation of the strategies and options identified in the plan. The plan will include a 10 year capital expenditure program. However, implementation may take a much longer time period and it is acknowledged that it is subject to Council's ability to fund projects in a sustainable manner, noting there may be other external sources of funding for implementation. The capital expenditure may include detailed investigation and design, as well as capital works.

Consultation

The objectives of stakeholder consultation for the SMP are to:

- Communicate the SMP and its aims to stakeholders.
- Obtain stakeholder input to the SMP, specifically the identification of key stormwater management issues and opportunities.
- Obtain stakeholder feedback on structural and non-structural stormwater management measures developed for the SMP.

Key stakeholders include neighbouring councils that are situation it the catchment area. Additionally, the following State Government agencies have been identified:

- SA Water
- Department of Planning, Transport and Infrastructure
- Department for Environment and Water
- Coast Protection Board
- Environment Protection Authority South Australia
- Department of Primary Industries and Regions South Australia
- Department for Trade and Investment.
- Consultation with Green Adelaide.

Consultation with the community is an important step of the process and this usually takes place after stakeholder engagement.

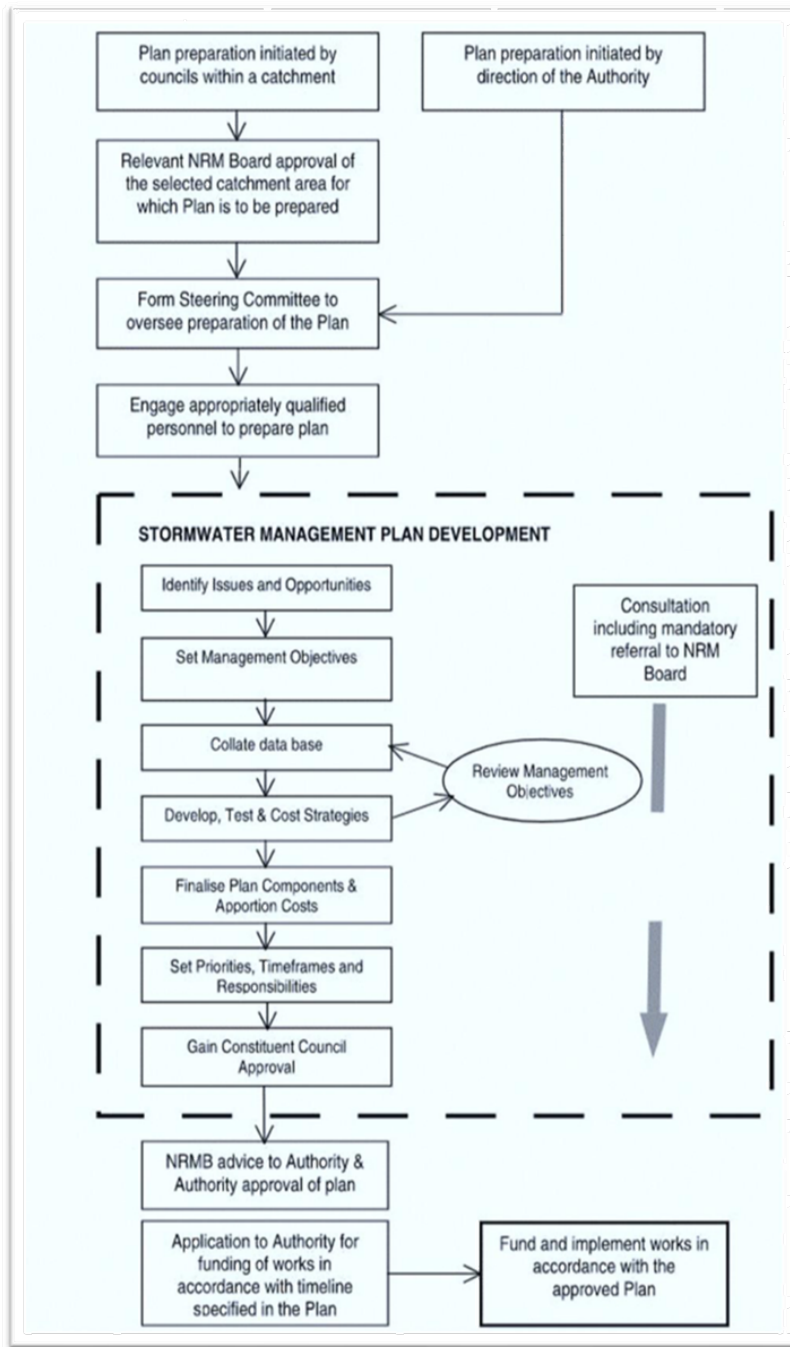
Approval and Implementation Process

The plan IS considered to be complete when endorsement is received from Green Adelaide and the Stormwater Management Authority. Once endorsed, projects listed in the capital expenditure program will be eligible for co-contribution funding from the Stormwater Management Authority. Each Council is responsible for the implementation of activities listed in the capital expenditure program.

While the sharing of costs have not as yet been agreed to between Playford and Salisbury there is agreement that a set of cost sharing principles needs to be established to facilitate funding of various works. While It is expected that private developers, State Government, and possibly the Federal Government will contribute to the costs of identified treatments, both Councils should expect to have substantial upfront investments for the identified capital works prior to receiving the full developer contributions. We believe that the majority of the local government contribution to the identified works for both the GEP and Adams Creek SMP's will be the responsibility of Playford as most of the developable land lies within their boundary.

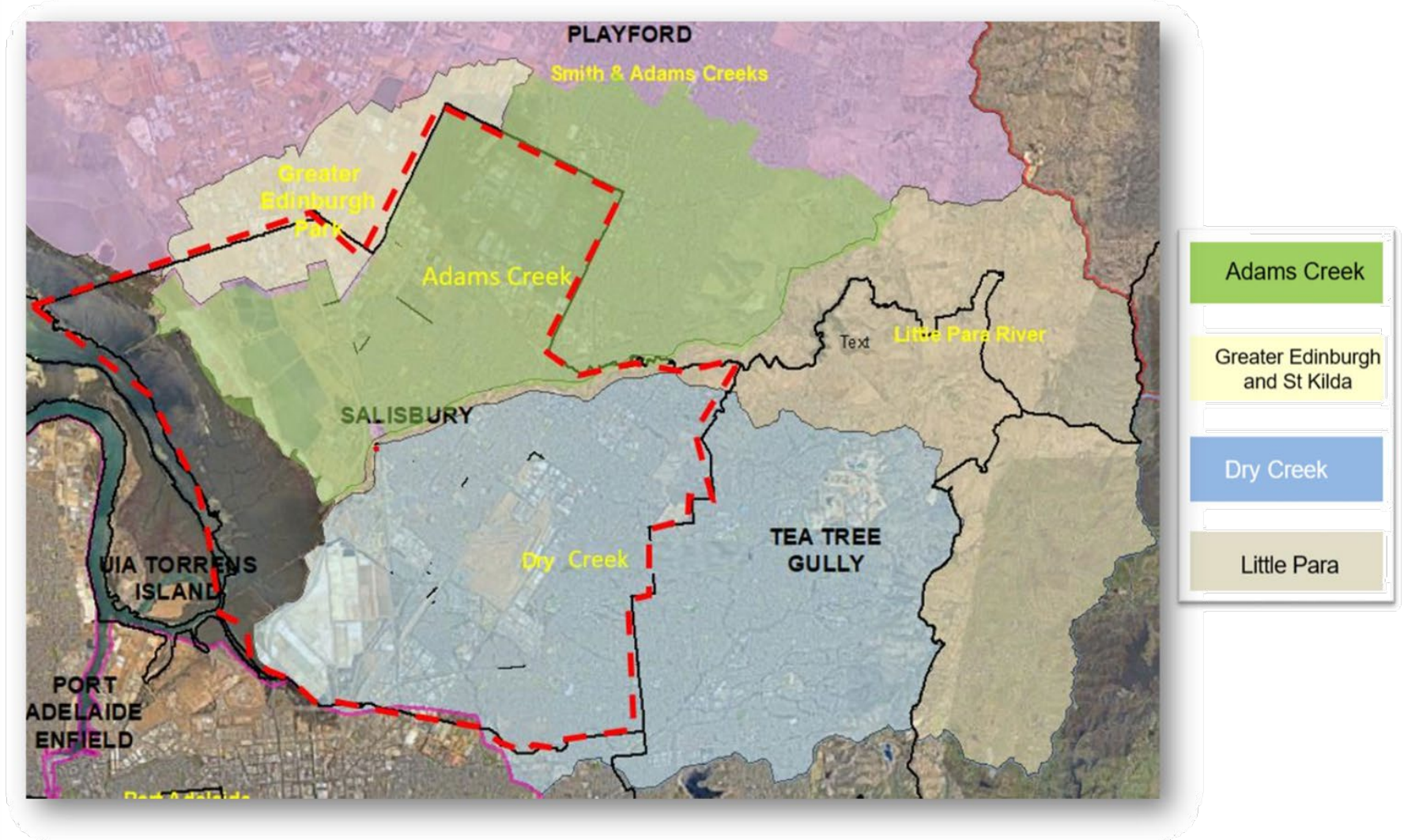
To facilitate discussions on development of the city, and Code Amendments to be completed, through these catchments a more detailed understanding of the scope of works necessary is required and this work needs to be progressed over the next 2 years.

Across the State there are over 50 SMPs that have been developed and to date, 34 plans have been endorsed.

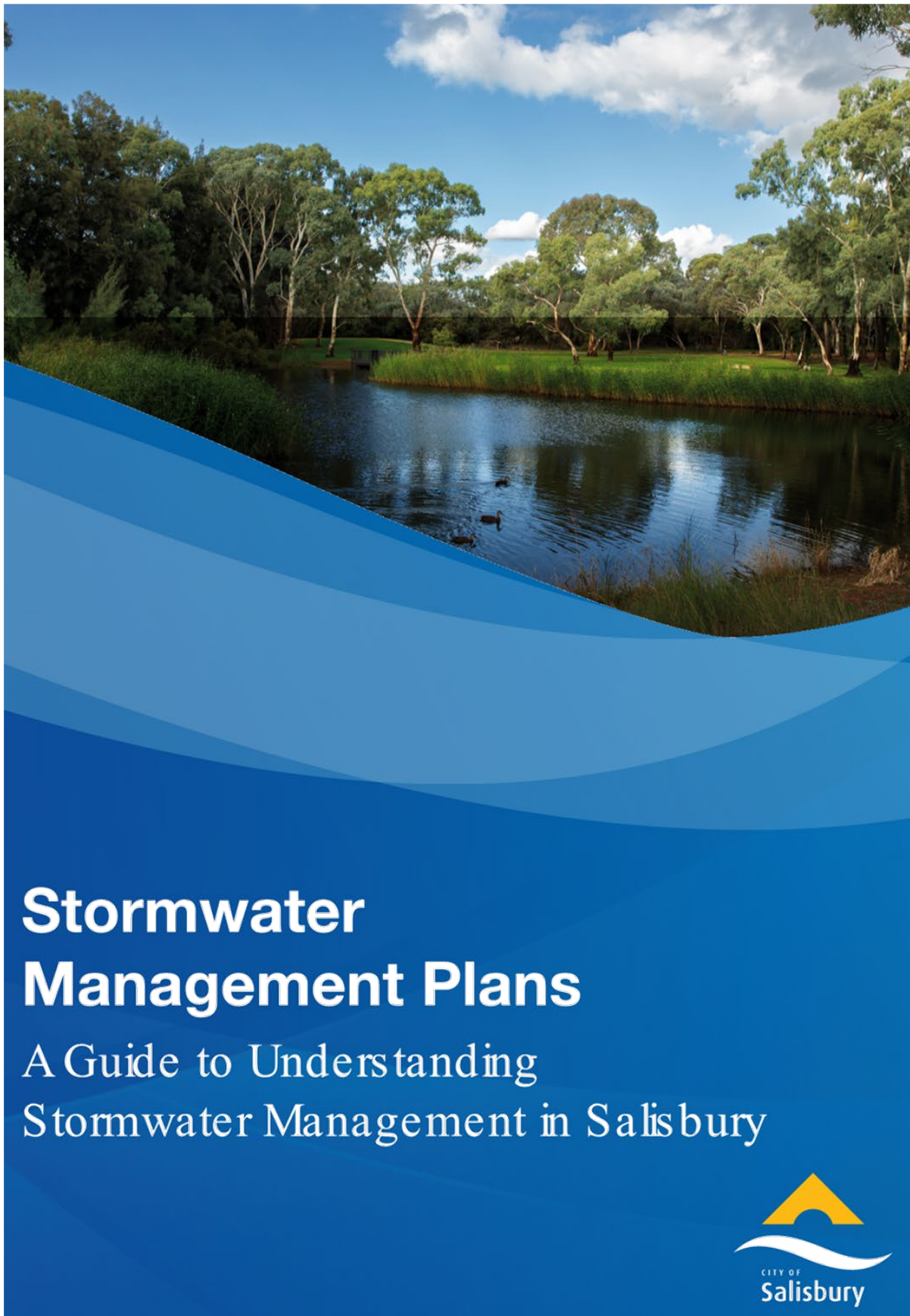


Stormwater Management Plans Preparation Process (SMA, 2007)

Note: NRMB is now know as Green Adelaide Board



Item 4.1.4 - Attachment 3 - Stormwater Management Plan Background Document



Stormwater Management Plans 2024

A Guide to Understanding Stormwater Management in Salisbury

How often do you think about stormwater?

While you might know a little bit about it, unless you have experienced the issue of not being able to cross the road due to overflowing drains, or your house is flooded after a major storm, you probably don't think too much of it.

If stormwater isn't managed effectively, it can have damaging and lasting impacts on communities, homes, businesses and the natural environment. Like other councils around Australia, the City of Salisbury uses Stormwater Management Plans to holistically manage stormwater and minimise adverse impacts.



Stormwater Management Plans 2024

What is Stormwater?

Stormwater is rainwater that runs off land and moves away from the area where it originally falls.

In urban or built-up areas, stormwater runs off surfaces like roofs, roads and footpaths where it can't soak into the ground. It is carried away through drains and pipes to natural waterways like creeks and rivers, or constructed wetlands, usually ending up in the ocean.

In rural or farming areas where there is less developed land (like paddocks and open spaces), rainfall drains into the soil, refills groundwater supplies or slowly runs off to creeks, rivers or the ocean.

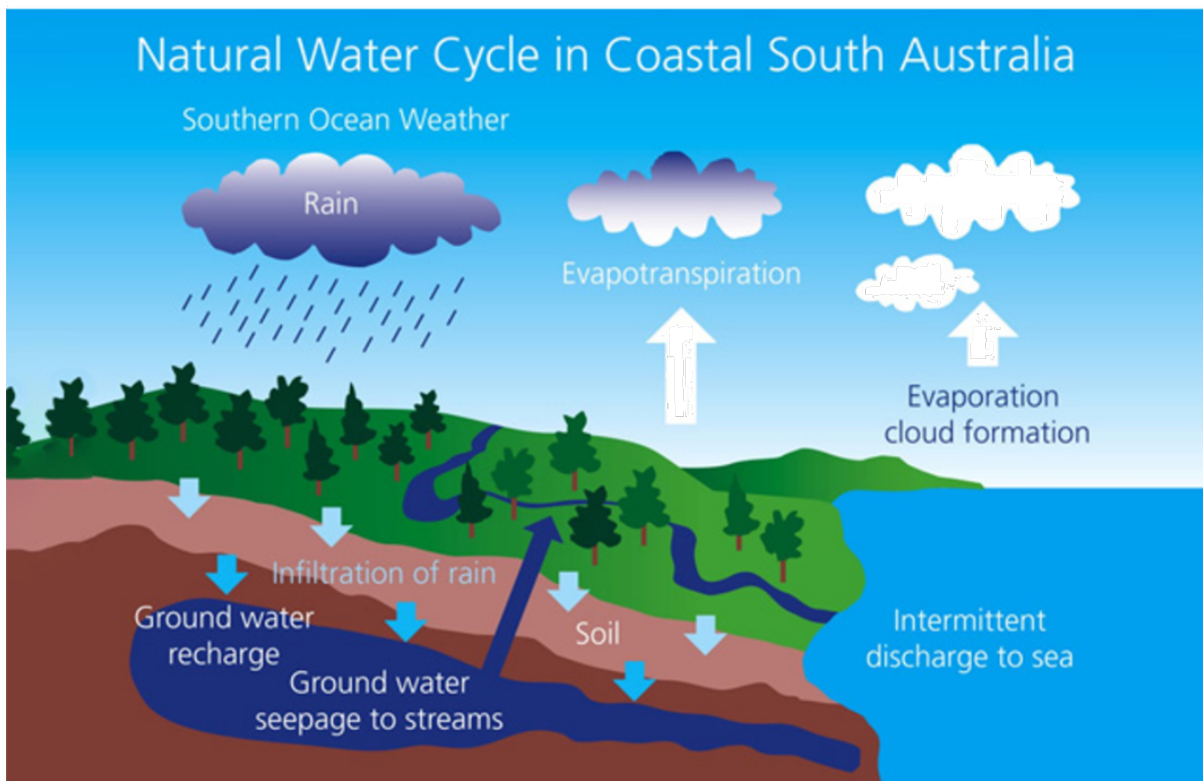


Image Reference: EPA South Australia - Urbanisation



Did you know?

Most people will only notice when stormwater isn't managed well, such as when floodwater inundates homes or businesses or crops are lost due to poor drainage.

Stormwater Management Plans 2024

We Need to Manage Stormwater

Stormwater needs to be managed in both urban and rural areas because large rain events can cause flooding leading to damaged homes, businesses, farming land and the environment around us.

While managing stormwater won't completely remove risks from flooding, it can provide a greater level of protection.

Stormwater management can also:

- Improve water quality in the environment
- Maximise the opportunity to reuse stormwater
- Protect and enhance the environment

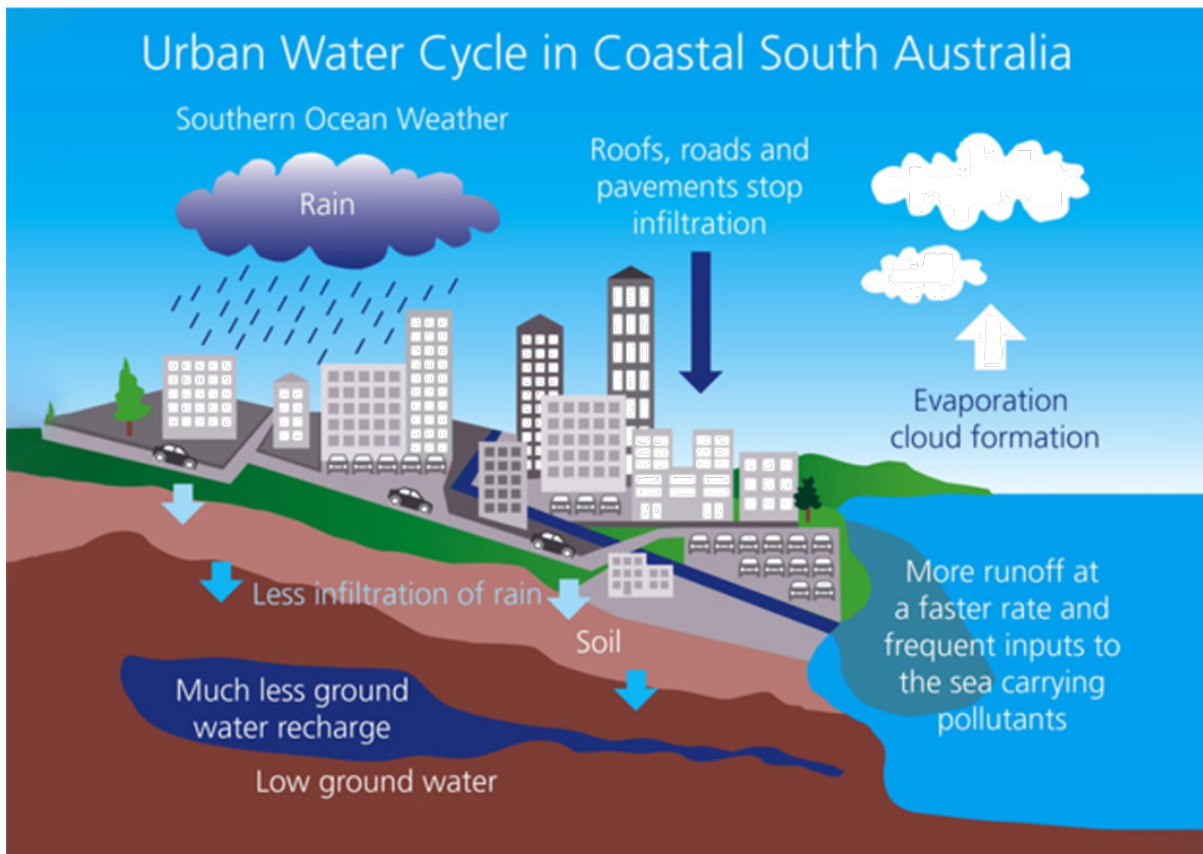


Image Reference: EPA South Australia - Urbanisation



Did you know?

The City of Salisbury uses Stormwater Management Plans (SMPs) to holistically manage stormwater runoff across the city and minimise its adverse impacts.

Stormwater Management Plans 2024



SMPs - Our Tool to Manage Stormwater

Stormwater Management Plans are strategic planning documents that analyse rainfall events and their flow across the land.

This includes:

- Where and how rainfall occurs across Salisbury
- Where stormwater flows and where excess water may cause flooding
- Planning of ways to limit or mitigate damage from floods by controlling the movement of water with infrastructure such as detention basins, weirs, dams, open channels and land management

Each SMP has its own objectives and strategies to:

- Inform land use planning
- Minimise flooding impacts
- Protect and enhance ecosystems
- Take advantage of opportunities for reuse, recreation and amenity
- Minimise costs



Did you know?

The intention of a catchment-scale SMP is to plan, implement and fund a coordinated approach to stormwater management across an entire water catchment.

Stormwater Management Plans 2024

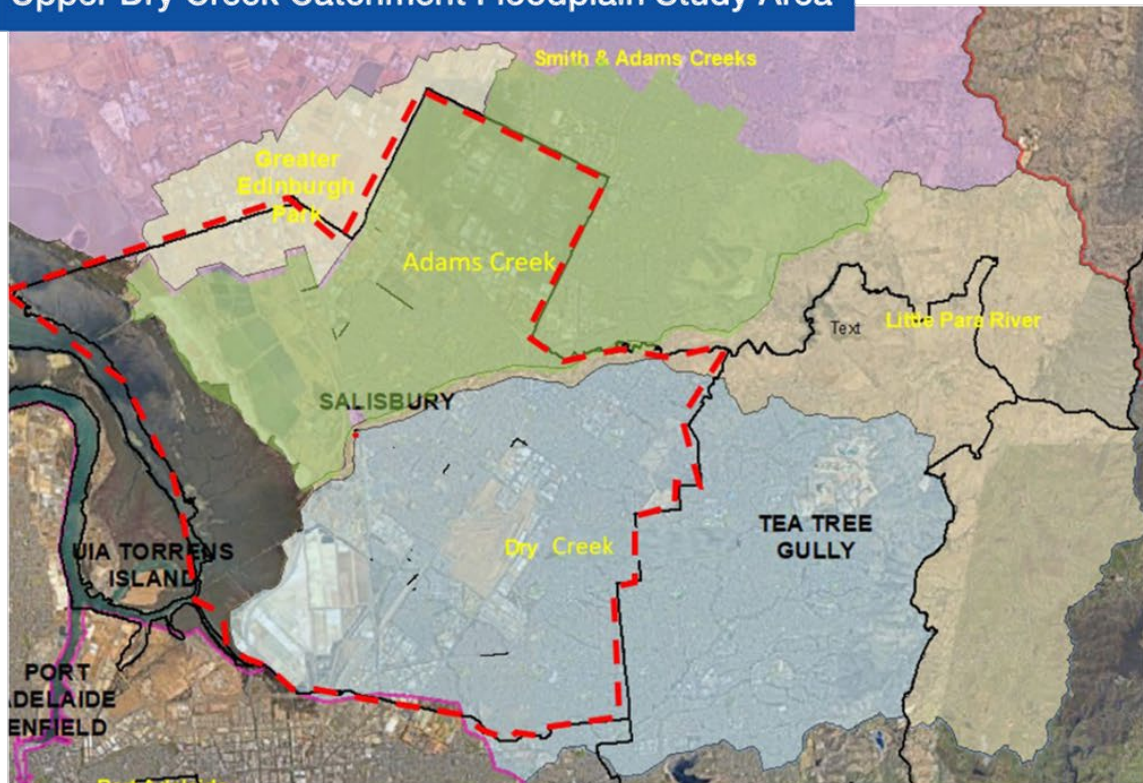
What is a Catchment?

A catchment is a specific area of land where rainfall collects and drains away through natural (creeks or rivers) or artificial (pipes or channels) methods and into a larger creek system.

There are five different catchments in Salisbury and because they all have different land types and rainfall, each needs its own SMP.

These catchments also run through neighbouring council areas.

Upper Dry Creek Catchment Floodplain Study Area



Adams Creek	Greater Edinburgh and St Kilda	Dry Creek	Little Para
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Did you know?

A SMP for the Upper Dry Creek catchment is currently being developed by the City of Tea Tree Gully. A floodplain study has been undertaken for the Little Para River catchment.

Stormwater Management Plans 2024

Adams Creek Catchment

Catchment Characteristics

The Adams Creek catchment commences in the City of Playford and moves downstream to the City of Salisbury. It is a mixture of dense urban, defence, agriculture and horticulture land.

The Adams Creek catchment originates in the Hills Face Zone, passing under the Elizabeth CBD through a set of large underground culverts. Downstream, the Helps Road Drain has significantly altered the water course to assist stormwater to pass through defence and RAAF land.

The stormwater continues in a south westerly direction to the outfall channel located between the SA Water lagoons.

Plan Objectives:

- Provide greater protection from flooding
- Improve water quality and increase reuse of stormwater
- Use stormwater measures to also provide opportunities for recreation, lift city appearance and protect the environment
- Ensure existing stormwater infrastructure is appropriate for stormwater flows

Key Projects

The key projects identified within the Adams Creek Catchment SMP include basins located within reserves and a channel upgrade.

Identified considerations include:

- Diversion drain
- Drainage outfall capacity upgrade

Identified projects are conceptual only, requiring further planning, investigations, feasibility and design considerations.

Each project must further be considered against other council plans, objectives and priorities. In most cases the projects will go through community engagement prior to implementation.

How does the Community Benefit?

- Reduce safety risks and provide better access to public and private properties during storm events
- Improve the appearance of the City with new or renewed waterways
- Opportunity for recreational use of stormwater management assets



Stormwater Management Plans 2024

Greater Edinburgh Parks and St Kilda Catchment

Catchment Characteristics

The majority of this catchment is flat and sparsely developed, with two discharge locations to the Gulf St Vincent.

The 30 Year Plan for Greater Adelaide identifies Greater Edinburgh Parks (GEP) as future industrial land, however major drainage infrastructure is required to achieve that vision.

Plan Objectives:

- Improve flood protection
- Improve water quality
- Facilitate opportunities to reuse stormwater
- Use stormwater measures to also provide opportunities for recreation, lift city appearance, and protect the environment
- Ensure the condition of existing stormwater infrastructure is suitable for future land use as identified in the 30 Year Plan for Greater Adelaide

Key Projects

The key projects identified in the SMP are a series of basins and open channels to drain industrial land through to the Gulf St Vincent. Most of this proposed infrastructure is situated on private land.

As this infrastructure is required to facilitate development, the City of Salisbury works with developers to engage with the relevant landholders prior to planning any works.

Identified considerations include:

- St Kilda precinct trunk drain
- Greyhound precinct drainage
- Greyhound and NEXY South Wetlands
- Gross pollutant traps
- Water Sensitive Urban Design

How does the Community Benefit?

Implementing the projects recommended in this SMP is the key to unlocking the economic and employment benefits of developing the GEP for industrial growth.



Stormwater Management Plans 2024

Dry Creek Catchment

Catchment Characteristics

The Dry Creek catchment is the largest catchment within Salisbury and is predominately urbanised.

The catchment consists of a steep section to the east, where Dry Creek originates in the upper reaches of the hillside valleys in Tea Tree Gully, but is generally a wide, flat floodplain in the Salisbury area.

Approximately 20% of the catchment passes through dams located along the Salisbury escarpment. These steep sections are highly responsive to large rainfall events which have the potential to create flooding along the Dry Creek watercourse and across the floodplain.

Urbanisation across the catchment is expected to continue, leading to increased flows and the need to manage stormwater in this catchment.

Plan Objectives:

- Provide greater protection from flooding
- Improve water quality and reuse of stormwater
- Use stormwater measures to also provide opportunities for recreation, lift city appearance and protect the environment
- Ensure existing stormwater infrastructure is fit for purpose

Key Projects

The key projects identified in the SMP include detention basins east of Main North Road and widening of the Smith Creek through rural areas.

Identified considerations include:

- Channel widening, flood gates at Globe Derby
- Stormwater harvesting potential at Globe Derby
- Flood storage and barrage at Globe Derby
- Various Culvert upgrades
- Levee at Main North Road
- Various Detention basins
- Water sensitive urban design

Identified projects are conceptual only, requiring further planning, investigations, feasibility and design considerations. Each project must further be considered and evaluated against other council plans, objectives and priorities.

How does the Community Benefit?

- Improved protection from flooding
- Improved safety and accessibility to public and private properties during storm events
- Manage increase flows due to infill development growth
- Support for new growth areas, including the Salt Fields development
- Opportunities for recreational use of stormwater management assets

Stormwater Management Plans 2024

Who Manages the Management Plans?

A thorough process is undertaken to ensure all considerations are met.

Our catchment areas take in the following neighbouring councils:



City of Playford

City of Tea Tree Gully

City of Port Adelaide/Enfield



We work with the following agencies to develop and endorse the SMPs:



Green Adelaide

Stormwater Management Authority

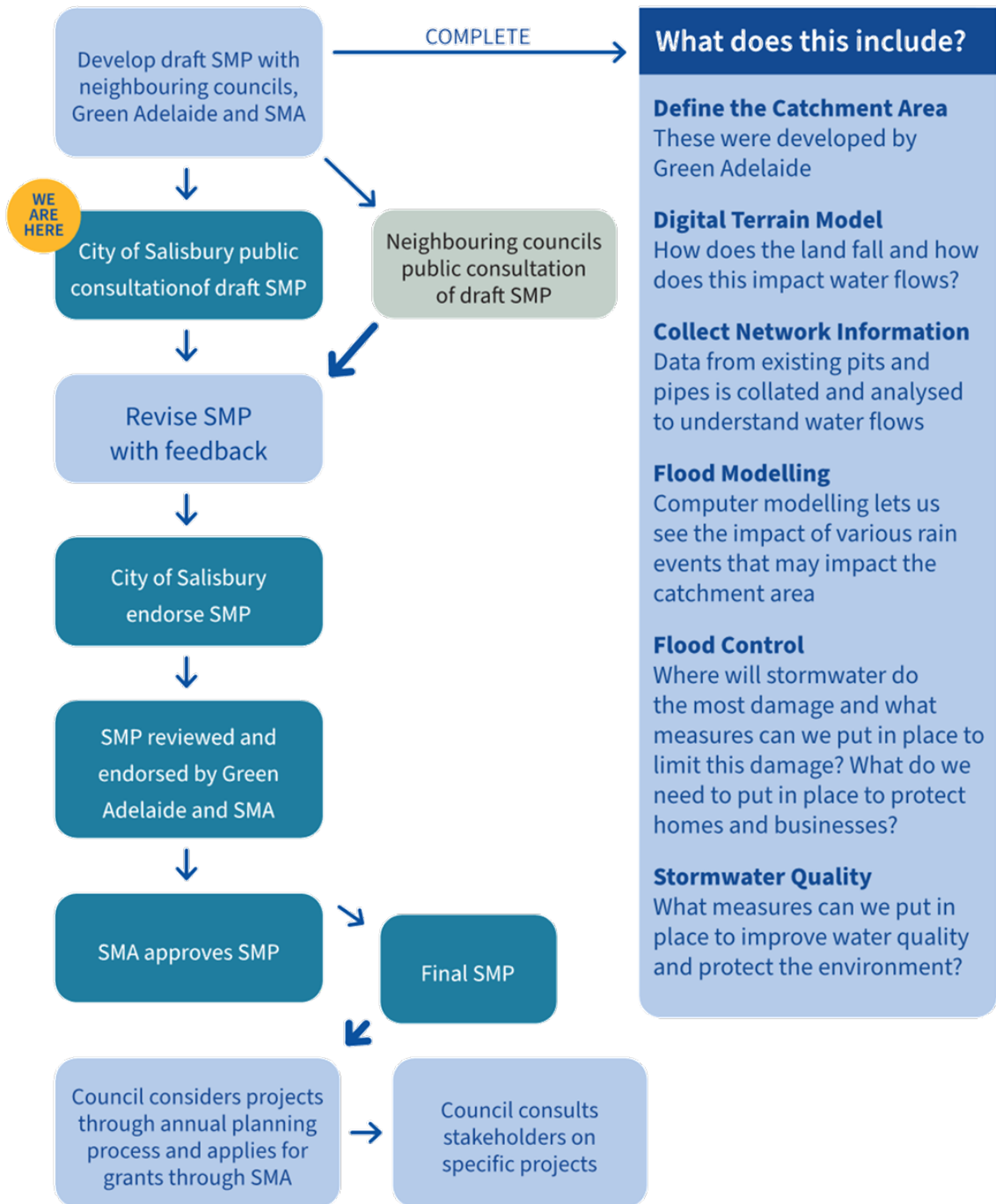
It takes more than one organisation to successfully manage stormwater.



Stormwater Management Plans 2024

Developing an SMP

A Guide to the Process



Stormwater Management Plans 2024



Item 4.1.4 - Attachment 4 - Stormwater Management Plan Information Package

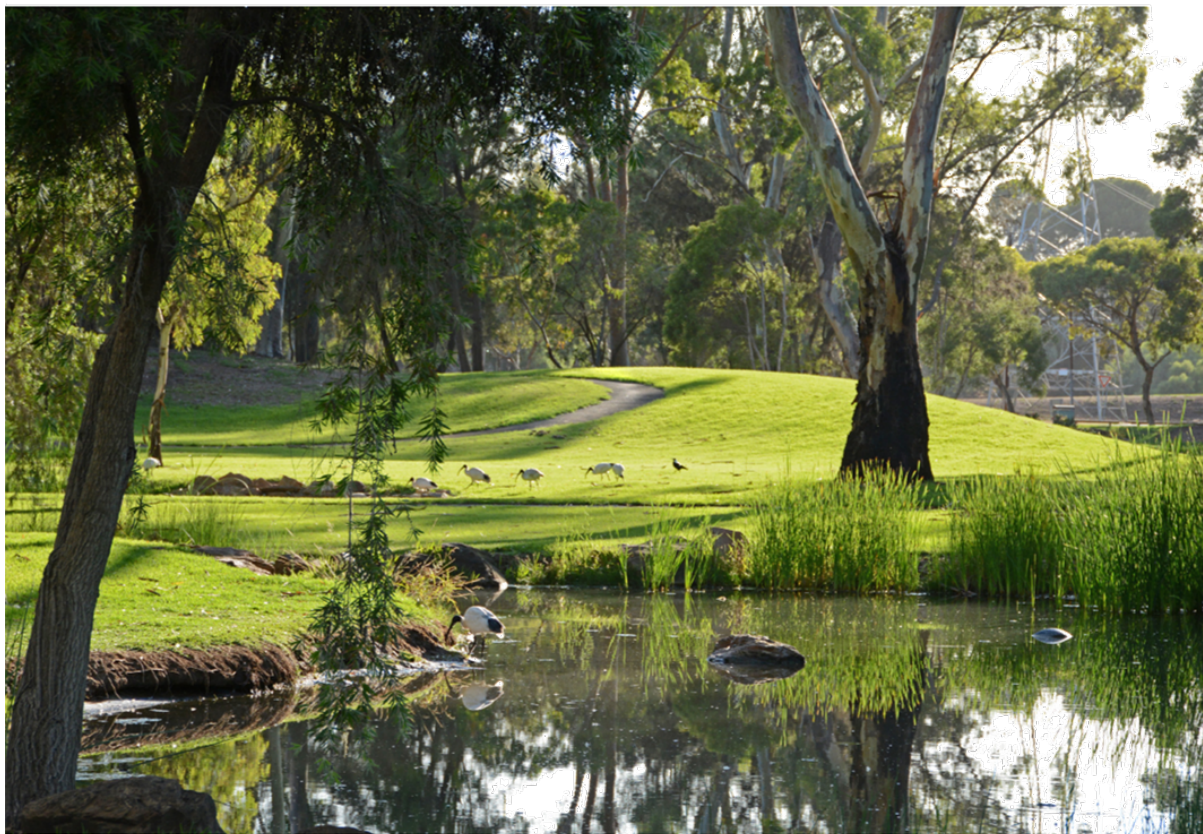
Stormwater Management Plans 2024

It's a Plan - Not a Schedule of Works

SMPs provide a framework for the long-term, holistic management of stormwater on a regional scale. While they might recommend the construction of a new detention basin or drain in certain locations across the City, or the upgrade of the existing stormwater system, they do not necessarily provide the green light for projects to commence.

From being flagged in an SMP to seeing real work on the ground, a project must first be considered in council's long term financial plan, before being funded through an annual budget process.

When this happens, council will talk to landowners, neighbours and the broader community about what it might look like and how the infrastructure will impact them.



Did you know?

All projects proposed in the SMPs will require detailed planning and design, including appropriate engagement with any impacted landowners, neighbours and the broader community. Projects identified are conceptual only.

Stormwater Management Plans 2024



Stormwater Management Plans Do:

- Provide a strategy for managing the quantity and quality of stormwater across the City
- Identify a long-term program of flood mitigation projects such as detention basins, dams, swales, drains, pipes, culverts, creek rehabilitation and new wetlands
- Provide a priority listing of capital expenditure
- Address flood mitigation on a regional scale



Stormwater Management Plans Do Not:

Give the green light for council to build new stormwater infrastructure. Each project is subject to consideration under council's long term financial plan and annual budget cycles.

This includes:

- Outline when infrastructure will be built
- Provide a way to fund the projects – the cost is often too large for council to fund on its own
- Address issues of small, local flooding events like water pooling on a road. The plans deal with the impacts from large rain events where significant damage is predicted to occur



Stormwater Management Plans 2024

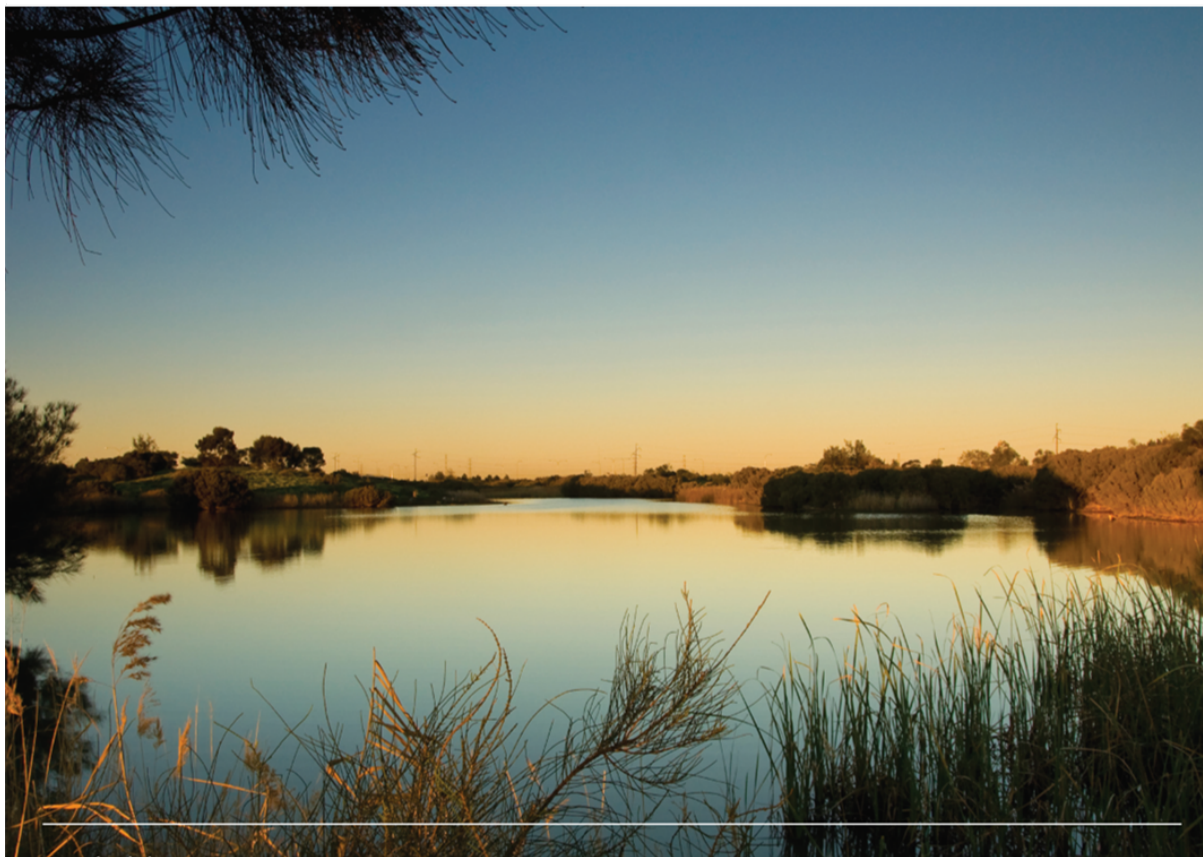
Stormwater Management Activities

The City of Salisbury delivers annual drainage improvement programs including:

- Major program implements large mitigation strategies, including those in the SMPs. It also includes the management of council dams
- Local drainage programs consider flood management solutions at the local level
- Capital expenditure in the programs are prioritised against council's Level of Service (ie. no more than 300 homes inundated in a 100 yr flood)
- Stormwater infrastructure and watercourse maintenance programs

Proactive initiatives council are currently undertaking:

- Development of Flood Emergency Plan (in consultation with SES)
- Development of Early Flash Flood Warning System in collaboration with the State Government





Item 4.1.4 - Attachment 4 - Stormwater Management Plan Information Package

English •

Web Design Layout

Introduction

[Have Your Say on the City of Salisbury's Draft Stormwater Management Plans](#)

The City of Salisbury a draft Stormwater Management Plans for the Dry Creek Catchment. To help us understand your priorities around stormwater management, we are sharing the draft plan with the Salisbury community for your feedback.

[What we are seeking feedback on](#)

We have identified 5 objectives we need to address in each draft plan. These are:

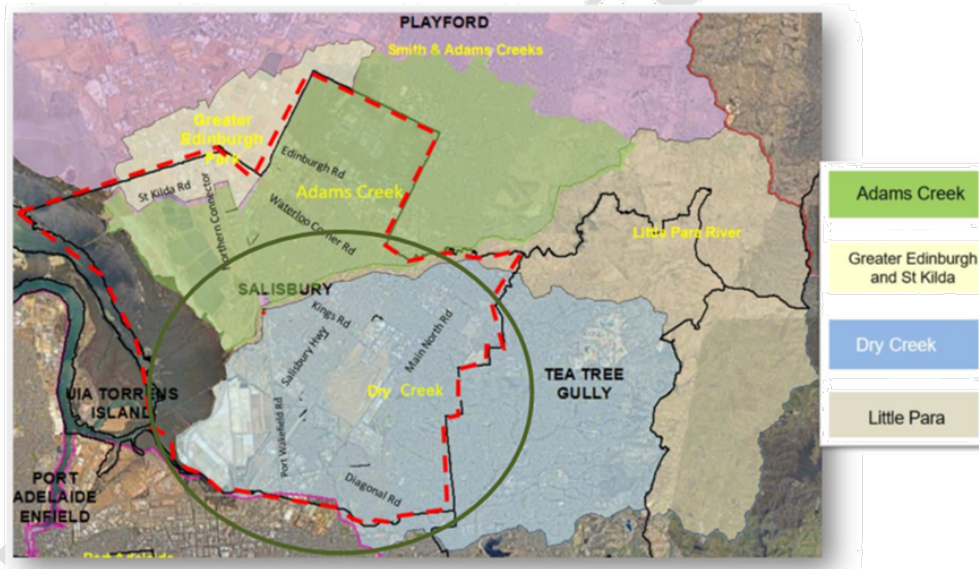
- flood management
- protecting the environment
- improving water quality
- asset management
- water reuse

We now need your input to determine what objectives are most important to you. In this survey you will be asked to rank the objectives in order of importance to you. You will also have the chance to provide additional comments.

Your feedback will inform Council decision making around stormwater management and the prioritisation of stormwater projects in the future.

Before we get started, please choose your suburb:

Dry Creek Catchment



[Dry Creek Catchment - link to draft plan](#)

Drag and drop the below objectives in order from 1-5, with 1 being the most important to you at the top of the list. Green

boxes with numbers will appear once you start to drag and drop.

Flood management

The protection of buildings and properties from flooding through the construction of detention basins and watercourse channel upgrades.

Improve water quality

Reducing pollution of stormwater from various sources such as roads and commercial activities.

Water reuse

The collection of stormwater in our wetlands system that is then treated and reused for irrigating our reserves.

Protect the environment

Improving the health of our creeks and waterways through the removal of rubbish and weeds, revegetating programs and managing erosion.

Managing our stormwater infrastructure

Maintenance and renewal of our stormwater infrastructure to ensure it is managed appropriately.

Would you like to provide additional information on why you have chosen your ranking? (Optional)

Do you have additional feedback about the Draft Stormwater Management Plans you would like to share? (Optional)

Thank you for taking the time to participate.

Your feedback will be used to refine our plans and help us understand what we need to consider in any future planning around stormwater management at the City of Salisbury.

A summary of our community's feedback and the refined plans will be shared to Council for their consideration and endorsement in February 2025 before going to the Stormwater Management Authority and Green Adelaide for final approval later this year. Once approved, final plans will be published and made available on Council's website later this year.

DRAFT - For Comment

Stay in the loop

Would you like to be kept up to date on this project?

Please leave your details below:

First Name

Last Name

Telephone

Email

DRAFT - for comment



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

Telephone 08 8406 8222
city@salisbury.sa.gov.au
www.salisbury.sa.gov.au

«OwnerOccupier»
«Postal_Address_1»
«Postal_Address_2»

5 August 2024

Dear Sir/Madam

Re: Stormwater Management in Salisbury - «Property_Address»

The City of Salisbury has undertaken a number of studies relating to stormwater management across the Council Area. These studies inform the development of what is known as Stormwater Management Plans and consider key areas, including:

- Stormwater quality;
- Stormwater harvesting for open space irrigation; and
- Improved flood management options.

These draft Stormwater Management Plans are nearing completion and will be available for community members to provide feedback on Council's website in the second half of August 2024.

An important component of these plans is what is known as 'flood mapping for a 1-in -100-year flood event'. The flood map is determined using State Government guidelines, as well as current rainfall statistics and analysis provided by the Bureau of Meteorology. I have included a fact sheet on flood mapping for your information.

Our recent engineering studies show less than 0.6% of dwellings within the City of Salisbury, have been identified to be flood prone. «Property_Address» has been identified as being potentially at risk. This means that in a 1-in -100-year flood event, your dwelling may be subject to flood damage. Council is focused on reducing the risk and currently spends more than \$2m a year on stormwater management works. We are committed to continuing flood mitigation works in line with adopted levels of service, annual budget deliberations, and Council's long-term financial plan.

If you have any questions, please contact the City of Salisbury's Senior Stormwater Engineer, Mr David Pezzaniti on 8406 8462. In the meantime, I would encourage you to consider information provided on SA's State Emergency Service's website as referenced at the end of this letter.

Page | 1 of 2

Yours faithfully



John Devine
General Manager
City Infrastructure

City of Salisbury Resources:

- City of Salisbury Stormwater Management - Frequently Asked Questions (included with this letter)

South Australian Emergency Service Resources:

- 'Be prepared for a flood' – South Australian State Emergency Service <https://www.ses.sa.gov.au/flood/before-a-flood/>
- 'Sandbagging' – South Australian Emergency Service <https://www.ses.sa.gov.au/flood/before-a-flood/sandbagging/>



What is a 1 in 100 year storm?

Geoscience Australia, a Federal Government agency, uses complex statistical analysis of Bureau of Meteorology rainfall data, to determine the probability of a storm of a particular size (in duration and in rain intensity) occurring at specific locations. A 1 in 100 year storm is a storm that has a 1% probability of occurring in any given year at a particular location, based on historical data. Various storm events, ranked as 1 in 100 year storms, will have different rainfall intensities, according to a specific duration. For example, such a storm could last just 15 minutes with rainfall of 154mm/hour, it could last for one hour with rainfall of 102mm/hour, or it could be a 24 hour storm system with rainfall of 25mm/hour.

How do you know how much rain runs off the ground during a storm?

Council's flood maps use the 30 year SA state planning information to determine how much land is covered with housing or pavement as against open space. This is then used to determine how much stormwater will run off an area in a storm event. The state plan expects there to be significant increases in density of housing in the greater Salisbury area and therefore a significant increase in stormwater runoff.

How is a flood map created?

The map includes all storms within a particular probability then takes an estimate of the runoff from the ground to work out the flow - and therefore depth of flow - on roads and land across the City of Salisbury. It does not take into account the level of properties in the city.

What does the flood map represent?

Flood maps are a planning tool. They represent the worst case scenario for depth of water across council's digital terrain model (not including properties) according to a given probability of different storm events, assuming that the population and land use has increased in line with the state's 30 year plan and council has not built any flood mitigation works after production of the flood map.

Who made the flood maps?

The City of Salisbury and the City of Playford commissioned an engineering firm to produce the maps as part of the development of the Stormwater Management Plans (SMP). The SMP seeks to identify a range of stormwater related issues and opportunities. Further general information about Stormwater Management Plans can be found at: sa.gov.au/SMA



Why release the flood maps now?

Flood mapping for many areas, including Salisbury, across Greater Adelaide is available at the Planning SA website. Council are now in the process of releasing the flood maps together with the Stormwater Management Plans. In 2025, the State Government is planning to update the flood maps on the Planning SA website with more recent mapping.

Why does the City of Salisbury encourage residents and business owners to ring council or come in to review flood map information with council staff, rather than accessing it online?

To give residents and business owners the best information possible to plan for their properties into the future, as council staff have been educated on and understand the complexity of the current stormwater networks and the timing of future works.

Item 4.1.4 - Attachment 7 - Flood Risk FAQ

ITEM	4.1.5
	URBAN SERVICES COMMITTEE
DATE	18 November 2024
HEADING	Grant of Easement to SA Power Networks through Joseph Broadstock Reserve
AUTHOR	Emma Robinson, Property Officer, City Development
CITY PLAN LINKS	2.2 We make the most of our resources including water, waste and energy 2.3 Our community, environment and infrastructure are adaptive to a changing climate 3.2 Salisbury is a place of choice for businesses to start, invest and grow
SUMMARY	This report seeks Council’s approval to grant an easement to SA Power Networks (SAPN) over a portion of Council land known as Joseph Broadstock Reserve.

RECOMMENDATIONThat Council:

1. Approves the request to grant SA Power Networks an underground easement within a portion of Joseph Broadstock Reserve, Carmelina Court, Parafield Gardens identified as Allotment 1000 in Deposited Plan 93517 for a one-off consideration of \$5,000 plus GST and delineated on the attached plan (Attachment 1 – Proposed location of SAPN easement across a portion of Joseph Broadstock Reserve, Item 4.1.5, Urban Services Committee, 18 November 2024).
2. Authorises the Chief Executive Officer or delegate to finalise the negotiations and execute all necessary documentation to grant an easement over a portion of Allotment 1000 in Deposited Plan 93517 as described in Certificate of Title Volume 6136 Folio 92 and delineated on the attached plan (Attachment 1 - Proposed location of SAPN easement across a portion of Joseph Broadstock Reserve, Item 4.1.5, Urban Services Committee, 18 November 2024).
3. Notes that should the easement be granted, SA Power Networks as the applicant is responsible for all surveying and lodgement of required documentation plus all costs.

ATTACHMENTS

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

1. Proposed location of SA Power Network easement across a portion of Joseph Broadstock Reserve

1. BACKGROUND

- 1.1 The City of Salisbury owns Allotment 1000 in Deposited Plan 93517 as described in Certificate of Title Volume 6136 Folio 92 and commonly known as Joseph Broadstock Reserve, Carmelina Court, Parafield Gardens. This section of Reserve primarily serves as a drainage reserve and contains a pedestrian link between Resthaven Road and Carmelina Court and forms part of the greater Gawler Greenway.

2. EXTERNAL CONSULTATION / COMMUNICATION

- 2.1 SA Power Networks (SAPN)

3. DISCUSSION

- 3.1 Administration have received a request from SA Power Networks (SAPN) to utilise a portion of Allotment 1000 in Deposited Plan 93517 also known as Joseph Broadstock Reserve to facilitate the installation of underground low voltage (LV) cables.
- 3.2 The requested easement measures four metres wide and approximately 92 metres long, extending from the existing pad mount transformer located at 25 Carmelina Court across a portion of the reserve to the proposed new junction pit located adjacent 39 Resthaven Road. The location of the easement is outlined in Attachment 1 - Proposed location of SAPN easement across a portion of Joseph Broadstock Reserve.
- 3.3 Internal consultation with Council staff has been undertaken and no objections have been raised in relation to granting the easement. However, conditions that will need to be adhered to include:
 - Should the shared use path be disturbed (as it crosses the path at 2 locations) within the installation of the cable, the reinstatement will be at the cost of SAPN and will be completed to the satisfaction of Council.
 - SAPN are to ensure that no hazards for the community are created as part of the works within the reserve and verge areas.
- 3.4 Joseph Broadstock Reserve is classified as Community Land and pursuant to Section 201 of the *Local Government Act 1999*, Council is permitted to grant an easement over the land.
- 3.5 Should Council resolve to grant the easement, SAPN will be responsible for all costs associated with the preparation and lodgment of necessary documentation.
- 3.6 Due to the current use of this reserve as a drainage corridor and pedestrian link, the proposed easement is not expected to detrimentally affect the value of this site.
- 3.7 It has therefore been negotiated that a one-off amount of \$5,000 plus GST be paid by SAPN to the City of Salisbury in consideration of granting this interest.

4. FINANCIAL OVERVIEW

- 4.1 A one-off consideration amount of \$5,000 plus GST has been negotiated and is based on a nominal figure consistent with similar types of agreements approved previously. SAPN as the applicant will also be responsible for all costs associated with the preparation and lodgment of necessary documentation.

5. CONCLUSION

- 5.1 As no internal objections have been raised in relation to the granting of an easement for installation of underground low voltage (LV) cables, it is recommended that the Chief Executive Officer or delegate be authorised to finalise negotiations and execute all necessary documentation to grant an easement as delineated on the attached plan (Attachment 1 - Proposed location of SAPN easement across a portion of Joseph Broadstock Reserve) over a portion of Allotment 1000 in Deposited Plan 93517 as described in Certificate of Title Volume 6136 Folio 92.

Proposed location of the SAPN easement delineated in red on the plan below



Item 4.1.5 - Attachment 1 - Proposed location of SA Power Network easement across a portion of Joseph Broadstock Reserve

ITEM	4.1.6
	URBAN SERVICES COMMITTEE
DATE	18 November 2024
HEADING	New Joint Use Agreement between City of Salisbury and Minister For Education & Child Development (Mobara Park)
AUTHOR	Emma Robinson, Property Officer, City Development
CITY PLAN LINKS	<p>3.1 Salisbury's businesses are successful and part of our community</p> <p>4.2 We deliver quality outcomes that meet the needs of our community</p> <p>4.4 We plan effectively to address community needs and identify new opportunities</p>
SUMMARY	This report recommends that Council enter into a new Joint Use Agreement with the Minister for Education and Child Development for a portion of land located at 133-167 Mawson Lakes Boulevard, Mawson Lakes also known as Mobara Park.

RECOMMENDATIONThat Council:

1. Approves entering into a new Joint Use Agreement with the Minister for Education and Child Development for a portion of the site identified as Allotment 852 in Deposited Plan 65657 as described in Certificate of Title Volume 5931 Folio 258 also known as Mobara Park, 133-167 Mawson Lakes Boulevard, Mawson Lakes as delineated in Attachment 1 – Overhead of leased area (Item 4.1.6, Urban Services Committee 18 November 2024), under the following terms:
 - Lease Term: Ten (10) years
 - Rent: To commence at the rate of the current agreement plus CPI and be increased annually by CPI at the anniversary of the commencement date
 - Expiry Date: 30 November 2034
 - Rent Review: Annually on the anniversary of the Commencement Date during the term applying CPI increases
 - All other terms and conditions as per the existing agreement with the City of Salisbury.
2. Authorises the Chief Executive Officer or Delegate to undertake public consultation in accordance with Council's adopted Public Consultation Policy.
3. Authorises that in the event that no objections are received the Chief Executive Officer or Delegate arrange all necessary documentation and consents to finalise negotiations and arrange for execution.

ATTACHMENTS

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

1. Overhead of leased area (Mobara Park)

1. BACKGROUND

- 1.1 The City of Salisbury own Allotment 852 in Deposited Plan 65657 as described in Certificate of Title Volume 5931 Folio 258 and commonly known as Mobara Park.
- 1.2 On 18 December 2006, the Minister for Education and Child Development (Lessee) entered into a deed with the City of Salisbury to facilitate the joint use of portion of Mobara Park to allow the Mawson Lakes School to use this area as playing fields.
- 1.3 The agreement required Council to be responsible for ongoing maintenance of the areas to the standard required of a civic park. In recognition of the additional requirements resulting from the school's usage the Minister for Education and Child Development was responsible for contributing to these costs. It was agreed that this be a 50/50 split of outgoings and maintenance with a maximum payment from the Minister for Education and Child Development being set at \$9,600 plus CPI.
- 1.4 Upon renewal of the original agreement in 2014 the monetary compensation (lease fee) was amended so that the Minister for Education and Child Development paid an annual fee of \$12,635.48 (excl GST) for maintenance and water costs for the playing fields and was no longer based on the 50/50 split.
- 1.5 This fee has increased annually by CPI and is currently being charged at \$16,509.36 (excl GST) per annum.

2. EXTERNAL CONSULTATION / COMMUNICATION

- 2.1 Minister for Education and Child Development.

3. DISCUSSION

- 3.1 The existing Joint Use Agreement is due to expire on 30 November 2024, with no rights of renewal. The Minister for Education and Child Development has requested to enter into a new Joint Use Agreement with Council for the same portion of land, identified as Allotment 852 in Deposited Plan 65657 and described in Certificate of Title Volume 5931 Folio 258 also known as Mobara Park, 133-167 Mawson Lakes Boulevard, Mawson Lakes, delineated in Attachment 1 – Overhead of leased area.
- 3.2 Currently the rental fee for the premises is \$16,509.36 per annum, exclusive of GST and allows the Mawson Lakes school the use of approximately 5,000 square metres of Mobara Park between the hours of 8.30am – 4:00pm each school day.
- 3.3 In addition, the school has rights to use this area on up to five other occasions throughout the year for a total of 20 hours. It is proposed that the current fee plus the CPI increase be the commencing rate of the new agreement with further annual CPI increases at each anniversary of the commencement date.

- 3.4 This Joint Use Agreement does not infer exclusive use by the school and the greater community still retains access. The new agreement is on the same terms and conditions as the current arrangement and does not detract from the community's use of this land.
- 3.5 In accordance with Section 202 of the *Local Government Act 1999*, Council may alienate Community Land by Lease or Licence if there is an approved management plan for the land and the term of the proposed Lease or Licence is five years or less.
- 3.6 As the proposed term is longer than five years, Council is required to undertake public consultation to engage with the community seeking their comment on the proposal.
- 3.7 The proposed use aligns with the objectives of the City of Salisbury's adopted Community Land Management Plan.

4. FINANCIAL OVERVIEW

- 4.1 The current rental for the premises is \$16,509.36 per annum exclusive of GST and is increased annually by CPI at the anniversary of the commencement date.
- 4.2 It is proposed that the rental commence at the current rate plus CPI. As the CPI figure has not been released at the time of preparation of this report the commencement rate is yet to be determined. The annual fee will be increased by CPI at each anniversary of the commencement date as per the current agreement.

5. CONCLUSION

- 5.1 It is recommended that the Chief Executive Officer or delegate implement a public consultation program comprising of letters to affected landowners as well as a notice to appear on Council's website and The Advertiser newspaper as per Council's adopted Community Consultation Policy.
- 5.2 In the event no objections are received, it is recommended that Council authorises the Chief Executive Officer or delegate to prepare the necessary documentation and execute the new Joint Use Agreement for a ten-year term, under the same terms and conditions as the current agreement taking the expiry date to 30 November 2034.

Overhead of leased area highlighted in blue (Mobara Park)



Item 4.1.6 - Attachment 1 - Overhead of leased area (Mobara Park)

ITEM	4.1.7
	URBAN SERVICES COMMITTEE
DATE	18 November 2024
HEADING	New Telecommunication Lease Agreement - 390 Bridge Road, Para Hills West
AUTHOR	Emma Robinson, Property Officer, City Development
CITY PLAN LINKS	<p>3.1 Salisbury's businesses are successful and part of our community</p> <p>3.2 Salisbury is a place of choice for businesses to start, invest and grow</p> <p>4.2 We deliver quality outcomes that meet the needs of our community</p>
SUMMARY	This report recommends that Council grants a new lease to Waveconn previously known as Vodafone for an existing facility located at 390 Bridge Road, Para Hills West. The lease is proposed for a term of 30 years to expire on 31 October 2054.

RECOMMENDATIONThat Council:

1. Approves Council enter into a new lease with Waveconn for the site contained in portion of Allotment 92 in Deposited Plan 11000 known as The Paddocks Centre, 400 Bridge Road, Para Hills West, as outlined in Attachment 1 - Waveconn's leased area (Item 4.1.7, Urban Services Committee, 18 November 2024), under the following terms:
 - Commencing rent: \$24,000 per annum plus GST from commencement date of new agreement.
 - Lease Term: 30 years (consisting of 5+5+5+5+5+5 year options) the Lessee retains the options to not renew on the 5 year anniversary dates.
 - Expiry date: 31 October 2054.
 - Rent Review: Fixed 3% annually.
 - Waveconn to pay Council's reasonable legal costs for the preparation, negotiation and execution of the lease.
 - Waveconn will be responsible for stamp duty (if any) and all costs incurred in connection with the registration of the lease.
 - All other terms and conditions as per existing agreement with the City of Salisbury.
2. Authorises the Chief Executive Officer or delegate to arrange all necessary documentation and consents to finalise negotiations and execute the lease.
3. Approves to undertake public consultation in accordance with Council's adopted Public Consultation Policy as the requested lease exceeds five years.

ATTACHMENTS

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

1. Waveconn's leased area

1. BACKGROUND

- 1.1 Council is currently leasing a portion of land known as the Paddocks Centre located at 400 Bridge Road, Para Hills West to a primary telecommunication provider Waveconn, (previously Vodafone).
- 1.2 The lease is for a monopole antenna and mobile phone base station (being approximately 74.37 Square Metres in size) which expired on 31 October 2024.
- 1.3 The secondary lease occupied by Telstra for the same site also expired on 31 October 2024 but has a further two right of renewal options. Telstra's legal team are preparing this document.
- 1.4 The Paddocks Centre is not only leased to Waveconn and Telstra but is also leased to the Para Hills Bowling Club and the Para Hills Netball Club.
- 1.5 Administration and Waveconn's representatives commenced negotiations to enter into a new lease in May 2024. It was originally anticipated that these negotiations would be complete prior to the expiry of the current lease, however a suitable lease fee and terms took some time to agree upon.

2. EXTERNAL CONSULTATION / COMMUNICATION

- 2.1 Colliers – (Waveconn's representatives)

3. DISCUSSION

- 3.1 Waveconn's lease expired on 31 October 2024 and is therefore in a holding over period, meaning the site will continue to be occupied under the same terms and conditions of the existing lease.
- 3.2 As a result of negotiations with representatives of Waveconn, the following terms have been negotiated for consideration by Council:
 - Commencing rent: \$24,000 per annum plus GST from commencement date of new agreement.
 - Lease Term: 30 years (consisting of 5+5+5+5+5+5 year options) the Lessee retains the options to not renew on the 5 year anniversary dates.
 - Expiry date: 31 October 2054.
 - Rent Review: Fixed 3% annually.
 - Waveconn to pay Council's reasonable Legal costs for the preparation, negotiation and execution of the Lease.
 - Waveconn will be responsible for stamp duty (if any) and all costs incurred in connection with the registration of the lease.
 - All other terms and conditions as per existing agreement with the City of Salisbury.

4. FINANCIAL OVERVIEW

- 4.1 The current rental for the site is \$21,535.17 per annum plus GST and is increased annually by CPI at the anniversary of the commencement date.
- 4.2 It is proposed that the rental commence at \$24,000 plus GST and be increased annually by 3% at the anniversary of the commencement date.
- 4.3 All costs relating to the preparation and registration of the lease will be at the expense of Waveconn.

5. CONCLUSION

- 5.1 As the current lease has expired, there is no obligation from either party to enter into a new agreement. There is however a requirement to serve a Notice of Termination giving a minimum of 6 months and maximum of 12 months' notice should Council not wish to renew the Lease.
- 5.2 It is proposed that Council accept the proposal to enter into a new lease with Waveconn based on the terms outlined.
- 5.3 It is recommended that Council authorise the Chief Executive Officer or delegate to arrange all necessary documentation and consents to finalise negotiation and execute the lease.

Waveconn's phone tower outlined in blue



Item 4.1.7 - Attachment 1 - Waveconn's leased area