



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

**34 CHURCH STREET, SALISBURY ON**

**18 NOVEMBER 2024**

**MEMBERS PRESENT**

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

**STAFF**

Chief Executive Officer, Mr J Harry  
General Manager City Infrastructure, Mr J Devine  
General Manager Community Development, Mrs A Pokoney Cramey  
Team Leader Governance, Ms J O'Keefe-Craig  
Governance Support Officer, Ms M Prasad  
Manager People and Performance, Ms K Logan  
Manager Infrastructure Design and Delivery, Mr J Collins  
Manager Strategic Development Projects, Ms S Klein  
Manager Urban, Recreation & Natural Assets, Mr J Foong  
Senior Engineer, Mr D Pezzaniti  
Manager Community Experience, Ms C Kroepsch  
Manager People and Performance, Ms Kia Logan

The meeting commenced at 6.45pm.

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

**APOLOGIES**

Apologies have been received from Mayor G Aldridge who was attending the Governance and Compliance Meeting being held concurrently, Cr A Graham and Cr S Reardon.

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**LEAVE OF ABSENCE**

Nil.

**PRESENTATION OF MINUTES**

Moved Cr B Brug  
Seconded Cr C Buchanan

The Minutes of the Urban Services Committee Meeting held on 21 October 2024, be taken as read and confirmed.

**CARRIED**

**REPORTS**

*Administration*

**4.0.1 Recommendations of the Environmental Sustainability and Trees Sub Committee meeting held on Monday 11 November 2024**

Moved Cr C Buchanan  
Seconded Cr B Brug

That Council:

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:

**CARRIED**

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

Moved Cr C Buchanan  
Seconded Cr B Brug

That Council:

1. Notes the report.

**CARRIED**

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#### 4.0.1-ESATS2 Tree Removal Requests - July, August and September 2024

Moved Cr C Buchanan  
Seconded Cr B Brug

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**

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

Moved Cr B Brug  
Seconded Cr C Buchanan

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**

#### **4.0.1-ESATS4 Sustainability Strategy 2035 Progress Report - Year One**

Moved Cr C Buchanan  
Seconded Cr B Brug

That Council:

1. Notes the report.

**CARRIED**

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

Moved Cr B Brug  
Seconded Cr M Mazzeo

That Council:

1. Notes the report.

**CARRIED**

**4.1.1 Capital Works Program - October 2024**

Moved Cr C Buchanan  
Seconded Cr B Brug

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.

**CARRIED**

**4.1.2 BMX Upgrade Parafield Gardens**

Moved Cr C Buchanan  
Seconded Cr S Ouk

That Council:

1. Approves Option 2 and requests Administration to prepare a budget bid for the 2025/26 budget process.
2. Requests Administration to provide a report to the April 2025 Council meeting with detailed concept designs and costings.
3. Request Administration to provide a report to Council on the community engagement plan as outlined in 3.36.2 of this report (Item 4.1.2 Urban Service Committee, 18 November 2024).

**CARRIED**

**4.1.3 Adams Creek and Greater Edinburgh Parks Stormwater Management Plan - Update**

Moved Cr C Buchanan  
Seconded Cr B Brug

That 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).

**CARRIED**

**4.1.4 Dry Creek Catchment Stormwater Management Plan - Update**

Moved Cr B Brug  
Seconded Cr C Buchanan

That 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.

**CARRIED**

**4.1.5 Grant of Easement to SA Power Networks through Joseph Broadstock Reserve**

Moved Cr C Buchanan  
Seconded Cr M Mazzeo

That 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.

**CARRIED**

#### **4.1.6 New Joint Use Agreement between City of Salisbury and Minister For Education & Child Development (Mobara Park)**

Moved Cr B Brug  
Seconded Cr M Mazzeo

That 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.

**CARRIED**

**4.1.7 New Telecommunication Lease Agreement - 390 Bridge Road, Para Hills West**

Moved Cr C Buchanan  
Seconded Cr M Mazzeo

That 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.

**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 Without Notice, CEO Update)*

There were no Other Business Items.



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**ORDERS TO EXCLUDE THE PUBLIC**

**4.4.1 Unsolicited Bid - Pooraka**

Moved Cr M Mazzeo

Seconded Cr C Buchanan

*That the Urban Services Committee Orders:*

1. *Pursuant to Section 90(2) and (3)(a) of the Local Government Act 1999, that it is necessary and appropriate to exclude the public for the consideration of Agenda Item 4.4.1 Unsolicited Bid - Pooraka 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*
- *Team Leader Council Governance*
- *Manager People and Performance*
- *Manager Infrastructure Design and Delivery*
- *Manager Strategic Development Projects*
- *Manager Urban, Recreation & Natural Assets*
- *Manager Community Experience*

*On the basis:*

*- 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 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 7.10pm.

The meeting moved out of confidence and closed at 7.17pm.

CHAIRMAN.....

DATE.....