

## **AGENDA**

**FOR URBAN SERVICES COMMITTEE MEETING TO BE HELD ON  
17 MARCH 2025 AT THE CONCLUSION OF THE FINANCE AND CORPORATE  
SERVICES COMMITTEE MEETING**

**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  
Acting General Manager Community Development, Ms C Giles  
General Manager City Development, Ms M English  
Manager Governance, Mr R Deco  
Governance Support Officer, Ms M Prasad

### **APOLOGIES**

### **LEAVE OF ABSENCE**

### **PRESENTATION OF MINUTES**

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

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**REPORTS**

*Administration*

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**QUESTIONS ON NOTICE**

There are no Questions on Notice

**MOTIONS ON NOTICE**

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**OTHER BUSINESS**

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

## ORDERS TO EXCLUDE THE PUBLIC

### 4.4.1 Salisbury Downs Oval Facilities Recommendation

*That the Urban Services Committee:*

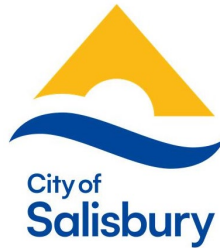
1. *Orders that pursuant to Section 90(2) and (3)(b)(i) and (b)(ii) of the Local Government Act 1999, the principle that the meeting should be conducted in a place open to the public has been outweighed in relation to this matter because:*
  - *it relates to information the disclosure of which could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

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

**CLOSE**







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

**34 CHURCH STREET, SALISBURY ON**

**17 FEBRUARY 2025**

**MEMBERS PRESENT**

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

**STAFF**

Deputy Chief Executive Officer, Mr C Mansueto  
A/General Manager City Infrastructure, Mr J Collins  
A/General Manager Community Development, Ms V Haracic  
General Manager City Development, Ms M English  
Manager Governance, Mr R Deco  
Governance Support Officer, Ms M Prasad  
Manager Urban, Recreation and Natural Assets, Mr J Foong  
Manager Environmental Health and Community Compliance, Mr J Darzanos  
Manager People and Performance, Ms K Logan  
Strategic Communications Advisor, Ms E Pemberton  
Manager Community Experience, Ms C Kroepsch  
Team Leader Community Compliance, Mr B Scholefield

The meeting commenced at 7.42pm.

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

**APOLOGIES**

An apology has been received from Cr S Reardon.

## LEAVE OF ABSENCE

Nil.

## PRESENTATION OF MINUTES

Moved Cr M Mazzeo  
Seconded Cr B Brug

The Minutes of the Urban Services Committee Meeting held on 9 December 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 10 February 2025**

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 of the meeting held on 10 February 2025 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**

#### 4.0.1-ESATS2 Tree Removal Requests - October, November and December 2024

Moved Cr C Buchanan  
Seconded Cr B Brug

That Council:

1. Notes the report.
2. Request Administration to record the following trees as detailed in Attachments 1, 2 and 3 of the report (ESATS2, Environmental Sustainability and Tree Sub Committee Meeting, 10 February 2025) to be reconsidered for removal should the Minister for Planning approve Council's request for eucalyptus sideroxylon and eucalyptus leucoxylon species to be exempt under regulation 3F(4)(b) of the *Planning, Development and Infrastructure (General) Regulations 2017*:
  - Tree Removal – October 2024 trees listed as 37 and 38
  - Tree Removal – November 2024 trees listed as 34, 36 and 37
  - Tree Removal – December 2024 trees listed as 31, 43, 44, 47 and 48
3. Request that Administration write to the applicants as listed above, and copy in the relevant Ward Councillors, advising that the Environment Sustainability and Tree Sub Committee will give further consideration should the Minister for Planning approve Council's request for eucalyptus sideroxylon and eucalyptus leucoxylon species to be exempt under regulation 3F(4)(b) of the *Planning, Development and Infrastructure (General) Regulations 2017*.

**CARRIED**

#### 4.0.1-ESATS3 Appeals Report - Tree Removal Requests - Various Locations for October, November and December 2024

Moved Cr C Buchanan  
Seconded Cr B Brug

That Council:

1. Notes that the technical tree assessments undertaken for the following locations do not conclude removal be recommended, based solely on the application of Council approved tree removal criteria.
  - a. 12 Hawthorn Terrace Parafield Gardens
  - b. 1 Metala Road Paralowie
  - c. 10 Morgan Street Parafield Gardens
2. Notes that, as part of the appeal process, the refused tree removal requests appealed during October, November and December 2024, as outlined in the report (Item ESATS3 Environmental Sustainability and Trees Sub Committee 10 February 2025), are now presented to the Environmental Sustainability and Trees Sub Committee for consideration and/or recommendation to Council as per the Environmental Sustainability and Trees Sub Committee's Terms of Reference.

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

3. Refuses the removal of the one (1) *Regulated* tree located at 12 Hawthorn Terrace, Parafield Gardens.
4. Refuses the removal of the one (1) Significant tree located at 1 Metala Road, Paralowie.
5. Refuses the removal of the one (1) Significant tree located at 10 Morgan Street, Parafield Gardens.

6. Request that Administration write to the applicants, and copy in the relevant Ward Councillors, advising that the Environment Sustainability and Tree Sub Committee will give further consideration should the Minister for Planning approve Council's request for eucalyptus sideroxylon and eucalyptus leucoxylon species to be exempt under regulation 3F(4)(b) of the *Planning, Development and Infrastructure (General) Regulations 2017*.

**CARRIED**

#### **4.0.1-ESATS4 Sustainability Partnership Update**

Moved Cr C Buchanan  
 Seconded Cr B Brug

That Council:

1. Notes this report.

**CARRIED**

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

Moved Cr A Graham  
 Seconded Cr C Buchanan

That Council:

1. Notes the report.

**CARRIED**

*For Decision*

#### **4.1.1 Single Use and Shared Use Dog Parks**

Moved Cr C Buchanan  
 Seconded Cr A Graham

That Council:

1. Approves the trial of a timed single use dog park at Jenkins Reserve small dog park for a period of 6 months beginning April 2025 as per paragraphs 3.10, 3.14, 3.15, 3.33 outlined in this report (Item 4.1.1, Urban Services Committee, 17 February 2025).

**CARRIED**

#### 4.1.2 Coastal Hazard Adaptation Planning Grant Funding Application

Moved Cr C Buchanan  
Seconded Cr M Mazzeo

That Council:

- Notes in collaboration with the City of Port Adelaide Enfield, the City of Playford and the Department for Environment and Water, that Council Administration has applied for a grant of \$150,000 under the Coastal Hazard Adaptation Grant program to undertake a scoping study and development of a governance model for coastal hazard planning for the Port River and Barker Inlet Estuary (which includes City of Salisbury coastal areas).

**CARRIED**

#### 4.1.3 Para Hills Oval Facilities

Moved Cr C Buchanan  
Seconded Cr S Ouk

That Council:

- Notes the report.

That the Urban Services Committee:

- Defers the consideration of this item to the Council Meeting 24 February 2025.

**CARRIED**

*Cr A Graham with consent from the Chair sought leave of the meeting to consider Item 4.1.4 in confidence pursuant to section 90(3)(d) of the Local Government Act 1999.*

#### 4.1.4 Ingle Farm Soccer Club

Moved Cr A Graham  
Seconded Cr C Buchanan

*That the Urban Services Committee:*

- Orders pursuant to Section 90(2) and (3)(d)(i) and (d)(ii) of the Local Government Act 1999, that it is appropriate and necessary to exclude the public for the consideration of Agenda Item 4.1.4 Ingle Farm Soccer Club with the exception of the following people:*
  - Deputy Chief Executive Officer*
  - A/General Manager City Infrastructure*
  - A/General Manager Community Development*
  - General Manager City Development*
  - Manager Governance*

- Governance Support Officer
- Manager Urban, Recreation and Natural Assets
- Manager Environmental Health and Community Compliance
- Manager People and Performance
- Strategic Communications Advisor
- Manager Community Experience
- Team Leader Community Compliance

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 Ingle Farm Soccer Club item and discussion at this point in time.
3. Orders 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 8.04pm.*

*The meeting moved out of confidence and proceeded to consider the remaining Items of Business at 8.27pm.*

**4.1.5 Clubroom Upgrades - Pitbulls Soccer Club, Cockburn Green and Licenced Club Darts Association, Goddard Drive, Salisbury Park**

Moved Cr M Mazzeo  
 Seconded Cr C Buchanan

That Council:

1. Notes that the Administration has met with Ward Councillors and the Brahma Lodge Pitbulls Soccer Club (lease holder of Cockburn Green Clubroom) and the Licenced Club Darts Association (lease holder of Clubroom at Goddard Drive, Salisbury) to discuss concerns regarding their respective leased premises.
2. Notes that all the concerns of the Brahma Lodge Pitbulls Soccer Club have been addressed as part of maintenance in the 2024/2025 financial year and in the 2025/2026 Building Renewal Program with the exception of:
  - a. new unisex changeroom facilities (Item 3.4.1), cost estimate of \$2.5 million; and
  - b. extension of the outdoor area and veranda (Item 3.4.8), cost estimate of \$125,000.
3. Notes that all of the concerns of the Licenced Club Darts Association have been addressed as part of maintenance in the 2024/2025 financial year and in the 2025/2026 Building Renewal Program with the exception of the renewal of flooring for the patrons' toilets valued at \$25,000 as they are still in good condition.
4. Requests Administration to allocate \$125,000 for the extension of the outdoor veranda area to be included as part of the non-discretionary Third Quarter Budget Review.

**CARRIED**

**4.1.6 Capital Works Program - December 2024 and January 2025**

Moved Cr C Buchanan  
 Seconded Cr M Mazzeo

That Council:

1. Approves the acceptance of the State Government grant funding offer of \$90,000 for the delivery of shared use path network improvements at Walkley Heights which requires a \$110,000 Council contribution to be sourced from available funds within PR14804 Bicycle Network Improvements Service Continuity Program with the required income budget adjustments to be reflected within the 2024/25 third quarter budget review as a non-discretionary adjustment, noting the current project Gawler Greenway will be deferred for a future year consideration.



2. Approves a non-discretionary 2024/25 third quarter budget transfer to the value of \$9,790 from operating to capital associated with PR27962 Walkable Lift and Loader to align the budget with the nature of the expenditure.
3. Notes the rectification of pipe failure which has occurred adjacent to Montague and Nelson Road, Ingle Farm / Para Vista, with the understanding that a budget will be sought to cover any required works once the solution has been determined as pipe replacement is an unfunded asset category.
4. Notes that due to an administrative oversight, PR26717 Ingle Farm Sporting Club, Change Facility Upgrade, does not currently have the approved total project budget of \$2,000,000 with it being \$750,000 below this value, however with the tender award being within current available project funds, this oversight will be resolved mid 2025 when the final project value is determined noting this adjustment will not exceed the originally approved \$750,000.
5. Approves the acceptance of SA Water grant for the supply of Bring Your Own Bottle (BYOB) water filling station, which will become a City of Salisbury asset to maintain at an estimated \$500 per annum, together with a 2024/25 third quarter budget bid of \$12,000 to install and connect this new infrastructure.
6. Approves the removal of Jenkins Reserve, Salisbury Park, from within the SAMP Outdoor Furniture Service Continuity Program of works as it will be included within the holistic renewal of the site within the 2025/26 PR26657 Dog Park Service Continuity Program.
7. Approves the removal of Stop 43, western side, Bridge Road, Para Hills West, from the PR22852 Bus Stop and Bus Shelter Service Continuity Program as this is not a Council owned asset.
8. Approves the inclusion of air conditioning renewal at the Sussex Court Reserve clubrooms, Salisbury Park—within PR18097 Building Service Continuity Program, where there is available funding to do so.
9. Approves the program inclusion of Parafield Modular Trash Rack System and deferral of Landy Avenue stormwater modifications, Salisbury Heights, to 2025/26, within the PR16999 Local Flooding Service Continuity Program, with no impact to budget.

**CARRIED**

**4.1.7 BMX Upgrade Parafield Gardens - Community Consultation Plan**

Moved Cr S Ouk  
Seconded Cr C Buchanan

That Council:

1. Approves the Communications Action Plan for the Kings Road Reserve BMX track upgrade as contained in Attachment 1 of the report (Item 4.1.7, Urban Services Committee, 17 February 2025).

**CARRIED**

*For Information*

**4.2.1 Community Engagement in Environmental Activities**

Moved Cr C Buchanan  
Seconded Cr M Mazzeo

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 Without Notice, CEO Update)*

**QWON1 Question Without Notice: Cr A Graham: Salisbury International Soccer Club**

Cr A Graham submitted the following Question in relation to the Salisbury International Soccer Club:

1. Can the General Manager City Infrastructure please provide an update on the "Proposal to Undertake Works on Council Land" submitted by Salisbury International Soccer Club, Underdown Park, with relation to the installation of Coaches Boxes?

Cr A Graham's question was taken on Notice.

The meeting closed at 8.50pm.

CHAIRMAN.....

DATE.....



<b>ITEM</b>	4.0.1
	<b>URBAN SERVICES COMMITTEE</b>
<b>HEADING</b>	Recommendations of the Asset Management Sub Committee meeting held on Tuesday 11 March 2025
<b>AUTHOR</b>	Heather Prasad, PA to GM City Infrastructure, City Infrastructure
<b>CITY PLAN LINKS</b>	1.4 Our city is attractive and safe 4.3 Our council is recognised for delivering exceptional community experiences and quality outcomes
<b>SUMMARY</b>	The minutes and recommendations of the Asset Management Sub Committee meeting held on Tuesday 11 March 2025 are presented for Urban Services Committee's consideration.

**RECOMMENDATION**

That Council:

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

**AMSC1 Future Reports for the Asset Management Sub Committee**

That Council:

1. Notes the report.

**AMSC2 New Playspace and Upgrade Program 2025/26**

That Council:

1. Notes the development of an Open Space Blueprint (OSB) that will inform the future programming of playspaces within the City of Salisbury.
2. Notes the playground works listed in the 2025/26 Capital Works program, being:
  - a. Caryle Reserve – playspace improvements and upgrades
  - b. Mario Reserve – new playspace
  - c. Metala Reserve – playspace upgrade
  - d. Laurence’s Green – playspace upgrade (with design in 2024/25)
3. Notes the Pump and BMX Tracks listed in the 2025/26 Capital Works program, being:

- a. Ronaldo Way Reserve, Paralowie
  - b. Golding Oval, Para Vista
  - c. Unity Park, Pooraka
  - d. The Paddocks, Para Hills West
  - e. Kings Road BMX Reserve, Parafield Gardens
4. Notes the recent approval to upgrade the playspace at Baloo Street, Ingle Farm.
  5. Notes the approved project to construct a Road Safety Track at the Salisbury Recreation Precinct.

**AMSC3****Street Tree Renewal Program Update 2024/25**That Council:

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

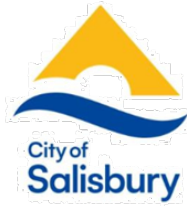
**AMSC-MON1 Motion on Notice Cr Buchanan: Fairbanks District Playspace Reserve shade and carparking**That Council:

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

**ATTACHMENTS**

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

1. Minutes Asset Management Sub Committee - 11 March 2025



**MINUTES OF ASSET MANAGEMENT SUB COMMITTEE MEETING HELD IN WITTBER  
& DR RUBY DAVY ROOMS, SALISBURY COMMUNITY HUB, 34 CHURCH STREET,  
SALISBURY ON**

**11 MARCH 2025**

**MEMBERS PRESENT**

Cr A Graham (Chairman)  
Mayor G Aldridge (ex officio)  
Deputy Mayor, Cr C Buchanan  
Cr D Hood  
Cr P Jensen  
Cr S McKell (Deputy Chairman)

**OBSERVERS**

Cr K Grenfell

**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  
PA to General Manager City Infrastructure, Ms H Prasad

The meeting commenced at 6.34pm.

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

**APOLOGIES**

Nil.

**LEAVE OF ABSENCE**

Nil.

**PRESENTATION OF MINUTES**

Moved Mayor G Aldridge  
Seconded Cr D Hood

The Minutes of the Asset Management Sub Committee Meeting held on 2 December 2024, be taken as read and confirmed.

**CARRIED****REPORTS****AMSC1 Future Reports for the Asset Management Sub Committee**

Moved Cr P Jensen  
Seconded Cr S McKell

That Council:

1. Notes the report.

**CARRIED****AMSC2 New Playspace and Upgrade Program 2025/26**

Moved Cr C Buchanan  
Seconded Cr S McKell

That Council:

1. Notes the development of an Open Space Blueprint (OSB) that will inform the future programming of playspaces within the City of Salisbury.
2. Notes the playground works listed in the 2025/26 Capital Works program, being:
  - a. Caryle Reserve – playspace improvements and upgrades
  - b. Mario Reserve – new playspace
  - c. Metala Reserve – playspace upgrade
  - d. Laurence’s Green – playspace upgrade (with design in 2024/25)
3. Notes the Pump and BMX Tracks listed in the 2025/26 Capital Works program, being:
  - a. Ronaldo Way Reserve, Paralowie
  - b. Golding Oval, Para Vista
  - c. Unity Park, Pooraka
  - d. The Paddocks, Para Hills West
  - e. Kings Road BMX Reserve, Parafield Gardens
4. Notes the recent approval to upgrade the playspace at Baloo Street, Ingle Farm.



- 
- Notes the approved project to construct a Road Safety Track at the Salisbury Recreation Precinct.

CARRIED

**AMSC3 Street Tree Renewal Program Update 2024/25**

Moved Cr C Buchanan  
Seconded Mayor G Aldridge

That Council:

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

CARRIED

**QUESTIONS ON NOTICE**

There were no Questions on Notice.

**MOTIONS ON NOTICE**

**MON1 Motion on Notice Cr Buchanan: Fairbanks District Playspace Reserve shade and carparking**

Moved Cr C Buchanan  
Seconded Cr S McKell

That Council:

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

CARRIED

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**OTHER BUSINESS**

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

There were no Other Business Items.

**CLOSE**

The meeting closed at 7.00pm.

CHAIRMAN.....

DATE.....

<b>ITEM</b>	4.0.2
	<b>URBAN SERVICES COMMITTEE</b>
<b>DATE</b>	17 March 2025
<b>HEADING</b>	Future Reports for the Urban Services Committee
<b>AUTHOR</b>	Corina Allen, City Infrastructure Administration Coordinator, City Infrastructure
<b>CITY PLAN LINKS</b>	4.2 We deliver quality outcomes that meet the needs of our community
<b>SUMMARY</b>	This item details reports to be presented to the Urban Services Committee as a result of a previous Council resolution. If reports have been deferred to a subsequent month, this will be indicated, along with a reason for the deferral.

**RECOMMENDATION**That Council:

1. Notes the report.

**ATTACHMENTS**

There are no attachments to this report.

**1. BACKGROUND**

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

**2. EXTERNAL CONSULTATION / COMMUNICATION**

- 2.1 Nil.

**3. DISCUSSION**

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

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

<b>Meeting Item</b>	<b>- Heading and Resolution</b>	<b>Officer</b>
<b>24/05/2021</b>	<b>Clayson Road and Frost Road Speed Limit Increase</b>	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.	
<b>Due:</b>	June 2025	
<b>26/06/2023</b>	<b>Motion Without Notice: Lighting up the Salisbury Community Hub</b>	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.	
<b>Due:</b>	March 2025	
<b>Deferred:</b>	October 2025	
<b>Reason:</b>	This matter will be the subject of a CEO Briefing mid-year to ascertain clarification for the scope of lighting requirements and opportunities available after which a report will be presented.	
<b>28/08/2023</b>	<b>Street Tree Inspections and Pruning Program 2023/24</b>	
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
<b>Due:</b>	March 2025	
<b>Deferred:</b>	May 2025	
<b>Reason:</b>	Council's consultants are currently undertaking the market investigations with the preliminary findings expected in March. This resolution will be reported on once the findings have been analysed.	

<b>Meeting Item</b>	<b>- Heading and Resolution</b>	<b>Officer</b>
<b>26/2/24</b>	<b>Department for Energy and Mining Request for Information - Community Battery Sites</b>	Lara Daddow
4.4.1	Council previously resolved that this matter be kept in confidence.	
<b>Due:</b>	February 2025	
<b>Deferred:</b>	April 2025	
<b>Reason:</b>	Information relating to this item is currently confidential as resolved by Council.	
<b>25/3/24</b>	<b>Mawson Lakes Yacht Club – Terrace Area Access</b>	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>	
<b>Due:</b>	March 2025	
<b>Deferral:</b>	April 2025	
<b>Reason:</b>	This will be reported once the new licence arrangements have been finalised in relation to the Paquita Park Boat Shed.	
<b>22/4/24</b>	<b>Drink Container Deposit Refund Scheme</b>	Elizabeth MacGillivray
4.1.4	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.	

<b>Meeting Item</b>	<b>- Heading and Resolution</b>	<b>Officer</b>
<b>Due:</b>	March 2025	
<b>Deferred:</b>	April 2025	
<b>Reason:</b>	This trial is still underway and data will be collected and analysed once the trial period has ended. It is expected that this be resported on in April 2025.	
<b>27/5/2024</b>	<b>Road Safety Project Plan</b>	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.	
<b>Due:</b>	June 2025	
<b>27/5/2024</b>	<b>Pooraka Sports and Community Club, Lindblom Park, Pooraka</b>	Jon Foong & 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.	
	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.	
<b>Due:</b>	February 2025	
<b>Deferred:</b>	April 2025	
<b>Reason:</b>	This report will be submitted following finalisation of the new operating model for Community Leases and Licenses relevant to Lindblom Park.	

<b>Meeting Item</b>	<b>- Heading and Resolution</b>	<b>Officer</b>
<b>26/08/24</b>	<b>Free Organic Waste Drop Off Scheme</b>	Elizabeth MacGillivray
4.1.4	<p>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.</p> <p>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.</p> <p><b>Due:</b> March 2025  <b>Deferred:</b> April 2025  <b>Reason:</b> Administration are consulting with other Council's on the services they provide to better understand options available and will report back in April 2025.</p>	
<b>26/08/24</b>	<b>Sir Douglas Mawson Lake – Lake Infrastructure (Resulting from Item 4.1.1 Capital Works, July 2024)</b>	Chris Haskas
4.1.1	<p>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.</p> <p><b>Due:</b> March 2025  <b>Deferred:</b> April 2025  <b>Reason:</b> Following recent works undertaken at Sir Douglas Mawson Lake administration are reviewing learning from the works and will report back in March 2025</p>	
<b>23/09/24</b>	<b>Re-use and Recycle Hubs in our Community Centres</b>	Elizabeth MacGillivray
4.1.1	<p>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.</p> <p><b>Due:</b> August 2025</p>	

Meeting Item	- Heading and Resolution	Officer
28/10/24	<b>Office for Recreation, Sport and Racing - Community Recreation and Sport Facilities Program</b>	Christy Martin
4.1.5	9. Notes the outcome of these grant funding applications will be provided to Council via a future report.	
<b>Due:</b>	June 2025	
28/10/24	<b>Motion on Notice Cr Buchanan: Building and Wayfinding Signage for Parafield Gardens Recreation Centre and City Gateway Signage on Port Wakefield Road</b>	Jarred Collins
US-MON1	2. Requests Administration to present a report to the Urban Services Committee with renewal or relocation options and costings for the Gateway Signage on Port Wakefield Road.	
<b>Due:</b>	March 2025	
<b>Deferral:</b>	May 2025	
<b>Reason:</b>	Administration are currently analysing engineering requirements associated with the relocation and will report to Council when investigations are completed.	
25/11/2024	<b>BMX Upgrade Parafield Gardens</b>	Rob Hutchison
4.1.2	2. Requests Administration to provide a report to the April 2025 Council meeting with detailed concept designs and costings. Including a \$100,000 Non-Discretionary Second Quarter Budget Review for the purpose of engaging a consultant to develop cost estimates and concept plan for community engagement, with a report provided to April 2025 Council meeting.  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).	
<b>Due:</b>	April 2025	



<b>Meeting Item</b>	<b>- Heading and Resolution</b>	<b>Officer</b>
<b>25/11/2024</b>	<b>Dry Creek Catchment Stormwater Management Plan – Update and Final Adoption</b>	David Pezzaniti
<b>4.1.4</b>	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.	
<b>Due:</b>	May 2025	
<b>16/12/24</b>	<b>Street Tree Renewal Program 2025/26 - Further Information Report as requested at the Asset Management Sub Committee Meeting, 2 December 2024</b>	Tamika Cook
<b>4.1.7</b>	3. Notes that Administration will provide a report to the February 2025 Urban Services Committee meeting with further information on how the recently updated State Government Legislation regarding Regulated and Significant Trees impacts the 2025/26 Street Tree Renewal Program, to ensure consideration of Council's resolution number 1128/2021, from 25 October 2021.	
<b>Due:</b>	February 2025	
<b>Deferred:</b>	September 2025	
<b>Reason:</b>	This report will be submitted following the finalisation of the Tree Management Strategy that will be reported on in August 2025 and following the realisation of the impact of the recent changes to tree legislation as part of the <i>Planning, Development and Infrastructure Act 2016</i> .	
<b>24/02/2025</b>	<b>Ingle Farm Soccer Club</b>	Rob Hutchinson
<b>4.1.4</b>	Council previously resolved to keep this resolution confidential.	
<b>Due:</b>	May 2025	

#### 4. CONCLUSION

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



<b>ITEM</b>	4.1.1
	<b>URBAN SERVICES COMMITTEE</b>
<b>DATE</b>	17 March 2025
<b>HEADING</b>	Endeavour College - Proposed Pedestrian Footbridge
<b>AUTHOR</b>	Tim Starr, Team Leader, Property, City Development
<b>CITY PLAN LINKS</b>	1.4 Our city is attractive and safe 3.2 Our city's growth is well planned and supported by the integrated delivery of infrastructure 3.3 Our city centres are active and prospering
<b>SUMMARY</b>	This report advises Council of a proposal from Endeavour College to construct a pedestrian footbridge over Council owned land being Mawson Lakes Boulevard, Mawson Lakes. It further requests that Council approve granting an Authorisation Agreement which permits this structure to be built over a Council owned road.

## RECOMMENDATION

### That Council:

1. Notes and supports the request from Endeavour College to construct a pedestrian footbridge over Mawson Lakes Boulevard as described in Attachment 1 – Pedestrian Footbridge Concept, of the report (Item 4.1.1, Urban Services Committee, 17 March 2025) subject to there being no branding of Endeavour College on the pedestrian walkway over the road.
2. Advise Endeavour College that consideration will be given to the suitable installation of branding of the College on the support structures that are located entirely within the land owned by Endeavour College.
3. Authorises the Chief Executive Officer or delegate to prepare and approve an Authorisation Agreement under Section 221 of the *Local Government Act 1999* to permit a bridge to be constructed over Mawson Lakes Boulevard, principally in the style and location as described in Attachment 1 – Pedestrian Footbridge Concept of the report (Item 4.1.1, Urban Services Committee, 17 March 2025) once development approval has been granted and in line with part 1 of resolution.
4. Notes that all costs incurred in the preparation of this agreement are to be borne by Endeavour College as the applicant. An annual fee is to be charged in accordance with Council's adopted fees and charges register to increase annually by CPI.

## ATTACHMENTS

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

1. Pedestrian Footbridge Concept
2. Endeavour College Masterplan

3. Endeavour College Submission Lakeside Development

**1. BACKGROUND**

- 1.1 Endeavour College, Mawson Lakes has approached Council with a proposal to construct a Pedestrian Footbridge over Mawson Lakes Boulevard, which is a Council owned road.
- 1.2 To enable the construction Endeavour College will be required to obtain authorisation from Council. This is pursuant to Section 221 of the *Local Government Act 1999*, a person (other than the Council or a person acting under a statutory authority) must not make an alteration to a public road unless authorised to do so by the Council.
- 1.3 An authorisation under this section may be granted for a term not exceeding 42 years and, at the expiration of a term, may be renewed by the Council for a further term (not exceeding 42 years) fixed by the Council at the time of renewal.
- 1.4 Section 222 of the *Local Government Act 1999* states that a person must not use a public road for business purposes unless authorised to do so by a permit.

**2. External Consultation / Communication**

- 2.1 Endeavour College
- 2.2 Arkvale Architects
- 2.3 Mellor Olsson Lawyers
- 2.4 City of Norwood Payneham and St Peters

**3. DISCUSSION**

- 3.1 Endeavour College is an independent Lutheran school operating from the campus located at 85 – 95 Mawson Lakes Boulevard, Mawson Lakes that currently offers placements for students from years 7 to 12.
- 3.2 The school is proposing to construct a pedestrian footbridge and a R-6 primary school with an integrated school hall/multi-purpose space.
- 3.3 A key component of the development is the pedestrian footbridge, which will significantly enhance connectivity between the primary, middle, and senior schools improving accessibility and safety for students.
- 3.4 The footbridge is designed to provide a secure, pedestrian-only passage over Mawson Lakes Boulevard, reducing student interaction with traffic and ensuring a safer school commute. Additionally, the R-6 primary school and the integrated hall/multi-purpose space will offer modern, state-of-the-art facilities that complement the broader educational landscape, Attachment 2 – Endeavour College Masterplan.
- 3.5 The proposed development will include:
  - Pedestrian footbridge spanning Mawson Lakes Boulevard, connecting the primary and senior campuses to ensure safe and seamless student movement.

- Three-storey school building, incorporating 14 general learning areas, a library, STEM and enrichment spaces, staff facilities, music tutorial rooms, and an integrated multi-purpose hall and staff/student wellness centre.
  - Internal driveway and car park, accommodating up to 42 carparking spaces, including two accessible carparking spaces, and a designated drop-off/pick-up zone.
  - The proposed double stream primary school will accommodate 378 students and create approximately 25 new job opportunities.
- 3.6 The school has advised that the footbridge will reduce the reliance on the signalised pedestrian crossing, particularly for younger children, improving traffic flow while prioritising pedestrian safety.
- 3.7 Its design considers durability, security, and year-round usability, making it a valuable addition to the community's infrastructure.
- 3.8 The school's proposal also notes that the footbridge will be accessible only to the school and not open to the public, ensuring a safe and dedicated route for students during the school day. As a result, the pedestrian crossing will still be required for both the public and students within and outside of school hours.
- 3.9 Endeavour College has provided further detail in relation to the proposal which is contained in Attachment 3 – Endeavour College Lakeside Submission.
- 3.10 Consent is required from Council, as owner of Mawson Lakes Boulevard, for the bridge structure to be built over this site prior to any construction taking place. This consent is separate to planning or development approvals and may be documented through an authorisation under Section 221 of the *Local Government Act 1999*.
- 3.11 There is also a provision under Section 222 of the *Local Government Act 1999* for Council to grant permits for a business purpose. It is noted that the concept plan shows the school's logo advertising the school's business. This signage would constitute a business purpose requiring a Section 222 permit. While it is recommended that no branding or signage be permitted on the pedestrian walkway over the road, if Council were to support Endeavour College erecting a sign on the bridge, a separate permit under Section 222 would be required to be prepared.
- 3.12 An authorisation agreement ensures that all matters pertaining to the management of the proposed structure is documented. This includes ownership, maintenance and removal, as well as insurance obligations etc. There is an initial document preparation fee payable plus an annual fee payable which is determined as per Council's endorsed fees and charges register.
- 3.13 Matters that Council administration has identified for further consideration / resolution in terms of the pedestrian footbridge include:

- 3.13.1 Preference for no school signage on the pedestrian footbridge spanning the Mawson Lakes Boulevard – any signage should be limited to that part of the structures that are located on private land;
  - 3.13.2 Implications for traffic lights, public lighting and street trees;
  - 3.13.3 Importance of design quality given primary entrance into Mawson Lakes;
  - 3.13.4 Sufficient height clearance for large vehicles not just emergency vehicles; and
  - 3.13.5 Ensure design provides for the safety of vehicles below from falling objects.
- 3.14 It is therefore proposed that an authorisation agreement under Section 221 of the *Local Government Act 1999*, not be granted until such time as a development application is received and more detailed plans are provided. The authorisation can then be drafted to ensure approval is granted to a fully considered application.
- 3.15 The application is expected to be lodged early in 2025 and will undergo an assessment against the Planning and Design Code. This assessment process will consider the detail design elements of the proposal, together with the proposed development proposal on 86 Mawson Lakes Boulevard.
- 3.16 In addition to the assessment against the Planning and Design Code it is recommend that the authorisation be provided on the condition that there is no school signage and is constructed at a height acceptable to Council and not just to accommodate emergency service vehicles.

#### 4. FINANCIAL OVERVIEW

- 4.1 Council's adopted fees and charges have an annual fee of \$962 per annum for exclusive use of a road reserve, this rate is to increase annually by CPI.
- 4.2 This is a nominal fee as the impact on the community is minimised due to access under the bridge not being impacted by the proposal and the bridge only affects air space. As the proposed bridge is for the exclusive use of the school the proposed agreement fits within this category.
- 4.3 Due to the complex nature of the bridge, it is recommended that Council's Lawyers be engaged to prepare the required agreement with the school, as the applicant being responsible for all costs.
- 4.4 Should Council approve the applicant installing signage on the bridge it is recommended that a separate permit for a business purpose be prepared and as per Council's fees and charges register this is to be negotiated at a full commercial rate.
- 4.5 The applicant in this instance shall also be responsible for all costs incurred in preparation of any required agreements.

**5. CONCLUSION**

- 5.1 Endeavour College has requested Council provide in principle support for the construction of the proposed footbridge over Mawson Lakes Boulevard in accordance with the concept shown on Attachment 1 – Pedestrian Footbridge Concept.
- 5.2 It is proposed that Council supports the construction of the footbridge, with the school to enter into formal agreements prior to any construction commencing.
- 5.3 The signage and any required clearances would be dealt with as part of the authorisation process and the design, impact on existing infrastructure and structural calculations would be considered as part of the development application process.





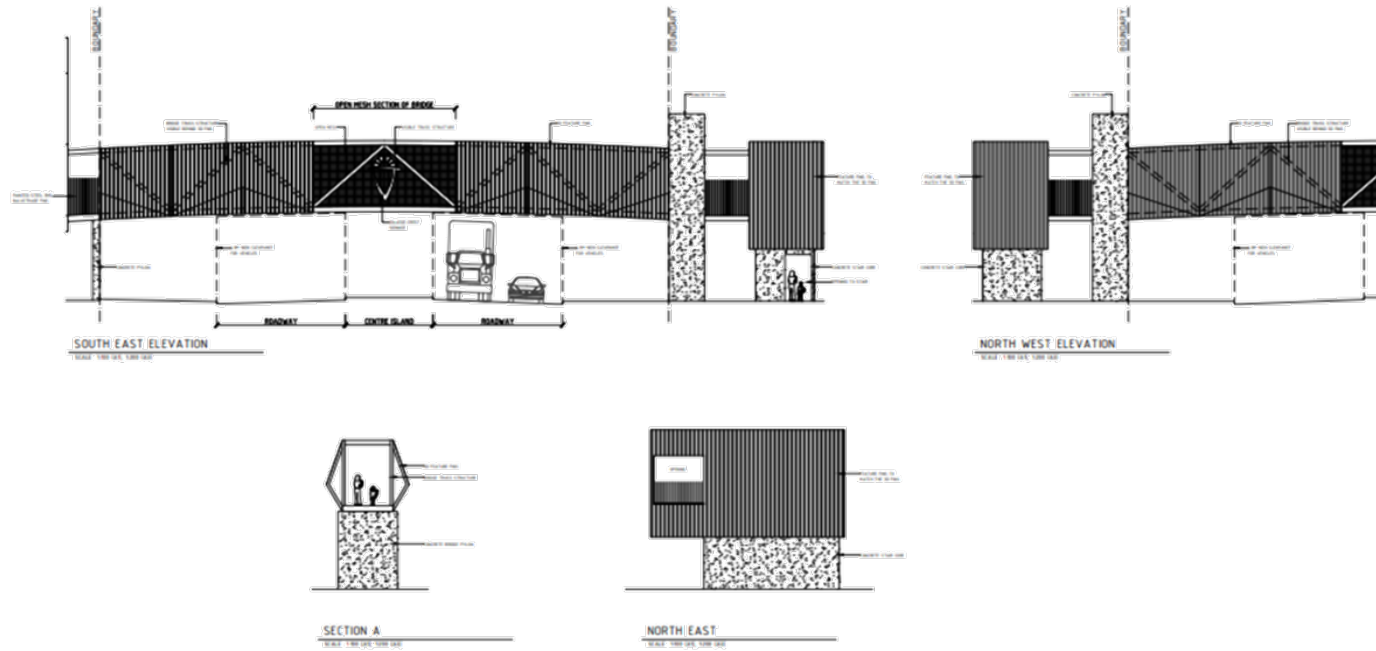
Attachment 1 Bridge Concept









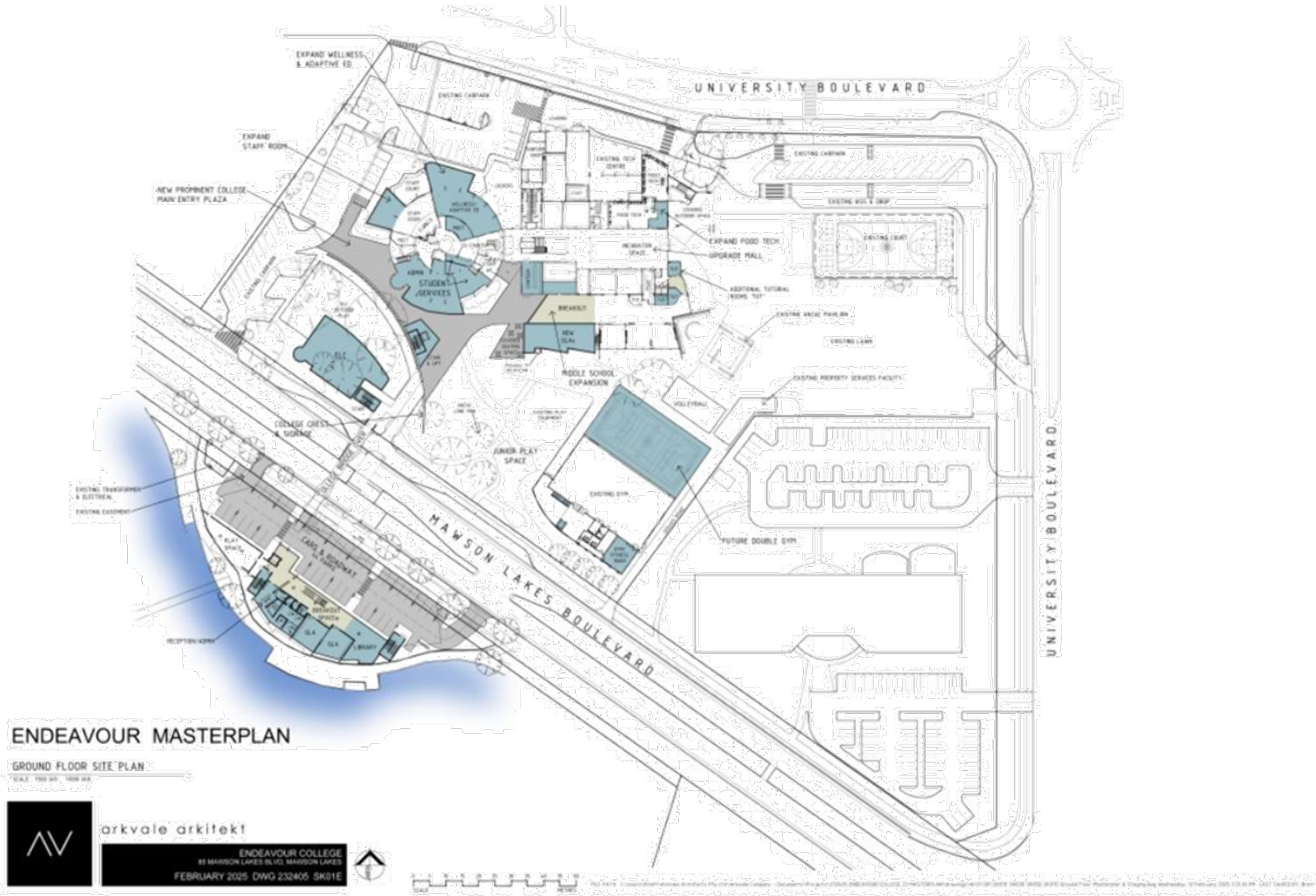



**arkvale arkitekt**  
 ENDEAVOUR COLLEGE  
 85 MANSON LAKES BLVD, MANSON LAKES  
 FEBRUARY 2025 DWG 232425 SK06 **LAKE BLOCK BRIDGE**

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Item 4.1.1 - Attachment 1 - Pedestrian Footbridge Concept

Attachment 2 – Endeavour College Masterplan



Item 4.1.1 - Attachment 2 - Endeavour College Masterplan



Item 4.1.1 - Attachment 2 - Endeavour College Masterplan



LIFE AND COMMUNITY IN CHRIST

# **City of Salisbury - Submission *Lakeside Development Project***

***86 Mawson Lakes Boulevard,  
Mawson Lake SA 5085***

Version: 1.0  
Date: 14/02/2025  
Author: Monica Kim, Executive Project Manager

**Item 4.1.1 - Attachment 3 - Endeavour College Submission Lakeside Development**

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## School Background

### **A young school with a rich history**

In 1998, Endeavour College was born out of the vision of existing Lutheran sites of learning (Salisbury Lutheran Kindergarten, Good Shepherd, St Paul and Golden Grove Lutheran Primary Schools) to extend Lutheran education in the northern suburbs of Adelaide to secondary level. This K-12 vision for Lutheran education was established adjacent to the University of South Australia in the suburb of Mawson Lakes.

From these humble beginnings with a handful of students, Endeavour College is now blessed with more than 740 students. We are a non-government, co-educational secondary school with a young history and a strong reputation for educating the minds, hearts, and spirits of students in Years 7-12. As a Lutheran school, we are known for offering relevant and educational experiences to empower the knowledge-seeker to develop their God-given gifts and abilities to pursue their curiosity and passions with a sense of independence and purpose. We welcome all people regardless of background, religion, gender or ability and we give every individual the tools, confidence and self-value that they need to thrive with Christian life for decades to come.

### **OUR MISSION**

*To develop our staff and students' God-given gifts and abilities for LIFE & community*

Everything we do at Endeavour College, and how we do it, is a natural extension of our Mission: A Christian Environment, to develop staff and students' God-given gifts and abilities for LIFE and community. This Mission and our Values are embodied within The Endeavour Way, and inspire our students to grow as individuals, be effective collaborators and contribute to the wider community while finding their place within the world.

As a Lutheran school, we seek to be an inclusive place that offers care and support to all of our community. We integrate our faith in Jesus and his love and grace into all aspects of learning and life at the College. Respecting gifts and differences and valuing each individual, is central to our purpose.

Our curriculum incorporates the requirements of the Australian Curriculum and SACE education system and is designed to promote healthy development in all aspects of our students' lives.

**Our Values and the Endeavour Way**

We believe in our young people and do all we can to support them through these important years of development. We encourage them to take responsibility in all aspects of their lives by following The Endeavour Way. The Endeavour Way is a framework for living restoratively by using the values of Love, Courage, Forgiveness and Hope.

LOVE	it is about reflecting the unconditional LOVE of God by showing respect, compassion and kindness in our relationships.
COURAGE	it is about accepting that it takes COURAGE to own our behaviour, take responsibility for our actions and share our experiences with others.
FORGIVENESS	it is about showing FORGIVENESS and acceptance towards ourselves and others with grace.
HOPE	it is about resolving issues in a way which brings HOPE to our relationships and instils faith in our capacity to fulfil our God-given abilities.

We aim:

- To work with families in the development of each child
- To nurture a spiritual journey, encouraging respect and social justice for all people and our environment
- To encourage each student in taking responsibility for their learning and behaviour
- To provide a relevant, engaging and dynamic curriculum that fosters a life-long love of learning
- To offer an extensive range of opportunities for students to extend their confidence, and student agency and leadership potential
- To promote joy and enthusiasm in serving the College community and beyond
- To promote the importance of connections between staff, students and families as members of the wider Endeavour community

## 1. Executive Summary

This proposal seeks to inform the council of the construction of a footbridge and an R-6 primary school with an integrated school hall/multipurpose space. A key component of the development is the footbridge, which will significantly enhance connectivity between the primary, middle, and senior schools, improving accessibility and safety for students.

The footbridge is designed to provide a secure, pedestrian-only passage over Mawson Lakes Boulevard, reducing student interaction with traffic and ensuring a safer school commute. Additionally, the R-6 primary school and the integrated hall/multipurpose space will offer modern, state-of-the-art facilities that complement the broader educational landscape.

A fundamental aspect of this project is the seamless integration of the two school sites, ensuring smooth transitions between campuses and maximising the dual use of facilities. This will optimise resource sharing and create a more cohesive educational experience. The new campus will be primarily utilised for R-6 students, enhancing dedicated learning spaces for younger students while maintaining strong links to the middle and senior school environments.

Every effort has been made to integrate the footbridge into the existing urban infrastructure, ensuring that it aligns with safety, accessibility, and aesthetic considerations. The bridge will serve as both a practical and symbolic link between educational facilities, fostering a cohesive learning environment. Further design and planning details will be addressed in the planning submission to ensure alignment with council objectives.

## 2. Description of Proposal

This proposal provides council with information on the construction and operation of a new footbridge and an R-6 primary school. The development will include:

- **Footbridge spanning Mawson Lakes Boulevard**, connecting the primary and senior campuses to ensure safe and seamless student movement.
- **Three-storey school building**, incorporating 14 general learning areas, a library, STEAM and enrichment spaces, staff facilities, music tutorial rooms, and an integrated multipurpose hall and staff/student wellness centre.
- **Internal driveway and car park**, accommodating up to 42 spaces, including 2 accessible spaces, and a designated drop-off/pick-up zone taking from the 42 spaces during this period. To be confirmed with Traffic engineer.
- **Primary school student numbers**, the proposal double stream primary school will accommodate 378 students and creating approximately 25 new jobs opportunities.

The footbridge will reduce the reliance on the signalised pedestrian crossing, particularly for younger children, improving traffic flow while prioritising pedestrian safety. Its design considers durability, security, and year-round usability, making it a valuable addition to the community's infrastructure. The footbridge will be accessible only to the school and not open to the public, ensuring a safe and dedicated route for students during the school day. As a result, the

pedestrian crossing will still be required for the public and students both inside and outside of school hours.

### 3. Strategic context

#### 3.1 Project need and justification

The school has identified a growing demand for primary education, necessitating expanded facilities and enhanced connectivity. The footbridge plays a crucial role in supporting this expansion by ensuring safe and efficient student movement.

#### 3.2 Alignment with City of Salisbury City Plan 2040

The proposed footbridge and school development aligns with the City Plan 2040 by enhancing educational infrastructure and improving connectivity within the precinct. It contributes to the city's goal of fostering a safe, modern, and well-integrated community, reinforcing Salisbury's role as a hub for education and innovation.

#### 3.3 Alignment with Greater Adelaide Regional Plan (GARP)

The proposed footbridge and school development align with the GARP's vision by supporting sustainable growth and improving social infrastructure in the northern suburbs. Enhancing educational accessibility directly contributes to the Plan's goal of creating well-serviced communities.

### 4. Site and Locality

#### 4.1 Site Description

The site is located within an established educational precinct, zoned for strategic innovation. The development aligns with objectives to enhance local educational facilities and improve inter-campus connectivity. The footbridge serves as a critical element in ensuring the safe movement of students and staff.

#### 4.2 Location

The location of the site will be 86 Mawson Lakes Boulevard, the "Lakeside Block".

### 5. Safety & Risk

Pedestrian safety, particularly for children, is a significant concern during school pick-up and drop-off times. Data from South Australia between 2018 and 2022 indicates that out of 263 child pedestrian injuries or fatalities, 124 occurred during these periods. The peak hour for such incidents is between 3 pm and 4 pm, with other high-risk times including 8 am to 9 am and 4 pm to 6 pm. <sup>1</sup>

Nationally, land transport accidents are a leading cause of injury among children. In 2016–17, 9% of injury cases in children aged 0–14 were due to land transport accidents, which include both traffic and non-traffic incidents. <sup>2</sup>

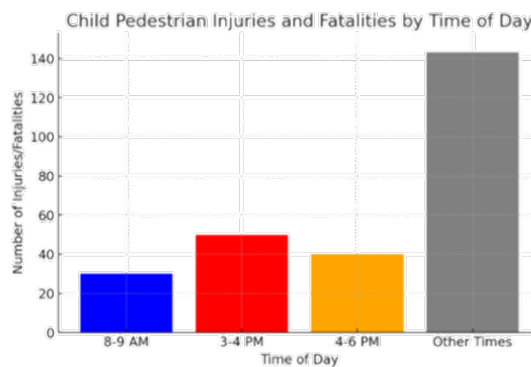
<sup>1</sup> [insurancebusinessmag.com](https://www.insurancebusinessmag.com)

<sup>2</sup> [aihw.gov.au](https://www.aihw.gov.au)



Implementing a footbridge can significantly enhance safety by providing a dedicated crossing point, thereby reducing the risk of pedestrian-vehicle collisions. This is especially crucial during peak school hours when both pedestrian and vehicular traffic are at their highest.

The following graph illustrates the distribution of child pedestrian injuries and fatalities during various times of the day, highlighting the increased risk during school pick-up and drop-off periods:



By constructing a footbridge, we can mitigate these risks, providing a safer route for children and contributing to overall road safety.

## 6. Physical layout and design

### 6.1 Bridge architectural design – Statement from Arkvale Architects

The new learning centre environment at Endeavour College has been designed as a dynamic incubator for knowledge and creativity, fostering inquiry, exploration, and innovation. This design embodies the philosophy of “the hundred languages of learning,” where beauty of the learning space inspires knowledge and vice-versa ultimately inspiring discovery.

Students will begin their educational journey as infant-toddlers at the yet to be open and confirmed, Early Endeavours Learning Centre before transitioning into this innovative, 21st-century primary years hub. This seamless progression ensures they remain integral to the College’s broader educational vision, which nurtures lifelong learning and prepares them for a future of academic and personal growth.

Externally the architecture is a high-quality contemporary design be-fitting this important gateway location. The prescriptive undulating plan shape form of the building and its façade articulation ensure the streetscape appearance is a successfully articulated contribution to the streetscape. The building was conceived of and shaped through light and shadows, as seen in its undulating angled façade shaping and its feathered layering of metal cladding elements ensuring no dull flat-box expanses of wall. The new education facility building will also have complementary references to the existing Endeavour College architecture ensuring a cohesive and harmonious development. The new facility architecture aligns with a innovative and 21st

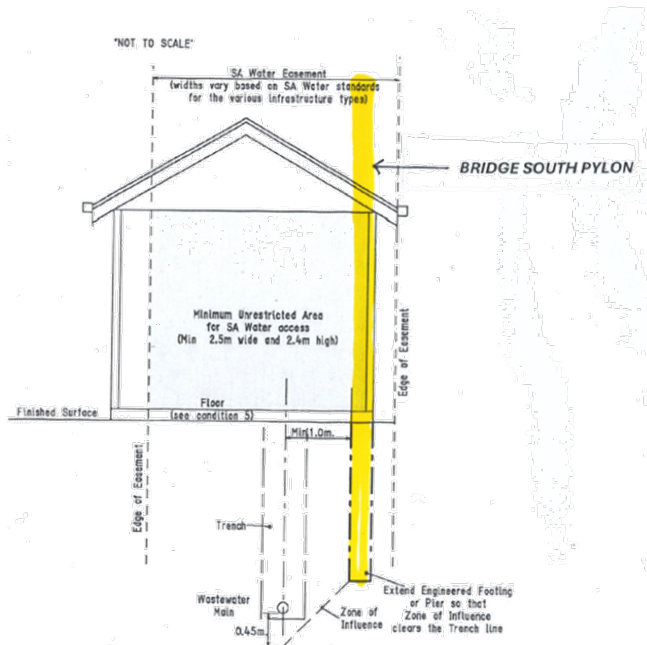
century learning pedagogy that occurs inside the building and one that the Mawson Lakes community would be proud of that is befitting of this strategic innovation zone.

The north façade white colorbond surfmest metal cladding colour has been chosen for the metal cladding extents that visually announce the bridge's architectural interface and arrival at the building, and this is the same white colour as the sculptural bridge fins to ensure a co-ordinated and refined aesthetic. The background internal bridge super-structure, that is cleverly obscured by the white sculptural fins, is to be either colorbond monument or galvanised silver colour so that the design ensures that the priority visual focus of the bridge is upon the sculptural aspect of the bridge. The bridge design is driven by the vision that it visually contributes positively to the public realm as a beautiful and contemporary urban design element. The aesthetic aims of the bridge is a delicate and uniquely attractive presence, avoiding a heavy or imposing appearance. Stainless steel fine mesh will be fitted to the interior main bridge truss elements so that this is a virtually invisible visual barrier to prevent objects being cast down onto the road. All of the bridge will be constructed of non-combustible material and the base will be concrete with a non-slip finish and a discrete well-designed roof will cover the bridge. The stainless-steel fine mesh and the white sculptural fins that are spaced apart with gaps ensures that the bridge has visual and ventilation permeability through it. It is envisaged that the College crest or other signage to Council approval would be in the middle on both sides of the bridge. Innovative led strip lighting and pylon uplighting will be designed so that at night this important urban element is an enhanced entry statement.

The bridge pylon supports will be of masonry construction to aesthetically contrast to the lighter architecture of the metal bridge elements. These pylon supports will all be located on College land and no pylons are to be constructed on the Council road verges. The material is likely to be either a pre-cast concrete or in-situ concrete and as can be seen from the design drawings the pylons contribute positively to the overall pedestrian bridge architectural and urban design. On the College north end of the bridge the stair well has also been attractively designed using the same material language of a masonry materiality lower wall base complimented by the same open metal gapped fins to the stair-well to ensure it's a naturally ventilated and deliberately a visually un-enclosed built form. Similarly to the bridge itself a discrete flat roof form will neatly cover the stairwell.

### BRIDGE SOUTH PYLON AND THE SA WATER EASEMENT

On the south end of the bridge the pylon is permitted to be located on the college block SA Water Sewer easement as per the following diagram.



### BRIDGE DIMENSIONS

The proposed pedestrian bridge will have a clear span of 32 metres and has a walkway width of 2.5 metres.

### BRIDGE CLEARANCE HEIGHT

The proposed bridge clearance height is 4.9 metres from the roadway and therefore the new bridge is a gentle camber form so that the 4.9 metre clearance is maintained. The proposed bridge clearance is higher than the required emergency vehicle height requirement of 4.4 metres.

### MASTERPLAN CONSIDERATIONS

The College has just completed a robust and comprehensive masterplan process prior to this project. As can be seen from the Ground and first floor Masterplan drawings attached to this document the intention in the future is to link the bridge to a new extension of the College to enable a direct first floor connection from north to south.

This will enable to primary years students to have safe and direct access to the many existing facilities located in the senior years College such as the discovery centre, science stem spaces and the visual arts centre.

#### **EXISTING TRAFFIC SIGNALS CROSS OVER**

The existing pedestrian crossing is essential to remain and will be well used by the community. The project's Traffic Consultant engaged by the College will ensure that the overhead traffic lights are positioned in accordance with compliant code requirements.

#### **BRIDGE AS A VITAL COMMUNICATIONS ROUTE**

The bridge will also enable the College to link the lake block education facility to the Main existing College comms hub via a fibre optic cable concealed discretely into the bridge design. This fibre optic cable link will enable the high-speed technology dependent learning pedagogy to be accessible by students in the new lake block learning facility.

#### *6.2 Town Planning Opinion – Statement from Future Urban*

The proposed footbridge provides pedestrian connectivity between the two school sites, and an opportunity to showcase urban design at this gateway entrance into Mawson Lakes. It will be both functional and aesthetic.

The footbridge makes for a rich urban experience, improving the quality of school life, and providing a sense of place as an important landmark for both the school and Mawson Lakes generally. It will improve pedestrian experiences and will be designed to allow for some views of the neighbourhood including the waterfront.

It allows for the safe movement of existing school and future school students, without restricting vehicle movements. Free-flowing vehicle movements along Mawson Lakes Boulevard may improve given reduced use of the signalised crossing by members of the school community.

The footbridge avoids impact on notable trees, with the base positioned on a vacant portion of the land.

Building materials and features take cues from the existing built form environment, including the design of the new primary school building, which includes a soft and durable material pallet and subtle angles.

The footbridge provides a great opportunity to celebrate safe pedestrian movement of a vulnerable community and showcase entry into Mawson Lakes. The school will engage appropriate experts to ensure it designed and engineered to the satisfaction of Council and will obtain separate engineering approval from the Council to ensure it meets relevant standards.



## 7. Project Team

The College recognise the importance of delivering a successful bridge project and have engaged the following leading consultants who have demonstrated experience in the field of pedestrian bridges and state of the art education facilities:

- Arkvale Architects (Architecture, Lead Consultant for bridge design)
- WGA (Structural and Civil Engineers for the bridge structure)
- BCA Engineers (Building Services Engineers - integrated bridge lighting)
- Future Urban (Town Planning Consultants – approvals process)
- MFY (Traffic Consultant – bridge height clearance/ traffic signals compliance)

The consulting team consists of experienced collaborators who will engage professionally with key Council departments and staff, while the college has a dedicated Project Manager to facilitate all relationships.

## 8. Public communication

To ensure strong community involvement, the college will engage in a comprehensive consultation process over six weeks, focusing on the footbridge and the R-6 building. Planned initiatives include:

- Website updates, including FAQs.
- Online feedback form for community input.
- Webinar & video updates to explain project benefits.
- Drop-in consultation sessions, offering in-person engagement opportunities.
- Letterbox drop to inform local residents and businesses.

This approach ensures transparency and allows community members to provide feedback and opinions on the footbridge and R-6 building.

## Conclusion

The proposed footbridge is a vital infrastructure improvement that enhances student safety, supports urban efficiency, and strengthens inter-campus connectivity. Its integration with the proposed R-6 primary school development ensures a comprehensive, forward-thinking approach to educational infrastructure in Mawson Lakes. The project aligns with strategic urban planning goals and contributes to the long-term prosperity of the City of Salisbury.

We look forward to collaborating with the council to bring this essential infrastructure to life.

### Attachments

- A: 3D Rendering Bridge & R-6 Primary School
  - Ren\_001
  - Ren\_002
  - Ren\_003
- B: Bridge
  - SK04 Ground Floor Plan - Bridge
  - SK05 First Floor Plan – Bridge
  - SK06 Elevations - Bridge
- C: Masterplan
  - SK01E – Ground Floor Masterplan
  - SK02E – First Floor Masterplan

<b>ITEM</b>	4.1.2
	<b>URBAN SERVICES COMMITTEE</b>
<b>DATE</b>	17 March 2025
<b>HEADING</b>	Capital Works Program - February 2025
<b>AUTHOR</b>	Christy Martin, Team Leader Project Support, City Infrastructure
<b>CITY PLAN LINKS</b>	<ul style="list-style-type: none"> <li>1.1 Our City is attractive and well maintained</li> <li>3.3 Our infrastructure supports investment and business activity</li> <li>4.4 We plan effectively to address community needs and identify new opportunities</li> </ul>
<b>SUMMARY</b>	The following monthly status report and request for amendments are presented to effectively and efficiently manage the City Infrastructure Capital Works Program.

**RECOMMENDATION**That Council:

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

**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 This month there was a focus on the review and development of the future programs of works to inform the creation of the associated 2025/26 budget bids for presentation to Council. This work was completed in alignment with the Strategic Asset Management Plan.

3.2 The Strategic Asset Management Plan provides the backbone and framework for the management of the vast quantum and diversity of assets within the city in accordance with the agreed levels of service.

3.3 In addition to this preparatory budget and program development administration, the Capital Works Program continued to be delivered.

3.4 The facility improvements at Yalumba Drive Reserve, Paralowie, is now complete. Works included the installation of new pitch fencing and the creation of a players race between the pitch and change rooms.

*Yalumba Drive Reserve, Paralowie Fencing*



3.1 As part of the Watercourse Management Works Program, clearing of vegetation and build up of material commenced this month along an 800m corridor at Edinburgh to improve water flow within this waterway. This work is adjacent the rail corridor and West Avenue.



- 3.2 In February 2024, it was reported that Happy Homes Reserve lighting was to be included within PR21478 Public Lighting Program. This work has been progressively delivered with the first section of trail now complete and the remaining trail lights being upgraded adjacent the dog park to be activated upon receipt of a new switchboard. This work will now be followed by lighting improvements for Happy Homes Reserve entrance into the Salisbury Aquatic Centre.
- 3.3 The construction of a new path was recently completed at Woodfield Drive Reserve, Salisbury Downs, providing an important link through the reserve and to the facilities located in the park. This work will be followed by the installation a new picnic table and shelter.

*Woodfield Drive Reserve, Salisbury Downs, New Path Connection*



- 3.1 As part of the Local Flooding Program, an upgrade to stormwater infrastructure was completed this month at George Avenue and Morris Drive, Valley View, to assist with the management of stormwater. Two new side entry pits were installed with a greater capacity and new accessible lids which enables easier pit clearing when required.

*Local Flooding Improvement, George Avenue and Morris Drive, Valley View*



- 3.2 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 Budget***

**PR27747 Lake Windemere Amenities**

The proposed amenity improvements and associated budget funds for Lake Windemere Reserve, Salisbury North, were approved in May 2023. The works were to deliver new toilet facilities, new barbecue, asphalt trail network, new fitness equipment and a dog park, consistent with the items approved by Council in 2023. Costs have escalated since the budget for the works was set and approval is now being sought to transfer \$280,000 of available funds to contribute towards the project to ensure there is sufficient funding to complete the works with an allowance for internal time costing and project contingency. With favourable tenders within the PR21409 Outdoor Sports Court Renewal and PR17754 Sports Lighting Renewal, the value required is available to transfer from these programs to PR27747 Lake Windemere Amenities, therefore minimising the overall financial impact to the program.

Recommendation: Approves a non-discretionary 2024/25 third quarter budget review bid of \$280,000 to transfer available program funds of \$140,000 from PR21409 Outdoor Sports Court Renewal and \$140,000 from PR17754 Sports Lighting Renewal to PR27747 Lake Windemere Amenities project as new funding to provide the required budget to deliver the scope of works.

Impact: Transfer of available program funds to provide the required budget to deliver the Lake Windemere Amenities project.

**Amendment to Budget****PR12000 Road Reseal Renewal Program**

As part of the Road Reseal Renewal Program, operating and capital budget funding is provided annually. Within the program, works undertaken include road asphalt works but also kerb modifications as required and in accordance with agreed levels of service. When small sections of kerbing modifications are required, these are operating expenditure in nature. During the 2024/25 program of works, these modifications and associated operating in nature expenditure within the program require a transfer of \$485,000 of capital funding to be transferred to operating funding to rectify the current budget anomaly and expenditure incurred.

In addition, with the 2024/25 program of works near complete, \$335,000 of capital program savings is being declared for administration via the 2024/25 third quarter budget review. Collectively both program budget adjustments do not impact the delivery of the remainder of the program of works.

Recommendation: Approves a non-discretionary 2024/25 third quarter budget review bid to adjust budget funds within PR12000 Road Reseal Program to align budget with the nature of expenditure being a transfer of \$485,000 capital budget to \$485,000 operating funding, together with the declaration of \$335,000 of capital program savings.

Impact: Budget adjustment to align budget type with the nature of expenditure incurred and declaration of program savings.

**Pump Replacement**

Due to a pump failure at the pond within the Little Para Golf Course, new funding is required to fund this replacement at a value of \$80,000 which is inclusive of new electrical and structural works. When pump failures occur, separate funding is requested to cover these occurrences as there is no program for these.

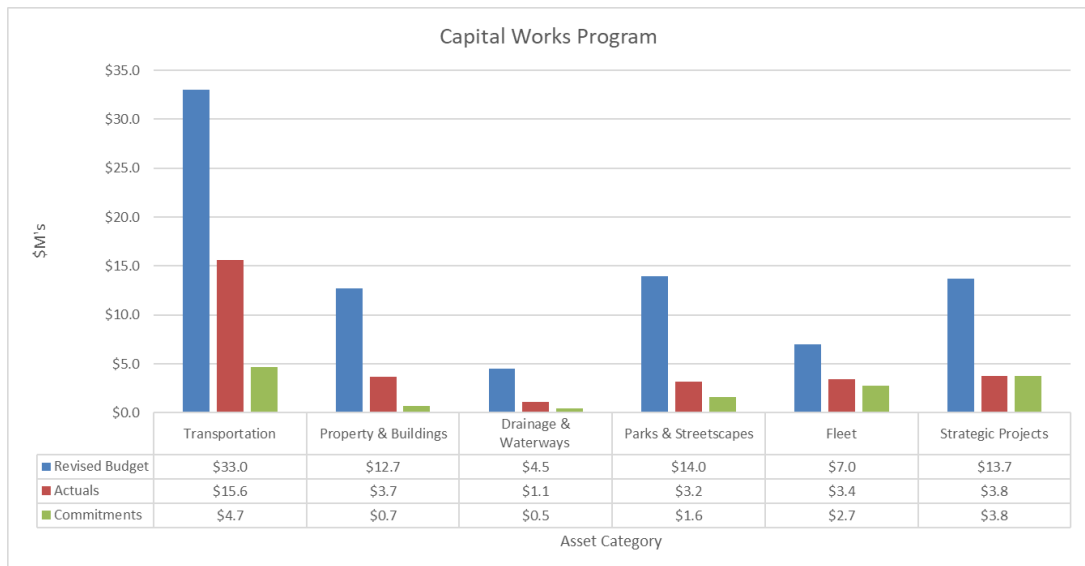
Recommendation: Approves a \$80,000 third quarter non-discretionary 2024/25 budget review bid for the replacement of a failed pump at Little Para Golf Course.

Impact: New funding request due to pump failure.

**4. FINANCIAL OVERVIEW**

- 4.1 At the end of February 2025, the spend of Capital Works Program was at \$30.7M or 36.1%, and \$44.7M or 52.6% inclusive of commitments. This is excluding the asset categories of Information Technology, Salisbury Water and Strategic Property. It should be noted, that the final quarter of the financial year is typically where the rate of expenditure increases due to the increased rate of projects moving from design to construction.
- 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 period, together with delivering the Capital Works Program, the development and presentation of budget bids occurred. The development of these budget bids informs the following years programs of works.
- 5.2 Two key project completions including this reporting period were the installation of new pitch fencing and the creation of a players race between the pitch and change rooms at Yalumba Drive Reserve, Paralowie, and the construction of a new shared used path through Woodfield Drive Reserve, Salisbury Downs, both providing new amenity improvements for the community.
- 5.3 Within the Public Lighting Program, Happy Homes Reserve trail lighting has been progressively upgraded. The final section of works adjacent to the dog park will be activated upon the receipt and installation of a new switchboard. This work will now be followed on with lighting improvements within Happy Homes Reserve along the entrance of the Salisbury Aquatic Centre.
- 5.4 The following budget changes are being requested this reporting period;
  - 5.4.1 With the Lake Windemere Amenities project and budget being approved in May 2023, approval is requested to transfer \$280,000 of available program funds from the Outdoor Sports Court Renewal Program and Outdoor Sports Lighting Renewal Program where favourable tenders enable the transfer of funds to ensure the Lake Windemere Amenities project has sufficient funding to deliver the scope of works in 2025.



- 5.4.2 To align budget with the nature of expenditure incurred, approval is being sought this period to transfer \$485,000 of capital funding to operating within the Road Reseal Renewal Program. In addition, with the program near complete, \$335,000 is being declared as program savings.
- 5.4.3 Due to failure, a new pump and associated electrical and structural infrastructure is required for the pond at the Little Para Golf Course. With no program to fund pump replacements, a request for new funding is being requested.



<b>ITEM</b>	4.1.3
	<b>URBAN SERVICES COMMITTEE</b>
<b>DATE</b>	17 March 2025
<b>HEADING</b>	Proposed Revocation of Community Land Classification Pelham Reserve, Bridge Road Ingle Farm
<b>AUTHOR</b>	Tim Starr, Team Leader, Property, City Development
<b>CITY PLAN LINKS</b>	<ul style="list-style-type: none"> <li>1.1 Our city has a diversity of housing that meets the needs of our community</li> <li>3.2 Our city's growth is well planned and supported by the integrated delivery of infrastructure</li> <li>4.3 Our council is recognised for delivering exceptional community experiences and quality outcomes</li> </ul>
<b>SUMMARY</b>	This report recommends the revocation of the Community Land Classification of an underutilised portion of land known as Pelham Reserve to facilitate the future development of the land for residential purposes.

## RECOMMENDATION

### That Council:

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

## ATTACHMENTS

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

1. Pelham Reserve - Aerial Locality Map
2. Section 194 Report Pelham Reserve

## 1. BACKGROUND

- 1.1 Pelham Reserve, Bridge Road, Ingle Farm is legally defined as Allotment 102 in Deposited Plan 7631 and described in Certificate of Title Volume 7631 Folio 70.
- 1.2 The whole reserve measures approximately 4,500 sqm and is utilised as a pedestrian pathway between Devonport Avenue and Bridge Road, Ingle Farm. There is currently a 300mm stormwater pipe traversing the land.
- 1.3 Allotment 102 Deposited Plan was vested to Council as a Reserve in 1965 by virtue of Sec 14 Sub Sec 1 of Act 1945 of 1929 Vide LTO Docket No 2597 of 1965 from Fischer Copley and McLachlan Limited situated in the Richards Building Currie Street Adelaide. There are no dedications or trusts associated with the land.
- 1.4 The land currently provides no public benefit as usable open space and is within easy walking distance of Rains Drive Reserve, Baloo Street Reserve and Rowe Park, providing adequate usable public open space for passive recreation purposes.

## 2. EXTERNAL CONSULTATION / COMMUNICATION

- 2.1 Consultation is currently being undertaken with service providers including:
  - SA Water
  - Electranet
  - Australian Pipeline Authority
  - SA Power Networks
  - Telstra
- 2.2 An update will be provided at the conclusion of the consultation period.

## 3. DISCUSSION

- 3.1 Pelham Reserve, Bridge Road, Ingle Farm has been identified as a site which is surplus to the community's use as usable open space and lends itself to development for residential purposes for community housing.
- 3.2 To facilitate this proposal, the Community Land status must be revoked. To revoke the Community Land Classification public consultation should be carried out in accordance with Council's endorsed Community Consultation Policy.
- 3.3 A further requirement is the preparation of the report in accordance with Section 194 of the *Local Government Act 1999* (Attachment 2 - Section 194 Report Pelham Reserve, Item 4.1.3, Urban Services Committee) for the purpose of the public consultation and submission to the Minister for approval.
- 3.4 Following the conclusion of these statutory processes and the Minister's approval, Council may then make a formal resolution to revoke the Community Land classification.
- 3.5 Written submissions will be invited in relation to the proposal for Council's further consideration.

- 3.6 In the event that no objections are received, Council is requested to authorise the Chief Executive Officer, or delegate, to prepare and submit the necessary documentation to the Minister for approval pursuant to Section 194 of the Act.
- 3.7 A further report would then be presented to notify Council of the Minister's decision.

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

- 4.1 No financial impacts expected in consideration of this report.

#### **5. CONCLUSION**

- 5.1 This report seeks Council's approval to commence the process to revoke the Community Land Classification of Pelham Reserve, Bridge Road, Ingle Farm as delineated in Attachment 1 - Pelham Reserve - Aerial Locality Map, Item 4.1.3 Urban Services Committee, and identified as Allotment 102 in Deposited Plan 7631 and described in Certificate of Title Volume 7631 Folio 70.
- 5.2 In the event that no objections are received, Council is requested to authorise the Chief Executive Officer, or delegate, to prepare and submit all necessary documentation to the Minister for approval pursuant to Section 194 of the *Local Government Act 1999*.
- 5.3 Should objections be received a further report will be prepared addressing these concerns and seeking Council's further decision.



Pelham Reserve, Bridge Road Ingle Farm Outlined in Blue



Item 4.1.3 - Attachment 1 - Pelham Reserve - Aerial Locality Map





**PROPOSAL FOR REVOCATION OF CLASSIFICATION AS COMMUNITY LAND**

**Pelham Reserve, Bridge Road Ingle Farm  
Contained in Certificate of Title Volume 3915 Folio 70**

**Section 194 Local Government Act 1999**

**REPORT****1. Reasons for the Proposal.**

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

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

The land proposed for disposal is not regarded as usable open space and is within easy walking distance of Rains Drive Reserve, Baloo Street Reserve and Rowe Park, providing adequate usable public open space for passive recreation purposes.

Lot 102 in Deposited plan 7631 is surplus to Council and community needs and provides no public benefit as functional open space. As this land does not provide a community benefit, the maintenance required to retain this land in Council's ownership is an inefficient use of public assets.

As a result of the above and to achieve the recommended equitable open space distribution and cost for service principles, Council proposes to revoke the community land classification of Lot 102 in Deposited plan 7631, (See plan attached) to develop or dispose of the land in accordance with the endorsed Land Disposal Policy for residential purposes for community housing.

**2. Statement of any Dedication, Reservation or Trust.**

The subject property being Allotment 102 in Deposited Plan 7631 and comprised in Certificate of Title Volume 3915 Folio 70.

The Corporation of the City of Salisbury was vested Lot 102 Deposited Plan 7631 as reserve in 1965 by virtue of Sec 14 Sub Sec 1 of Act 1945 of 1929 Vide LTO Docket No 2597 of 1965 from Fischer Copley and McLachlan Limited situated in the Richards Building Currie Street Adelaide.

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

There is no dedication or trust.

**3. Purpose of Proposal.**

The purpose of the proposal to revoke the community land classification is to develop the land for residential purposes for community housing.

The sale of any properties under the provisions of Section 194 of the Local Government Act 1999, subject to compliance with all legal requirements thereof, shall, deliver project outcomes detailed in the business case endorsed by Council, with net proceeds transferred to the property disposal reserve, and used to repay debt or reduce future borrowings.

**4. Affect of the Proposal.**

The subject land serves no useful purpose in terms of recreational open space and considering the availability of larger recreational open space within easy walking distance, for example Rains Drive Reserve, Baloo Street Reserve and Rowe Park, the removal of Pelham Street Reserve will not have a detrimental effect on the residents in this locality

**5. Owner of the Land**

The subject land is owned by the City of Salisbury.

*See Map Attached*

OVERHEAD PHOTO DELINEATING SUBJECT SITE IN RED



Item 4.1.3 - Attachment 2 - Section 194 Report Pelham Reserve





<b>ITEM</b>	4.1.4
	<b>URBAN SERVICES COMMITTEE</b>
<b>DATE</b>	17 March 2025
<b>HEADING</b>	Proposed Revocation of Community Land Classification McLean Reserve, Desmond Avenue Pooraka
<b>AUTHOR</b>	Tim Starr, Team Leader, Property, City Development
<b>CITY PLAN LINKS</b>	<ul style="list-style-type: none"> <li>1.1 Our city has a diversity of housing that meets the needs of our community</li> <li>3.2 Our city's growth is well planned and supported by the integrated delivery of infrastructure</li> <li>4.3 Our council is recognised for delivering exceptional community experiences and quality outcomes</li> </ul>
<b>SUMMARY</b>	This report recommends the revocation of the Community Land Classification of an underutilised portion of land known as McLean Reserve to facilitate the future development of the land for residential and non-residential purposes as contemplated by the subject land's zoning.

## RECOMMENDATION

### That Council:

1. Approves the proposal to revoke the community land classification of allotment 109 in Deposited Plan 6465 as described in Certificate of Title Volume 5519 Folio 651 as delineated on Attachment 1 - Aerial locality map - McLean Reserve of the report (Item 4.1.4, Urban Services Committee, 17 March 2025) and that once revoked the land be developed for residential and non-residential purposes.
2. Approves that the Section 194 Report – *Proposal for Revocation of Classification as Community Land* contained in Attachment 2 - Section 194 Report McLean Reserve of the report (Item 4.1.4, Urban Services Committee, 17 March 2025) be adopted for the purposes of Section 194 of the *Local Government Act 1999*, and the Chief Executive Officer or delegate be authorised to implement the Public Consultation Process in accordance with Council's endorsed Community Consultation Policy.
3. Notes that a further report will be presented to Council for consideration in the event that any objections are received.
4. Authorises the Chief Executive Officer or delegate to prepare and submit the necessary documentation to the Minister for approval to revoke the Community Land Classification in the event that no objections are received.

## ATTACHMENTS

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

1. Aerial locality map - McLean Reserve
2. Section 194 Report McLean Reserve

## 1. BACKGROUND

- 1.1 McLean Reserve, Desmond Avenue Pooraka is legally known as Allotment 109 in Deposited Plan 6465 and described in Certificate of Title Volume 5519 Folio 651. The whole reserve measures approximately 3,300 sqm and is utilised as a pedestrian pathway between Tallering Avenue and Demond Avenue, Pooraka.
- 1.2 The Corporation of the City of Salisbury was vested Lot 109 of Deposited Plan 6465 as reserve in 1959 by virtue of Sec 14 Sub Sec 1 of Act 1945 of 1929 Vide LTO Docket No 2812 of 1959 from Paynes Properties Pty Ltd of 134 – 144 Bourke Street Melbourne in the State of Victoria.
- 1.3 The land proposed for disposal is not regarded as usable open space and is within easy walking distance of Bentley Green and Brian Goodall Reserve, which provide adequate usable public open space for passive recreation purposes.

## 2. EXTERNAL CONSULTATION / COMMUNICATION

- 2.1 Consultation is currently being undertaken with service providers including:
  - SA Water
  - Electranet
  - Australian Pipeline Authority
  - SA Power Networks
  - Telstra
- 2.2 An update will be provided at the conclusion of the consultation period.

## 3. DISCUSSION

- 3.1 McLean Reserve, Desmond Avenue, Pooraka has been identified as a site which is surplus to the community's use as usable open space and lends itself to development for residential (for community housing) and non-residential purposes as contemplated by the zoning. This may include shops, offices, entertainment, health and recreation related uses and other businesses that provide a range of goods and services to the surrounding neighbourhood and district.
- 3.2 To facilitate this proposal, the Community Land status must be revoked. To revoke the Community Land Classification public consultation is required to be carried out in accordance with Council's Public Consultation Policy.
- 3.3 A further requirement is the preparation of the report in accordance with Section 194 of the *Local Government Act 1999* (Attachment 2 - Section 194 Report McLean Reserve of Item 4.1.4, Urban Services Committee, 17 March 2025) for the purpose of the public consultation and submission to the Minister for approval.
- 3.4 Following the conclusion of these statutory processes and the Minister's approval, Council may then make a formal resolution to revoke the Community Land classification.

- 3.5 Written submissions will be invited in relation to the proposal for Council's further consideration. In the event that no objections are received, Council is requested to authorise the Chief Executive Officer, or delegate, to prepare and submit the necessary documentation to the Minister for approval pursuant to Section 194 of the Act.
- 3.6 A further report would then be presented to notify Council of the Minister's decision.

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

- 4.1 No financial impacts expected in consideration of this report.

#### **5. CONCLUSION**

- 5.1 This report seeks Council's approval to commence the process to revoke the Community Land Classification of McLean Reserve, Desmond Avenue, Pooraka as delineated in Attachment 1 - Aerial locality map - McLean Reserve, Item 4.1.4, Urban Services Committee, 17 March 2025 and identified as Allotment 109 in Deposited Plan 6465 and described in Certificate of Title Volume 5519 Folio 651.
- 5.2 In the event that no objections are received, Council is requested to authorise the Chief Executive Officer, or delegate, to prepare and submit all necessary documentation to the Minister for approval pursuant to Section 194 of the *Local Government Act 1999*.
- 5.3 Should objections be received a further report will be prepared addressing these concerns and seeking Council's further decision.





McLean Reserve, Desmond Avenue Pooraka Outlined in Blue



Item 4.1.4 - Attachment 1 - Aerial locality map - McLean Reserve



## PROPOSAL FOR REVOCATION OF CLASSIFICATION AS COMMUNITY LAND

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**McLean Reserve, Desmond Avenue Pooraka SA 5095  
Contained in Certificate of Title Volume 5519 Folio 651**

**Section 194 Local Government Act 1999**

### REPORT

#### **1. Reasons for the Proposal.**

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

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

The land proposed for disposal is not regarded as usable open space and is within easy walking distance of Bentley Green and Brian Goodall Reserve, providing adequate usable public open space for passive recreation purposes.

Lot 109 in Deposited plan 6465 is surplus to Council and community needs and provides no public benefit as functional open space. As this land does not provide a community benefit, the maintenance required to retain this land in Council's ownership is an inefficient use of public assets.

As a result of the above and to achieve the recommended equitable open space distribution and cost for service principles, Council proposes to revoke the community land classification of Lot 109 in Deposited plan 6465, (See plan attached) to develop or dispose of the land in accordance with the endorsed Land Disposal Policy for residential (for community housing) and non-residential use as contemplated by the zoning and may include shops, offices, entertainment, health and recreation related uses and other businesses that provide a range of goods and services to the surrounding neighbourhood and district..

#### **2. Statement of any Dedication, Reservation or Trust.**

The subject property being Allotment 109 in Deposited Plan 6465 and comprised in Certificate of Title Volume 5519 Folio 651.

The Corporation of the City of Salisbury was vested Lot 109 of Deposited Plan 6465 as reserve in 1959 by virtue of Sec 14 Sub Sec 1 of Act 1945 of 1929 Vide LTO Docket No 2812 of 1959 from Paynes Properties Pty Ltd of 134 – 144 Bourke Street Melbourne in the State of Victoria.

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

There is no dedication or trust.

**3. Purpose of Proposal.**

The purpose of the proposal to revoke the community land classification is to develop the site for residential (for community housing) and non-residential use as contemplated by the zoning and may include shops, offices, entertainment, health and recreation related uses and other businesses that provide a range of goods and services to the surrounding neighbourhood and district..

The sale of any properties under the provisions of Section 194 of the Local Government Act 1999, subject to compliance with all legal requirements thereof, shall, deliver project outcomes detailed in the business case endorsed by Council, with net proceeds transferred to the property disposal reserve, and used to repay debt or reduce future borrowings.

**4. Affect of the Proposal.**

The subject land serves no useful purpose in terms of recreational open space and considering the availability of larger recreational open space within easy walking distance, for example Bentley Green and Brian Goodall Reserve, the removal of McLean Reserve will not have a detrimental effect on the residents in this locality

**5. Owner of the Land**

The subject land is owned by the City of Salisbury.

*See Map Attached*



OVERHEAD PHOTO DELINEATING SUBJECT SITE IN RED



Item 4.1.4 - Attachment 2 - Section 194 Report McLean Reserve





<b>ITEM</b>	4.1.5
	<b>URBAN SERVICES COMMITTEE</b>
<b>DATE</b>	17 March 2025
<b>HEADING</b>	Grant of Easement Treetop Court Paralowie
<b>AUTHOR</b>	Tim Starr, Team Leader, Property, City Development
<b>CITY PLAN LINKS</b>	<p>1.1 Our city has a diversity of housing that meets the needs of our community</p> <p>3.2 Our city's growth is well planned and supported by the integrated delivery of infrastructure</p>
<b>SUMMARY</b>	This report seeks Council approval to grant an easement over a portion of Little Para Linear Park (Lower) reserve to SA Water to facilitate the development of the adjoining property being 84 to 88 Greentree Boulevard, Paralowie.

### RECOMMENDATION

#### That Council:

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

### ATTACHMENTS

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

1. Overhead Treetop Court Delineating Proposed Easement

#### 1. BACKGROUND

- 1.1 The City of Salisbury owns Allotment 125 Deposited Plan 112705 as described in Certificate of Title Volume 6177 Folio 159 commonly known as Little Para Linear Park (Lower) Boardwalk Drive Paralowie.

- 1.2 This reserve was created as a result of the land development *Boardwalk at Greentree*, serving as open space fronting the Little Para River and extending around to the end of Treetop Court to provide a separation between Boardwalk and the adjacent property known as 84-88 Greentree Boulevard.

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

- 2.1 TORO Property Projects Pty Ltd

## **3. DISCUSSION**

- 3.1 To facilitate the development of 84 to 88 Greentree Boulevard, Paralowie it is a requirement of SA Water that a sewer main be installed to connect into existing infrastructure running through Treetop Court.
- 3.2 When Boardwalk was developed by the City of Salisbury, the Little Para Linear Park (Lower) reserve was extended to the end of Treetop Court creating a buffer reserve designed to prevent vehicular access to the adjoining property.
- 3.3 To install infrastructure through this reserve an easement should be granted with SA Water being the beneficiary of this interest in Council land.
- 3.4 Internal consultation has determined that whilst there are no objections to the proposed easement there is an existing recycled water main along the northern side of Treetop Court which will continue into the Riverscape development. This infrastructure will not prevent the granting of an easement to SA Water however, the new sewer will need to maintain the minimum separation distance required by the standards.
- 3.5 Little Para Linear Park (Lower) 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.
- 3.6 Should Council resolve to grant the easement, TORO Property Projects will be responsible for all costs associated with the preparation and lodgment of necessary documentation.
- 3.7 Since the primary purpose of the reserve is to restrict vehicular traffic, granting this easement will not negatively impact the site's value.
- 3.8 It has therefore been negotiated that a one-off amount of \$5,000 plus GST be paid by TORO Property Projects Pty Ltd to the City of Salisbury in consideration of granting this interest.

## **4. FINANCIAL OVERVIEW**

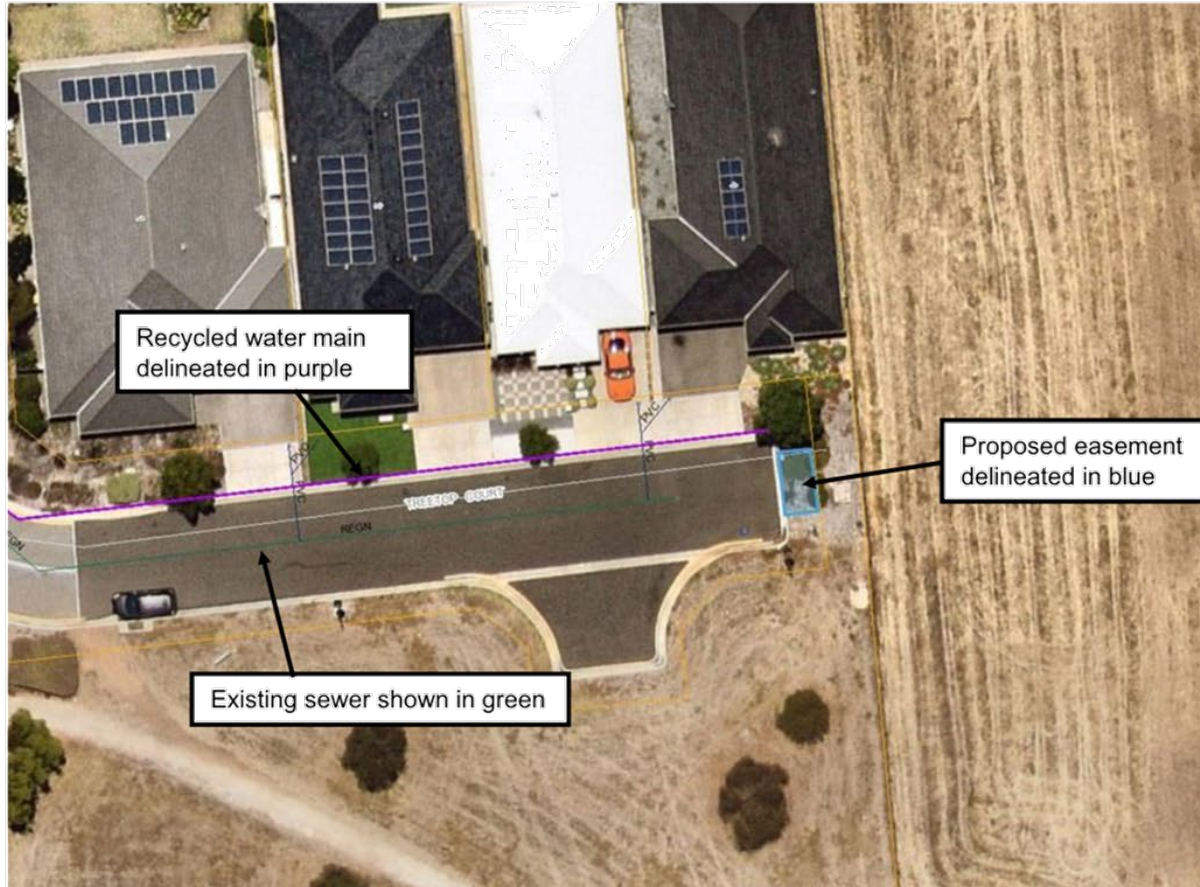
- 4.1 A one-off consideration amount of \$5,000 plus GST has been negotiated and is based on a nominal figure consistent with similar types of agreements approved previously.
- 4.2 TORO Property Projects Pty Ltd as the applicant will be responsible for all costs associated with the preparation and lodgment 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 sewer pipes, it is recommended that the Chief Executive Officer or delegate be authorised to finalise negotiations and execute all necessary documentation to grant an easement over a portion of Little Para Linear Park (Lower) reserve to SA Water.



Overhead Treetop Court Delineating Proposed Easement Outlined in Blue



Item 4.1.5 - Attachment 1 - Overhead Treetop Court Delineating Proposed Easement





<b>ITEM</b>	4.2.1
	<b>URBAN SERVICES COMMITTEE</b>
<b>DATE</b>	17 March 2025
<b>HEADING</b>	Tree Management Strategy and Biodiversity Management Plan
<b>AUTHOR</b>	Elizabeth MacGillivray, Team Leader Natural Spaces and Environmental Management, City Infrastructure
<b>CITY PLAN LINKS</b>	2.1 Our city’s green spaces and natural environments are valued and biodiverse 2.3 Our city, community and infrastructure are resilient to a changing climate
<b>SUMMARY</b>	The Tree Management Strategy and Biodiversity Management Plan aim to enhance community wellbeing, ecological health and sustainability of the City of Salisbury by integrating tree management with biodiversity conservation. Both plans focus on improving the amenity of the City’s green and urban spaces, promoting resilience, and aligning with the City of Plan 2040 and Sustainability Strategy 2035. Consideration will be given to enhancing amenity value, maintaining canopy cover in open spaces, enhancing biodiversity corridors, and incorporating diverse tree species for different spaces. Collaborative working groups will ensure the involvement of stakeholders, fostering shared ownership and expertise to achieve these outcomes effectively.

**RECOMMENDATION**

That Council:

- 1. Notes the report.

**ATTACHMENTS**

There are no attachments to this report.

**1. BACKGROUND**

- 1.1 The development of both a Tree Management Strategy and Biodiversity Management Plan are two of the CEO’s Key Result Areas (KRAs), set by Council, to address actions outlined in the City Plan 2040.

### **Tree Management Strategy**

- 1.2 Council has undertaken a number of tree canopy assessments of the City since 2016. The tree assessments have shown that the tree canopy of the city can vary significantly from year to year and climate has a strong influence on the change in tree canopy of the City. The City of Salisbury had a positive result from the last tree assessment which showed that tree canopy increased by 2.5% from 2019 to 2023, primarily due to favourable climatic conditions.
- 1.3 The Tree Management Strategy will establish a tree management framework that incorporates a strategic approach to tree management for the City over the next 15 years.
  - 1.3.1 The City Plan 2040 outlines under the 'Sustainable City' direction that one of the five foundations is that 'Our City's green spaces and natural environments are valued and biodiverse'. This work aims to address the critical actions from the City Plan 2040.
  - 1.3.2 The Auditor who undertook an audit of Council's Tree Management Framework recommended that Council should consider developing a strategic direction for trees.
- 1.4 This Tree Management Strategy will consider:
  - 1.4.1 Improving tree coverage along road corridors and to key destinations, to act as a welcoming statement for all.
  - 1.4.2 The role of trees in addressing cooling and greening across our city.
  - 1.4.3 The role of trees to manage climate change and urban infill impacts on biodiversity. Improving the network of biodiversity to promote resilience.

### **Biodiversity Management Plan**

- 1.5 A Biodiversity Corridors Plan was developed and endorsed by Council in 2010. The plan was a response to the mandate set out in Council's strategic planning framework and in particular, the City of Salisbury's Game Plan (2008) which states that 'Council has a responsibility to conserve the City's natural assets through planning and decision making to prevent further loss of biodiversity significance. It is essential to establish coordinated planning for the protection and expansion of areas with biodiversity value'.
- 1.6 The City of Salisbury's Sustainability Strategy (2035) presents a shared commitment for the organisation and the community to enhance and protect the natural environment, responsibly manage resources, reduce carbon emissions and be resilient in a changing climate. 'Biodiverse Salisbury' is one of the five themes of the Sustainability Strategy, with one of the new actions to 'review the Biodiversity Corridors Action Plan (2010)'.
- 1.7 Preparation of the Biodiversity Management Plan will address the action to review the Biodiversity Corridors Action Plan as outlined in both the City Plan 2040 and the Sustainability Strategy 2035.

- 1.8 The preparation of an updated Biodiversity Management Plan is one of the CEO's KRA's set by Council for this year.

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

- 2.1 Nil – consultation will occur once the projects commence.

## **3. DISCUSSION**

### **Tree Management Strategy**

#### ***Objectives***

- 3.1 The objective of this project is to develop a strategic framework for long term management of trees for the organisation. It is proposed that the framework will define trees by their function and purpose, based on the classification of the space. This will include the development of principles and objectives that will define functional requirements of the different space classifications, leading to the development of new tree management programs.
- 3.2 Strategies for how to manage the canopy cover will be developed to provide guidance regarding how the canopy can be maintained and/or enhanced in the different types of spaces, with consideration of associated financial requirements.
- 3.3 The aims/outcomes of the Tree Management Strategy are: to improve cooling and greening, livability and amenity; ensuring sustainable tree management for future generations in ways that balance the needs of current and future populations; and have a beautiful city that interacts with a Northern Parklands concept; In addition, the strategy will integrate with the Biodiversity Management Plan and provide a framework for asset management planning.

#### ***Considerations***

- 3.4 The following are some of the items that will be considered in the development of the Tree Strategy:
  - 3.4.1 During 2024, the State Government made changes to the planning legislation which tightened the controls around removal of trees, reducing the circumference limit to regulated trees from 2 metres to 1 metre and the circumference limit for significant trees from 3 metres to 2 metres. This change resulted in a considerable increase in the number of trees now considered to be regulated or significant within our street environments.
  - 3.4.2 The State Government (Green Adelaide) circulated a draft Urban Greening Strategy during 2024 which is expected to be finalised and made public during 2025. The Tree Management Strategy to be developed will consider the Green Adelaide strategy where possible, and particularly where funding is available.

- 3.4.3 Trees in all areas of the City of Salisbury will be considered as part of the Tree Management Strategy. Trees are currently located on land with a variety of land uses and as such cannot all be treated and considered in the same way. The Strategy will include all areas of the Council area, taking into consideration the environment and context of each type of location, including streets (residential, arterial roads), natural open space, urban reserves, and private land, biodiversity corridors and riparian zones.
- 3.4.4 Risks associated with changes to the climate that may impact existing trees within the Council area, management systems for trees in a variety of environments and the types of trees for each classification will be considered and incorporated into the strategy.
- 3.4.5 Our tree maintenance regimes, in particular our street tree unit pruning program and associated levels of service.
- 3.4.6 A review of our street tree palette, ensuring that the right trees are selected for the right spaces.
- 3.4.7 Our approach to managing the risk of large trees in public spaces
- 3.4.8 the financial implications of any recommended options will be a key part of the considerations
- 3.4.9 The completion of the principles and objectives across a number of criteria will enable a new tree asset management plan to be prepared by the end 2025.

### **Biodiversity Management Plan**

#### ***Objectives***

- 3.5 The objective of this project is to provide the overarching framework to assist the management, enhancement, and protection of Biodiversity areas within the Council area. The Biodiversity Management Plan will address both the management and protection of existing biodiversity sites as well as identify opportunities for enhancement and establishment of new sites.
- 3.6 The Biodiversity Management Plan will focus on five corridors (Little Para River, Dry Creek, Edinburgh/Helps Road, Escarpment and Coastal corridors) as well as other opportunities for biodiversity enhancement such as wetlands, urban areas, and formal landscapes.
- 3.7 The aims/outcomes of the Biodiversity Management Plan are to: evaluate the city's biodiversity sites and identify any current and emerging risks; develop management plans for biodiversity sites to preserve and enhance these sites; identify the resources required to maintain the existing biodiversity sites across the city along with any new potential sites and increase the biodiversity value of the city's natural landscapes through the enhancement of flora, fauna and ecosystem health and the protection of species of significance.

**Considerations**

- 3.8 The plan will consider flora and fauna surveys as well as ecological assessments of sites along the five designated biodiversity corridors (Coastal Mangrove and Samphire Corridor, Little Para River Corridor, Dry Creek Corridor, Helps Road/Edinburgh Drainage Corridor and the Escarpment Corridor).
- 3.9 The Biodiversity Management Plan will consider the classification of areas identified as biodiversity sites and incorporate targets for a variety of scenarios. An implementation plan will be prepared to set out proposed works.
- 3.10 The plan will identify local icon species targeted for protection or reintroduction, the identification of opportunities for enhancement, management and monitoring of biodiversity sites and identify site constraints which limit some species in selected locations, as well as determine resource requirements to undertake biodiversity works/actions as set out in the plan.

**Common approach**

- 3.11 Working groups will be established with relevant stakeholders for both the Tree Management Strategy and Biodiversity Management Plan. These working groups will be essential in developing plans as they will bring together diverse perspectives and expertise, foster collaboration, ensure shared ownership, represent stakeholder interests and mitigate risks.
- 3.12 These two plans will have strong linkages to each other as both aim to promote ecological health, amenity, livability, sustainability, and ecosystem services.

**4. FINANCIAL OVERVIEW**

- 4.1 In this initial development phase, no additional funding is required. Both strategies will consider a range of options which includes funding implications.

**5. CONCLUSION**

- 5.1 The development of the Tree Management Strategy and Biodiversity Management Plan is crucial for enhancing the ecological health, sustainability, biodiversity, and amenity of the City of Salisbury.
- 5.2 Both the Tree Management Strategy and Biodiversity Management Plan have been included in the CEO KRA's by Council for 2024/25.
- 5.3 By integrating tree management with biodiversity conservation efforts, both plans aim to foster a greener, cooler and more resilient urban environment that will improve the wellbeing of the community. With clear objectives, achievable outcomes and a collaborative approach through working groups, these plans will ensure the long term health of the city's natural assets, improve the quality of life for residents and align with the broader goals as set out in the City Plan 2040 and Sustainability Strategy 2035.





<b>ITEM</b>	4.2.2
	<b>URBAN SERVICES COMMITTEE</b>
<b>DATE</b>	17 March 2025
<b>HEADING</b>	Energy Audit of Council-Owned and Managed Buildings
<b>AUTHOR</b>	Craig Johansen, Team Leader Natural Assets, City Infrastructure
<b>CITY PLAN LINKS</b>	<p>2.2 Our city and community are carbon responsible</p> <p>3.2 Our city’s growth is well planned and supported by the integrated delivery of infrastructure</p> <p>4.1 Our council’s services are delivered in an effective and efficient manner</p>
<b>SUMMARY</b>	The City of Salisbury is undertaking an energy audit of council owned and managed buildings, including sporting clubs and community centres. The audit aims to identify energy consumption patterns, opportunities for cost savings, and strategies to improve energy efficiency and contribute to reducing Council’s carbon footprint.

**RECOMMENDATION**

That Council:

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

**ATTACHMENTS**

There are no attachments to this report.

**1. BACKGROUND**

- 1.1 The development of an Organisational Energy Plan (OEP) is one of the Chief Executive Officer’s (CEO) Key Result Areas (KRAs), which will be delivered by 30 June 2025. This is also one of the critical actions from the City Plan 2040.
- 1.2 The objective of the Energy Plan is to reduce and optimise energy usage to reduce operational cost and carbon emissions. The Organisational Energy Plan will identify critical actions that lead to significant energy and cost savings for Council and sports and community groups that lease council owned and managed sites. The objectives that will be delivered in the Energy Plan are:

- 1.2.1 Reduce energy consumption - To develop a Plan that will enable Council to achieve a measurable and sustainable reduction in energy demand across Council's Operation.
- 1.2.2 Optimise energy efficiency - To identify opportunities for energy efficiency through changes in practice, implementation of systems and/or technologies to manage energy usage.
- 1.2.3 To develop a set of principles and a framework to guide decision-making in the prioritisation of work related to energy management.
- 1.2.4 Sustainability - To promote sustainable energy practices to reduce Council's carbon footprint.
- 1.2.5 Identify cost savings - To realise cost savings through reduced energy consumption, energy efficiency measures and improvements in energy management practices.
- 1.2.6 To reduce energy cost to our community, in particular to sports and community groups who lease or licence Council premises.
- 1.2.7 To develop systems and processes to monitor and manage energy usage across Council owned facilities that will improve energy management.
- 1.2.8 Provide energy monitoring and management tools and education to clubs and community groups leasing Council premises.
- 1.3 The City of Salisbury is an organisation that has strong credentials in innovation and knowledge in the area of energy management. Past Actions include the following:
  - 1.3.1 Delivery of the conversion of approximately 70% of inefficient HID luminaires to LEDs.
  - 1.3.2 Reduction in Council's operational emissions by 2017 through the implementation of energy efficiency projects and the installation of 550kW of solar panels.
- 1.4 However, despite these energy efficiencies, the energy demand of the City has continued to grow. The energy demand of our City has grown by approximately 20% by December 2023 (since 2017-2018) and by another 10% with the delivery of the new Salisbury Aquatic Centre. It is anticipated that the energy demand of the City will continue to grow as Council continues to invest in infrastructure and technology to meet the increasing expectations of our community.

- 1.5 In addition, rising energy costs, along with the City's commitment to sustainability and carbon reduction have created financial pressures for both Council and its community stakeholders. One of the key financial pressure points for the community is the impact of energy cost to the sport and community clubs that lease out Council premises. Council has progressively upgraded clubrooms and sporting amenities over the last 5 years, which has led to increasing energy demand compounded by increasing energy cost.
- 1.6 It is important to note that there is a Motion on Notice on this Agenda requesting that a report be presented in August 2025 on the installation of solar and battery systems for City of Salisbury sporting clubs with a view for budget considerations as part of the 1<sup>st</sup> quarter budget review in November 2025.
- 1.7 A key body of work of the OEP is to complete an energy audit of all Council owned facilities. The energy audit will include the assessment of energy demand, performance and efficiency of electrical infrastructure at community centres, public buildings that support various community activities (community hubs, Salisbury Aquatic Centre, recreation centres). The data from the energy audit will enable Administration to develop site based solutions that optimise and reduce energy demand that will also contribute to reducing Council's carbon footprint.

## 2. DISCUSSION

- 2.1 The energy audit will assess the efficiency of energy usage across various facilities, identifying improvement opportunities, which support the Council's sustainability and cost-management objectives. Key focus areas include energy consumption analysis, tariff optimisation, power factor assessment, renewable energy integration, energy efficiency enhancements, and carbon footprint reduction.
- 2.2 Scope of the energy audit will include:
  - 2.2.1 Energy Asset Review: Assessment of lighting, HVAC systems, hot water systems, and other energy-intensive equipment.
  - 2.2.2 Data Analysis: Examination of utility bills and interval meter data to establish usage patterns.
  - 2.2.3 On-Site Assessments: Validation of asset inventories, identification of inefficiencies, and thermal imaging to detect heat loss.
  - 2.2.4 Renewable Energy Evaluation: Feasibility studies for solar and battery storage solutions at selected sites.
  - 2.2.5 Opportunities for Improvement.
- 2.3 The audit is expected to identify:
  - 2.3.1 Energy efficiency improvements, such as transitioning to LED lighting and optimising HVAC systems.

- 2.3.2 Recommendations for selecting tariffs that better align with electricity usage patterns across different times of the day and seasonal variations.
- 2.3.3 Opportunities for renewable energy installations, including guidance on appropriate system sizing and required capacity.
- 2.3.4 Operational adjustments to synchronize energy usage with optimal patterns which minimize waste and enhance overall power use efficiency.

### Key Focus Area

- 2.4 **Energy Consumption Analysis:** A comprehensive assessment of energy usage will be conducted across facilities, covering key systems such as lighting, HVAC, refrigeration, hot water systems, and other high-energy-consuming assets. Collected data will be analyzed to identify trends and patterns in energy consumption, with a breakdown by category (e.g., HVAC, lighting). This analysis will provide a clear understanding of major energy consumption areas and highlight opportunities for targeted efficiency improvements. Analysing consumption patterns will also help identify inefficiencies in operations and prioritize energy-saving measures, such as equipment upgrades and system usage changes. These actions are expected to reduce operational costs and enhance energy management practices.
- 2.5 **Tariff Optimisation:** An evaluation of the current energy tariffs and supply contracts will be carried out to ensure best alignment with the actual usage patterns of the facilities. The analysis will guide the selection of tariffs that best match actual energy usage, potentially leading to substantial cost savings. This may involve transitioning to more appropriate supply and tariff plans that account for peak demand and off-peak usage, thereby reducing energy costs and avoiding unnecessary supplier charges. By optimizing tariff structures, this action plan aims to minimize energy expenditures while maintaining efficient and reliable energy supply.
- 2.6 **Power Factor Assessment:** The energy audit will include an assessment of power factor (PF) across the facilities. Low power factor areas, particularly during peak demand times, will be identified, and corrective actions such as the installation of power factor correction devices (e.g., capacitors) will be recommended.  
  
Improving the power factor will mitigate utility penalties, enhance electrical system efficiency, and optimize energy use during high-demand periods, leading to better equipment performance and lower energy costs.
- 2.7 **Renewable Energy Opportunities:** The feasibility of integrating renewable energy systems, such as solar systems and battery storage, will be presented for Council properties. Proposed audit outcomes will include determining system size and capacity, analyzing integration with existing infrastructure, and calculating potential cost savings and return on investment (ROI).

- 2.8 **Energy Efficiency Improvements:** Opportunities for improving energy efficiency will be identified, including upgrades to more energy-efficient equipment (e.g., LED lighting) and optimizing HVAC systems for improved performance and reduced energy use.
- 2.9 **Carbon Footprint Reduction:** Energy efficiency measures and renewable energy installations will contribute to significant reductions in CO2 emissions. This audit will quantify potential CO2 emission reductions, supporting the Council's commitment to sustainability and environmental responsibility through renewable energy adoption.
- 2.10 **Alignment with City Goals:** This plan aligns closely with the Council's sustainability objectives as outlined in the City Plan. By focusing on improving energy efficiency, reducing carbon emissions, and exploring renewable energy opportunities, it supports good environmental stewardship and promotes the efficient management of resources, reinforcing the Council's commitment to long-term sustainability.
- 2.11 **Sites and priority of works**
- The following sites will be audited:
- 2.11.1 Clubrooms
  - 2.11.2 Salisbury Aquatic Centre
  - 2.11.3 Operations Centre
  - 2.11.4 Salisbury Water assets
  - 2.11.5 Recreation and Community Centres
- 2.12 As each grouping is audited, it is envisaged that the information will be provided to Council to evaluate the data and opportunities that are able to be considered for each location.
- 2.13 The result of the audit data will be able to contribute to a renewal/ upgrade program to increase efficiencies of Council building stock with the ability to program works to have the greatest impact on operational costs.

### 3. FINANCIAL OVERVIEW

- 3.1 The audit is estimated to cost \$175,000, covering on-site inspections, data analysis, and reporting funded from existing consultancy budget lines. Implementation costs will depend on the recommendations adopted and funding availability and will be presented in a future report.
- 3.2 This work is expected to be a precursor to significant energy cost savings by both Council and users of Council facilities.

### 4. CONCLUSION

- 4.1 The objective of the Organisational Energy Plan is to reduce and optimise energy usage to reduce cost and carbon emissions.

- 4.2 A key body of work of the Organisational Energy Plan is to complete an energy audit of all Council owned facilities (which includes clubrooms, recreation centres, community centres, community hubs, Salisbury Aquatic Centre and Salisbury Water facilities) to assess the efficiency of energy usage across various facilities, identifying improvement opportunities, which support the Council's sustainability and cost-management objectives.
- 4.3 Findings from the audit will inform the Organisational Energy Plan, which will be brought back to Council for consideration at the completion of the Plan.

**MOTION ON NOTICE  
ITEM**

US-MON1

**URBAN SERVICES COMMITTEE**

**HEADING**

Motion on Notice: Cr Buchanan: Solar and Battery Systems for Sporting Clubs

Cr Buchanan has submitted the following Motion on Notice:

That Council:

1. Requests the Administration to present a report to the Urban Services Committee by August 2025 with an analysis and options on the installation of solar and battery systems for City of Salisbury sporting clubs, with a focus to optimally meet the load profile of the premises and sports lights in consideration of site constraints, over a two year program, with larger tier 1 clubs and clubs using LED field lighting to be prioritised in the first year.
2. Approves consideration of this project as part of the first quarterly budget review in November 2025.

**Administration Comment:**

Should this motion be adopted, Administration will provide a report back to the Urban Services Committee in August 2025 in time for consideration as part of the 2025/26 first quarter budget review in November 2025.

It should be noted that Administration are currently out to tender for a consultant to undertake an Energy Audit of Council owned buildings (as reported in Item 4.2.1, Urban Services Committee, 17 March 2025). The outcomes of this Audit will inform creation of an Organisational Energy Plan that will be reported to Council by June 2025.





**MOTION ON NOTICE  
ITEM**

US-MON2

**URBAN SERVICES COMMITTEE**

**HEADING**

Motion on Notice: Cr B Brug: Amenities and Shade at Park Avenue Dog Park

Cr B Brug has submitted the following Motion on Notice:

That Council:

1. Request the Administration to present a report to the Urban Services Committee by July 2025 with options for improved amenities, including shade structures, for the Park Avenue Dog Park.

**Administration Comment:**

Should this motion be adopted, Administration will provide a report back to the Urban Services Committee in July 2025.

Item US-MON2