

ASSET MANAGEMENT COMMITTEE MINUTES

for the meeting held

on Monday 19 August 2019

in the Committee Meeting Room CC1
72 Woodville Road, Woodville

Note – the Committee does not have the power to make final decisions, it considers reports and makes recommendations (which are included as the minutes of this meeting) to full Council. The power to make the final decision rests with Council. Council may alter a recommendation made by the committee as part of this process. These minutes will be considered by the Council at its meeting on 26 August 2019.

MINUTES OF THE ASSET MANAGEMENT COMMITTEE MEETING

HELD ON MONDAY, 19 AUGUST 2019

<u>MEMBERS:</u>	Present:	Presiding Member – Councillor Thomas Deputy Presiding Member – Councillor Ferrao Councillors Campbell, Nguyen, Mitchell, Scheffler and Sykes
<u>STAFF:</u>	Present:	General Manager Asset Management Services – J Cornish Acting Manager Engineering Strategy & Assets – S Adams Manager Open Space, Recreation & Property – S Higgins Manager Field Services – P Kinnersly Executive Assistant to the General Manager Asset Management Services – B Bezzina
<u>MEMBERS:</u>	Apologies:	Nil
<u>MEMBERS:</u>	Leave of Absence:	Councillor Turelli

COMMITTEE OPENING

The meeting commenced at 7.38 pm.

1. CONFIRMATION OF MINUTES

That the minutes of the previous meeting held on Monday, 15 July 2019 be taken as read and confirmed.

Moved Councillor Thomas, Seconded Councillor Campbell **Carried Unanimously**

At 7.40 pm Councillor Sykes took his seat.

At 7.41 pm Councillor Ferrao took his seat.

2. DEPUTATIONS

2.15 DEPUTATION – REGULATED TREE LOCATED IN FRONT OF 9 HIGH STREET GRANGE - CONSULTATION

Brief

A deputation request was received from Mrs Diana Bills in relation to Item 3.78, Regulated Tree located in front 9 High Street Grange.

Motion

- 1. That the deputation be received and noted.**
- 2. That Mrs Diana Bills be thanked for her presentation and that any deputation notes that comply with Council’s Code of Practice for Meeting Procedures and the laws of defamation, be included in the minutes.**

Moved Councillor Scheffler, Seconded Councillor Mitchell **Carried Unanimously**

DEPUTATION NOTES – REGULATED TREE LOCATED IN FRONT OF 9 HIGH STREET GRANGE – CONSULTATION

Notes consist of 2 pages.

I thank you for the opportunity to speak following the consultation process undertaken by the Council. I am Diana Bills & live at 9 High Street, Grange. The tree in question is in the front of my home. Firstly I would like to say that I love the tree lined streets in Grange. The large tree in question provides the front of my property with shade in the hot summer months, and if it was removed I acknowledge that this would have an effect particularly in the mornings. This is the only River Red Gum in the verges of the street.

Having said that, I still have major concerns about this tree.

My husband and I first raised concerns about the tree in 2014. At that time the arborist report stated that the tree height was 15 m with a spread of 15 m. The canopy condition was unbalanced. The height now is reported to be 17 m so has grown 2m in just over 4 years. In 2014 the age of the tree was estimated to be 30+ years and in the latest report age is estimated at 60 years. That 2014 report also stated there was no evidence found of termites or borers. Failure risk appraisal was low. After that appraisal was done there was some minor pruning of thin branches and they removed the exposed large tree roots on the verge. This was done because the contractors who mowed the verges would not cut ours because of the risk of machinery damage.

This tree, assessed as being safe, then had the massive branch failure in November, 2018. This completely blocked the street and damaged the neighbour's car. SES had to come to clear the road.

The latest arborist report stated that the tree is 3.9 m from the boundary fence, but I have measured this twice and it is in fact 3.2 metres. It was also stated that it is 9.2m to the edge of the roof but is in fact 8.4 metres. The report says that the crown spread to the west (over my property) is 8 m. Obviously I have not been able to measure this but all I can say is that when I stand on my property the boughs overhang my home. This second arborist's report also noted evidence of borer activity on the lower trunk and evidence of termites in the part of the branch which came down in November.

While I acknowledge that the large bough came down in adverse weather, this will not be the only time we have those conditions. Every time there is a warning for strong winds & storms my family keep asking me to sleep in the spare room as my bedroom is at the front of my house. If one of the three large boughs which overhang my property came down, if nothing else, my front fence and garden would be flattened.

DEPUTATION NOTES – REGULATED TREE LOCATED IN FRONT OF 9 HIGH STREET GRANGE – CONSULTATION

I note the consultation results were split 50 – 50 and I can only assume that those who live away from this tree would have voted for its retention, while those of us who live in close proximity realise the risks and want it removed. I did not canvass my neighbours regarding the tree, but in hindsight I perhaps should have discussed this with them.

I also note in the report to this Committee from the Technical Officer, that there is a consultation item stating that Council may choose to apportion some or all of the costs for removal (\$2100) to the applicant. I see this as being totally unfair and would protest most strongly.

If the Council is not prepared to remove this tree and replace it with another, would they at least consider **significant** pruning of this tree to minimise the concerns that I and 8 other respondents have.

Thank you.

2.16 DEPUTATION – RESPONSE TO PETITION - TRAFFIC ON MENKENS STREET IN HENLEY BEACH AND FULHAM GARDENS

Brief

A deputation request was received from Mr Alan Nelson in relation to Item 3.79, Response to Petition – Traffic on Menkens Street in Henley Beach and Fulham Gardens.

Motion

1. **That the deputation be received and noted.**
2. **That Mr Alan Nelson be thanked for his presentation and that any deputation notes that comply with Council's Code of Practice for Meeting Procedures and the laws of defamation, be included in the minutes.**

Moved Councillor Sykes, Seconded Councillor Scheffler **Carried Unanimously**

3. BUSINESS

3.76 BASELINE BIODIVERSITY SURVEYS - INCLUDING PRESENTATION (B10094) 1

Brief

The first City-wide detailed flora and fauna surveys have been undertaken to determine current species diversity, abundance and distribution across habitat associations, and establish a baseline database of flora and fauna species in the Council area. This report presents the overall findings of those surveys and the priority actions to improve biodiversity. A presentation will be provided to the Asset Management Committee by Mr Andy Chambers of Seed Consulting Services.

Motion

1. **That the report be received and noted.**
2. **That the Baseline Biodiversity Survey be endorsed by Council.**
3. **That Council consider a budget bid in 2020/21 to implement the actions contained within the Biodiversity Action Plan 2017.**
4. **That Dr Jenni Garden be thanked for her presentation and the presentation be included in the minutes.**

Moved Councillor Nguyen, Seconded Councillor Campbell **Carried Unanimously**

At 8.30 pm Councillor Ferrao left the meeting.

At 8.32 pm Councillor Ferrao resumed his seat.

3.77 MILITARY ROAD AND MAIN STREET PRECINCT - FINAL CONCEPT PLAN AND PROPOSAL TO UNDERGROUND POWER LINES - INCLUDING PRESENTATION (B4078) 10

Brief

This report presents the Final Concept Plan for the Military Road and Main Street Precinct project that has incorporated community feedback from the second round of community engagement. The Final Concept Plan is presented for endorsement prior to community notification and detailed design, which will occur as a project in 2019/20. This report will be accompanied by a presentation to the Committee.

Motion

1. That Council notes the outcomes of the Community Engagement undertaken in relation to the Draft Concept Plan of the Military Road and Main Street Precinct Project.
2. That the Military Road and Main Street Precinct Final Streetscape Concept Design contained within Appendix A be endorsed for community notification and for progressing to detailed design.
3. That the power lines on Main Street and Military Road (North Street to South Street) be placed underground, which requires:
 - a. that Council accept Power Line Environment Committee (PLEC) funding for two-thirds of the cost of undergrounding the power lines (estimated PLEC contribution: \$2million).
 - b. that Council commit to including one-third of the cost of undergrounding the power lines (estimated Council contribution: \$1million) in the 2020/21 and 2021/22 budgets.
4. That the streetscape construction be nominated for an Open Space and/or Places for People Funding Grant from the State Government and that opportunities for Commonwealth Government Funding toward the project be explored.

Moved Councillor Sykes, Seconded Councillor Campbell **Carried Unanimously**

These minutes were subsequently amended at the Council meeting of Monday 26 August 2019 as detailed below:

3.77 MILITARY ROAD AND MAIN STREET PRECINCT - FINAL CONCEPT PLAN AND PROPOSAL TO UNDERGROUND POWER LINES - INCLUDING PRESENTATION

Motion

1. That Council notes the outcomes of the Community Engagement undertaken in relation to the Draft Concept Plan of the Military Road and Main Street Precinct Project.
2. That the Military Road and Main Street Precinct Final Streetscape Concept Design contained within Appendix A be endorsed for community notification and for progressing to detailed design, subject to:
 - a. a median island on Military Road being included to prevent right turns at the York Street intersection, and
 - b. further analysis of the operation of the intersection of North Street and Military Road and South Street and Military Road for discussion with the community and Ward Councillors.
3. That the power lines on Main Street and Military Road (North Street to South Street) be placed underground, which requires:
 - a. that Council accept Power Line Environment Committee (PLEC) funding for two-thirds of the cost of undergrounding the power lines (estimated PLEC contribution: \$2million).
 - b. that Council commit to including one-third of the cost of undergrounding the power lines (estimated Council contribution: \$1million) in the 2020/21 and 2021/22 budgets.
4. That the streetscape construction be nominated for an Open Space and/or Places for People Funding Grant from the State Government and that opportunities for Commonwealth Government Funding toward the project be explored.

Moved Councillor Sykes,

At 7.13pm Councillor Alexandrides left the meeting.

At 7.15pm Councillor Alexandrides resumed his seat.

Seconded Councillor McGrath

Carried Unanimously

Declaration of Interest

Councillor Sykes declared an actual conflict of interest pursuant to section 75A of the Local Government Act for Item 3.78. The nature of Councillor Sykes actual conflict is that he is a member of the Council Assessment Panel and the Item may be considered at a future meeting. Councillor Sykes dealt with the conflict of interest in the following transparent and accountable way and left the meeting at 9.11 pm.

3.78 REGULATED TREE LOCATED IN FRONT OF 9 HIGH STREET GRANGE - CONSULTATION (B1539) 34

Brief

To provide Council with results of the public consultation conducted in relation to a request to remove the regulated River Red Gum (*Eucalyptus camaldulensis*) located on the road reserve in front of 9 High Street, Grange.

Motion

That a Development Application is submitted for the removal of the regulated River Red Gum (*Eucalyptus camaldulensis*) located on the road reserve in front of 9 High Street, Grange.

Moved Councillor Scheffler, Seconded Councillor Campbell

Tied

At 9.26 pm Councillor Sykes resumed his seat.

These minutes were subsequently amended at the Council meeting of Monday 26 August 2019 as detailed below:

At 7.28pm Councillor Sykes left the meeting as declared at the beginning of the Asset Management Committee recommendations.

At 7.28pm Councillor van den Nieuwelaar resumed her seat.

3.78 REGULATED TREE LOCATED IN FRONT OF 9 HIGH STREET GRANGE – CONSULTATION

Motion

1. That the consultation findings within this report be noted.
2. That the regulated River Red Gum (*Eucalyptus camaldulensis*) located on the road reserve in front of 9 High Street, Grange assessed against Council's Tree and Streetscape Policy be retained.
3. That the tree be pruned in line with the recommendations outlined in the arborist report.
4. That the tree be assessed by a qualified arborist annually to determine risk and future management requirements.

Moved Councillor Thomas, Seconded Councillor Scheffler

Carried Unanimously

At 7.36pm Councillor Sykes resumed his seat.

3.79 RESPONSE TO PETITION - TRAFFIC ON MENKENS STREET IN HENLEY BEACH AND FULHAM GARDENS (B71) 53

Brief

This report responds to a petition received from Mrs Rose Nelson in May 2019 (refer CL 27/05/19, Item 5.09) requesting that Council urgently investigate the implementation of traffic calming and speed control devices along Menkens Street, which straddles Henley Beach and Fulham Gardens.

Motion

- 1. That Council note that traffic speeds and volumes on Menkens Street in Henley Beach and Fulham Gardens are typical of local access streets within the City of Charles Sturt and provide no justification for physical traffic calming measures.**
- 2. That Council await the results of the 40 km/h Area Speed Limit Review in other areas prior to determining whether a 40 km/h Area Speed Limit would be an effective treatment to further slow traffic in Henley Beach and Fulham Gardens, and undertake consultation prior to changing the speed limit.**

Moved Councillor Sykes, Seconded Councillor Ferrao

Carried Unanimously

3.80 RELOCATION OF TREE SCREEN PLANTING WEST LAKES BOULEVARD, ROYAL PARK (B523) 63

Brief

This report serves to provide an update regarding the consultation between Council staff, Woodville West Ward Councillors and the owner of the property situated on the corner of West Lakes Boulevard, Royal Park, following the request for the relocation of the recently planted tree screen situated along a portion of West Lakes Boulevard.

Motion

- 1. That the report be received and noted.**
- 2. That Council does not support the relocation of the ten (10) lemon-scented gums along a portion of tree screen situated on West Lakes Boulevard.**

Moved Councillor Mitchell, Seconded Councillor Campbell

Carried

Division

Councillor Mitchell called for a Division.

Those voting in the affirmative were:
Councillor Mitchell, Campbell, Thomas and Nguyen

Those voting in the negative were:
Councillor Scheffler, Ferrao and Sykes

At 9.55 pm Councillor Ferrao left the meeting.

Adjournment – 9.55 pm

That Council adjourn for a 5 minute break in accordance with the Code of Practice for Meeting Procedures.

Resumption – 9.59 pm

That the Asset Management Committee resume.

These minutes were subsequently amended at the Council meeting of Monday 26 August 2019 as detailed below:

3.80 RELOCATION OF TREE SCREEN PLANTING WEST LAKES BOULEVARD, HENDON

Motion

1. That the report be received and noted.
2. The tree numbers 2, 4, 10 and 18 as identified in Item 3.80 Appendix “B” be removed.
3. That Council continues to monitor the integrity and effects of the remaining trees and other plantings and undertakes formative pruning and maintenance schedule with an update report via the Asset Committee in 12 months.

Moved Councillor Wasylenko,

Leave of the meeting was sought to allow Councillor Wasylenko an additional two minutes to conclude his debate. Leave was granted.

Seconded Councillor Agius

Lost

Division

Councillor Ferrao called for a Division.

Those voting in the affirmative were:

Councillors Sykes, Alexandrides, Ferrao, Ghent, Agius, Wasylenko, Scheffler, (7).

Those voting in the negative were:

Councillors van den Nieuwelaar, Campbell, Nguyen, Mitchell, Hibeljic, Turelli, Thomas, McGrath (8).

The motion to Item 2.2-3.80 was **Lost**

Motion

1. That the report be received and noted.
2. That Council does not support the relocation of the ten (10) lemon-scented gums along a portion of tree screen situated on West Lakes Boulevard.

Moved Councillor Thomas, Seconded Councillor Mitchell

At 8.21pm Councillor Ferrao left the meeting.

At 8.22pm Councillor Ferrao resumed his seat.

The motion to Item 2.2-3.80 was **Carried**

Division

Mayor Evans called for a Division.

Those voting in the affirmative were:

Councillors Sykes, van den Nieuwelaar, Alexandrides, Campbell, Nguyen, Ghent, Mitchell, Hibeljic, Turelli, Thomas, Scheffler, McGrath (12).

Those voting in the negative were:

Councillors Ferrao, Agius, Wasylenko (3).

The motion to Item 2.2-3.80 was **Carried**

3.81 WHOLE STREET PLANTING 2020 (B563)**73****Brief**

To outline the 2019/20 annual Whole Street Planting Program and seek approval to commence the community consultation process.

Motion

1. That the report be received and noted.
2. That the proposed 2019/20 Whole Street Planting Program as detailed in Appendix A to the report be endorsed for the purpose of Community Engagement Approach in line with Council's Whole Street Planting process.
3. That the Community Engagement Approach in Appendix E, relating to this matter, be endorsed.
4. That a further report be presented to the Asset Management Committee upon completion of the public consultation recommending the Whole Street Planting Program for 2020.

Moved Councillor Mitchell, Seconded Councillor Scheffler

Carried Unanimously

3.82 DRAFT COMMUNITY LAND MANAGEMENT PLANS – VARIOUS LOCATIONS (B503) 95

Brief

To commence the process to adopt (or amend) Community Land Management Plans (CLMPs) for Council owned or managed community lands.

Motion

- 1. That Council undertake public consultation in respect of the draft Community Land Management Plans (Appendix A) and draft amended Community Land Management Plans (Appendix B) in accordance with the requirements of the Local Government Act 1999.**
- 2. That Council endorse the document Community Land Management Plans – An introduction (Appendix C) which provides the context as to why CLMPs are required by the Council and will be provided on our Public Website along with the CLMPs themselves.**
- 3. That Council approve the Community Engagement Approach (Appendix D) prepared for the consultation of new and amended Community Land Management Plans.**
- 4. That following consultation a further report be prepared and delivered for Council consideration.**

Moved Councillor Thomas, Seconded Councillor Nguyen **Carried Unanimously**

3.83 LAND MANAGEMENT AGREEMENT - MARY STREET PENNINGTON DEVELOPMENT (252/1752/18) 106

Brief

This report recommends that Council enter into a Land Management Agreement with Harrison Pennington Pty Ltd (applicant) with respect to Council infrastructure being constructed under a private carpark.

The purpose of this report is to seek delegated authority to execute a Land Management Agreement (LMA) in relation to Council infrastructure being constructed under a private carpark and the establishment of an easement for drainage purposes to the Council over the land marked A on Lot 36 as expressed pursuant to section 89A and Schedule 6 of the *Real Property Act 1886 (SA)* for zero consideration by the Council.

Motion

- 1. That the Council endorses the Land Management Agreement (and associated application to note) attached to this report at Appendix B.**

2. That the common seal of the Council be affixed to Land Management Agreement (and associated application to note) attached to this report at Appendix B with the Mayor and Chief Executive Officer attesting the affixation of that common seal.

Moved Councillor Nguyen, Seconded Councillor Sykes **Carried Unanimously**

3.84 RAISED MODIFIED-T INTERSECTION TREATMENTS IN BELMORE TERRACE (B9940)
112

Brief

This report provides a summary of submissions received in response to the design option of raised modified-T intersection treatments in Belmore Terrace, Woodville/Woodville Park.

Motion

1. That the report be received and noted.
2. That Council notes the results of Stages 1, 2 and 3 of community engagement, undertaken in August-September 2018, February 2019 and June-July 2019, seeking community feedback on various treatment options for the intersections of Belmore Terrace/Hughes Street North, Belmore Terrace/Park Street North, and Belmore Terrace/Dale Street.
3. That Council notes the feedback received in response to the concept plan shown in Appendix D being raised modified-T junctions at the intersections of Belmore Terrace/Hughes Street North, Belmore Terrace/Park Street North, and Belmore Terrace/Dale Street.
4. That having regard to the key concerns raised by the community throughout all three stages of community engagement and previous Motions of the Outer Harbor Greenway Review, detailed design of the raised modified-T junctions be progressed.
5. That the residents within the engagement catchment area be notified of Council's decision.

Moved Councillor Nguyen, Seconded Councillor Campbell **Carried Unanimously**

3.85 ASSET MANAGEMENT SERVICES CAPITAL WORKS & OPERATING PROGRAM VARIATIONS (B7502, B536) 123

Brief

This report identifies changes to the Total Budget Expenditure for Capital Works and/or Annual Operating Projects that arise when budgeted savings are proposed to be used to offset costs over runs on a project that result from consultation outcomes, changed scope of works or tendering and procurement processes. These changes have nil effect on the total program for Capital and/or Annual Operating Budgets. Where there is an effect on the budgeted financial statements (shift between renewal and new/upgrade projects) adjustments will be referred to the next quarterly review.

Motion

1. **That the following variations to the Capital Works Program or Annual Operating Program be approved and adjusted in the Financial Statements at the next quarterly review as they involve transfers between renewal and new/upgrade works and or new projects to be funded by unbudgeted income:-**

Nil

2. **That the following variations to the Capital Works Program be approved and budgets or scope adjusted accordingly: -**
 - a. **Budgeted expenditure and scope be modified for the AMP Fences walls and Bollards 19/20 (Project 3144 renewal). The budget will not change for this variation. Scope changes include defer the River Torrens Linear Park fence renewal, increase the budget for the boundary fence at Matheson Reserve, identify the location for the fence renewal at Findon Reserve and include a timber retaining wall renewal at Par Crescent Grange.**
 - b. **That the scope for Renewal of Irrigation System and Improved Landscaping at Greenfields Reserve (Project 3599 renewal) be adjusted so that the \$45,000 allocated for a tank and pump as part of the irrigation renewal be redirected to connect this irrigation system to the recycled water network.**

Moved Councillor Mitchell, Seconded Councillor Scheffler

Carried Unanimously

3.86 **PORT ROAD DRAINAGE & LANDSCAPING PROJECT – UPDATE REPORT JULY 2019**
(B6174) **127**

Brief

This report serves to provide an update on the status of the Port Road Drainage Project.

Motion

1. **That the report be received and noted.**
2. **That further reports be provided to Council updating the progress on Stage 3 of the Project.**

Moved Councillor Mitchell, Seconded Councillor Thomas **Carried Unanimously**

3.87 **ST CLAIR RECREATION PRECINCT PROJECT – UPDATE REPORT JULY 2019** (B10320)
131

Brief

This report serves to provide an update on the status of the St Clair Recreation Centre Precinct Project.

Motion

1. **That the report be received and noted.**
2. **That Council acknowledge the June 2019 Performance Report provided by the YMCA SA (Appendix A).**
3. **That further monthly reports be provided to Council updating the progress on the Project.**

Moved Councillor Nguyen, Seconded Councillor Thomas **Carried Unanimously**

3.88 **WEST BEACH ROCK SEA WALL & LANDSCAPING PROJECT – UPDATE REPORT JULY 2019** (B4429) **137**

Brief

This report serves to provide an update on the status of the West Beach Rock Sea Wall Project.

Motion

1. **That the report be received and noted.**
2. **That further monthly reports be provided to Council updating the progress on the Project.**

Moved Councillor Sykes, Seconded Councillor Campbell **Carried Unanimously**

3.89 ASSET MANAGEMENT SERVICES END OF QUARTER REPORT - APRIL, MAY AND JUNE 2019 (B3994) 143

Brief

To report on the activities of the Asset Management Services Division for the quarter April, May and June 2019.

Motion

That the report be received and noted.

Moved Councillor Campbell, Seconded Councillor Mitchell **Carried Unanimously**

4. MOTIONS ON NOTICE

Nil

5. QUESTIONS ON NOTICE

Nil

6. MOTIONS WITHOUT NOTICE

Nil

7. QUESTIONS WITHOUT NOTICE

Nil

8. BUSINESS – PART II – CONFIDENTIAL ITEMS

Nil

9. MEETING CLOSURE

The meeting concluded at 10.12 pm.

The foregoing minutes are to be taken as read and confirmed at the meeting of the Committee on Monday, 16 September 2019.

K THOMAS, PRESIDING MEMBER

DATED / /