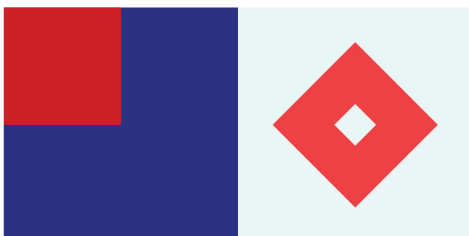


# ASSET MANAGEMENT COMMITTEE MINUTES

for the meeting held

on Monday, 21 March 2022

in the Council Chambers/Virtual Meeting Room  
72 Woodville, Road, Woodville SA 5011



**PRESENT :****Elected Members:**

Councillor - Kelly Thomas, Councillor - Stuart Ghent, Councillor - George Turelli, Councillor - Edgar Agius, Councillor - Thomas Scheffler (via Zoom), Councillor - Tolley Wasylenko (via Zoom), Councillor - Oanh Nguyen (via Zoom), Councillor - Paul Sykes (via Zoom), Councillor - Alice Campbell (via Zoom).

**DATE :**

Monday, 21 March 2022 | Time 06:03 PM

**VENUE :**

Council Chambers/Virtual Meeting Room

**In Attendance :**

Chief Executive Officer - Paul Sutton	General Manager Asset Management Services - Adrian Ralph
General Manager Corporate Services - Donna Dunbar	Manager Open Space Recreation and Property - Sam Higgins
Team Leader Governance and Business Support - Mary Del Giglio	Manager Engineering Strategy and Assets - Sam Adams
Coordinator Open Space & Property Projects - Richard Hughes	Executive Assistant to the GM AMS - Brooke Bezzina

## 1. COMMITTEE OPENING

### 1.1 ACKNOWLEDGEMENT

Niina Marni is Kurna for ' Welcome'. The City of Charles Sturt acknowledges and pays respect to the traditional custodians of the land, the Kurna people of the Adelaide plains. We pay our respect to Elders past, present and emerging. We respect their spiritual beliefs and connections to land which are of continuing importance to the Kurna people of today. We acknowledge the contributions and important role that Aboriginal people continue to play within our local community in Charles Sturt. We also respect the culture of Aboriginal people visiting from other areas of South Australia and Australia.

### 1.2 APOLOGIES AND LEAVE OF ABSENCE

#### APOLOGIES

Nil

#### LEAVE OF ABSENCE

Nil

Leave of the meeting was sought to allow Councillor Turelli the opportunity to make a personal statement. Leave was granted.

Councillor - Tolley Wasylenko left the meeting at 06:05 PM

Councillor - Alice Campbell left the meeting at 06:05 PM

Councillor - Tolley Wasylenko entered the meeting at 06:06 PM

Councillor - Alice Campbell entered the meeting at 06:06 PM

**Moved** Councillor - George Turelli

**Seconded** Councillor - Edgar Agius

#### Motion

**That Councillor Turelli's statement is included in the Minutes.**

**Carried Unanimously**

**STATEMENT IN SUPPORT OF IMPROVED AMENITIES AT GLENWOOD CRESCENT, KIDMAN PARK**

At last Tuesday's Council meeting, a deputation was received opposing the new park furniture and shelter at Glenwood Reserve, Kidman Park. The new shelter and park furniture was a councillor's project bid, approved by Council for the 2021/2022 Budget.

**Background**

I have observed over time that visitors to non-regional reserves only stay for a short time and then leave. That is because there are no amenities available to use. This is the constant feedback I receive as a Councillor. And with an ever increasing warming climate, this situation is exacerbated further via lack of shelter on reserves. Discussing this issue with local residents, the idea of a shelter with matching furniture was raised. To determine the level of support for this concept, a petition was organized and over 100 signatures obtained in favor of a new shelter and furniture at Glenwood Reserve.

A few residents close to the Reserve, were not in favor and some miss-conceptions were offered, like spoiling the reserve appearance, traffic and parking issues, the shelter would require a toilet and its implications which I never proposed and would not support under any circumstances. I also received a letter that made threats to "commit significance funds and resources in support of an alternative candidate in the 2022 elections." After I responded politely to this letter on 10 March 2021, four days later I received an email from the sender withdrawing the comments, advising no further action will be taken and apologizing for the tone and content of the letter. I accepted the apology.

The vast majority of residents who may wish to avail themselves of the improved amenities at Glenwood Reserve would be locals who would walk there and would be happy to spend more time enjoying this great facility. A few may drive especially if they are carrying picnic gear or transporting infants or elderly persons. Likewise, a large group wishing to BBQ and spend longer, would go to Collins Reserve where the facilities are much greater, with ample parking and toilets.

Recently two families with young children in response to how they like the reserve, both said it needs a shelter. Young mothers are very conscious of the sun's detrimental affect their children. Yesterday, Sunday March 20, at about 9.45 am, a young mother with two small children stated that she came intentionally early to the playground because of to the day's warm weather and the lack of shelter.

To appease residents concern with impact on the Red River Gum regulated trees, considerable work has been done by Council's arborist team including tree root investigation (hydro-vac) to ensure there is no significant impact on the adjoining trees. Consequently a third site was located and this location of the shelter does not impact on the structural root zone (SRZ) of the adjoining tree/s, contrary to what was said at the deputation. Screening will be provided to satisfy a concerned resident.

I am disappointed that a few residents, representing a small minority of the Community can't see the value of this small project to increase utilization of this Reserve for current

and future generations. The majority of the Community see it as a vehicle for a stronger and connected community.

### **Conclusion**

I have taken a holistic view of this project and its benefits to the majority of the Community. Great care has been taken to avoid damaging those beautiful Red River Gum trees thanks to our fantastic staff. The demographic change to younger families now residing close to Glenwood Reserve will greatly benefit from the shelter and spend more time as the result of the protection provided by Council. A lot of these families are coming from dwellings of smaller blocks without the open space for children to run, play and have fun with their families, unlike the single block dwellings built some 40 years ago.

## **2. CONFIRMATION OF MINUTES**

**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 28 March 2022.**

### **2.1 CONFIRMATION OF MINUTES**

#### **Brief**

Confirmation of the minutes of the previous meeting held on Monday, 21 February 2022.

**Moved** Councillor - George Turelli

**Seconded** Councillor - Edgar Agius

**That the minutes of the previous meeting held on Monday, 21 February 2022 be taken as read and confirmed.**

**Carried Unanimously**

## **3. DEPUTATIONS**

Nil

## 4. BUSINESS

### 4.13 INLET RESERVE FENCE INSTALLATION TO DETER ILLEGAL FISHING

#### Brief

An elected member budget bid was endorsed for 2021/2022 financial year to design and install fencing at Inlet Reserve, West Lakes, to deter illegal fishing and minimise the ongoing issue of unruly behaviour and disturbance to residents. Ongoing reports of Illegal fisherman causing disturbance to residents are frequent.

Council have received many requests for safety and amenity improvements to be undertaken at Inlet Reserve to resolve issues with illegal fishing and disturbances to residents. This report provides a background to ongoing resident disturbances and presents the community consultation results for the installation of a fence to deter fishing, therefore reducing disturbances to residents.

**Moved** Councillor - Thomas Scheffler

**Seconded** Councillor - George Turelli

#### Motion

- 1. That the report be received and noted.**
- 2. That Council consider the consultation results with the nearby residents to gauge their desire in proceeding with the fence installation.**
- 3. That Council proceed with the fence installation as documented within the consultation material and concept plan.**

Councillor - Tolley Wasylenko left the meeting at 06:16 PM

Councillor - Tolley Wasylenko entered the meeting at 06:16 PM

**Carried Unanimously**

**4.14 PATH RENEWAL MILITARY ROAD AND FIFTH AVENUE SEMAPHORE PARK****Brief**

This report identifies design changes for the Path Renewal project on the corner of Military Road and Fifth Avenue in Semaphore Park which is programmed for construction in 2021/22. Staff have revised the design based on community feedback and in response to a petition that was received at the Council meeting held on the 13th of December 2021.

**Moved** Councillor - Stuart Ghent

**Seconded** Councillor - Paul Sykes

**Motion**

- 1. That Council note that staff have met with the head petitioner to discuss resident concerns about the path renewal project on the corner of Military Road and Fifth Avenue in Semaphore Park.**
- 2. That Council endorse the amended design for the path renewal project as shown in Appendix 2 and that construction proceeds in the 2021/2022 financial year.**
- 3. That the head petitioner and local residents are notified of the Council's decision.**

**Carried Unanimously**

**4.15 PROPOSED COMMUNITY GARDEN - GRANGE - CONSULTATION OUTCOMES****Brief**

This report has been prepared to provide Council with feedback following public consultation undertaken in relation to the proposal to construct a Community Garden adjacent the Grange Railway Station, Military Road Grange.

**Moved** Councillor - Thomas Scheffler

**Seconded** Councillor - George Turelli

**Motion**

- 1. That the report be received and noted.**
- 2. That a Community Garden be established adjacent the Grange Railway Station, Military Road Grange.**

Councillor - Alice Campbell left the meeting at 06:31 PM

Councillor - Thomas Scheffler left the meeting at 06:31 PM

Councillor - Thomas Scheffler entered the meeting at 06:32 PM

Councillor - Alice Campbell entered the meeting at 06:32 PM

Councillor - Thomas Scheffler left the meeting at 06:32 PM

Councillor - Thomas Scheffler entered the meeting at 06:32 PM

**Carried Unanimously**



**4.16 RAIL SAFETY INTERFACE AGREEMENT - CITY OF CHARLES STURT****Brief**

This report presents the Rail Safety Interface Agreement between the City of Charles Sturt, Australian Rail Track Corporation (ARTC) and Keolis Downer. The agreement seeks to formalise responsibility arrangements for ownership, maintenance and renewal of assets that interface rail crossings throughout the City of Charles Sturt.

**Moved** Councillor - George Turelli

**Seconded** Councillor - Edgar Agius

**Motion**

- 1. That the report is received and noted.**
- 2. That the Mayor and Chief Executive Officer be authorised to sign the Rail Safety Interface Agreement presented in Appendix 1 and affix the Council seal.**
- 3. That upon endorsement and signing of the agreement individual risk assessments for each site across the Council area are conducted and included in a future revision of the agreement.**

**Carried Unanimously**

**4.17 CHIEF STREET BROMPTON INTEGRATED STREETScape PROJECT - FINAL MASTER PLAN FOR ENDORSEMENT****Brief**

This report presents the outcomes of public consultation and concept design for the section of Chief Street between Port Road and Hawker Street in Hindmarsh and Brompton.

**Moved** Councillor - Alice Campbell

**Motion**

1. That Council notes the outcomes of technical investigations, consultation and design for the Chief Street Brompton Integrated Streetscape Project in Appendix 1.
1. That Council endorses the Final Chief Street Streetscape Upgrade Project Master Plan in Appendix 2 and progresses with detailed design.
1. That Council note that a budget bid has been submitted as part of the 2022/23 annual budget process for detailed design of this Final Master Plan.
1. That a further report be provided to Council detailing outcomes of detailed design and negotiations with the Power Line Environment Committee (PLEC) regarding placing the power lines on Chief Street (between Port Road and Hawker Street) underground.
1. 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.

Councillor - Thomas Scheffler left the meeting at 06:36 PM

Councillor - Thomas Scheffler entered the meeting at 06:36 PM

**Seconded** Councillor - George Turelli

**Carried Unanimously**

#### 4.18 ASSET MANAGEMENT SERVICES CAPITAL WORKS & OPERATING PROGRAM VARIATIONS

##### 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.

**Moved Councillor - George Turelli**

**Seconded Councillor - Oanh Nguyen**

##### 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:-**

**a. Budgeted expenditure for Asset Contingency Building Works (Renewal) 3257 be increased by \$68,000 from savings in Public Shower at Heysen Reserve 3305 (New) \$18,000 and savings in Construction of New Dog Park at Semaphore Park Reserve 3184 (New) by \$17,000 and savings in Jubilee Storage and Served Refurbishment 3299 (Upgrade) by \$20,000 and savings in the renewal of the fire alarm panel at the Beverley Centre 3256 (Renewal) by \$13,000.**

**b. Budgeted expenditure for Sporting Club Changeroom Upgrade Matheson Reserve 3264 (Upgrade) be increased by \$35,000 from savings in Construction of new Dog Park at Semaphore Park Reserve 3184 (New) by \$35,000.**

**c. Budgeted expenditure for AMP Reserve & Street Furniture Renewals 2020/2021 3314 (Renewal) be increased by \$35,000 from savings in Jubilee Storage and Served Refurbishment 3299 (Upgrade) by \$35,000.**

**2. That the following variations to the Capital Works Program or Annual Operating Program be approved and budgets or scope adjusted accordingly:-**

**a. Budgeted expenditure for New Park Furniture at Krista Reserve 3316 (New) be increased by \$4,000 from savings in New Park Furniture at Angley Reserve 3318 (New) by \$4,000.**

**b. Stormwater flood mitigation options for 97 and 99 Seaview Road, Tennyson be added to scope of Operating Project 17245 - West Lakes Catchment Stormwater Management plan.**

**3. That by endorsing the variations listed in 1. above, Council is endorsing a variation to the approved Asset Management Plan renewal schedule where relevant.**

**Carried Unanimously**

**4.19 CONSENT TO EXTINGUISH COUNCIL EASEMENT - 5 TASMAN AVENUE FLINDERS PARK****Brief**

The registered proprietors of 5 Tasman Avenue, Flinders Park have requested the extinguishment of a Council easement held over a portion of their land - Lot 724 in Deposited Plan 3614.

**Moved** Councillor - Edgar Agius

**Seconded** Councillor - Stuart Ghent

**Motion**

1. That Council acknowledges this report and the request to extinguish the easement marked A in Deposited Plan 3614 in favour of Council and shown in Appendix 1.
2. That Council consent to extinguish the easement marked A in Deposited Plan 3614 with a compensatory payment of \$24,000 ex GST to be paid by the registered proprietors of 5 Tasman Avenue Flinders Park.
3. That Council grant the Mayor and CEO authority to sign and seal any document or act in any conveyancing matter to extinguish easement A in Deposited Plan 3614.

Carried Unanimously

[Note: This motion was subsequently amended by Council, please refer to 2.2 Reports of Committees - Part 1, Item 2.2.1 of the Council meeting on 28 March 2022.]

**4.20 ROAD CLOSURE - RENEWAL SA BOWDEN DEVELOPMENT - SECOND STREET, BOWDEN - DECLARATION OF PRIVATE ROAD AS PUBLIC ROAD****Brief**

This report seeks to commence the process to declare as public road a portion of Second Street that is currently not in Council ownership (and therefore is classified as a private road), in order to facilitate the road closure under the Roads (Opening and Closing) Act 1991.

**Moved** Councillor - Alice Campbell

**Seconded** Councillor - Stuart Ghent

**Motion**

1. That the Council gives notice that it proposes to make a declaration under section 210(1) of the Local Government Act 1999 to convert the following private road into a public road:
  - The private road currently described as Lot 2 in FP 27210, which is commonly known as Second Street in Bowden.
2. That, not less than three months after giving notice of the proposed declaration, the Council shall meet again to determine whether to make a declaration under this section of the Local Government Act 1999.

Carried Unanimously

**5. MOTIONS ON NOTICE**

Nil

**6. QUESTIONS ON NOTICE**

Nil

**7. MOTIONS WITHOUT NOTICE**

[As previously identified and agreed by the Presiding Member]

Nil

**8. QUESTIONS WITHOUT NOTICE**

Nil

**9. BUSINESS - PART II - CONFIDENTIAL ITEMS**

Nil

**10. MEETING CLOSURE**

The meeting concluded at 6.46 PM.