[Note: These minutes are unconfirmed until 11 October 2010]

MINUTES OF THE ASSET MANAGEMENT COMMITTEE MEETING

HELD ON MONDAY, 13 SEPTEMBER 2010

MEMBERS: Present: His Worship the Mayor, Mr H Anderson (ex officio) Presiding Member – Councillor Wasylenko Councillors Ghent, Scheffler, Massey, Pinto and Harley

STAFF: Present: Chief Executive Officer – M Withers General Manager Corporate Services – P Sutton General Manager Asset Management Services – B Fidock A/Manager Engineering & Construction – P Hewitt Manager Open Space & Recreation – A Miller A/Manager Governance & Operational Support – K Jackson Coordinator Capital Works – Murali KG Sustainability Coordinator – F Jenkins Marketing Professional – S Firth Communications Officer – K Johnson Cultural Heritage Project Officer – L Lacey Governance Officer – L Cuculowskyj

MEMBERS: Apologies: Councillors Wallis & Rau

MEMBERS: Leave of Absence: Nil

1. COMMITTEE OPENING

The meeting commenced at 7.37 pm.

2. CONFIRMATION OF MINUTES

That the minutes of the previous meeting held on Monday, 9 August 2010 be taken as read and confirmed.

Moved Councillor Harley, Seconded Councillor Massey Carried
[Note: These minutes are unconfirmed until 11 October 2010]

3. **BUSINESS**

**ITEMS TO BE STARRED**

3.63* CASA LEISURE PTY LTD - ST CLAIR RECREATION CENTRE EXTENSION OF LICENCE
3.66* EDMUND S GROVES DEBT TO COUNCIL FOR OVERDUE PAYMENTS FOR RATES AND AGREEMENT FEE FOR CAR PARK USE AND MAINTENANCE AT TOOGOOD AVENUE RESERVE AND “THE DOME” 122 WILLIAM STREET BEVERLEY
3.69* FIFE STREET/WHARFE STREET JUNCTION REALIGNMENT, WOODVILLE SOUTH
3.70* STORMWATER MANAGEMENT - RECENT RAIN EVENTS AND IMPACT
3.71* DENBROW STREET - INVESTIGATIONS RELATING TO STORM WATER DRAINAGE AND PUBLIC ROAD EASEMENTS - UPDATE REPORT

**Motion**

That having read and considered the reports in the Agenda related to items:

3.61 COMMUNITY COASTAL REFERENCE GROUP RECOMMENDATION
3.62 GLENEAGLES RESERVE – TELECOMMUNICATIONS TOWER REQUEST
3.64 REVOCATION OF THE CLASSIFICATION OF COMMUNITY LAND - (RESERVE) ADJACENT TO 3 HILLVIEW AVENUE, TENNYSON
3.65 LICENCE FOR USE OF THE FLINDERS PARK COMMUNITY CENTRE HALL, 167 GRANGE ROAD, BEVERLEY BY ASSOCIAZIONE NAZIONALE FAMIGLIE DEGLI EMIGRANTI INC (ANFE)
3.67 ROAD NAME CHANGE - STACEY STREET RENOWN PARK TO STACEY PLACE RENOWN PARK
3.68 WOODVILLE SOUTH LOCAL AREA TRAFFIC MANAGEMENT (LATM) PLAN - PROGRESS REPORT
3.72 COMMUNITY COASTAL REFERENCE GROUP MINUTES
3.73 WASTE CARE SA MINUTES
3.74 MONTHLY PERFORMANCE REPORT FOR ASSET MANAGEMENT SERVICES DIVISION FOR JULY AND AUGUST 2010

adopt the recommendations as printed

Moved Councillor Scheffler, Seconded Councillor Massey

3.61 **COMMUNITY COASTAL REFERENCE GROUP MOTION** (B263) 1

**Brief**

The Community Coastal Reference Group (CCRG) have asked that Council note and implement the action from 'Towards One Planet Living – Greening the Western suburbs' to “Develop a skilled team with the knowledge and ability to maintain biodiversity sites (including coastal dunes and new wetlands) using bushcare techniques”.

**Motion**

1. That the Asset Management Committee and Council note the Motion from the Community Coastal Reference Group that Council implement the Motion from Toward One Planet Living to form a dedicated Biodiversity Team.
[Note: These minutes are unconfirmed until 11 October 2010]

COMMUNITY COASTAL REFERENCE GROUP MOTION

Continued

1. That consideration of the funding for a Biodiversity Team be undertaken along with other budget discussions in a future budget process.

Moved Councillor Scheffler, Seconded Councillor Massey Carried

[Note: Item passed en bloc by Committee]

3.62 GLENEAGLES RESERVE – TELECOMMUNICATIONS TOWER REQUEST (B4204)

Brief

This report serves to discuss a request from Optus Mobile Pty Ltd to lease a portion of Gleneagles Reserve, Seaton for the purposes of constructing, maintaining and operating a telecommunications network and telecommunication service.

Motion

1. That this report is received.

2. That in accordance with Council’s Telecommunications and Electricity Infrastructure Policy, Council informs Optus Mobiles Pty Ltd that their request to lease a portion of Gleneagles Reserve for the purposes of constructing, maintaining and operating a telecommunications network and telecommunications service is denied.

Moved Councillor Scheffler, Seconded Councillor Massey Carried

[Note: Item passed en bloc by Committee]

3.63* CASA LEISURE PTY LTD - ST CLAIR RECREATION CENTRE EXTENSION OF LICENCE (B4229)

Brief

CASA Leisure Pty Ltd has approached Council (Appendix A), in accordance with their current licence document, requesting an extension on their licence for a further 5 years at the St Clair Recreation Centre.

This report serves to grant a ‘Deed of Extension of Licence’ for the management of the St Clair Recreation Centre and to authorise the execution under seal.

Motion

1. That CASA Leisure Pty Ltd be granted a five (5) year ‘Deed of Extension’ on their licence for the management of the St Clair Recreation Centre for the period 30 June 2010 to 29 June 2015, noting the new agreed clause in relation to local Sporting and community groups.

2. That the Mayor and the Chief Executive Officer be authorised to sign and affix the Council seal on the relevant documents.

Moved Councillor Massey, Seconded Councillor Wasylenko Carried Unanimously
3.64 REVOCATION OF THE CLASSIFICATION OF COMMUNITY LAND - (RESERVE) 
ADJACENT TO 3 HILLVIEW AVENUE, TENNYSON (B414) 18

Brief

To revoke the classification of Community Land (75 square metres of Reserve), following approval of the Minister and to sell the land to the adjoining owners at No 3 Hillview Avenue, Tennyson.

Motion

1. That, in accordance with the provisions of Section 194 of the Local Government Act 1999, Council revoke the Community Land classification of land as Community Land, being: portion of Lot 24 (shown as Reserve) in Deposited Plan 4928 at Seaview Road, Tennyson (refer Appendix A) comprising an area of approximately 75 square metres, located on the corner of Hillview Avenue and Seaview Road, Tennyson.

2. That Council agree to sell the land to the owner of No 3 Hillview Avenue for the sum of $15,000 (plus GST and associated costs, including costs associated with any property boundary fencing to be erected).

3. That the Mayor and the Chief Executive Officer be authorised to sign and affix the Council seal to all documents relevant to the sale of the land.

Moved Councillor Scheffler, Seconded Councillor Massey  
Carried

[Note: Item passed en bloc by Committee]

3.65 LICENCE FOR USE OF THE FLINDERS PARK COMMUNITY CENTRE HALL, 167 GRANGE ROAD, BEVERLEY BY ASSOCIAZIONE NAZIONALE FAMIGLIE DEGLI EMIGRANTI INC (ANFE) (B430) 23

Brief

To consider the application for a licence for use of the Flinders Park Community Centre Hall, 167 Grange Road and minor portion of 165 Grange Road, Beverley by the Associazione Nazionale Famiglie degli Emigranti Inc (ANFE) for continuing shared use.

Motion

1. That approval is granted for a Licence to the Associazione Nazionale Famiglie degli Emigranti Inc (ANFE) for shared use of the Flinders Park Community Hall, 167 Grange Road, Beverley and 66% portion/20 sq m of (rear) Room 16 of adjacent Centre facilities, 165 Grange Road, Beverley, 1 September 2010 to 31 December 2011.

2. That the Associazione Nazionale Famiglie degli Emigranti Inc (ANFE) be charged $15,000 excluding GST ($16,500 including GST) per annum plus annual CPI increases, for the proposed use of the facilities, operating part-time on weekdays, for meals, social welfare and cultural programs for aged persons.
LICENCE FOR USE OF THE FLINDERS PARK COMMUNITY CENTRE HALL, 167 GRANGE ROAD, BEVERLEY BY ASSOCIAZIONE NAZIONALE FAMIGLIE DEGLI EMIGRANTI INC (ANFE)

Continued

3. That His Worship the Mayor and Chief Executive Officer be authorised to sign the licence document and affix the Council Seal.

Moved Councillor Scheffler, Seconded Councillor Massey Carried

[Note: Item passed en bloc by Committee]

3.66* EDMUND S GROVES DEBT TO COUNCIL FOR OVERDUE PAYMENTS FOR RATES AND AGREEMENT FEE FOR CAR PARK USE AND MAINTENANCE AT TOOGOOD AVENUE RESERVE AND “THE DOME” 122 WILLIAM STREET BEVERLEY (B430) 29

Brief

To provide a progress report for information on the current debt arrears owing to Council for Rates and Agreement Fee by Mr Edmund (Eddy) S Groves, owner of “The Dome” basketball stadium, Beverley.

Motion

That the Asset Management Committee receive and note the report and endorse the actions being taken by staff to recover the debts in relation to The Dome facility.

Moved Councillor Massey, Seconded Councillor Harley Carried

3.67 ROAD NAME CHANGE - STACEY STREET RENOWN PARK TO STACEY PLACE RENOWN PARK (B4764) 36

Brief

To advise on the outcome of consultation with the residents of Stacey Street, Renown Park regarding an original request to change the road name to Sammy Street, Renown Park. During the consultation process a further request was received to change the road name from Stacey Street to Stacey Place, Renown Park.

Motion

1. That the report be received and noted.

2. That the name of Stacey Street, Renown Park be changed to Stacey Place, Renown Park.

3. That in terms of the Road Naming and Premises Numbering Policy, notice of this Council resolution be given to appropriate authorities in writing, and to the public in the form of a public notice in the Government Gazette, the Advertiser and the local Messenger.
ROAD NAME CHANGE - STACEY STREET RENOWN PARK TO STACEY PLACE RENOWN PARK

Continued

4. That the residents as part of the community consultation for the proposed road name change as set out in this report be advised in writing of the road name change.

Moved Councillor Scheffler, Seconded Councillor Massey  
Carried

[Note: Item passed en bloc by Committee]

3.68 WOODVILLE SOUTH LOCAL AREA TRAFFIC MANAGEMENT (LATM) PLAN - PROGRESS REPORT

(B3706) 44

Brief

The Woodville South Local Area Traffic Management (LATM) plan was endorsed by Council in June 2006. The LATM plan includes a number of Motions to improve traffic conditions in the Woodville South area. This report provides an update on the progress of each Motion.

Motion

That Council note the progress of each Motion in the Woodville South LATM plan and endorse the future implementation plan shown in Appendix A.

Moved Councillor Scheffler, Seconded Councillor Massey  
Carried

[Note: Item passed en bloc by Committee]

3.69* FIFE STREET/WHARFE STREET JUNCTION REALIGNMENT, WOODVILLE SOUTH

(B5915, B71) 52

Brief

The design of the Fife Street/Wharfe Street junction in Woodville South has been the subject of a number of complaints. This report investigates options to improve traffic safety at the junction and seeks Council approval to construct the preferred option as part of the Fife Street road reconstruction project.

Motion

1. That Council acknowledges the concerns raised by the owners of 32A Fife Street regarding proposed changes to the Fife Street/Wharfe Street junction.

2. That Council endorse the realignment of the Fife Street/Wharfe Street junction and the installation of new raised median islands, signs and line marking as shown in Appendix C.

3. That affected property owners and occupiers be advised of this decision.

Moved Councillor Wasylenko, Seconded Councillor Pinto  
Carried Unanimously
[Note: These minutes are unconfirmed until 11 October 2010]

3.70* **STORMWATER MANAGEMENT - RECENT RAIN EVENTS AND IMPACT** (B2634) 61

**Brief**

The purpose of the report is to inform Council of the impact of rain events experienced through 2010 and recommend direction on short term and medium term actions to be undertaken to improve flood mitigation within the City.

**Motion**

1. That Council note the report.

2. That staff undertake further investigations and actions to mitigate minor flooding as detailed in the report and prepare budget submissions for future years for Council’s consideration.

Moved Councillor Harley, Seconded Councillor Pinto **Carried**

3.71* **DENBROW STREET - INVESTIGATIONS RELATING TO STORM WATER DRAINAGE AND PUBLIC ROAD EASEMENTS - UPDATE REPORT** (B3994/B525) 74

**Brief**

A previous report relating to this item (AM 15/06/10, Item 3.42) was deferred subject to legal advice being sought regarding claims that localised flooding in the street was unsafe and unlawful. This report presents the legal advice and recommends further action in regard to the flooding and proposed easement.

**Motion**

1. That Council does not proceed with the acquisition of any land or easements on either property (7 Denbrow Street or 9 Simcock Street West Beach) for drainage and/or road construction purposes as the cost of land acquisition, construction of drainage and/or road infrastructure outweighs the benefits.

2. That staff investigate options to install a soakage pit in Denbrow Street as a short term measure to address localised flooding issues and report the outcomes of the investigation to a future meeting of the Committee.

3. That the Chief Executive respond to Botten Levinson (lawyers representing the owner of 7 Denbrow Street West Beach) as detailed in the legal advice from Griffin Hilditch Lawyers (Appendix B).

4. That the Committee acknowledge the proposal put forward by Councillor Fitzpatrick to this item.

Moved Councillor Wasylenko, Seconded Councillor Pinto **Carried**
[Note: These minutes are unconfirmed until 11 October 2010]

3.72 COMMUNITY COASTAL REFERENCE GROUP MINUTES (B263) 98
Brief
To provide members with a copy of the Community Coastal Reference Group minutes for the meeting held on Thursday 19 August 2010.
Presented for Information only.
Moved Councillor Scheffler, Seconded Councillor Massey Carried
[Note: Item passed en bloc by Committee]

3.73 WASTE CARE SA MINUTES (B5420) 104
Brief
To provide members with a copy of the Waste Care SA Board minutes of 19 August 2010.
Presented for Information only.
Moved Councillor Scheffler, Seconded Councillor Massey Carried
[Note: Item passed en bloc by Committee]

3.74 MONTHLY PERFORMANCE REPORT FOR ASSET MANAGEMENT SERVICES DIVISION FOR JULY AND AUGUST 2010 (B67) 109
Brief
This Report for July and August 2010 is for the activities of Asset Management Services including general operations, operating projects and capital projects for the Division.
Presented for Information only.
Moved Councillor Scheffler, Seconded Councillor Massey Carried
[Note: Item passed en bloc by Committee]

4. MOTIONS ON NOTICE
Nil

5. QUESTIONS ON NOTICE
Nil

6. MOTIONS WITHOUT NOTICE
Nil
[Note: These minutes are unconfirmed until 11 October 2010]

7. **QUESTIONS WITHOUT NOTICE**
   Nil

8. **GENERAL BUSINESS**
   Nil

9. **BUSINESS – PART II – CONFIDENTIAL ITEMS**
   Nil

10. **MEETING CLOSURE**
    The meeting concluded at 7.59 pm.

The foregoing minutes were taken as read and confirmed at the meeting of the Committee on Monday, 11 October 2010.

**T WASYLENKO, PRESIDING MEMBER**  .................................................................

**DATED**  /  /
AGENDA FOR THE ASSET MANAGEMENT COMMITTEE MEETING

TO BE HELD ON MONDAY, 13 SEPTEMBER 2010

TIME: 7.30 pm or at the conclusion of Council business, whichever is later.

VENUE: Meeting Rooms CC2 and CC3, 72 Woodville Road, Woodville.

We acknowledge that the land we meet on today is the traditional land of the Kaurna people. We respect their spiritual relationship with this land. We also acknowledge the Kaurna people as traditional custodians of the Kaurna land. We will endeavour, as Council, to act in a way that respects Kaurna heritage and the cultural beliefs of the Kaurna people.

1. COMMITTEE OPENING

1.1 Apologies for absence.

2. CONFIRMATION OF MINUTES

Confirmation of the minutes of the previous meeting held on Monday, 9 August 2010.

DEPUTATION

Sonia Rubacha will address the Committee in relation to Item number 3.69, Fife Street/Wharfe Street Junction Realignment, Woodville South.

3. BUSINESS

(i) Items to be starred.

(ii) All unstarred items to be adopted.

SECTION A – DECISION ITEMS

3.61 COMMUNITY COASTAL REFERENCE GROUP RECOMMENDATION (B263) 1

Brief

The Community Coastal Reference Group (CCRG) have asked that Council note and implement the action from ‘Towards One Planet Living – Greening the Western suburbs’ to “Develop a skilled team with the knowledge and ability to maintain biodiversity sites (including coastal dunes and new wetlands) using bushcare techniques”. 
### 3.62 GLENEAGLES RESERVE – TELECOMMUNICATIONS TOWER REQUEST (B4204)

**Brief**

This report serves to discuss a request from Optus Mobile Pty Ltd to lease a portion of Gleneagles Reserve, Seaton for the purposes of constructing, maintaining and operating a telecommunications network and telecommunication service.

### 3.63 CASA LEISURE PTY LTD - ST CLAIR RECREATION CENTRE EXTENSION OF LICENCE (B4229)

**Brief**

CASA Leisure Pty Ltd has approached Council *(Appendix A)*, in accordance with their current licence document, requesting an extension on their licence for a further 5 years at the St Clair Recreation Centre.

This report serves to grant a ‘Deed of Extension of Licence’ for the management of the St Clair Recreation Centre and to authorise the execution under seal.

### 3.64 REVOCATION OF THE CLASSIFICATION OF COMMUNITY LAND - (RESERVE) ADJACENT TO 3 HILLVIEW AVENUE, TENNYSON (B414)

**Brief**

To revoke the classification of Community Land (75 square metres of Reserve), following approval of the Minister and to sell the land to the adjoining owners at No 3 Hillview Avenue, Tennyson.

### 3.65 LICENCE FOR USE OF THE FLINDERS PARK COMMUNITY CENTRE HALL, 167 GRANGE ROAD, BEVERLEY BY ASSOCIAZIONE NAZIONALE FAMIGLIE DEGLI EMIGRANTI INC (ANFE) (B430)

**Brief**

To consider the application for a licence for use of the Flinders Park Community Centre Hall, 167 Grange Road and minor portion of 165 Grange Road, Beverley by the Associazione Nazionale Famiglie degli Emigranti Inc (ANFE) for continuing shared use.

### 3.66 EDMUND S GROVES DEBT TO COUNCIL FOR OVERDUE PAYMENTS FOR RATES AND AGREEMENT FEE FOR CAR PARK USE AND MAINTENANCE AT TOOGOOD AVENUE RESERVE AND “THE DOME” 122 WILLIAM STREET BEVERLEY (B430)

**Brief**

To provide a progress report for information on the current debt arrears owing to Council for Rates and Agreement Fee by Mr Edmund (Eddy) S Groves, owner of “The Dome” basketball stadium, Beverley.
3.67 **ROAD NAME CHANGE - STACEY STREET RENOWN PARK TO STACEY PLACE RENOWN PARK** (B4764) 36

**Brief**

To advise on the outcome of consultation with the residents of Stacey Street, Renown Park regarding an original request to change the road name to Sammy Street, Renown Park. During the consultation process a further request was received to change the road name from Stacey Street to Stacey Place, Renown Park.

3.68 **WOODVILLE SOUTH LOCAL AREA TRAFFIC MANAGEMENT (LATM) PLAN - PROGRESS REPORT** (B3706) 44

**Brief**

The Woodville South Local Area Traffic Management (LATM) plan was endorsed by Council in June 2006. The LATM plan includes a number of recommendations to improve traffic conditions in the Woodville South area. This report provides an update on the progress of each recommendation.

3.69* **FIFE STREET/WHARFE STREET JUNCTION REALIGNMENT, WOODVILLE SOUTH** (B5915, B71) 52

**Brief**

The design of the Fife Street/Wharfe Street junction in Woodville South has been the subject of a number of complaints. This report investigates options to improve traffic safety at the junction and seeks Council approval to construct the preferred option as part of the Fife Street road reconstruction project.

3.70 **STORMWATER MANAGEMENT - RECENT RAIN EVENTS AND IMPACT** (B2634) 61

**Brief**

The purpose of the report is to inform Council of the impact of rain events experienced through 2010 and recommend direction on short term and medium term actions to be undertaken to improve flood mitigation within the City.

3.71 **DENBROW STREET - INVESTIGATIONS RELATING TO STORM WATER DRAINAGE AND PUBLIC ROAD EASEMENTS - UPDATE REPORT** (B3994/B525) 74

**Brief**

A previous report relating to this item (AM 15/06/10, Item 3.42) was deferred subject to legal advice being sought regarding claims that localised flooding in the street was unsafe and unlawful. This report presents the legal advice and recommends further action in regard to the flooding and proposed easement.
SECTION B – INFORMATION ONLY ITEMS

The following items are presented for information only. If any member of the Committee has questions or requires further clarification on any of the items they should contact the author of the report.

Recommendation

That Items 3.72 to 3.74 be received and noted.

3.72 COMMUNITY COASTAL REFERENCE GROUP MINUTES (B263) 98

Brief

To provide members with a copy of the Community Coastal Reference Group minutes for the meeting held on Thursday 19 August 2010.

3.73 WASTE CARE SA MINUTES (B5420) 104

Brief

To provide members with a copy of the Waste Care SA Board minutes of 19 August 2010.

3.74 MONTHLY PERFORMANCE REPORT FOR ASSET MANAGEMENT SERVICES DIVISION FOR JULY AND AUGUST 2010 (B67) 109

Brief

This Report for July and August 2010 is for the activities of Asset Management Services including general operations, operating projects and capital projects for the Division.

4. MOTIONS ON NOTICE

Nil

5. QUESTIONS ON NOTICE

Nil

6. MOTIONS WITHOUT NOTICE

7. QUESTIONS WITHOUT NOTICE

8. GENERAL BUSINESS
9. BUSINESS – PART II – CONFIDENTIAL ITEMS

Nil

10. MEETING CLOSURE

ROBERT J FIDOCK
GENERAL MANAGER
ASSET MANAGEMENT SERVICES
TO: Asset Management Committee
FROM: Natural Resource Management Officer
DATE: 13 September 2010

3.61 COMMUNITY COASTAL REFERENCE GROUP RECOMMENDATION (B263)

Brief

The Community Coastal Reference Group (CCRG) have asked that Council note and implement the action from ‘Towards One Planet Living – Greening the Western suburbs’ to “Develop a skilled team with the knowledge and ability to maintain biodiversity sites (including coastal dunes and new wetlands) using bushcare techniques”.

Recommendation

1. That the Asset Management Committee and Council note the recommendation from the Community Coastal Reference Group that Council implement the recommendation from Toward One Planet Living to form a dedicated Biodiversity Team.

2. That consideration of the funding for a Biodiversity Team be undertaken along with other budget discussions in a future budget process.

Status

This report relates to or impacts upon the following Community Plan Outcomes:

- A City which values, protects and enhances the natural environment
  - Protect and restore the City’s biodiversity, natural ecosystems and water courses
  - Encourage our community to better manage and reduce their impact on the environment
  - Promote ecologically sustainable urban development within the City
  - Reduce the environmental impact of Council’s operations

Background

Council has previously endorsed the document “Towards One Planet Living – Greening the Western Suburbs” as a guide to sustainable development and living in the City of Charles Sturt. Staff have previously submitted budget bids for a biodiversity team, but these bids have been unsuccessful due to competing priorities for project funding.
COMMUNITY COASTAL REFERENCE GROUP RECOMMENDATION  Item 3.61  Continued

Report

The Community Coastal Reference Group (CCRG) meets quarterly to discuss coastal issues relevant to the community. The Terms of Reference for this community group include to “Advise and provide comment to Council on matters pertaining to the management and protection of the coastal environment both referred to by Council and on the Group’s own initiative.”

It was noted at the CCRG meeting on Thursday 19 August 2010 (see separate report AM 13/09/2010) that the City of Charles Sturt was the only metropolitan Council that does not have a dedicated biodiversity team. It was further noted that “Towards One Planet Living – Greening the Western Suburbs” identified the lack of a biodiversity team and highlights the need to establish one under the following reference:

Strategy 4.1: Provide leadership in biodiversity conservation and native revegetation.

This is further supported in Council’s Community Plan (ref: 3.1.1, 3.1.2 and 3.1.3) and the SA Strategic Plan (ref: T3.1 – Lose no species).

The purpose of such a team would be to undertake maintenance of natural resource areas, and revegetate and landscape new natural resource areas.

The City has been consistently revegetating larger and larger biodiversity areas along the coast and the River Torrens Linear Park. These areas now require maintenance on a regular basis to establish them and ensure their viability into the future. The Community Plan and One Planet Living both advocate strongly as directed by the community for greater emphasis on natural resource areas. The biodiversity group would look at not only biodiversity maintenance but maintenance of high profile, high priority coastal sites. The coastal areas that have been revegetated to date add an additional 140 hectares of landscape requiring maintenance.

Conclusion

The establishment of a biodiversity team has been recommended by the CCRG and forwarded to Council for noting. This is further supported by strategic documents guiding Council in environmental management, including “Towards One Planet Living – Greening the Western Suburbs”, Council’s Community Plan and the State Strategic Plan.
TO: Asset Management Committee

FROM: Strategic Planner Recreation & Sport and Coordinator Property Services

DATE: 13 September 2010

3.62 GLENEAGLES RESERVE – TELECOMMUNICATIONS TOWER REQUEST (B4204)

Brief

This report serves to discuss a request from Optus Mobile Pty Ltd to lease a portion of Gleneagles Reserve, Seaton for the purposes of constructing, maintaining and operating a telecommunications network and telecommunication service.

Recommendation

1. That this report is received.

2. That in accordance with Council’s Telecommunications and Electricity Infrastructure Policy, Council informs Optus Mobiles Pty Ltd that their request to lease a portion of Gleneagles Reserve for the purposes of constructing, maintaining and operating a telecommunications network and telecommunications service is denied.

Status

This report relates to or impacts upon the following Community Plan Outcomes:

- A safe and healthy City that supports vibrant community life
  - Encourage strong, supportive local communities
  - Contribute to the quality of life of all individuals in the community
  - Encourage healthy lifestyle pursuits
  - Contribute to an improved sense of safety

- An economically prosperous, attractive and functional City
  - Protect the history, heritage and character of the City
  - Support and encourage a diverse mix of complementary land uses
  - Manage the community’s infrastructure
GLENEAGLES RESERVE – TELECOMMUNICATIONS TOWER REQUEST  Item 3.62  Continued

- A City which values, protects and enhances the natural environment
  - Encourage our community to better manage and reduce their impact on the environment
  - Promote ecologically sustainable urban development within the City
  - Reduce the environmental impact of Council’s operations

Relevant Council policies are:

- Sporting & Community Clubs’ Fees Policy
- Telecommunications and Electricity Infrastructure Policy

Relevant statutory provisions are:

- Development Act 1993

Background

Gleneagles Reserve is located on Ailsa Avenue, Seaton. The Gleneagles Reserve is currently licensed to the Woodville Rugby Union Football Club who are considered a valued tenant. The Club celebrated its 75th year in 2008, having been established in 1933.

On the 29 July Council was formally approached by Protel (Appendix A), acting on behalf of Optus Mobile Pty Ltd, requesting to submit an application to lease a portion of the Reserve for the purposes of constructing, maintaining and operating a telecommunications network and telecommunications service.

The proposal includes removing the existing sportsground light on the south western corner of the Reserve and to replacing it with a 20 metre monopole.

The existing light structure on the light pole is proposed to be relocated on to the monopole. Additional outdoor equipment units are proposed to be installed on the southern end of the Clubroom.

Optus have requested that the lease terms be as follows:

- Commencement – on signing a lease
- Rental - $15,000 pa
- Term 5 years = 3 x 5 consecutive terms
- Rent Increases – 3% per annum
- Legal fee contribution capped at $1,000
- Subject to planning approval
- Access will be required 24/7
GLENEAGLES RESERVE – TELECOMMUNICATIONS TOWER REQUEST  Item 3.62  Continued

Report

Council from time to time receives requests for telecommunication service providers to install towers on Council owned land. Council has adopted a ‘Telecommunications and Electricity Infrastructure Policy’ (Appendix B) to assist in providing a consistent response to these requests. This policy was also developed to progressively improve the visual amenity of these towers and other electricity infrastructure within the City and also to establish some guiding principals on how these applications be assessed.

One of the principals in the Policy makes particular reference to telecommunications towers on public reserves stating:

“If Council is required to evaluate the suitability of a site or a choice of sites for the location of such facilities, it will favour a location which is remote from residential properties and community facilities where extensive human activity take place (i.e. remote from sensitive land uses) in accordance with the provisions of the City of Charles Sturt Development Plan.”

Gleneagles Reserve is located within a residential zoned area and is extensively used by the Woodville Rugby Union Football Club, and the greater Seaton community. A well used playground is also located at the southern end of the Reserve which is well frequented on a daily basis.

Financial and Resource Implications

Optus Pty Ltd has requested a five year lease over Gleneagles Reserve, with a right of another 3 x five year terms. Optus have suggested that the rent should commence at $15,000 pa, with a rental increase of 3% pa.

The cost for Council to maintain all of Gleneagles Reserve in 2009/10 was $39,471 in 2009/10, so understandably this lease fee, along with the annual licence fee from the Woodville Rugby Union Club, would greatly assist in offsetting all costs associated with maintaining the Reserve.

No resource implications have been identified.

Customer Service and Community Implications

No Customer Service Implications have been identified.

It is foreseen that there could be a considerable community backlash if Council were to approve the installation of any telecommunication infrastructure on Council owned land which is extensively used for senior and junior structured sporting activities. Equally, the Reserve is heavily used by the general public on a daily basis.
**GLENEAGLES RESERVE – TELECOMMUNICATIONS TOWER REQUEST** Item 3.62  Continued

There is also a belief by some members of the community that telecommunication towers close to residential properties could pose a health risk to any surrounding residents.

**Environmental Implications**

The latest advice from the ‘Australian Radiation Protection and Nuclear Safety Agency’, an Australian Government Department, suggest that mobile phone base stations and telecommunication towers produce weak radiofrequency (RF) and electromagnetic energy (EME). Exposure levels of RF and EME from mobile phone base stations are well below the limits specified by the Australian Communications and Media Authority (ACMA).

The World Health Organisation’s current advice is: “None of the recent reviews have concluded that exposure to RF fields from mobile phones and their base stations cause any adverse health consequence”.

**Community Engagement/Consultation**

Ward Councillors Cr Pinto and Councillor Angelino have been sent a copy of this report.

**Risk Management/Legislative Implications**

No Management/Legislative Implications have been identified.

**Conclusion**

Gleneagles Reserve is a widely used piece of open space and is the only sportsground located within the suburb of Seaton. The Reserve is presently licensed to the Woodville Rugby Union Football Club who has a current membership of 226 (106 senior, 120 junior members).

The proposed lease amount offered by Optus Pty Ltd of $15,000 pa to occupy a portion of the Reserve is significant and could be used to offset Councils annual operating expenses to maintain the Reserve and adjoining clubroom. However, it is foreseen that having a telecommunications tower on a heavily used parcel of community open space could lead to an emotive outcry from adjoining residents and reserve users alike. Equally, the installation of this tower and all other necessary ancillary infrastructure, could lead to a precedence that could enable many other portions of community land to also host telecommunication towers. In its current form, the proposal is not consistent with Council’s Telecommunications and Electricity Infrastructure Policy.

Due to this, it is recommended that Optus Pty Ltd’s request to lease a portion of Gleneagles Reserve is denied due to their application not adhering to current Policy principles as their preferred tower location is not remote from residential properties and community facilities.
29 July 2010

The Chief Executive Officer
City of Charles Sturt
PO Box 1
Woodville SA 5011

Attention: Sam Higgins

Dear Mr Higgins,

Re: Optus Mobile Pty Ltd Proposal to Lease – Portion of Gleneagles Reserve, Leven Avenue, Seaton

Seaton has been identified as an area requiring improved coverage and quality of mobile services. As discussed some time ago, Optus is therefore seeking a suitable site to establish a telecommunications base station in the Seaton/Findon region and the above address falls within the search area and fulfils criteria for a suitable site.

Optus is aware Council Policy does not support telecommunications facilities in recreation areas, however Gleneagles Reserve has been identified as the ideal position in order to significantly improve coverage and quality of mobile services to the immediate Community. Alternative candidates have been considered, but none offer the separation from residential homes that this position offers.

Optus wish to therefore submit an application to lease portion of the land at the abovementioned address for the purposes of constructing, maintaining and operating a telecommunications network and telecommunications service.

The proposal with the least visual impact on the area is to remove the existing light pole on the south western side of the oval and install a 20 metre monopole. The existing light infrastructure on the light pole is proposed to be relocated on to the monopole. Outdoor equipment units are proposed to be installed on the southern end of the Club rooms. The drawings attached illustrate in greater detail the proposed facility.
GLENEAGLES RESERVE – TELECOMMUNICATIONS TOWER REQUEST Item 3.62

APPENDIX A
Continued

Should Council agree to the proposal, and subject to Optus’ approval, the lease terms would be as follows:

- Commencement – on signing a lease
- Rental - $15,000 p.a.
- Term – 5 years + 3 x 5 year consecutive terms
- Rent Increases – 3% per annum
- Subject to Planning Approval
- Legal fee contribution capped at $1000
- Access will be required 24/7.

Optus has requested we seek Councils approval to this proposal as described above and illustrated in the drawings attached labelled A8222D-P1 Rev 1 and A8222D-P2 Rev 1. Any further information required for Councils consideration can be provided upon request.

My phone number is (08) 8431 3644, fax (08) 8431 3622 and email trobinson@adam.com.au should you wish to discuss the proposal further.

Yours Faithfully

TANYA ROBINSON
Proptel
GLENEAGLES RESERVE – TELECOMMUNICATIONS TOWER REQUEST  Item 3.62

APPENDIX A

Continued
GLENEAGLES RESERVE – TELECOMMUNICATIONS TOWER REQUEST  Item 3.62

APPENDIX A

Continued
GLENEAGLES RESERVE – TELECOMMUNICATIONS TOWER REQUEST  Item 3.62

APPENDIX B

Telecommunications and Electricity Infrastructure Policy

<table>
<thead>
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<th>Reference Number:</th>
<th>6.8</th>
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<tbody>
<tr>
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</tr>
<tr>
<td>Category:</td>
<td>Development &amp; Infrastructure</td>
</tr>
<tr>
<td>Relevant Community Plan Outcome:</td>
<td>An economically prosperous, attractive and functional City</td>
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<tr>
<td>Responsible Officer(s):</td>
<td>Manager Planning &amp; Development and Manager Engineering &amp; Construction</td>
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<td>First Issued/Approved:</td>
<td>May 1996</td>
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<tr>
<td>Minutes Reference:</td>
<td>PD 15/9/08, Item 3.29</td>
</tr>
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1. Purpose

The purpose of this policy is to progressively improve the visual amenity of telecommunications and electricity infrastructure within the City and to establish guiding principles to assist the preparation of consultation responses under the Industry Code – Deployment of Radio communications Infrastructure (the “Code”).

2. Scope

Infrastructure includes that equipment which is necessary to set up and maintain a telecommunication and/or telephony network or an electricity distribution system.

The policy applies to installation of new infrastructure and renewal of existing infrastructure.

3. Policy Statement

Overhead Cabling

- Council gives in principle support to the upgrading of the infrastructure for the telecommunications and telephony systems and the electricity distribution system in its streets, roadways and public places, as long as it is not detrimental to the amenity of the local area.
GLENAGLES RESERVE – TELECOMMUNICATIONS TOWER REQUEST  Item 3.62

APPENDIX B
Continued

- Council supports and encourages the shared use of telecommunications and telephony infrastructure by carriers and the shared use of electricity infrastructure by providers.
- Council considers overhead infrastructure inappropriate as the technology is now locally available for economical and tree-safe underground installation of infrastructure that was previously carried aboveground.
- Council will not accept open trenching methods for installation of underground cables within tree root zones.

Telecommunications Facilities

The Code gives Council the opportunity to comment on community consultation plans prepared by telecommunication carriers, and to submit comments on proposals for facilities not requiring approval under the Development Act.

The following principles are adopted by Council in relation to telecommunications and radio communications infrastructure:

- Council recognises that telecommunications facilities have become essential infrastructure required to meet community need for communications technologies and should be supported in appropriate locations.
- Council maintains its concern that community health and amenity should be paramount in consideration of the location of telecommunications facilities and a Precautionary Approach as set out in the Industry Code – Deployment of Radiocommunications Infrastructure (ACIF C564:2002) should be adopted to such facilities and their location and operation.
- If Council is required to evaluate the suitability of a site or a choice of sites for the location of such facilities, it will favour a location which is remote from residential properties and community facilities where extensive human activity takes place (i.e. remote from sensitive land uses) in accordance with the provisions of the City of Charles Sturt Development Plan.
- Council considers that it is essential that the height, design and siting of such facilities be such that any adverse visual impact as viewed from any public area or by nearby residents, is minimised.
- Co-location of facilities is encouraged.
- Consultation on proposed facilities pursuant to the Industry Code – Deployment of Radiocommunications Infrastructure (ACIF C564:2002) made under Part 6 of the Commonwealth Telecommunications Act 1997 should be targeted to interested and affected parties, which should include Ward Councillors, local Member of Parliament, local community organisations in an area affected, immediate residential neighbours adjoining and opposite, unless in the discretion of Council’s delegate consultation should be on a wider basis.
- Where a notice is required to be placed on the land advising of the proposal it should be A3 in size, laminated, and in a prominent location where it may be read from the street.
- The principles in the City of Charles Sturt’s Public Consultation Policy will be used to consider all differences of opinion or values.
GLENEAGLES RESERVE – TELECOMMUNICATIONS TOWER REQUEST  Item 3.62

APPENDIX B
Continued

4. Definitions

<table>
<thead>
<tr>
<th>Key Term – Acronym</th>
<th>Definition</th>
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<tr>
<td>Code</td>
<td>Industry Code – Deployment of Radio communications Infrastructure</td>
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TO: Asset Management Committee

FROM: Strategic Planner Recreation & Sport and Property Administrator

DATE: 13 September 2010

3.63 CASA LEISURE PTY LTD - ST CLAIR RECREATION CENTRE EXTENSION OF LICENCE (B4229)

Brief

CASA Leisure Pty Ltd has approached Council (Appendix A), in accordance with their current licence document, requesting an extension on their licence for a further 5 years at the St Clair Recreation Centre.

This report serves to grant a ‘Deed of Extension of Licence’ for the management of the St Clair Recreation Centre and to authorise the execution under seal.

Recommendation

1. That CASA Leisure Pty Ltd be granted a five (5) year ‘Deed of Extension’ on their licence for the management of the St Clair Recreation Centre for the period 30 June 2010 to 29 June 2015.

2. That the Mayor and the Chief Executive Officer be authorised to sign and affix the Council seal on the relevant documents.

Status

This report relates to or impacts upon the following Community Plan Outcomes:

- A safe and healthy City that supports vibrant community life
  - Encourage strong, supportive local communities
  - Contribute to the quality of life of all individuals in the community
  - Encourage healthy lifestyle pursuits
  - Contribute to an improved sense of safety
  - Encourage sharing and celebration of our cultural diversity

Relevant statutory provisions are:

- Local Government Act
- Retail and Commercial Leases Act 1995
Background

At its meeting on 24 October 2005 (refer CL 24/10/05, Item 6.166), Council granted CASA Leisure a five (5) year licence to manage the St Clair Recreation Centre, with a period of extension for a further five (5) years.

Report

CASA Leisure formally approached Council on the 9 January 2010 (Appendix A) requesting that their tenure at the St Clair Recreation Centre be extended for another five (5) years.

In accordance with Clause 5.8 of their current licence:

“CASA Leisure will be entitled to an extension of this licence for the period set out in Item 8 of the Schedule provided that:

5.8.1.1 CASA gives the Council a written notice of its desire to be granted the extension, not less than three (3) months and no more than six (6) months before the expiration of the Term;

5.8.1.2 CASA is not in breach of the Licence either at the time the notice is given or any time up to the expiry of the Term; and

5.8.1.3 CASA has not committed any frequent and/or substantial breaches of the Licence during the Term.

5.8.2 The extended term will be on the same terms and conditions as this Licence or such other terms as the parties may agree but will exclude this Clause 5.8 granting a right of extension.

Clause 7 of the Licence titled “Early Termination” provides for Council to terminate the Licence if as part of any redevelopment of the St Clair Recreation Centre or for any other reason, Council wishes to demolish or substantially repair or renovate the St Clair Recreation Centre by giving CASA Leisure at least 12 months notice in writing.

Financial and Resource Implications

The licence fee for the year commencing on the 30 June 2010 will be for $26,477.00 (excluding GST).

Customer Service and Community Implications

No Customer Service or Community Implications have been identified.
Environmental Implications

No Environmental Implications have been identified.

Community Engagement/Consultation

As the relevant Ward Councillors, both Cr Massey and Cr Grant were forwarded a draft copy of this report. Councillor Wasylenko, as the Chair of the Asset Management Services Committee, had been given a copy of this report.

During this consultation period, both Cr Massey and Cr Wasylenko raised two issues regarding this licence extension. Both Members believed that priority should be given to local sporting and community groups to use the centre rather that other groups who are not located within the City; and secondly, for Council to have more of a role in prohibiting certain events that may be considered undesirable to the community (i.e. rave parties).

The latter issue was rectified in the initial licence document, with Council staff including a clause under Item 6 of the Licence Schedule which stated “Use of Premises- For games, sport, recreation, social functions and community activities that are acceptable to Council.”

The former issue raised by the Elected Members of assisting local sporting and community groups has also now been addressed, with Casa Leisure agreeing to include a new clause into their Deed of Extension that states “CASA Leisure will endeavour to accommodate local sporting and community groups within the St.Clair Recreation Centre and will work with Council staff to facilitate an equitable community outcome.”

Both Ward Councillors and the Chair of the Asset Management Services Committee have been forwarded a revised copy of this report.

Risk Management/Legislative Implications

No Risk Management or Legislative Implications have been identified.

Conclusion

The management and performance of the St Clair Recreation Centre has improved significantly since CASA Leisure has taken over the centre management. The usage of the centre has greatly improved, operating at near capacity during peak times.

It is recommended that the Mayor and the Chief Executive Officer be authorised to sign the ‘Deed of Extension’ for the on-going management of the St Clair Recreation Centre.
CASA LEISURE PTY LTD - ST CLAIR RECREATION CENTRE EXTENSION OF LICENCE  Item 3.63

APPENDIX A

CASA LEISURE
2a Meller Street
West Bevon SA 5024
p: (08) 8235 0925
f: (08) 8353 1667
email: admin@casaleisure.com.au
www.casaleisure.com.au
ABN 001 044 337

Anne Gordon
Property Administrator
City of Charles Sturt
P.O. Box 1
Woodville SA 5011

9 January 2010

Dear Ann,

Renewal of License Agreement

In accordance with Clause 5.8 of the Licence Agreement between Casa Leisure and Council relating to St Clair Recreation Centre we wish to exercise our right to extend the Licence for a further period of five years expiring on 30 June 2015.

If you require any further information to support this request please give me a call.

Yours sincerely

[Signature]

Philip Gray
CEO
TO: Asset Management Committee
FROM: Project Coordinator Property Services
DATE: 13 September 2010

3.64 REVOCATION OF THE CLASSIFICATION OF COMMUNITY LAND - (RESERVE) ADJACENT TO 3 HILLVIEW AVENUE, TENNYSON (B414)

Brief
To revoke the classification of Community Land (75 square metres of Reserve), following approval of the Minister and to sell the land to the adjoining owners at No 3 Hillview Avenue, Tennyson.

Recommendation
1. That, in accordance with the provisions of Section 194 of the Local Government Act 1999, Council revoke the Community Land classification of land as Community Land, being: portion of Lot 24 (shown as Reserve) in Deposited Plan 4928 at Seaview Road, Tennyson (refer Appendix A) comprising an area of approximately 75 square metres, located on the corner of Hillview Avenue and Seaview Road, Tennyson.

2. That Council agree to sell the land to the owner of No 3 Hillview Avenue for the sum of $15,000 (plus GST and associated costs, including costs associated with any property boundary fencing to be erected).

3. That the Mayor and the Chief Executive Officer be authorised to sign and affix the Council seal to all documents relevant to the sale of the land.

Status
This report relates to or impacts upon the following Community Plan Outcomes:

- An economically prosperous, attractive and functional City
- A local organisation providing progressive leadership, accountable governance and quality services to the community.

Relevant Council policies are:

- Disposal of land
- Public consultation
REVOCATION OF THE CLASSIFICATION OF COMMUNITY LAND - (RESERVE) ADJACENT TO 3 HILLVIEW AVENUE, TENNYSON Item 3.64 Continued

Relevant statutory provisions are:

- Local Government Act 1999

**Background**

Refer Asset Management Committee 10/05/2010, Item 3.31 where Council resolved to seek approval from the Minister for State/Local Government Relations to revoke the Community Land Classification of the land. Council also agreed in principle to sell the land to the adjoining owner at No 3 Hillview Avenue, Tennyson for the sum of $15,000 (plus GST and associated costs).

**Report**

Council has received notification from the Minister for State/Local Government Relations in respect of this matter:

“I therefore approve the council’s proposal to revoke the classification as community land of land at Tennyson being portion of Allotment 24 in Deposited Plan 4928, contained in Certificate of Title Volume 2427 Folio 86, ..............

If Council wishes to proceed with the revocation it will need to pass a motion to revoke the community land classification pursuant to section 193(3)(b) of the Act.”

**Financial and Resource Implications**

Income to Council.

**Customer Service and Community Implications**

The proposed reduction in area of the Reserve will not impact to any significant degree on the function or visual appeal of the Reserve.

**Environmental Implications**

None.

**Community Engagement/Consultation**

Public consultation in accordance with Council’s public consultation policy.

Councillors Scheffler and Sykes as the relevant Ward Councillors have been provided with a draft report.
Risk Management/Legislative Implications

There are no risk management implications.

Conclusion

The land is surplus to Council’s requirements.

There was one submission opposed to the revocation and sale which dealt with broad philosophical issues in respect of public open space in the Council area generally and with coastal erosion and sea levels.

The proposed reduction in area of the Reserve will not impact to any significant degree on the function, visual appeal and future maintenance of the Reserve.

The adjoining property owner had agreed to purchase the land and at a price acceptable to Council.

The Minister has given the authority to Council to revoke the Community Land classification of the land.
REVOCATION OF THE CLASSIFICATION OF COMMUNITY LAND - (RESERVE) ADJACENT TO 3 HILLVIEW AVENUE, TENNYSON Item 3.64

APPENDIX A
REVOCATION OF THE CLASSIFICATION OF COMMUNITY LAND - (RESERVE) ADJACENT TO 3 HILLVIEW AVENUE, TENNYSON Item 3.64

APPENDIX A
Continued
3.65 **LICENCE FOR USE OF THE FLINDERS PARK COMMUNITY CENTRE HALL, 167 GRANGE ROAD, BEVERLEY BY ASSOCIAZIONE NAZIONALE FAMIGLIE DEGLI EMIGRANTI INC (ANFE)** (B430)

**Brief**

To consider the application for a licence for use of the Flinders Park Community Centre Hall, 167 Grange Road and minor portion of 165 Grange Road, Beverley by the Associazione Nazionale Famiglie degli Emigranti Inc (ANFE) for continuing shared use.

**Recommendation**

1. That approval is granted for a Licence to the Associazione Nazionale Famiglie degli Emigranti Inc (ANFE) for shared use of the Flinders Park Community Hall, 167 Grange Road, Beverley and 66% portion/20 sq m of (rear) Room 16 of adjacent Centre facilities, 165 Grange Road, Beverley, 1 September 2010 to 31 December 2011.

2. That the Associazione Nazionale Famiglie degli Emigranti Inc (ANFE) be charged $15,000 excluding GST ($16,500 including GST) per annum plus annual CPI increases, for the proposed use of the facilities, operating part-time on weekdays, for meals, social welfare and cultural programs for aged persons.

3. That His Worship the Mayor and Chief Executive Officer be authorised to sign the licence document and affix the Council Seal.

**Status**

This report relates to or impacts upon the following Community Plan Outcomes:

- A safe and healthy City that supports vibrant community life
- An economically prosperous, attractive and functional City
- A local organisation providing progressive leadership, accountable governance and quality services to the community
LICENCE FOR USE OF THE FLINDERS PARK COMMUNITY CENTRE HALL, 167 GRANGE ROAD, BEVERLEY BY ASSOCIAZIONE NAZIONALE FAMIGLIE DEGLI EMIGRANTI INC (ANFE)

Item 3.65

Relevant Council policies are:

- Cultural Diversity Policy
- Delegations Register (Tenancy Arrangements)
- Community Plan "Corporate Strategic Plan (Shaping the Western Suburbs 2008/2012)"

Relevant statutory provisions are:

- SA Local Government Act 1999
- SA Retail and Commercial Leases Act 1995

Background

At three 2008 Council meetings (refer CS 3/3/08, Item 3.3, CS 14/4/08 Item 3.20, CS 11/08/08 Item 3.37), the new tenancy arrangements were resolved for ANFE to use the Flinders Park Community Hall from 10 June 2008 to 30 June 2009.

The latest CS Minutes 11/08/08 Motion stated;

"1. That Council supports the extension of the current arrangement with ANFE when it expires in December 2008 to continue using the Flinders Park Hall for a further interim period of six months until 30 June 2009.

2. That Council seeks written commitment from ANFE to pursue a long term arrangement to use the Flinders Park Hall and their commitment to work with other agencies and groups to share the facility.

3. That Council writes to the Flinders Park Over 50’s to advise them that the area for which they have sole use will need to change to accommodate other user groups and that Council is committed to work with them to accommodate their needs."

ANFE Inc is an Italo-Australian Welfare Organisation whose aim is to cultivate and safeguard the Italian cultural heritage by preserving its history and traditions of which language plays an inherent part. A.N.F.E. is short for the "Associazione Nazionale Famiglie degli Emigrati" - or the "National Association of Migrant Families".

A.N.F.E. Adelaide was established in 1961, with its main objectives being:

- To promote the rights of people of Italian background to full participation in the South Australian community.
- To provide culturally appropriate welfare services and activities.
- To promote the Italian language and heritage within a multicultural context.
- To assist in matters of immigration, settlement and post-settlement. To provide respite for carers of culturally and linguistically diverse backgrounds.
LICENCE FOR USE OF THE FLINDERS PARK COMMUNITY CENTRE HALL, 167 GRANGE ROAD, BEVERLEY BY ASSOCIAZIONE NAZIONALE FAMIGLIE DEGLI EMMIGRANTI INC (ANFE)
Item 3.65 Continued

An increasing effort has been placed on providing services for the aged and assisting "mainstream" services to develop services for Italian immigrants.

ANFE currently provides the following services to the community: Day Care, Ethnic Aged Care, Respite and a Community Visitors Program, Healthy Lifestyle Dementia Respite and various social and cultural programs. A meal service is also provided.

Arrangements with ANFE to use the Flinders Park hall for six months were finalised in May 2008 and their programs commenced on 10 June 2008. The kitchen required some alterations to allow ANFE to utilise the facilities. Council connected gas to the kitchen (cost $3,900) and replaced the electric stove with the installation of a commercial gas stove. A large dishwasher was supplied and installed by ANFE to enable them to be able to provide meals for participants in their programs. The stove and dishwasher are available to all hall users.

ANFE’s first tenancy term has concluded and has continued on as a “holding over” arrangement until their application is considered by Council. ANFE have paid $15,000 excluding GST or $1,250 excluding GST ($1,375 including GST) for monthly rent including gas and electricity costs.

Refer to Appendix A for the building plan and Appendix B for the aerial view of the site showing the locations of: the Community Centre Hall (167); the adjacent premises (165) that are currently exclusively used by the Flinders Park Over 50’s group; and the unsealed overflow car park (163A).

Report

Since moving out of their former leased premises on Torrens Road in mid 2008, ANFE have been operating across a number of sites. The office operations and support services are operating from premises on South Road, day care/disability programs are operating from premises on Grange Road and the Flinders Park Community Centre Hall.

Other programs are being provided out of facilities at The Parks and Uniting Care on Crittenden Road on a monthly basis. Having the various locations has impacted considerable on the services with a reduction in clients and loss of volunteers. ANFE have operated out of the Flinders Park Community Centre Hall since June 2008 and adapted the provision of services and programs to accommodate their clients’ needs.

Based on ANFE’s request for Council’s facilities to plan for celebrations for their fiftieth anniversary in early 2011 of their foundation as a non profit service organisation and funding applications for their programs to be resolved, the recommendation is for their tenancy term to conclude on 31 December 2011.

The Flinders Park Over 50’s were very cooperative in 2008 for accommodating ANFE to be able to use the main Community Hall. They moved all their items which were stored in the
LICENCE FOR USE OF THE FLINDERS PARK COMMUNITY CENTRE HALL, 167 GRANGE ROAD, BEVERLEY BY ASSOCIAZIONE NAZIONALE FAMIGLIE DEGLI EMIGRANTI INC (ANFE)

Item 3.65

main hall to provide storage space for ANFE. Council staff also assisted them to clean out unwanted items and to dispose of several hundred library books.

Regular contact has continued with the President of the group to ensure they are informed about the arrangements with ANFE and to discuss future options for the use of the hall and the area currently occupied by this group.

To facilitate providing ANFE with extra space, discussions were initiated with the Flinders Park Over 50's Club to explore how the portion of the building which they have sole use of could be used by to improve utilisation for ANFE.

One of the outcomes is that portion of a room that backs onto the Centre’s kitchen is to be sub divided to create accessible storage space for ANFE. The partitioning works is to be done by Council along with minor upgrade works with the Centre and Hall’s facilities. These proposed works were approved for the 2010/11 Budget.

Consultation

Councillors Edgar Agius and Mick Harley have been provided with the draft report.

Conclusion

ANFE wish to maintain their current activities and programs for 2011, especially for their planning for commemoration activities for recognition of their fiftieth anniversary as an organisation in early 2011. The continuing licence arrangements for use for the Flinders Park premises will greatly assist their attainment of ANFE’s objectives for their large number of aged clients.
LICENCE FOR USE OF THE FLINDERS PARK COMMUNITY CENTRE HALL, 167 GRANGE ROAD, BEVERLEY BY ASSOCIAZIONE NAZIONALE FAMIGLIE DEGLI EMIGRANTI INC (ANFE)

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APPENDIX A
LICENCE FOR USE OF THE FLINDERS PARK COMMUNITY CENTRE HALL, 167 GRANGE ROAD, BEVERLEY BY ASSOCIAZIONE NAZIONALE FAMIGLIE DEGLI EMIGRANTI INC (ANFE)

Item 3.65

APPENDIX B
TO: Asset Management Committee
FROM: Coordinator Property Services
DATE: 13 September 2010

3.66 EDMUND S GROVES DEBT TO COUNCIL FOR OVERDUE PAYMENTS FOR RATES AND AGREEMENT FEE FOR CAR PARK USE AND MAINTENANCE AT TOOGOOD AVENUE RESERVE AND "THE DOME" 122 WILLIAM STREET BEVERLEY (B430)

Brief
To provide a progress report for information on the current debt arrears owing to Council for Rates and Agreement Fee by Mr Edmund (Eddy) S Groves, owner of “The Dome” basketball stadium, Beverley.

Recommendation
That the Asset Management Committee receive and note the report and endorse the actions being taken by staff to recover the debts in relation to The Dome facility.

Status
This report relates to or impacts upon the following Community Plan Outcomes:

- A safe and healthy City that supports vibrant community life
  - Contribute to the quality of life of all individuals in the community
  - Encourage healthy lifestyle pursuits
  - Contribute to an improved sense of safety
- An economically prosperous, attractive and functional City
  - Support and encourage a diverse mix of complementary land uses
  - Create attractive, well maintained streetscapes
  - Establish and maintain a linked system of open space
  - Manage the community’s infrastructure
  - Encourage local business and employment opportunities
- A local organisation providing progressive leadership, accountable governance and quality services to the community
  - Ensure the community is well informed and actively engaged
  - Recognition as a leading organisation delivering best practice in local government management
  - Ensure the organisation is financially accountable and sustainable
  - Deliver quality service to our customers
EDMUND S GROVES DEBT TO COUNCIL FOR OVERDUE PAYMENTS FOR RATES AND AGREEMENT FEE FOR CAR PARK USE AND MAINTENANCE AT TOOGOOD AVENUE RESERVE AND “THE DOME” 122 WILLIAM STREET BEVERLEY Item 3.66

Relevant Council policies are:

- Delegations Register (Tenancy Arrangements)
- Community Plan "Corporate Strategic Plan (Shaping the Western Suburbs 2008/2012)"

Relevant statutory provisions are:

- SA Local Government Act 1999
- SA Retail and Commercial Leases Act 1995

**Background**

The Basketball Association of SA (BASA) was the original owner of the “Clipsal Powerhouse” stadium built on a former clay pughole brickworks area used later as a reclaimed Council rubbish dump site. BASA was having difficulties with their financial commitments and the stadium was sold to Mr Edmund (Eddy) Groves on 26/9/2006. Around the time of sale, Mr Groves also owned the licence for the Brisbane Bullets team in the NBL and was a major partner in the ABC Child Care Centres large private business organisation. He leased “The Dome” to Mr Mal Hemmerling who had bought the Adelaide 36ers’ NBL licence from BASA. The Adelaide 36ers and Basketball SA are the major tenants.

In June 2009, the Adelaide 36ers’ NBL licence was bought by a new consortium of eight individuals headed by new club chairman Mr Mark Lewis. Mr Lewis resigned in August 2010 and was replaced by 36ers Director Daryl Simmons.

At the time of the 2006 sale, a Deed of Assignment was also executed between Council and Mr Groves for the open ended Agreement for use of the Toogood Avenue Reserve as a car park for major events and maintenance arrangements. The current Agreement was finalized in 1995 and superseded the earlier interim Agreement with the City of Woodville.

The 36ers home games maintained consistently good crowds for the restructured eight team competition of the National Basketball League (NBL) 2009/10 season, even though they finished bottom, winning 10, losing 18.

Melbourne’s “Tigers” and “South Dragons”, Sydney and Brisbane teams had dropped out of the NBL in part due to the impact of sponsorship problems and the global financial crisis in the past two seasons.

A large crowd on Tuesday 29 June attended an international men’s match held there between Australia (Boomers) and Argentina as a “friendly” preparation match for the World Championships (in Turkey from 28 August). Basketball SA’s District’s both Men and Women’s Grand Finals were held there with over 2000 fans. An NBL pre season match is scheduled between the 36ers and Townsville (“Crocodiles”) on 9/9/2010.
The new 2010/11 NBL season has been expanded due to the return of the Sydney Kings. There has been progress in recent months for a consortium to enter a Brisbane team in the NBL in 2011/12.

The stadium is known as “Distinctive Homes Dome” due to the 36ers major sponsorship. The playing arena is known as “Brett Maher Court” as a tribute to the 36ers retired Captain and Champion.

Also, when the Special Olympics Australia IX National Games was held in Adelaide in April 2010, The Dome was the major host venue for the opening and closing ceremonies and other support. The Special Olympics organisation is the global leader in providing sporting competition for athletes with an intellectual disability. Over 850 athletes plus support crews, carers and relatives from all Australian States and Territories attended.

Basketball SA’s current website has the following summary of the Stadium’s history:-

“The Clipsal Powerhouse was opened on Thursday, December 19, 1991 at a cost of $16 million with the capacity to revert to a three-court international-standard facility. It is the finest basketball complex in Australia.

The Dome is a privately owned, state of the art multipurpose indoor facility located on Crittenden Road at Findon. Home of the Adelaide 36ers of the National Basketball League and the Adelaide Lightning of the Women’s National Basketball League as well as the sports local grassroots body Basketball SA, the venue is widely considered the home of basketball in South Australia.

The Dome replaced the 3,000 seat capacity Apollo Stadium and while its core business is basketball the venue also has been used for various other sporting competitions such as Netball, Gymnastics, Inline Hockey and even Square Dancing.

The Dome is not only the home court of the Adelaide 36ers and Adelaide Lightning but also a versatile facility capable of hosting events from a banquet for 1,000 or a sales meeting for 20 to a sold-out sporting or entertainment event for 8,000 guests. The versatility of the Dome’s main arena, which can be set up for floor space of over 2100m² as well as the numerous function rooms within the facility means the venue can be used for any type of event large or small. A commitment to superior service makes the Dome one of the top indoor venues in Australia.

The new owners of the facility have made a commitment to major upgrades of every area of the facility which will further enhance the venue’s ability to host Major Events such as Trade Shows, Award Dinners, Product Launches and Family Shows.”
EDMUND S GROVES DEBT TO COUNCIL FOR OVERDUE PAYMENTS FOR RATES AND
AGREEMENT FEE FOR CAR PARK USE AND MAINTENANCE AT TOOGOOD AVENUE RESERVE
AND “THE DOME” 122 WILLIAM STREET BEVERLEY  Item 3.66

Report

Financial and Resource Implications

Summary of Council Agreement Fee Debt Collection Status

Mr Groves’ current debt arrears for Council’s invoices for the Agreement Fee for Car Park Areas and maintenance at The Dome are:

03/08/09 - Invoice 232802 - Invoice Total: $23,341.37 - Current Balance Owing $1,670.67
02/11/09 - Invoice 247154 - Invoice Total: $23,341.37 (unpaid)
04/05/10 - Invoice 271673 - Invoice Total: $5.00 (Debt Collection Letter Fee) (unpaid)
04/05/10 - Invoice 271645 - Invoice Total: $23,657.54 (unpaid)

Total outstanding: $48,674.58

Additionally, as in past years arrangements, a further invoice for $23,657.54 for the second equal instalment of the 2010 Agreement Fee will be posted in early September 2010. The invoice for the third and final instalment of the 2010 Agreement Fee for $23,657.54 will be posted in early November 2010. These two 2010 fee instalments due are a total of $47,315.08.

The Total for all the arrears and current Agreement fee payments overdue, or due to be paid by November 2010, will be $95,989.66.

The use of the adjacent Toogood Avenue Reserve for car parking is essential when major events are held at The Dome that has a capacity of approximately 7,500. The management of the Adelaide 36ers collect a fee from each vehicle for the NBL season events. Mr Groves has negotiated a rental fee for the 36ers as his major tenant at The Dome since 2006.

Summary of Council Rates Debt Collection Status

As at 01/09/10 Property 134799
Rates levied outstanding from 2008/09 $33,900.75
Rates levied outstanding from 2009/10 $29,809.60
Rates 2010/11 First instalment due 1 September 2010 $ 8,545.00 *
Fines, Interest overdue $ 1,817.75
Legal costs overdue $ 5.00
Total overdue $74,078.10

Rates not due, to be paid 1 December, 1 March, 1 June in equal instalments $25,633.40

*total rates levied 2010/11 $34,178.40 less first instalment $8,545.00 which was due 1 September 2010 = $25,633.40 to be paid over remaining 2010/11 in equal instalments due 1 December, 1 March, 1 June 2011)"
EDMUND S GROVES DEBT TO COUNCIL FOR OVERDUE PAYMENTS FOR RATES AND AGREEMENT FEE FOR CAR PARK USE AND MAINTENANCE AT TOOGOOD AVENUE RESERVE AND “THE DOME” 122 WILLIAM STREET BEVERLEY Item 3.66 Continued

Council’s debt collector’s agent - Collection House issued Mr Groves a letter of demand and subsequently they have spoken most recently to Eddy Groves on 27 August 2010. Mr Groves stated he will proceed with payments of 2 lots of $10,000 per month, commencing week ending Friday 3 September 2010.*

One lot of $10,000 is to be applied to the Rates Debt, and the other instalment of $10,000 is to be applied to the Agreement Fee Debt until all the debts are extinguished. If Mr Groves does not adhere to this arrangement, Council may continue to take further legal action via Collection House pursuing the matter in Court.

*Note: On 1 September, $10,000 was received for Rates arrears payment instalment. Confirmation via 2/9/2010 email was received from Mr Groves that $10,000 will be paid on 3 September by BPay.

At present Council cannot force the sale of the property as the total rates debt is less than three years overdue. To date nominal legal costs have been incurred as a consequence of issuing a letter of demand and the subsequent telephone discussions negotiating the proposed repayment plan.

Consultation

Councillors Edgar Agius and Mick Harley have been provided with the draft report.

Conclusion

The payment plan for the arrears will be strictly monitored. Should there be any default of the arrears payments plan, further options will be promptly considered including possible legal action.
EDMUND S GROVES DEBT TO COUNCIL FOR OVERDUE PAYMENTS FOR RATES AND AGREEMENT FEE FOR CAR PARK USE AND MAINTENANCE AT TOOGOOD AVENUE RESERVE AND "THE DOME" 122 WILLIAM STREET BEVERLEY Item 3.66

APPENDIX A

CBA CASE | Defence over $6m basketball dome debt

Bank mislead
Groves: Lawyer

CAMERON ENGLAND
CBA BUSINESS REPORTER

FORMER ABC Learning Centres boss Ed Groves is accused by the Commonwealth Bank of failing to pay interest on a loan he took out to pay for a basketball dome he was building near Toogood Avenue Reserve and William Street Beverley in 2005.

Mr Groves said yesterday he had paid the interest accrued on the loan and therefore the bank was owed nothing.

"The bank is suing Mr Groves - the owner of the Unibasket Dome Centre, which is the home of the Adelaide 36ers - for $6 million, plus interest, service fees and penalties," Berger said.

Mr Groves said he had tried to pay off his loan but the bank was still owed the $6 million.

Mr Groves and his lawyer were in the Federal Court on Tuesday.

The bank's lawyer said Mr Groves had not paid back all the interest on the loan, which was serviced on the loan, which was not serviced on the day he took out the loan.

"In the end, the court found that Mr Groves had not paid back all the interest on the loan," Berger said.

Mr Groves said he was not aware of the loan at the time and was not aware of the interest.

"The bank is taking the court case to recover the interest that was owing on the loan," Berger said.

Mr Groves was the former chief executive officer of ABC Learning Centres, which collapsed in 2008.

A keen basketball fan, Mr Groves, with Mal Rovers, bought the Adelaide 36ers in July 2007 for $12 million, which he believed was the sum total of the dome and its assets.

Mr Groves was also sued by the Building Industry Services (BIS) for $2 million.

The debt was $1.7 million, it was revealed in March.

Judge Robert Laws reviewed the decision.
EDMUND S GROVES DEBT TO COUNCIL FOR OVERDUE PAYMENTS FOR RATES AND AGREEMENT FEE FOR CAR PARK USE AND MAINTENANCE AT TOOGOOD AVENUE RESERVE AND “THE DOME” 122 WILLIAM STREET BEVERLEY  

APPENDIX B

EDDY Groves’s brother-in-law is suing him for $7.3 million and also wants ownership of the distinctive homes Dome.

Frank Zullo claims that he lent the former ABC Learning Centres boss $1.1 million in two loans in 2006, secured by Mr Groves’s Anstofi shares and the basketball stadium respectively.

The Commonwealth Bank has previously claimed it had a mortgage over the Dome, and has lodged a separate Supreme Court action, seeking to recover $6,900,067 from Mr Groves.

It recently dropped its claim to ownership of the Dome but it is still seeking the money.

Documents lodged in court show Mr Zullo expected the first loan to be paid in full within 60 days, funded by the sale of Mr Groves’s Anstofi shares, valued at between $8 million and $10 million.

“The secured monies were not repaid to the plaintiff (Zullo) on or before 9 October, 2006, as required under the Zullo mortgage,” it is claimed.

“As at 11 February, 2010, the amount owing to the plaintiff is $7,302,529.01.”

Mr Zullo is claiming he has the right to take ownership of and sell the land, and that his mortgage takes precedence over any claim from the bank.

Mr Groves’s defence says he transferred five million Anstofi shares to Mr Zullo in August 2006, and Mr Zullo had retained them.

“Because the plaintiff has not sold the shares in Anstofi Group the plaintiff is not in a position to determine the amount outstanding under the Zullo mortgage,” the defence says.

Mr Groves has admitted the existence and size of the loans.

At yesterday’s share price of $1.67, the five million Anstofi shares would be worth $8.5 million. A keen basketball fan, Mr Groves, with Mal Hemmings bought the Adelaide 36ers in July 2000, with Mr Zullo taking ownership of the Dome and Mr Hemmings the team.

ABC Learning Centres collapsed in November 2008 with outstanding debts of $2.7 billion, it was revealed in March. While ABC was operating, Mr Zullo’s Queensland Maintenance Services company performed millions of dollars worth of work for it.
TO: Asset Management Committee
FROM: General Manager Asset Management Services
DATE: 13 September 2010

3.67 ROAD NAME CHANGE - STACEY STREET RENOWN PARK TO STACEY PLACE RENOWN PARK (B4764)

Brief

To advise on the outcome of consultation with the residents of Stacey Street, Renown Park regarding an original request to change the road name to Sammy Street, Renown Park. During the consultation process a further request was received to change the road name from Stacey Street to Stacey Place, Renown Park.

Recommendation

1. That the report be received and noted.

2. That the name of Stacey Street, Renown Park be changed to Stacey Place, Renown Park.

3. That in terms of the Road Naming and Premises Numbering Policy, notice of this Council resolution be given to appropriate authorities in writing, and to the public in the form of a public notice in the Government Gazette, the Advertiser and the local Messenger.

4. That the residents as part of the community consultation for the proposed road name change as set out in this report be advised in writing of the road name change.

Status

This report relates to or impacts upon the following Community Plan Outcomes:

- A safe and healthy City that supports vibrant community life
  - Encourage strong, supportive local communities
  - Contribute to an improved sense of safety
- An economically prosperous, attractive and functional City
  - Protect the history, heritage and character of the City
ROAD NAME CHANGE - STACEY STREET RENOWN PARK TO STACEY PLACE RENOWN PARK

Item 3.67  Continued

- A local organisation providing progressive leadership, accountable governance and quality services to the community
  - Ensure the community is well informed and actively engaged
  - Deliver quality service to our customers

Relevant Council policies are:

- Road Naming and Premises Numbering Policy

Relevant statutory provisions are:

- Local Government Act 1999
- Geographical Names Act 1991

Background

Council is afforded the role of designating new road names pursuant to the Local Government Act 1999.

Refer Asset Management Committee 14/09/2009 Item 3.76 where Council resolved to consult with residents in Stacey Street Renown Park regarding a request received from a resident to change the road name to Sammy Street Renown Park. During consultation some residents were strongly against the road name change to Sammy Street and suggested the name be changed to the “original” street name of Stacey Place, Renown Park. A further survey was then forwarded to residents in Stacey Street.

Report

Council’s Road Naming and Premises Numbering Procedure and Policy identifies the following process when selecting a road name:

“Road Names should either:

- reflect the heritage of the locality;
- identify one of the characteristics of the place;
- recognise pioneers or eminent persons who lived in the area or in the City;
- acknowledge names of persons who have given extended service within the City, such as Councillors who have served not less than 10 years on this Council;
- be a derivative of a nearby or adjoining existing road name; or
- continuation of a road naming theme in the area, if applicable.”
ROAD NAME CHANGE - STACEY STREET RENOWN PARK TO STACEY PLACE RENOWN PARK
Item 3.67
Continued

Such names however should:

- be capable of easy pronunciation, and
- not have been used elsewhere in the City.”

During the consultation process to change the road name Stacey Street (refer Appendix A for UBD map) to Sammy Street, Renown Park a resident was strongly against the name change and suggested a change to “original” street name of Stacey Place, Renown Park (refer Appendix B).

A further resident against the name change to Sammy Street, provided the following comments on their survey:-

“Totally Disagree – The real name of the street is Stacey Place. Under Hindmarsh Council this is and was the name STACEY PLACE when you amalgamated your council put the wrong name up. My suggestion is: Look back into your records it has and has always been known as STACEY PLACE RENOWN PARK”.

Research was carried out on Council records and there seems to be some confusion on whether the original street name is Stacey Street or Stacey Place.

In January 2010 the residents were forwarded a second letter and survey form (refer Appendix C) with the outcome being the majority of residents agreed to the change in street name to Stacey Place, Renown Park (refer Appendix D). 23 letters and surveys were sent with a total of 8 surveys returned, 6 for the change and 2 against.

It is therefore proposed to change the name of Stacey Street, Renown Park to Stacey Place, Renown Park which will alleviate the original confusion of two Stacey Streets in close proximity.

The new name proposed is not used elsewhere in the city and will differentiate with Stacey Street, Devon Park in the Port Adelaide Enfield council area.

Consultation

Council’s Road Naming and Premises Numbering Policy and Procedure requires consultation with the local Ward Councillors and any relevant property owners when renaming an existing road. The relevant Ward Councillors have been provided with a copy of the draft report.

Conclusion

The suggested road name is considered to be in line with Council’s Road Naming and Premises Numbering Policy. It is recommended that the proposed new road name of Stacey Place, Renown Park be supported by Council.
ROAD NAME CHANGE – STACEY STREET RENOWN PARK TO STACEY PLACE RENOWN PARK

Item 3.67

APPENDIX A
ROAD NAME CHANGE – STACEY STREET RENOWN PARK TO STACEY PLACE RENOWN PARK
Item 3.67

APPENDIX B

18 September 2009

Ms Jenny Watson
Executive Assistant to the General Manager
Asset Management Services
City of Charles Sturt
PO Box 1
Woodville SA 5011

Dear Ms Watson

Proposed Road Name Change – Stacey Street, Renown Park

I’ve completed form sent re this proposal and it is attached. But wish to clarify my comments in typed word. My neighbors (No. 1 Stacey) and I could not believe this proposal was seriously being considered by Council.

PROBLEM

Some emergency services, postal, courier and taxis have problems locating both addresses in each suburb. All entities have access to database notes and internal systems to assist them with locating an address – even navigation units!! There is not much you can do about improving human intellect however!

LOGICAL SOLUTION – clearer signposting would help

The problem is due to lack of clear signposting and lighting in both locations. Simply adding the relevant suburb name to street signs at the entrances to these locations would eliminate most problems.

A simple cost effective remedy which is much less stressful to everyone as it immediately alerts anyone seeking Stacey Street as to which suburb they are in!!

If this problem is significant, why hasn’t Charles Sturt Council staff previously liaised with Emergency Services, Post Offices, taxi companies and other utility organization, to educate staff and clarify this confusion?

PROPOSED SOLUTION – change of street name

If street name is changed in either Renown Pk or Dudley Pk, residents will be considerably stressed in many ways. Consider time and effort needed to update agencies we interact with over a year. Some complex ones are:

- update street name at every contact point – voting, phonebook, utilities (who may charge for change address), schools, police and hospitals where emergency contacts are noted on file, ambulance access notes already on record, community organizations, other databases – usually dozens.
- notify all friends, family and associates of the change (each notified person would need to update all their contact points for this to be effective – is this likely, noooooo!)
- some friends etc may not be in contact due to a move, but have my address listed – how do I advise them?
- it will take years for a street name change to filter through to directories, electronic navigation units, satellite locators and maps online
- most people keep street directories for years without updating them, even taxi drivers, etc – so until they refer to a new street directory with updated street name listed they’d be searching aimlessly to find Stacey Street.
- confusion will reign when people seek Stacey and find Sammy! Are they in the right place, right home etc. and may even cause accidents – a safety hazard. It’s possible!
ROAD NAME CHANGE – STACEY STREET RENOWN PARK TO STACEY PLACE RENOWN PARK
Item 3.67

APPENDIX C

20 January 2010

To the Resident
4 Pyatt Place
RENEWN PARK, SA 5008

Dear Sir/Madam

Proposed Road Name Change – Stacey Street, Renown Park

Following the survey of residents of Stacey Street Renown Park in September it became apparent by the feedback received that some residents would prefer the street to be renamed Stacey Place instead of Sammy Street.

As a result, I have enclosed a follow-up survey which we ask that you complete.

It would be appreciated if you could complete the enclosed survey to indicate your preference for either Stacey Place or Sammy Street and return it to me in the enclosed reply paid envelope by Friday 12 February 2010.

Once the returned surveys are collated and if agreement is reached to change the name to either Stacey Place or Sammy Street Renown Park a report will be written for Council approval to change the name. Once the motion has been passed by Council, we will then write to the authorities to advise them of the name change, as well as placing public notices in the Advertiser, Messenger and Government Gazette.

In the meantime, if you would like to discuss this proposal, please contact me on 8408 1510.

Yours sincerely

Jenny Watson
Executive Assistant to the General Manager
Asset Management Services
ROAD NAME CHANGE – STACEY STREET RENOWN PARK TO STACEY PLACE RENOWN PARK
Item 3.67

APPENDIX C
Continued

Proposed Road Name Change
Stacey Street, Renown Park

Please tick one box only with your preference:

☐ Stacey Street, Renown Park to be renamed Sammy Street Renown Park.

☐ Stacey Street, Renown Park to be renamed Stacey Place, Renown Park.

If you disagree, please state why you disagree and write a suggested solution below.
(Otherwise, please leave blank)

I disagree with this proposal because: ___________________________________________
__________________________________________________________________________
__________________________________________________________________________

Name: ____________________________________________________________
(Mr/Mrs/Ms) (First Name) (Last Name)

Address: __________________________________________________________

Please return this survey by Friday 12 February 2010 in the enclosed reply paid envelope to:

Ms Jenny Watson, Executive Assistant to the General Manager Asset Management Services
City of Charles Sturt, PO Box 1, Woodville SA 5011

Thank you for completing this survey.
### Proposed Road Name Change – Stacey Street, Renown Park to Sammy Street or Stacey Place

#### 2nd Survey Results

- 23 Surveys forwarded to residents of Stacey Street, Dora Court and Pyatt Place, Renown Park - Total of 8 returned

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Agree Stacey Place</th>
<th>Agree Sammy Street</th>
<th>Disagree</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ms Sherrill King</td>
<td>7 Stacey Street, Renown Park</td>
<td>√</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mr Joe Pearce</td>
<td>11 Stacey Street, Renown Park</td>
<td>√</td>
<td></td>
<td></td>
<td>Change it to “Stace Street” Sammy sounds stupid.</td>
</tr>
<tr>
<td>Ms Michelle Dajka</td>
<td>6 Stacey Street, Renown Park</td>
<td>√</td>
<td></td>
<td></td>
<td>This is the original name if you go back to City of Hindmarsh your office will see that Stacey Place is and always has been the correct name. I have lived here for 18 years Stacey Place is the correct name. It has always been Stacey Place. Your Council put the wrong sign up.</td>
</tr>
<tr>
<td>Ms Penny Pennell</td>
<td>Stacey Street, Renown Park</td>
<td>√</td>
<td></td>
<td></td>
<td>I like both names, but am happy to go with the majority</td>
</tr>
<tr>
<td>Mr Steven Melhuish</td>
<td>13 Stacey Street, Renown Park</td>
<td></td>
<td>√</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Miss Rachel Matthews</td>
<td>2 Dora Court, Renown Park</td>
<td>√</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mrs Krystina Medic</td>
<td>9 Stacey Street, Renown Park</td>
<td></td>
<td>√</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mr Jeffrey Zanker</td>
<td>8 Stacey Street, Renown Park</td>
<td>√</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td></td>
<td>6</td>
<td>2</td>
<td></td>
</tr>
</tbody>
</table>
TO: Asset Management Committee
FROM: Transport Engineer
DATE: 13 September 2010

3.68 WOODVILLE SOUTH LOCAL AREA TRAFFIC MANAGEMENT (LATM) PLAN - PROGRESS REPORT (B3706)

Brief

The Woodville South Local Area Traffic Management (LATM) plan was endorsed by Council in June 2006. The LATM plan includes a number of recommendations to improve traffic conditions in the Woodville South area. This report provides an update on the progress of each recommendation.

Recommendation

That Council note the progress of each recommendation in the Woodville South LATM plan and endorse the future implementation plan shown in Appendix A.

Status

This report relates to or impacts upon the following Community Plan Outcomes:

- An economically prosperous, attractive and functional City
  - Provide and facilitate a safe, connected and well maintained transport network
- A local organisation providing progressive leadership, accountable governance and quality services to the community
  - Ensure the community is well informed and actively engaged

Relevant Council policies are:

- City of Charles Sturt Transport Strategy 2005-2025
- City of Charles Sturt Traffic Management Strategy

Relevant statutory provisions are:

- Road Traffic Act 1961
The Woodville South LATM plan was developed in 2005 and 2006 with extensive community consultation. The major traffic safety concerns for the area were identified by the community and these concerns were investigated with traffic and crash data. A Residents’ Committee was then formed to assist the development of traffic management scheme for the Woodville South area. The final Woodville South LATM plan was endorsed by Council in June 2006 and the recommendations of the plan have guided the installation of traffic management devices throughout the area. The progress towards implementing the recommendations of the LATM plan is discussed below.

Report

Woodville South LATM Plan Residents’ Committee Traffic Management Scheme
The Residents’ Committee assisted to form a Traffic Management Scheme for the Woodville South area. Details of the Traffic Management Scheme and the recommended actions are shown in Appendix A.

Most of the treatments recommended in the Traffic Management Scheme have now been installed. However, some have been installed in a modified form due to outcomes of consultation with directly affected property owners and occupiers at the time of installation. Those treatments that have not been installed will be implemented as part of a future works program. Appendix B shows each of the treatments recommended by the Residents’ Committee Traffic Management Scheme and discusses the actions completed to date/or still to be completed.

Financial and Resource Implications

Funding has been allocated in the 2010/11 financial year to upgrade the Fife Street / Wharfe Street intersection and construct Entry Treatments on Birch Street. It is estimated that future budget allocations totalling $325,000 will be required to complete the outstanding recommendations of the LATM plan.

Community Engagement/Consultation
(including with community, Council members and staff)

The Woodville South LATM plan was developed with extensive community consultation. Before implementing each of the LATM plan recommendations, further consultation is held with directly affected property owners and occupiers. Residents affected by future recommendations will be further consulted closer to the time of implementation.
WOODVILLE SOUTH LOCAL AREA TRAFFIC MANAGEMENT (LATM) PLAN - PROGRESS REPORT

Item 3.68 Continued

Conclusion

All the high priority recommendations of the Woodville South LATM plan have now been investigated. The majority of the high priority recommendations have been implemented or will be implemented by the end of the 2010/11 financial year. However, some of the recommendations have been altered due to consultation outcomes.

A number of medium and low priority recommendations of the LATM plan have also been implemented. The outstanding recommendations will be investigated and actioned as part of a future works program.
WOODVILLE SOUTH LOCAL AREA TRAFFIC MANAGEMENT (LATM) PLAN – PROGRESS REPORT  Item 3.68

APPENDIX A

RESIDENTS’ COMMITTEE TRAFFIC MANAGEMENT SCHEME
**APPENDIX B**

RESIDENTS’ COMMITTEE TRAFFIC MANAGEMENT SCHEME – SUMMARY OF OUTCOMES / PROPOSED ACTIONS

<table>
<thead>
<tr>
<th>Recommendation</th>
<th>Priority</th>
<th>Has the recommendation been implemented?</th>
<th>Was implementation consistent with the LATM recommendation?</th>
<th>Reason for change (if applicable)</th>
<th>Actual/proposed date of implementation</th>
<th>Approx cost/expected cost of recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construct Driveway entry treatments on Glen Eira, Glenhuntley and Glengarry Streets</td>
<td>High</td>
<td>No</td>
<td>No</td>
<td>Consultation with directly affected property owners and occupiers found insufficient support for the treatments. The Give Way signs have been reversed where these streets intersect with Connor Avenue. Vehicles travelling along the ‘Glen’ Streets now have to give way to vehicles on Connor Avenue. This change is assisting to reduce speeding and cut through traffic. Consultation found that current traffic conditions are satisfactory and no further treatments are proposed at this time.</td>
<td>N/A</td>
<td>$1000. Minor costs to relocate Give Way signs.</td>
</tr>
</tbody>
</table>
## WOODVILLE SOUTH LOCAL AREA TRAFFIC MANAGEMENT (LATM) PLAN – PROGRESS REPORT  Item 3.68

### APPENDIX B

| Ban right turn from Findon Road to Glen Rowan Road | High | No | No | This recommendation was to occur in conjunction with the driveway entry treatments on Glen Eira, Glenhuntley and Glengarry Streets. As these treatments are no longer proposed, this recommendation should not proceed. | N/A | N/A |
| Construct roundabout at the junction of Fife Street and Wharfe Street | High | No | No | Directly affected property owners and occupiers objected to a roundabout due to property access concerns. A number of alternate options have been investigated and consulted on. The preferred treatment for the junction involves realigning the junction further into the northern verge, tightening the curve of the junction to reduce vehicle speeds and the installation of raised median islands. A report will be presented to the September 2010 Asset Management Committee Meeting seeking endorsement for this design. | 2010/11 (to occur as part of the Fife Street road reconstruction project). | $15,000 |
### WOODVILLE SOUTH LOCAL AREA TRAFFIC MANAGEMENT (LATM) PLAN – PROGRESS REPORT

**APPENDIX B**

<table>
<thead>
<tr>
<th>Item</th>
<th>Action</th>
<th>Level</th>
<th>Completed</th>
<th>Proposed</th>
<th>Completed Cost</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.68</td>
<td>Realign junction of Cedar Avenue and Koolunda Avenue</td>
<td>High</td>
<td>Yes</td>
<td>Yes</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Completed 2009/10 (occurred as part of Koolunda Avenue road reconstruction project).</td>
<td>$5,000</td>
</tr>
<tr>
<td>3.68</td>
<td>Install No U-Turn sign on Crittenden Road at junction of Branwhite Street</td>
<td>High</td>
<td>Yes</td>
<td>Yes</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Completed 2009/10</td>
<td>Arranged by DTEI at no cost to Council</td>
</tr>
<tr>
<td>3.68</td>
<td>Modify Headdey Court/Koolunda Avenue junction and Short Street/Koolunda Avenue junction</td>
<td>Medium</td>
<td>Yes</td>
<td>Yes</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Completed 2009/10 (occurred as part of Koolunda Avenue road reconstruction project).</td>
<td>$100,000</td>
</tr>
<tr>
<td>3.68</td>
<td>Construct roundabout at the Oval Avenue/Cedar Avenue intersection</td>
<td>Medium</td>
<td>Yes</td>
<td>Yes</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Completed 2007/08</td>
<td>$50,000</td>
</tr>
<tr>
<td>3.68</td>
<td>Modify Oval Avenue junctions (Glenrowan, Glengarry, Glenhuntley and Glen Eira)</td>
<td>Medium</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Proposed for design in 2010/11 and construction in 11/12 as part of Oval Avenue road reconstruction project.</td>
<td>$150,000</td>
</tr>
</tbody>
</table>
## Construct entry treatments at Birch Street/Crittenden Road intersection and Birch Street/Toogood Avenue intersection
- **Medium Consultation** and design complete.
- Designs are consistent with LATM recommendation.
- **N/A**
- 2010/11
- **$60,000**

## Construct roundabout at the intersection of Branwhite Street and Tunbridge Street
- **Low**
- No
- N/A
- N/A
- Proposed for 2015/16 as part of road reconstruction reseal program.
- **$50,000**

## Modify Rollands Street/Branwhite Street junction
- **Low**
- No
- N/A
- N/A
- Proposed for design and construction in 2012/13.
- **$65,000**

## Construct driveway entry treatment at Glenavon Street/Grampian Street intersection
- **Low**
- No
- N/A
- N/A
- Proposed for 2015/16 as part of road reconstruction reseal program.
- **$60,000**

## Install slow points on Ledger Road
- **Low**
- Yes
- Yes
- N/A
- Completed 2007/08
- **$50,000**
TO: Asset Management Committee
FROM: Transport Engineer
DATE: 13 September 2010

3.69* FIFE STREET/WHARFE STREET JUNCTION REALIGNMENT, WOODVILLE SOUTH
(B5915, B71)

Brief

The design of the Fife Street/Wharfe Street junction in Woodville South has been the subject of a number of complaints. This report investigates options to improve traffic safety at the junction and seeks Council approval to construct the preferred option as part of the Fife Street road reconstruction project.

Recommendation

1. That Council acknowledges the concerns raised by the owners of 32A Fife Street regarding proposed changes to the Fife Street/Wharfe Street junction.

2. That Council endorse the realignment of the Fife Street/Wharfe Street junction and the installation of new raised median islands, signs and line marking as shown in Appendix C.

3. That affected property owners and occupiers be advised of this decision.

Status

This report relates to or impacts upon the following Community Plan Outcomes:

- An economically prosperous, attractive and functional City
  - Provide and facilitate a safe, connected and well maintained transport network

Relevant Council policies are:

- Woodville South Local Area Traffic Management (LATM) plan
- City of Charles Sturt Transport Plan
- City of Charles Sturt Traffic Management Strategy
**FIFE STREET/WHARFE STREET JUNCTION REALIGNMENT, WOODVILLE SOUTH**  Item 3.69

Continued

Relevant statutory provisions are:

- Road Traffic Act, 1961
- Code of Technical Requirements for the Legal Use of Traffic Control Devices

**Background**

The Woodville South Local Area Traffic Management (LATM) plan was endorsed by Council in June 2006 after extensive consultation with residents and property owners in the LATM area. The LATM plan identified a number of concerns with the existing design of the Fife Street/Wharfe Street junction. **Appendix A** shows the existing layout of the junction. The LATM plan recommends that a roundabout be installed at the junction to improve road safety conditions.

Funding has been allocated in the 2010/11 financial year to reconstruct the section of Fife Street from Findon Road to a point just east of Wharfe Street. This presents an opportunity to upgrade the Fife Street/Wharfe Street junction as part of the reconstruction work.

A number of options to improve traffic conditions at the Fife Street/Wharfe Street junction have been considered and presented to affected property owners and occupiers for comment. The outcomes of consultation and recommended action are discussed below.

**Report**

**Woodville South LATM Plan**

Council undertook the Woodville South LATM Plan in 2005 and 2006 using extensive consultation. The LATM plan endorsed in June 2006 identifies the Fife Street/Wharfe Street junction as a concern that should be addressed. The LATM plan found that residents are concerned about vehicle speeds through the junction and the risk of drivers losing control and vehicles leaving the road. Limited sight distance caused by the road geometry and location of boundary fences is also a concern. The LATM plan contains preferred traffic controls which are subject to further investigation and consultation. In this case the LATM recommended the installation of a roundabout.

**Fife Street/Wharfe Street Junction**

The Woodville South LATM Plan recommendation for a roundabout at the Fife Street/Wharfe Street junction was investigated. It was found that a roundabout would not address the community concern about restricted sight lines. Some property owners also raised concern that a roundabout would make it difficult to enter and exit their driveway.

A number of alternate options have been considered for the junction. These options are explored in detail in **Appendix B**.
**FIFE STREET/WHARFE STREET JUNCTION REALIGNMENT, WOODVILLE SOUTH**  
Item 3.69

Continued

**Financial and Resource Implications**

Fife Street (including the Wharfe Street junction) is budgeted for reconstruction in the 2010/11 financial year including new kerb and gutter and road pavement. It is expected that any realignment of the Fife Street/Wharfe Street junction can be accommodated within the existing road reconstruction project budget. Some minor additional costs for improving public lighting and re-establishing landscaping will be met through existing budgets.

**Community Implications**  
The options in Appendix B achieve a range of outcomes and these are discussed below.

1. **Roundabout**  
A roundabout will separate vehicles from Fife Street and Wharfe Street at their junction and would assist in reducing vehicle speeds and loss of control crashes on Fife Street. A roundabout would not address the community concern about restricted sight lines to the east along Fife Street from Wharfe Street. Access to number 32 and 32A Fife Street would be made difficult.

2. **Relocating plateaus**  
Relocating the existing speed plateaus on Fife Street so that they are closer to the Wharfe Street junction would reduce the speed of vehicles on the approach to the junction which should assist to reduce the likelihood of drivers losing control. Again, this option would not address the concerns of the community about restricted sight lines.

3. **Changing the priority traffic movement**  
Realigning the junction and making the movement from Wharfe Street to Fife Street the priority movement would change the priority for vehicles meaning that Fife Street would no longer be the Collector for the Woodville South area and this would be detrimental to the overall convenience and function of the existing road network. Vehicle speeds on Fife Street would be reduced near the junction and this would assist in reducing the risk of a loss of control crashes and improve driver sight lines. However, this option would require the driveway to 32A Fife Street to be realigned and the relocation of a water meter on private property.

4. **Realigning and install raised median islands**  
Realigning the junction and installing raised median islands will reduce vehicle speeds and the risk of loss of control crashes. This option would utilise part of the existing wide northern verge to improve sight lines for drivers in Wharfe Street along Fife Street. However, sight lines for vehicles reversing from the driveway to 32A will be reduced to a point where they are ‘marginal’ for the design speed.

**Environmental Implications**

No environmental implications have been identified.
**FIFE STREET/WHARFE STREET JUNCTION REALIGNMENT, WOODVILLE SOUTH**  
Item 3.69  
Continued

**Community Engagement/Consultation**

Property owners and occupiers near the Fife Street/Wharfe Street junction were consulted in December 2009 regarding the installation of a roundabout. There was general support for a roundabout however the owners of 32 and 32A Fife Street (on the northern side of the junction) objected to a roundabout due to property access concerns.

Property owners and occupiers were then consulted on an option to relocate the speed plateaus in the street so that they are situated closer to the junction. Residents directly affected by the new speed plateau locations objected to this option due to noise concerns. The community was also concerned that this option would not adequately address the deficiencies of the junction. A meeting was held on site between Council staff, West Woodville Ward Councillors and affected residents to discuss these concerns.

The Department for Transport Energy and Infrastructure (DTEI) were consulted on alternate options. From these discussions, the preferred option was to change the priority traffic movement through the junction. This option was presented to directly affected property owners and occupiers for comment. The owners of 32A Fife Street objected to the proposal for a number of reasons with the main reason being disruption to private land. Council staff met with the owners of 32A Fife Street on site to discuss these concerns. Agreement to conduct work on private land could not be reached.

After considering all feedback from consultation an option to realign the junction and install raised median islands was developed. The owners of 32A Fife Street were still concerned that this option will make it more difficult for them to see vehicles approaching from the west along Fife Street when reversing from their driveway. However this option provides the greatest overall community benefit and remains the preferred option of staff. Concerns about sightlines could be resolved by slight lowering of the property fence.

The West Woodville Ward Councillors have been kept informed about consultation and the outcomes and have been involved in discussions with staff about these outcomes and the options that were developed. The preferred design having least impact on adjoining properties while creating a safer junction is shown in Appendix C.

**Conclusion**

The Woodville South LATM plan recognised the need to improve traffic conditions at the junction of Fife Street, which is the Local Collector for the area, and Wharfe Street. Several options, including a roundabout were investigated and consulted upon.

After extensive consultation general community support exists for the roadway realignment and installation of raised medians to channelize vehicles and should increase driver care and reduce vehicle speed. The owners of 32A Fife Street do not support this option.

A realigned junction with raised median islands will improve road safety and it is recommended that Council endorse construction of this option as part of Fife Street road reconstruction project.
FIFE STREET/WHARFE STREET JUNCTION REALIGNMENT, WOODVILLE SOUTH  Item 3.69

APPENDIX A

EXISTING LAYOUT OF FIFE STREET/WHARFE STREET JUNCTION
**FIFE STREET/WHARFE STREET JUNCTION REALIGNMENT, WOODVILLE SOUTH** Item 3.69

### TABLE OF OPTIONS

<table>
<thead>
<tr>
<th>Option Number</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
</tr>
</thead>
<tbody>
<tr>
<td>Option Description</td>
<td>Install roundabout at junction of Fife Street and Wharfe Street.</td>
<td>Reposition existing speed plateaus in Fife Street so that they are situated closer to the junction.</td>
<td>Realign Fife Street / Wharfe Street junction. Traffic travelling from Wharfe Street to Fife Street will have priority. Vehicles travelling along Fife Street will be required to Give Way to traffic on Wharfe Street before proceeding.</td>
<td>Retain existing kerb and gutter alignment and install new raised median islands on each approach to the junction.</td>
</tr>
<tr>
<td>Benefits</td>
<td>Vehicles will be forced to slow down to negotiate the roundabout. The loss of control crash risk caused by the existing curve in the road would be reduced. Reduced vehicle speeds through the roundabout will assist drivers who are exiting Wharfe Street.</td>
<td>Speeds on the approach to the junction would be slightly reduced. This will assist in reducing the risk of loss of control crashes.</td>
<td>Issue of restricted sight lines from Wharfe Street would be removed, as vehicles travelling along Wharfe Street will have priority. Existing curve in the road will be removed which will reduce the risk of loss of control crashes.</td>
<td>Minimal alterations to roadway, but some minor widening may be required along the northern kerb. Raised median islands will prevent vehicles from cutting the corner and driving through the Fife Street / Wharfe Street junction at speed. This will assist in reducing the risk of loss of control crashes. The Collector function of Fife Street can be retained. Most preferred option by directly affected property owners and occupiers.</td>
</tr>
</tbody>
</table>
**FIFE STREET/WHARFE STREET JUNCTION REALIGNMENT, WOODVILLE SOUTH**  
Item 3.69

<table>
<thead>
<tr>
<th>Impacts</th>
<th>The issue of restricted sight lines from Wharfe Street will be reduced but not removed.</th>
<th>The issue of restricted sight lines from Wharfe Street will not be resolved.</th>
<th>Drivers on Fife Street may be delayed slightly if they are required to Give Way to vehicles on Wharfe Street. There is a small chance that some drivers will avoid Fife Street in favour of other local streets. This option requires work to be undertaken on private land at 32A Fife Street to straighten the driveway and relocate a water meter. The owners of the property have objected to this option and it is unlikely that approval will be obtained to undertake this work. Altering the priority of traffic flow at the Fife Street / Wharfe Street junction means that the Collector function of Fife Street should be removed.</th>
<th>The issue of restricted sight lines from Wharfe Street will not be resolved.</th>
</tr>
</thead>
<tbody>
<tr>
<td>The roundabout will not comply with the design requirements of the Code of Technical Requirements for the Legal Use of Traffic Control Devices. Therefore, DTEI approval for this option is required. Larger vehicles (including garbage trucks) are unable to make right turns at the roundabout. Larger vehicles are likely to mount kerbs leading to a damage to Council infrastructure. Access to number 32A Fife Street will be made more difficult as drivers will need to negotiate the roundabout when entering and exiting the driveway. The owners of the property at 32A have voiced their objection to this option.</td>
<td>Additional speed plateau required near the Oval Avenue roundabout to meet design standards. Residents affected by the new and relocated plateaus have voiced their objection to this option.</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
**FIFE STREET/WHARFE STREET JUNCTION REALIGNMENT, WOODVILLE SOUTH**  Item 3.69

| Summary | Cost: high  
Benefit: improved safety  
(similar to option 4)  
Impact upon low street network: low - Fife Street remains a Collector  
Impact upon adjacent properties: high | Cost: Low  
Benefit: minor safety improvement  
Impact on local street network: low - Fife Street remains a Collector  
Impact on adjacent properties: moderate | Cost: high  
Benefit: safest option  
Impact on local street network: high - Fife Street loses role as a Collector  
Impact on adjacent properties: high | Cost: low  
Benefit: improved safety  
(similar to option 1)  
Impact upon local street network: low - Fife Street remains a Collector  
Impact on adjacent properties: low |

| Preferred Option | Least preferred (equal with option 2) | Least preferred (equal with option 1) | Most preferred but unable to proceed without consent of affected property owner to alterations of driveway on their property. | Preferred |

| Recommendation | | | | Proceed with this option. |
FIFE STREET/WHARFE STREET JUNCTION REALIGNMENT, WOODVILLE SOUTH  Item 3.69

APPENDIX C

REALIGNED JUNCTION WITH RAISED MEDIAN ISLANDS
TO: Asset Management Committee
FROM: Coordinator Capital Works
DATE: 13 September 2010

3.70 STORMWATER MANAGEMENT - RECENT RAIN EVENTS AND IMPACT (B2634)

Brief

The purpose of the report is to inform Council of the impact of rain events experienced through 2010 and recommend direction on short term and medium term actions to be undertaken to improve flood mitigation within the City.

Recommendation

1. That Council note the report.

2. That staff undertake further investigations and actions to mitigate minor flooding as detailed in the report and prepare budget submissions for future years for Council’s consideration.

Status

This report relates to or impacts upon the following Community Plan Outcomes:

- A safe and healthy City that supports vibrant community life
  - Contribute to the quality of life of all individuals in the community
  - Contribute to an improved sense of safety

- An economically prosperous, attractive and functional City
  - Manage the community’s infrastructure

- A City which values, protects and enhances the natural environment
  - Protect and restore the City’s biodiversity, natural ecosystems and water courses
  - Encourage our community to better manage and reduce their impact on the environment
  - Promote ecologically sustainable urban development within the City
  - Reduce the environmental impact of Council’s operations

- A local organisation providing progressive leadership, accountable governance and quality services to the community
  - Deliver quality service to our customers
**STORMWATER MANAGEMENT – RECENT RAIN EVENTS AND IMPACT** Item 3.70 Continued

Relevant Council policies are:

- N/A

Relevant statutory provisions are:

- Local Government Act 1999

**Background**

Significant rain events occurred on 6 March 2010, 6 April 2010 and 24 May 2010 resulting in storm water inundation in several streets and threat of flooding to private property. Damage to private property has been reported at a few locations. This report seeks to inform Council on actions taken by the Engineering and Construction team over the last few months, investigations conducted and observations made and seek direction on short term and medium term measures to improve storm water management.

**Report**

This report is informed by the following data and information sources:

- Rain Event data from Bureau of Meteorology
- Photographs sent to Council by residents affected by the rain events
- Feedback from Drainage Maintenance Team
- SES Website – Floodsafe Program

**Rain Event Data and Customer Complaints**

The rain event on 6 March 2010 was a unique event with heavy rainfalls in the suburbs of Henley Beach, Grange, Seaton, Flinders Park and West Lakes and some suburbs within Port Adelaide Enfield Council. There was little to no rain in many other suburbs within and outside the City of Charles Sturt.

The rain event on 6 April 2010 was widespread and caused inundation across metropolitan Adelaide. Adelaide Airport recorded 39mm of rain over 126 minutes which equates to a 1:15 to 1:20 year rain event. Adelaide Airport is the closest weather station to a major part of the Council, therefore it is reasonable to conclude that the City of Charles Sturt experienced a 1:15 to 1:20 year rain event on that day. Appendix A shows photos of Kingborn Avenue 6 March 2010.
STORMWATER MANAGEMENT – RECENT RAIN EVENTS AND IMPACT Item 3.70  Continued

Over 90 customer complaints were received as a result of these rain events. A task team comprising of key Council officers managing storm water infrastructure was formed on 16 April 2010 to analyse the nature of complaints, cause of the complaint and determine future actions.

It should be noted that this report has been prepared purely based on the complaints from residents and therefore may not include data or proposed actions on flooding in locations that have not been reported to Council following these events.

Customer Complaints – Brief Overview

Appendix B provides a snapshot of the locations where complaints were received overlayed on the 1:20 year floodplain map.

A catchment based summary is shown in the following table:

<table>
<thead>
<tr>
<th>Catchment</th>
<th>Number of Locations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Port Road</td>
<td>13</td>
</tr>
<tr>
<td>Henley/ Fulham</td>
<td>14</td>
</tr>
<tr>
<td>Meakin/ Trimmer</td>
<td>21</td>
</tr>
<tr>
<td>Torrens Road</td>
<td>4</td>
</tr>
<tr>
<td>West Lakes</td>
<td>21</td>
</tr>
<tr>
<td>Torrens River*</td>
<td>6</td>
</tr>
<tr>
<td>HEP (Hindmarsh, Enfield, Prospect)*</td>
<td>2</td>
</tr>
<tr>
<td>Patawolonga*</td>
<td>9</td>
</tr>
<tr>
<td>Western Coastal*</td>
<td>8</td>
</tr>
<tr>
<td><strong>Total Locations</strong></td>
<td><strong>98</strong></td>
</tr>
</tbody>
</table>

*Note: Floodplaining mapping for 25% of Council area is yet to be completed.

Maintenance Actions Taken following the events

The drainage maintenance team has inspected all the locations where complaints were received and the following actions have been taken:

- Side entry pits and local drainage systems were inspected, cleaned using the JetVac and in some locations inspected using the camera.
- Following each rain event all the storm water outlet structures and the debris screens at Halsey Road pump station were cleaned.
- The electronic data from the recently upgraded pump stations have been reviewed to ensure proper functioning of the pumps and ancilliary systems.
- Major blockage in a drain at HMAS Australia Road and Henley Beach Road, Henley Beach (caused due to tree roots) has been cleaned and the blockage removed with the co-operation of West Torrens Council.
**STORMWATER MANAGEMENT – RECENT RAIN EVENTS AND IMPACT** Item 3.70  Continued

Findings of the Task Team

The task team investigated each complaint (including nuisance flooding, blockage, threat to property etc) and analysed the location against the 1:100 floodplain mapping. The general findings and recommended actions of the task team are listed below:

**Observations / Recommended Actions**

<table>
<thead>
<tr>
<th>Observation</th>
<th>Recommended Actions</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>In the majority of the locations flooding/threat of flooding has been caused due to inadequate capacity of the storm water infrastructure. Continue the preparation of Storm Water Management Plans for various catchments and prepare a list of priority works.</td>
</tr>
<tr>
<td>2</td>
<td>Flooding in some locations is exacerbated due to build up of debris at critical storm water infrastructure (example: Kirkaldy drain – gross pollutant trap nets at Grange Road). Review the functioning of nets and trash baskets and improve the design to improve flow of stormwater.</td>
</tr>
<tr>
<td>3</td>
<td>High water level in West lakes has an adverse impact - rain events coinciding with high tide/ king tide results in backing up of water up stream. Inspect outlet locations for silting and performance of flap gates. Works need to be coordinated with DTEI’s program for lowering of the lake.</td>
</tr>
<tr>
<td>4</td>
<td>Traffic movement in streets inundated with water significantly increases the risk of stormwater water entering properties. This was witnessed in the Port Road vicinity of Woodville Road, Kingborn Avenue in Seaton and Findon Road in the vicinity of Crittenden Road. The impact of increase in storm water level due to traffic movement has not been included in the floodplain mapping. Investigate methods to quantify effects of traffic on increased potential for flooding.</td>
</tr>
<tr>
<td>5</td>
<td>There are several wet systems especially in the Port Road catchment that cope only in minor events. These systems may be blocked due to silting. Identify all the wet systems, investigate functioning of these systems and develop appropriate maintenance programs.</td>
</tr>
</tbody>
</table>
## STORMWATER MANAGEMENT – RECENT RAIN EVENTS AND IMPACT  Item 3.70  Continued

<table>
<thead>
<tr>
<th></th>
<th>Description</th>
<th>Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>6</td>
<td>In some instances flooding of properties can be minimised by undertaking minor modifications to existing infrastructure (example - footpath, kerbing and drains).</td>
<td>Identify locations where simple, easy fix solutions may be possible and develop a program of works.</td>
</tr>
<tr>
<td>7</td>
<td>Significant blockage in local storm water network due to pine needles and high leaf debris (example - East Terrace, Henley Beach in the vicinity of Sussex Street, Lane 30 off Anthony Street, Henley Beach). It has also been identified that blockage due to leaf litter is an issue across the year and not just limited to autumn and winter.</td>
<td>Identify locations of high leaf litter and review and improve maintenance programs.</td>
</tr>
<tr>
<td>8</td>
<td>Significant blockage in local storm water network due to debris from building activity.</td>
<td>Improve monitoring of activities at major building sites and investigate processes to make builders and tradespersons more responsible.</td>
</tr>
<tr>
<td>9</td>
<td>Public Education - Residents need to be made aware of the risk of flooding and play their part in minimising damage.</td>
<td>Consider participating in the Floodsafe Program coordinated by SES. FloodSafe is a partnership between local councils and state and federal governments. The FloodSafe program uses existing State Emergency Service volunteers, as well as new community volunteers with good presentation skills, to reach into communities to raise awareness in flood-prone areas. Initiatives will include articles in Council newsletters, street corner meetings, community group meetings, internet sites, brochures, school education and public relations. The focus will be risk, consequences and self-help.</td>
</tr>
</tbody>
</table>

### Other Actions undertaken to Date

Following the Task team findings, works have been carried out at some locations and funded using the 2009/10 Capital Works /Maintenance budget and are listed below:
STORMWATER MANAGEMENT – RECENT RAIN EVENTS AND IMPACT Item 3.70 Continued

- Thompson Street, Henley Beach – Kerb and gutter, footpath and driveway cross over in front of 9 Thompson Street, Henley Beach were reconstructed to prevent stormwater from entering the property during minor rain events. Additionally an extra drain was installed to improve drainage.

- Marlborough Street, Henley Beach - Kerb and gutter, footpath and driveway cross over in front of 141 Marlborough Street, Henley Beach were reconstructed to prevent stormwater from entering the property during minor rain events.

- Hughes Avenue, Henley Beach South – The street is due for reconstruction in 2010/11. The scope of work has been modified to minimise storm water flooding of 9 Hughes Avenue.

- 269 Military Road Henley Beach South, modifications made to existing drain to minimise storm water entering the property.

- Tonkin Engineering have been commissioned to investigate short to medium term solutions to flooding in the vicinity of Port Road/Woodville Road intersection and in the vicinity of Botting Street and Port Road.

- A less significant rain event (approximately a 1 in 1 year event) occurred on 29 June 2010. Officers from the engineering team inspected a few key locations (Halsey Road Pump Station, Gleneagles Reserve, Cudmore Terrace Drain upstream of Grange Road Gross Pollutant Traps) and found the systems to be functioning adequately.

Financial and Resource Implications

The Council’s stormwater infrastructure is not adequate to cope with significant rain events. This has been reported to Council in the past via the reports on flood plain mapping. Cost Benefit Analysis report and the Storm Water Management Plan (SMP) for the Port Road Catchment.

The estimated financial resources required to upgrade event stormwater infrastructure across the City to cope with a 1:20 year event or a 1:100 year is not known at this stage but is likely to be in the hundreds of millions of dollars. A Storm Water Management Plan (SMP) for each catchment and an associated risk based cost benefit analysis will be required to determine long term solutions, priorities and financial projections. Whilst this approach is the logical way of planning improvements to the infrastructure it is unlikely to assist Council officers in responding to resident complaints in the short medium term.
**STORMWATER MANAGEMENT – RECENT RAIN EVENTS AND IMPACT** Item 3.70  Continued

Therefore it is recommended that Council take a multi-prong approach to storm water management and flood mitigation including the following;

1. Continue to undertake floodplain mapping and Storm Water Management Plans for all catchments and budget submissions be prepared to progressively implement to Stormwater Management Plans.

2. Identify opportunities for improvements to operations, maintenance and minor improvements to existing infrastructure (as identified in the table above) that will enable localised improvements to storm water management and flood mitigation and prepare budget submissions for Council’s consideration.

**Customer Service and Community Implications**

As indicated in the body of the report, the drainage maintenance team has inspected all of the locations and undertaken appropriate maintenance works.

A letter of acknowledgement has been sent to each complainant advising of Council’s actions (Appendix C).

**Environmental Implications**

Climate change is likely to increase the intensity and frequency of rain events that result in flooding across the City. The preparation of Stormwater Management Plans for the City will incorporate environmental solutions for water reuse in addition to flood mitigation.

**Community Engagement/Consultation**

Community Engagement and Consultation will be undertaken prior to implementation of any projects.

**Risk Management/Legislative Implications**

Council’s approach to flood mitigation including Flood Plain Mapping, Stormwater Management Plans and implementation risk based approach to flood mitigation however these are long term projects that will take many years to implement. In the meantime, the short term approach will assist in alleviating known and reported local issues.

**Conclusion**

The City of Charles Sturt is situated in a flood plain and is therefore subject to flood risk. Recent flood events have resulted in localised flooding much of which will only be addressed through significant financial investment. This report recommends further investigation of some short term low cost measures to address some problem areas.
STORMWATER MANAGEMENT – RECENT RAIN EVENTS AND IMPACT  Item 3.70

APPENDIX A

Copy of email from Andrew Young – 79 Kingborn Avenue, Seaton
Dated 15 April 2010

Greeting Murali and John

Many thanks for coming around to Kingborn Avenue this morning and discussing the flooding issues. I have attached the photos that we viewed during the meeting.

Many thanks

Andrew Young
79 Kingborn Avenue
Seaton
83536158
STORMWATER MANAGEMENT – RECENT RAIN EVENTS AND IMPACT  Item 3.70

APPENDIX A
Continued

Photos supplied by Andrew Young on 15 April 2010
STORMWATER MANAGEMENT – RECENT RAIN EVENTS AND IMPACT  Item 3.70

APPENDIX A
Continued

Photos supplied from Mark at 68 Kingborn Avenue, Seaton
STORMWATER MANAGEMENT – RECENT RAIN EVENTS AND IMPACT Item 3.70

APPENDIX A
Continued
STORMWATER MANAGEMENT – RECENT RAIN EVENTS AND IMPACT  Item 3.70

APPENDIX B
29 July 2010

Address
Address
address

Dear Sir/Madam

Stormwater Catchment Issues

We would like to acknowledge your contact with the City of Charles Sturt regarding rainfall inundation as a result of rainfall events that occurred in March, April and May of this year.

This rainfall on 6 April 2010 was a significant event (a 1 in 15 year to 1 in 20 rain event) resulting in approximately 90 complaints of flooding from across the City. The events of 6 March 2010 and 24 May 2010 were minor by comparison and only affected parts of the City creating some localised problems at approximately 30 locations.

Council's drainage maintenance team have been to several of these locations to clean pits and drains and investigate the condition of the drains using a camera. A team of Council officers are in the process of analysing the cause of inundation and possible short term/medium term solutions for each location. The findings from this analysis will be presented to Council in the coming weeks providing options and seeking a direction on the next step.

Once we have completed our investigation and report to Council, we will be in touch with you once again to advise you of the outcome. We apologise for the delay in responding to you but trust that you appreciate the time it has taken to investigate all of the enquiries.

In the interim if you have any queries, do not hesitate to contact Murali KG, Coordinator Capital projects on 8408 1170.

Yours sincerely

Kath Mardon
Administration & Consultation Officer
Engineering and Construction
TO: Asset Management Committee

FROM: Coordinator Capital Works

DATE: 13 September 2010

3.71 DENBROW STREET - INVESTIGATIONS RELATING TO STORM WATER DRAINAGE AND PUBLIC ROAD EASEMENTS - UPDATE REPORT (B3994/B525)

Brief

A previous report relating to this item (AM 15/06/10, Item 3.42) was deferred subject to legal advice being sought regarding claims that localised flooding in the street was unsafe and unlawful. This report presents the legal advice and recommends further action in regard to the flooding and proposed easement.

Recommendation

1. That Council does not proceed with the acquisition of any land or easements on either property (7 Denbrow Street or 9 Simcock Street West Beach) for drainage and/or road construction purposes as the cost of land acquisition, construction of drainage and/or road infrastructure outweighs the benefits.

2. That staff investigate options to install a soaking pit in Denbrow Street as a short term measure to address localised flooding issues and report the outcomes of the investigation to a future meeting of the Committee.

3. That the Chief Executive respond to Botten Levinson (lawyers representing the owner of 7 Denbrow Street West Beach) as detailed in the legal advice from Griffin Hilditch Lawyers (Appendix B).

Status

This report relates to or impacts upon the following Community Plan Outcomes:

- A safe and healthy City that supports vibrant community life
- An economically prosperous, attractive and functional City
DENBROW STREET – INVESTIGATIONS RELATING TO STORM WATER DRAINAGE AND PUBLIC ROAD EASEMENTS – UPDATE REPORT Item 3.71 Continued

Relevant Council policies are:

- Development Plan

Relevant statutory provisions are:

- Development Act 1993
- Local Government Act 1999

Background

Background information for this report can be found in Appendix A - a previous report on the subject. Approximately two working days before the Asset Management (AM) Committee meeting of 15/6/2010) Council received a letter from Botten Levinson Lawyers (Appendix C) which was tabled at the AM Committee meeting. At the meeting Council resolved the following:-

“1. That the report be withdrawn from the agenda following receipt of further legal advice relevant to the report.

2. That a further report be tabled to the Asset Management Committee as soon as practicable.”

Report

Based on Council’s resolution on Item 3.42 of the AM Committee meeting held on 15 June 2010, Council officers sought legal advice from James Hilditch of Griffin Hilditch Lawyers. The legal advice was received on 10 August 2010 (Appendix B).

In summary the legal opinion confirms that:

- the current storm water issues at Denbrow Street are not considered as “unsafe” or “unlawful”
- the previous recommendations to Council are valid
- Council respond to the letter received from Botten Levinson Lawyers along the lines recommended in the legal advice.

Botten Levinson has approached Griffin Hilditch for a copy of the valuation report that was commissioned by Council for the purposes of determining costs of land acquisition in the event of Council pursuing an easement. The information was not provided as it is considered commercial in-confidence. In addition, even if the owner of 7 Denbrow Street is prepared to pay for construction costs of infrastructure associated with their development within their property, the only way that the drainage and access issues can be resolved is through the acquisition of land owned by the owners of 9 Simcock Street, West Beach. This would require Council to compulsorily acquire the land (as the owner is not ready to develop
DENBROW STREET – INVESTIGATIONS RELATING TO STORM WATER DRAINAGE AND PUBLIC ROAD EASEMENTS – UPDATE REPORT Item 3.71

Continued

or interested in a drainage easement being constructed through his property) and construct the infrastructure at its cost – a cost that would normally be borne by the developer.

Council’s Lawyer Griffin Hilditch has received a further email from Botten Levinson Lawyers in which they express disappointment of Council’s refusal to provide the valuation (Appendix F). Griffin Hilditch responded to that request on behalf of Council advising that the email would be tabled with this report. (Appendix F).

In addition to the above, a letter was received on 10 June 2010 from Mr Maurice Burner (Appendix D) explaining that it was the intention of the previous City of Henley and Grange to construct Denbrow Street through to Wallis Street and no actions have been taken over the last 30 plus years. Whilst constructing Denbrow Street through to Wallis Street is a logical solution, the appropriate timing for it to happen is when the properties on either side of the road get developed and the costs associated with construction of the road, drainage and other infrastructure are borne by the developers.

A letter was also received from Mr Terry Shipmen of 4 Denbrow Street with photographs showing the impact of stormwater in Denbrow Street (Appendix E). Assessment undertaken by officers confirms that water stagnates in Denbrow Street for a few days after a rain event. Therefore the recommendation is to investigate the option of constructing a soakage pit in order to minimise the stagnant water in front of the existing residences fronting Denbrow Street.

Financial and Resource Implications

As outlined in the body of the original report (Appendix A), the infrastructure costs relating to a land division would normally be borne by the developer. Consequently, acquisition of an easement and construction of a drain and road by Council would be an extraordinary expense to the community.

The viability and cost of constructing soakage pits in Denbrow Street will be known after completing engineering investigations. If deemed viable, construction of soakage pits will be considered as part of a future budget review or incorporated into the 2011/12 budget deliberations.

Community Engagement/Consultation

Copy of report sent to Mayor Anderson and Councillors Fitzpatrick and Rau

Conclusion

In view of the total cost to Council and in the context of other stormwater/flooding issues across the City, the existing flooding problem at Denbrow Street is minor by comparison and does not warrant the expenditure required to resolve this issue through purchase of easements and constructing a drain through to Wallis Street as this would normally be the responsibility of the developer.
DENBROW STREET – INVESTIGATIONS RELATING TO STORM WATER DRAINAGE AND PUBLIC ROAD EASEMENTS – UPDATE REPORT  Item 3.71  Continued

It is recognised however, that if the two property owners decide to develop the land at some time in the future that Council would contribute to the cost of drainage to resolve the local flooding issues in Denbrow Street.

It is therefore our view that such costs cannot be justified and Council should not proceed with the option to acquire land at its cost.

As an interim measure, further investigation should be undertaken to determine whether a soakage pit on Denbrow Street would relieve localised flooding in low rainfall events without causing damage through increasing ground water.
DENBROW STREET – INVESTIGATIONS RELATING TO STORM WATER DRAINAGE AND PUBLIC ROAD EASEMENTS – UPDATE REPORT Item 3.71

APPENDIX A

TO: Asset Management Committee
FROM: Project Engineer
DATE: 15 June 2010

3.42 DENBROW STREET, WEST BEACH – NEGOTIATIONS RELATING TO STORMWATER DRAINAGE AND PUBLIC ROAD EASEMENTS

Brief

A previous report to Council [AM 16/06/09, Item 3.63] sought and gained authorisation to commence negotiations with owners of two adjacent properties at the end of Denbrow Street to secure a drainage easement and/or public road to resolve long standing drainage issues and to facilitate traffic movement through the area. This report is to advise Council on the outcome of these negotiations.

Recommendation

1. That Council does not proceed with the acquisition of any land or easements on either property (7 Denbrow Street or 5 Simcock Street West Beach) for drainage and/or road construction purposes as the cost of land acquisition, construction of drainage and/or road infrastructure outweighs the benefits.

2. That staff investigate options to install a soakage pit in Denbrow Street as a short term measure to address localised flooding issues and report the outcomes of the investigation to a future meeting of the Committee.

Status

This report relates to or impacts upon the following Community Plan Outcomes:

* A safe and healthy City that supports vibrant community life
* An economically prosperous, attractive and functional City

Relevant Council policies are:

* Development Plan

Relevant statutory provisions are:

* Development Act 1993
* Local Government Act 1999
DENBROW STREET – INVESTIGATIONS RELATING TO STORM WATER DRAINAGE AND PUBLIC ROAD EASEMENTS – UPDATE REPORT Item 3.71

APPENDIX A

Continued

DENBROW STREET, WEST BEACH – NEGOTIATIONS RELATING TO STORMWATER DRAINAGE AND PUBLIC ROAD EASEMENTS Item 3.42

Background

Briefly, Denbrow Street, West Beach is a dead-end street with the land falling towards the dead-end. The street has no public underground drainage system and stormwater pools in front of adjacent properties. The result is localised nuisance flooding in the street and residents have repeatedly called Council for action to alleviate the flooding.

The owner of 7 Denbrow Street is seeking to develop their property, prompting discussion with Council traffic address the drainage issue. The solution is for a drain to be constructed along Denbrow Street connecting Broden Road to the Walls Street drain and for a road to be constructed along this same alignment to provide for overflow flow and traffic circulation. (Appendix A – Location Plan)

Under normal circumstances, the developer is responsible for constructing public infrastructure required to facilitate orderly development including drainage and roads.

As there is localised flooding in Denbrow Street Council recognised that it has a role in contributing to a solution to the stormwater / flooding issue and consequently resolved at the Asset Management meeting of 10 August 2009:

1. That Council authorise to begin negotiation with the property owners of 7 Denbrow Street and 9 Simcock Street, to secure a public road and / or easement for stormwater drainage purposes.

2. That Council receive a further report on the outcome of negotiations."

This report summarises the outcome of discussions to date.

Report

Extending Denbrow Street and connecting it to Walls Street is the preferred long term solution that will address the drainage and traffic flow issues. This involves getting the cooperation of the owners of both 7 Denbrow Street and 9 Simcock Street to agree to make portions of their land available for the desired long term solution to progress.

Despite attempts by Council staff to negotiate an outcome to date this has been largely unsuccessful.

The owner of 7 Denbrow Street is currently seeking to develop their property. As part of Council's conditions for development the applicant must demonstrate via an engineered solution how stormwater from the developed site will be managed to prevent flooding of the proposed development. To date proposals put forward by the applicant involve the discharge of stormwater at the dead-end which will only exacerbate the current flooding problem. These proposals have been rejected by staff because they do not address the current drainage issues explained above which has resulted in the case being heard at the Environment, Resources and Development Court.
DENBROW STREET – INVESTIGATIONS RELATING TO STORM WATER DRAINAGE AND PUBLIC ROAD EASEMENTS – UPDATE REPORT  Item 3.71

APPENDIX A
Continued

DENBROW STREET, WEST BEACH – NEGOTIATIONS RELATING TO STORMWATER DRAINAGE AND PUBLIC ROAD EASEMENTS  Item 3.42
Continued

Without pre-empting the outcome of the Development Application, the preferred engineering solution to managing the stormwater discharge at 7 Danbrow Street is through the property at 9 Simcock Street (currently used as a market garden). This would also enable Council to resolve localized nuisance flooding at the dead-end of Denbrow Street.

Following initial positive discussion, the owners of 9 Simcock Street have written to Council and advised that they are not interested or prepared to do anything to resolve this issue. The pooling occurs at the back of their market garden property which is not used for access and so a result presents no issue to them (refer Appendix B).

In order to resolve the storm water issues Council officers have considered three alternatives. A floodplain map for this catchment has not been produced and therefore the analysis is based on anecdotal evidence and engineering experience.

Option 1: Purchase a 4 metre wide easement (approx 300 square Metres) and construct drainage only and no road

If Council wishes to pursue the easement for drainage purposes, the next step would be compulsory acquisition over section of 9 Simcock Street. In this case, Council would be expected to pay compensation to the owner for loss of value on the land pursuant to Section 25 of the Land Acquisition Act 1969.

The cost of land acquisition (9 Simcock only) and drainage construction (Option A) is estimated to be in the order of $246,000

It is expected that the road through 9 Simcock would be constructed at a point in future when that property is developed.

Limitations of Option 1:

1. This option will only address the storm water drainage issues and will not assist in traffic movement between Broken Road and Walls Street.
2. Part of the development proposed at 7 Danbrow Street will have street frontage (Torrens Title) and part of the development will be community title.
3. This Option does not include a turning area for vehicles such as garbage trucks creating traffic risk and problems.
4. Problems in the future associated with the community title frontage and a future road.
5. Owner of Lot 7 has indicated they may seek compensation (estimated to be in the order of $195,000) for part of private land being converted to a road. This cost is not included in the estimates above. This value has not been verified through independent valuation nor has any negotiations occurred with the property owner in relation to this matter.
DENBROW STREET – INVESTIGATIONS RELATING TO STORM WATER DRAINAGE AND PUBLIC ROAD EASEMENTS – UPDATE REPORT  Item 3.71

**APPENDIX A**

Continued

DENBROW STREET, WEST BEACH – NEGOTIATIONS RELATING TO STORMWATER DRAINAGE AND PUBLIC ROAD EASEMENTS  Item 3.42

Continued

Option 2: Purchase a 16 metre wide easement and construct drainage and road infrastructure.

If Council wishes to pursue the option of construction of drainage and construct the road to encourage orderly development the next step would be compulsory acquisition of a 16 M wide easement and construction of drainage, kerbings, footpath and road infrastructure.

The cost of land acquisition, drainage and road construction (Option B) is expected to be in the order of $883,000.

Furthermore the owner of 7 Denbrow Street has indicated an expectation for similar compensation which would result in additional costs to Council in the order of $295,000 as a financial compensation for the land plus expected contributions from Council towards construction of the public road.

In typical land divisions, the property owner would be responsible for funding the infrastructure required to enable orderly development to occur. In this case, because existing stormwater is contributing to the local flooding issues in Denbrow Street, it would be reasonable for Council to contribute to a portion of the costs associated with solving the stormwater issues.

If the land between Denbrow Street and Wallis Street was under single ownership, this matter would have been easily resolved through negotiations during the Development Assessment process with Council contributing to the cost of an underground drain (in recognition of and in order to address existing local flooding issues) and the developer funding the balance and constructing the road.

The fact that the land is in dual ownership with one owner seeking to develop immediately and the other owner not planning to develop in the foreseeable future, has created a problem that is difficult to resolve without mutual agreement between the parties or significant cost to Council and potentially divisive actions such as compulsory acquisition.

Despite the fact that the localised flooding on Denbrow Street is an ongoing nuisance to local residents living in the street, in the context of flooding issues across the City, this is a low priority for Council particularly if Council is expected to outlay the costs outlined above to solve a problem which is effectively a timing issue for neighbouring property owners.

Option 3: Localised flooding treatment

It may be possible to reduce the frequency of localised flooding issues in the short term in Denbrow Street, by constructing a soakage pit within the street but this would not be able to sustain drainage from the proposed development of 7 Denbrow Street (an additional 4 properties) and would not address the overland flow for major storm events.
DENBROW STREET – INVESTIGATIONS RELATING TO STORM WATER DRAINAGE AND PUBLIC ROAD EASEMENTS – UPDATE REPORT Item 3.71

APPENDIX A

Continued

DENBROW STREET, WEST BEACH – NEGOTIATIONS RELATING TO STORMWATER DRAINAGE AND PUBLIC ROAD EASEMENTS Item 3.47

Continued

In summary, three options exist for dealing with the flooding issues in Denbrow Street:

1. Do Nothing

   The do nothing option will potentially mean that the property at 7 Denbrow Street cannot be developed unless the developers are able to find a workable solution for the stormwater drainage and future road provision. This will mean that localised flooding in Denbrow Street will continue.

2. Seakage Pit in Denbrow Street

   This option is yet to be investigated and will require soil testing and modelling to determine if a seakage pit could be constructed to address the localised flooding issues in the short term. As with the ‘Do Nothing’ option this will not resolve issues for 7 Denbrow Street.

3. Compulsory Acquisition for improving drainage only or for drainage and traffic

   This option has the potential to be challenged by the owners of 9 Simcock Street and is likely to be divisive. More importantly for Council, the costs of this option are excessive given the fact that this would normally be a developer responsibility (with the exception that in this case, Council may contribute to solve the existing localised flooding issues). On the flip side, it would resolve the flooding issues and secure the road easement.

Financial and Resource Implications:

As outlined in the body of the report, the infrastructure costs relating to a land division would normally be borne by the developer.

Community Engagement/Consultation

Copy of report sent to Mayor Anderson and Councillors Fitzpatrick and Rau

Conclusion

In view of the total cost to Council and in the context of other stormwater/flooding issues across the City, the existing flooding problem at Denbrow Street is minor by comparison and does not warrant the expenditure required to resolve this issue as this would normally be the responsibility of the developer.

It is recognised however, that if the two property owners decide to develop the land at some time in the future that Council would contribute to the cost of drainage to resolve the local flooding issues in Denbrow Street.
DENBROW STREET – INVESTIGATIONS RELATING TO STORM WATER DRAINAGE AND PUBLIC ROAD EASEMENTS – UPDATE REPORT Item 3.71

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DENBROW STREET – INVESTIGATIONS RELATING TO STORMWATER DRAINAGE AND PUBLIC ROAD EASEMENTS Item 3.42

Continued

It is therefore our view that such costs cannot be justified and Council should not proceed with the option to acquire land at its cost.

As an interim measure, further investigation should be undertaken to determine whether a soakage pit on Denbrow Street would relieve localised flooding in low rainfall events without causing damage through increasing ground water.
DENBROW STREET – INVESTIGATIONS RELATING TO STORM WATER DRAINAGE AND PUBLIC ROAD EASEMENTS – UPDATE REPORT Item 3.71

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DENBROW STREET – INVESTIGATIONS RELATING TO STORM WATER DRAINAGE AND PUBLIC ROAD EASEMENTS – UPDATE REPORT Item 3.71

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DENBROW STREET – INVESTIGATIONS RELATING TO STORM WATER DRAINAGE AND PUBLIC ROAD EASEMENTS – UPDATE REPORT  Item 3.71

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DENBROW STREET, WEST BEACH – NEGOTIATIONS RELATING TO STORMWATER DRAINAGE AND PUBLIC ROAD EASEMENTS  Item 3.42

APPENDIX B
Continued

We trust that the City of Charles Sturt will find a more suitable solution in this instance.

Yours sincerely,

[Signature]

[Note for Lines on the Late Nicola Lovell]
DENBROW STREET – INVESTIGATIONS RELATING TO STORM WATER DRAINAGE AND PUBLIC ROAD EASEMENTS – UPDATE REPORT Item 3.71

APPENDIX B

10 August 2010

Mr Murali K.G.
Coordinator Capital Projects
Engineering and Construction
City of Charles Sturt
PO Box 1
WOODVILLE SA 5011

By Post & By Email: mkg@charlessturt.sa.gov.au

Dear Murali,

7 Denbrow Street, West Beach

I refer to your email of 28 July 2010.

I confirm you now seek my advice in relation to the following:

1. A letter from Botten Levinson to Council’s Chief Executive Officer dated 10 June 2010.

2. A proposal by Ms Janel Sabey (“the Appellant”) to negotiate with Council in relation to the proposed acquisition of a drainage easement extending between Denbrow Street and Wallis Street.

I advise and comment as follows:

1. **The 10 June 2010 Correspondence (“the Letter”)**

   1.1 As you are aware, I met with Mr Game and Mr Botten of Botten Levinson in accordance with your instructions on 6 July 2010 to discuss the Letter on a without prejudice basis.

   The Appellant’s solicitors were unable to provide any detail in relation to the assertion made on behalf of their client that the current flooding which occurs within Denbrow Street gives rise to an “unsafe” situation. It would appear they accept on behalf of their client that the flooding problem represents an “inconvenience” rather than a safety issue. It also is clearly creating practical difficulties in respect of the Appellant’s proposal to divide and develop her land which takes direct access from Denbrow Street.
DENBROW STREET – INVESTIGATIONS RELATING TO STORM WATER DRAINAGE AND PUBLIC ROAD EASEMENTS – UPDATE REPORT Item 3.71

APPENDIX B

Continued

1.2 In relation to the four options identified on the first page of the Letter, options 3 and 4 will in all likelihood involve significant expense for Council (including the payment of compensation to affected parties). Options 1 and 2 are the most feasible to Council from a financial perspective, however further investigation is required to determine the likely effectiveness of a stormwater soakage pit in Denbrow Street. Based on current information it seems likely such a pit may reduce the frequency of flooding but is unlikely to adequately drain “overland flow for major storm events”.

1.3 Whilst options 3 and 4 may provide long-term solutions to a current drainage issue within the locality which Council may wish to implement in the long term, I am instructed it is not financially feasible or practical for Council to consider the undertaking of such acquisitions and associated works in the foreseeable future.

1.4 In our opinion on the information currently available to us Council has no legal obligation to address the concerns raised on behalf of the Appellant in the Letter. Council’s response to the issues raised in the Letter largely involve risk management considerations. In considering its response Council is entitled to have regard to:

1.4.1 The extent and frequency of flooding.

1.4.2 The impact of the flooding. For example, whether it gives rise to public safety concerns and/or property damage or simply gives rise to an “inconvenience”.

1.4.3 The available solutions to the problem and the cost of those solutions.

1.5 I note there is no allegation in the letter that any damage to property has been caused by flooding. Furthermore, the Appellant’s solicitors have been unable to elaborate on alleged “safety” concerns and Council’s professional staff are of the view the occasional flooding which does occur in Denbrow Street does not present a foreseeable safety risk.

2. Ongoing Negotiations with the Appellant

2.1 Council is under no obligation, legal or otherwise, to negotiate with the Appellant in respect of either her land division proposal or the related drainage issue.

2.2 Whilst it is nearly always preferable to resolve potential litigation by negotiation between the parties it would appear currently there is no readily available solution to the Appellant’s concerns.

Having regard to the above advice, Council may wish to respond to the Botten Levinson letter via its Chief Executive Officer as follows:

“I refer to your letter of 10 June 2010 and subsequent without prejudice discussions between the parties.

I respond on behalf of Council as follows:

[Signature]
DENBROW STREET – INVESTIGATIONS RELATING TO STORM WATER DRAINAGE AND PUBLIC ROAD EASEMENTS – UPDATE REPORT  Item 3.71

APPENDIX B
Continued

1. Council’s Asset Management Committee considered your correspondence of 10 June 2010 and related issues at its meeting on ...

2. Council does not accept the extent of any flooding which may occur from time to time in Denbrow Street is “unsafe”.

3. Your client has not alleged any property damage has arisen, or is likely to arise, as a result of occasional flooding in Denbrow Street.

4. Council does not accept that it has any legal obligation to address any existing flooding issues which may arise from time to time in Denbrow Street and does not accept the present situation is “unlawful”.

5. Notwithstanding the above, and without providing any commitment to any particular course of action, Council will continue to explore the potential construction of a seagrass pit within Denbrow Street in an attempt to reduce the frequency of any potential flooding.

6. Whilst Council’s preferred long term solution to any existing flooding issue involves the potential extension of Denbrow Street through to Wallis Street by public road with related drainage infrastructure (which will serve an important dual purpose of accommodating and diverting traffic flows in the public road network within the locality), such a solution is unlikely to be implemented in the foreseeable future.

Yours faithfully

Mark Withers
Chief Executive Officer

Please contact me if you have any queries in relation to the above advice.

Yours faithfully

James Hitchcock
Direct email: jhitch@frhitch.com
Direct line: (08) 8113 9114
DENBROW STREET – INVESTIGATIONS RELATING TO STORM WATER DRAINAGE AND PUBLIC ROAD EASEMENTS – UPDATE REPORT    Item 3.71

APPENDIX C

Our ref: THG209362

10 June 2010

Mr. Mark Wines
Chief Executive Officer
City of Charles Sturt
PC Box 1
Woodville SA 5011

Re: post and email: council@charlessturt.sa.gov.au

Dear Mark

Meeting of Asset Management Committee re stormwater issues - Denbrow Street, West Beach

This firm acts for Ms Janet Sabey who owns land at 7 Denbrow Street, West Beach ('our client's land').

Denbrow Street is currently a 'dead-end' street, culminating in our client's land. At present, stormwater flows onto our client's land from Denbrow Street (and possibly the broader street network). Stormwater also ponds on Denbrow Street itself.

Our client is seeking to develop her land but has not been granted consent to do so by the Council largely on the basis of the existing stormwater issues on Denbrow Street.

I understand that the Council has been reviewing the Denbrow Street stormwater drainage issues and as a result is contemplating the following options which will be considered by the Asset Management Committee at its meeting on 15 June 2010:

1. do nothing;
2. construct a stormwater soakage pit in Denbrow Street;
3. acquire an easement to drain stormwater to Walls Street; or
4. acquire land to extend Denbrow Street to connect with Walls Street, with associated drainage works.

Existing situation unsatisfactory

As recognised by the Council, the Council's present drainage scheme for the Denbrow Street area is unsatisfactory.
I understand that under the current scheme water ponds on the western end of Denbrow Street. During prolonged or heavy rainfall events the water then flows from Denbrow Street onto our client's land. As such, the current scheme unnaturally concentrates the flow of water onto our clients land.

The drainage of water onto our clients land is not authorised under the Local Government Act 1999. Additionally, no easement for drainage purposes exists over our client’s land which would otherwise permit the current situation.

The unnatural concentration of water onto our client's land therefore amounts to a common law nuisance and is unlawful. Our client could, if so minded, take action against the Council requiring it to abate the nuisance and to stop artificially concentrating the flow of water onto her land, or otherwise seek compensation. Alternatively, our client could legally undertake work to stop the water from flowing onto her land from Denbrow Street, which would no doubt exacerbate the existing flooding issues on Denbrow Street.

The options being considered

As recognised by the Council, the current stormwater drainage system is inadequate and results in the flooding of Denbrow Street and my client's land. Clearly, some action needs to be taken by the Council to rectify the situation.

The option of doing nothing is unsatisfactory as it would permit the continuation of an unsafe and indeed unlawful situation.

As acknowledged by the Council, the construction of a seepage pit in Denbrow Street will only deal with low rainfall events and will not prevent the flooding of Denbrow Street or our client’s land.

In our client’s submission, the extension of Denbrow Street as a public road connecting to Wallis Street is the most appropriate and preferred solution, both rectifying the existing drainage problems and catering for traffic movement through the area as well as the future development of what is presently a large, underutilised area of land. As recognised by the Council, this is the preferred long term solution.

Conclusion

We ask that this letter be provided to the Council’s Asset Management Committee, if possible before its 15 June meeting. When the matter is scheduled to be considered.

We await the Council’s consideration of these issues.

Yours faithfully

Teil Shaine
BOTTEN LEVINSON
Mob: 0419 800 361
Email: tsh@bottleyns.com.au
DENBROW STREET – INVESTIGATIONS RELATING TO STORM WATER DRAINAGE AND PUBLIC ROAD EASEMENTS – UPDATE REPORT Item 3.71

APPENDIX D

The CEO
City of Charles Sturt Council
72 Woodville Road
Woodville SA 5011
Attention Mr. Mark Withers,

Maurice Burner
4 Willis Street
West Beach SA 5024
Ph 83565140
Date 9 June 2010

Dear Sir,

Re: Completion of construction of Dentrow Street West Beach

At the time of purchasing my property at 4 Willis Street West Beach in January 1972, I was advised by Mr. G.W.A. Taylor of the City of Henley & Grange Council (copy of letter dated 15 December 1971 attached refer) that it was intended that Dentrow Street be continued to Willis Street.

I purchased my property in reliance upon this representation.

In the thirty nine (39) years since receiving that letter I have waited in anticipation of the road being completed as indicated in the attached letter.

The current situation is especially unsatisfactory because my neighbours, the Divoli family, have fenced off their property in such a manner that I am obliged to maintain portion of their land which represents part of the unconstructed road.

I am writing to advise that as years go by and this situation remains unresolved, my dissatisfaction with the Council in this regard increases.

I seek your response as to a time frame for completion of this long overdue commitment.

Yours Sincerely,

Maurice Burner

cc Councillor, Mr. J.E. Fitzpatrick
40 White St.
Henley Beach SA 5022
DENBROW STREET – INVESTIGATIONS RELATING TO STORM WATER DRAINAGE AND PUBLIC ROAD EASEMENTS – UPDATE REPORT  Item 3.71

APPENDIX E

Copy of Email from Terry Shipman dated 10 June 2010
Stormwater Drainage on Denbrow Street

Dear Mr Withers,

I am writing to raise my concerns regarding the total absence of storm water drainage on Denbrow Street at West Beach.

I have been a resident for close to eight years and the standing water across the whole of my property during any time of wet weather has been and still is a major problem. During my time as a resident the council has not acted to rectify this issue, even though that lack of action means that it is almost impossible for me to park outside my house or for anyone to access my property by foot during periods of wet weather.

I have been informed that the council is now considering one of three courses of action:
1. Make an easement through to Wallis Street
2. Make Denbrow Street a through road to Wallis Street
3. Do nothing

For myself, the ‘Do nothing’ course of action is not an option and I am strongly opposed to this. My wife has spoken to Bill Morias, regarding this matter, on a number of occasions as her means of transport is the bus and she has to be able to leave and return by foot.

I therefore request that option 1 or 2 is made a priority for Denbrow Street and I have attached photographs of the condition of Denbrow Street after only a short period of rain, in support of my request.

I await your considered reply.

Yours sincerely, Terry Shipman 4 Denbrow Street, West Beach
DENBROW STREET – INVESTIGATIONS RELATING TO STORM WATER DRAINAGE AND PUBLIC ROAD EASEMENTS – UPDATE REPORT Item 3.71

APPENDIX E
Continued
DENBROW STREET – INVESTIGATIONS RELATING TO STORM WATER DRAINAGE AND PUBLIC ROAD EASEMENTS – UPDATE REPORT  Item 3.71

APPENDIX E
Continued
DENBROW STREET – INVESTIGATIONS RELATING TO STORM WATER DRAINAGE AND PUBLIC ROAD EASEMENTS – UPDATE REPORT  Item 3.71

APPENDIX F

From: Tom Game [mailto:thg@bilawyers.com.au]
Sent: Wednesday, 25 August 2010 10:04 AM
To: James Hilditch
Subject: RE: 7 Denbrow Street, West Beach

James,

My client is understandably disappointed that the Council is not willing to release its valuation, given that it relates directly to her land and forms the basis of current negotiations between the parties. As discussed at our meeting on 6 July we believe that the valuation may not fully take into account the increased development potential (and therefore value) which would be achieved for the land at 9 Simcock Street if Denbrow Street were to be extended through to Wallis Street. It is important that we understand the methodology of the Council’s valuation before proceeding with the expense of obtaining our own. It would be particularly helpful also to know what the Council says is the likely cost of construction of the road and drainage works - given that these must be done to the Council’s standard.

Can you confirm what the Council’s reasons are for not providing a copy of the valuation?

I note that the Council’s Asset Management Committee intends to consider the matter at its meeting on 13 September 2010. We first requested a copy of the valuation on 16 July, over 5 weeks ago. We are now compromised in our ability to obtain our own valuation in time for the 13 September 2010 meeting (the Agenda for which I presume closes some time before the meeting).

In the circumstances we ask that the Asset Management Committee defer its consideration of the matter until we have had the opportunity to fully document our position, including obtaining our own valuation.

I note also that the appeals are scheduled for a conference tomorrow morning. Given the ongoing discussions we propose that the conference be adjourned for three months to allow those discussions to continue. Does the Council consent to such an adjournment?

Regards,

Tom Game
BOTTEN LEVINSON
Development & Environment Lawyers
Email: thg@bilawyers.com.au
Ph: 8212 9777  Fax: 8212 8099
140 South Terrace  Adelaide  SA  5000
www.bilawyers.com.au
Please notify us immediately if this communication has been sent to you by mistake.
DENBROW STREET – INVESTIGATIONS RELATING TO STORM WATER DRAINAGE AND PUBLIC ROAD EASEMENTS – UPDATE REPORT Item 3.71

APPENDIX F
Continued

From: James Hilditch [mailto:James.Hilditch@griffinhilditch.com]
Sent: Friday, 27 August 2010 12:42 PM
To: Tom Game
Cc: Murali KG
Subject: 7 Denbrow Street, West Beach

Dear Mr Game,
I refer to your email of 25 August 2010.
I am instructed to respond as follows:
1. Council’s Asset Management Committee intends to include this item on the agenda for its meeting on 13 September 2010 as advised.
2. Council’s agenda for that meeting closes on 2 September 2010.
3. You do not assert that your client has any legal right or legal basis for seeking to produce further information to the Committee and Council is of the opinion that no such legal right exists.
4. Your client's proposal to obtain her own valuation at her own expense is noted and your client is entitled to draw her own conclusions on the potential relevance of such information. As previously discussed, upon an acquisition of land by Council, the extent of any compensation payable may be the subject of dispute in the courts and will remain uncertain. That uncertainty cannot be addressed by either of our respective clients or their valuers.
5. You do not assert any legal right to obtain a copy of Council’s valuation on behalf of your client and Council sees no legal basis for providing your client with a copy.
6. Your email is noted and will be brought to the attention of the Committee. The Committee will determine which course to adopt at its meeting on 13 September 2010 which may or may not include deferral if appropriate.
Please contact me if you have any queries.
Yours faithfully

James Hilditch
Griffin Hilditch Lawyers
T: 08 8410 2020
DL: 08 8113 5114
F: 08 8410 1920
E: jhilditch@griffinhilditch.com
W: www.griffinhilditch.com

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TO: Asset Management Committee

FROM: General Manager Asset Management Services

DATE: 13 September 2010

3.72 COMMUNITY COASTAL REFERENCE GROUP MINUTES (B263)

Brief

To provide members with a copy of the Community Coastal Reference Group minutes for the meeting held on Thursday 19 August 2010.

Presented for Information only.

Status

This report relates to or impacts upon the following Community Plan Outcomes:

- A safe and healthy City that supports vibrant community life
- An economically prosperous, attractive and functional City
- A City which values, protects and enhances the natural environment
- A local organisation providing progressive leadership, accountable governance and quality services to the community

Report

The minutes of the Community Coastal Reference Group meeting held on Thursday 19 August 2010 are attached – refer Appendix A. These minutes are yet to be endorsed by the CCRG – this will occur at the next scheduled meeting at a date to be decided.
COMMUNITY COASTAL REFERENCE GROUP MINUTES  Item 3.72

APPENDIX A

MINUTES FOR THE CITY OF CHARLES STURT
COMMUNITY COASTAL REFERENCE GROUP MEETING

Details: Thursday 19 August 2010
Location: City of Charles Sturt
Start Time: 6.15 pm
Finish Time: 7.15 pm
Chair: Cr Tom Scheffler

Attendees: Nick Crouch, Theo Ellenbroek, Bob Newmarch, Neville Fielder, Peter Johnson, Cr Jim Fitzpatrick, Doug Nicholas.

Apologies: Bob Fidock, Emma Stephens, Tim Hoile, Phil Gray, Allison Miller, Cr Gerard Ferrao

BUSINESS

<table>
<thead>
<tr>
<th>Item</th>
<th>Details</th>
<th>Action</th>
</tr>
</thead>
</table>
| 1.   | Apologies  
A Bob Fidock, Emma Stephens, Tim Hoile, Phil Gray, Allison Miller, Cr Gerard Ferrao  
Previous minutes - NFI BNe  
Business Arising: | Cr Tom Scheffler |
| 2.   | AMLRNRMB Update  
Tennyson Dunes reveg has continued – approx 1000 plants  
Pyp grass eradication at Grange programmed in | RLu |
| 3.   | Coastal Management Branch Update  
As per report attached below: | Peter Johnson |
| 4.   | Community Updates  
Community Services - Neville Fielder – N/A  
Disability – Doug Nicholas – Facility expo, - LGA start to think about expo and being involved to showcase what Councils do provide. Disability Info expo – showcase coastpark and other services.  
Item for Kaledescope regarding what sections of the coast park path have been constructed | RLu to chase through with Council and LGA |
**COMMUNITY COASTAL REFERENCE GROUP MINUTES**  Item 3.72

**APPENDIX A**

Continued

<table>
<thead>
<tr>
<th>Environment - Nick Crouch -</th>
<th>RLU to put on Council agenda proper</th>
</tr>
</thead>
<tbody>
<tr>
<td>Damage at Semaphore through the dunes – new path. Council crew drove a bobcat through the dunes creating what looks like a new path. Some discussion around why and Council process as well as rectification. CCRG request Council implement recommendation from ‘One Planet Living’ to form Biodiversity team, moved NCr 2nd Cr Fitpatrick</td>
<td></td>
</tr>
<tr>
<td>Who do people call if they see something being done. Within the dunes – Council 8408 1111 or Rata Luckens 0408 644 747</td>
<td></td>
</tr>
<tr>
<td>Coastal Management Plan – What is the status of the Coastal Management Plan: indicated that the plan date finished in 2007, currently there are no plans to review this document.</td>
<td></td>
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<tr>
<td>Tennyson Dunes – Open Day to be advised</td>
<td></td>
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<tr>
<td>Education - Tim Hoile – Apology</td>
<td></td>
</tr>
<tr>
<td>Henley - Theo Ellenbroek – Coast Park at Henley South, where is it up to – subject to funding scheduled for next financial year. Henley Life Saving Club – on the agenda for DAC in the next 4 weeks.</td>
<td></td>
</tr>
<tr>
<td>Recreation - Phil Gray – Apology</td>
<td></td>
</tr>
<tr>
<td>Semaphore Park - Bob Newmarch – N/A</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>3. Coast Park Update –</th>
<th>RLU</th>
</tr>
</thead>
<tbody>
<tr>
<td>Awaiting tenders for Semaphore Park – expected to come in under budget.</td>
<td></td>
</tr>
</tbody>
</table>
### Community Coastal Reference Group Minutes

**Item 3.72**

#### Appendix A

Continued

<table>
<thead>
<tr>
<th>Item</th>
<th>Other Business</th>
</tr>
</thead>
<tbody>
<tr>
<td>4.</td>
<td>Membership – Alex Czura, Di Bugden</td>
</tr>
<tr>
<td></td>
<td>Tennyson – Heritage listing – as above</td>
</tr>
<tr>
<td></td>
<td>Last meeting for this election period. Next meeting to be scheduled mid January. Chairperson thanked all members for their participation and support.</td>
</tr>
<tr>
<td></td>
<td>Thanks to the Chair, vote of confidence for Tom Scheffler from JFI</td>
</tr>
<tr>
<td></td>
<td>RLu</td>
</tr>
</tbody>
</table>

Meeting Closed at: 7.25pm

Next Meeting – TBA
COMMUNITY COASTAL REFERENCE GROUP MINUTES Item 3.72

City of Charles Sturt Community Coastal Reference Group Report

Adelaide’s Living Beaches

Sand Transfer Infrastructure Pipeline

Tenders have been assessed for the sand transfer infrastructure. A final decision is expected in the next few weeks. Construction is expected to commence in 2011

West Beach

Geotextile sand bag Sill extension to the Breakwater at West Beach was completed and working as expected, preventing seagrass wrack from entering harbour from southern side. Seagrass wrack has entered the harbour after North westerly storms. 9644m$^3$ of wrack was removed and placed adjacent to the West Beach dunes as added protection, but the harbour has again been filled with seagrass wrack.

Sand Carting

36,012m$^3$ from Torrens Outlet to West Beach dunes, completed in May

5,054m$^3$ from Estcourt House to Bournemouth/Moredun St Tennyson completed in May

20,069m$^3$ from Semaphore breakwater to Semaphore Park completed in May and June

Peter Johnson
Communications Officer
Adelaide’s Living Beaches
COMMUNITY COASTAL REFERENCE GROUP MINUTES  Item 3.72

APPENDIX A
Continued

Meeting Evaluation Topics

- Overall conduct of the meeting. Was it orderly, well prepared and did the discussion flow smoothly?
  Yes

- Topics for discussion. Were the agenda items appropriate? Was the greatest amount of time devoted to the most important items?
  Yes

- How members contributed to discussion. Could everyone who wanted to participate?
  Yes

- Any issues of concern.
  No

- Any ideas or feedback to management.
  No
TO: Asset Management Committee

FROM: General Manager Asset Management Services

DATE: 13 September 2010

3.73 WASTE CARE SA MINUTES (B5420)

Brief

To provide members with a copy of the Waste Care SA Board minutes of 19 August 2010.

Presented for Information only

Status

This report relates to or impacts upon the following Community Plan Outcomes:

- A safe and healthy City that supports vibrant community life
- An economically prosperous, attractive and functional City
- A City which values, protects and enhances the natural environment
- A local organisation providing progressive leadership, accountable governance and quality services to the community

Relevant Council policies are:

- Waste Management Authority

Report

The minutes of the Waste Care SA Board meeting of Thursday 19 August 2010 are attached – refer Appendix A.
WASTE CARE SA MINUTES  Item 3.73

APPENDIX A

MINUTES OF THE ORDINARY MEETING
OF THE BOARD OF WASTE CARE SA
(A LOCAL GOVERNMENT REGIONAL SUBSIDIARY)
HELD IN MEETING ROOM CC1,
CHARLES STURT COUNCIL,
72 WOODVILLE ROAD, WOODVILLE
ON THURSDAY 19 AUGUST 2010 AT 8.00 AM

PRESENT:
Mr Adrian Sykes  City of Charles Sturt (Chairman)
Mr Bob Fidock  City of Charles Sturt (DBM)
Mr Michael Sedgman  Adelaide City Council (BM)
Cr John Kennedy  City of Campbelltown (BM)
Mr Peter Perilli  City of Norwood Payneham & St Peters (BM)
Cr Phillip Cheeseman  Corporation of the Town of Walkerville (BM)

IN ATTENDANCE:
Mr Geoff Webster  Transpacific Industries Group Ltd (TPI)
Mr Trevor Hockley  TJH Management Services Pty Ltd
Mrs Margaret Myers  TJH Management Services Pty Ltd

APOLOGIES:
Mr Mike Carey  Adelaide City Council (DBM)
Mr Kevin Love  City of Campbelltown (DBM)
Cr John Frogley  City of Norwood Payneham & St Peter (DBM)

CONFIRMATION OF THE PREVIOUS MINUTES
The minutes of the previous minutes will be amended to show that Mr Michael Sedgman from the Adelaide City Council (ACC) was an apology.

RESOLVED: Moved Mr Cheeseman, seconded Mr Perilli, that the minutes of the Ordinary Waste Care SA (WCSA) Board Meeting held on Thursday, 19 August 2010, be taken as read and confirmed.
CARRIED

EXECUTIVE OFFICER’S REPORT

Administration

Financial Reports
Waste Care SA’s (WCSA) financial report indicated, before audit, a cash profit of $97,635 and an accounting loss, after depreciation expense, of $238,365.

Waste Care SA (a Local Government Regional Subsidiary) Member Councils
Cities of Adelaide, Campbelltown, Charles Sturt, Norwood Payneham & St Peters, Prospect, Corporation of the Town of Walkerville
WASTE CARE SA MINUTES  Item 3.73

APPENDIX A
Continued

WCSA’s Auditors, HLB Mann Judd, have audited the end of year financial statements. The Audit Committee will meet to consider the first draft of the accounts which will then be electronically forwarded to Board Members for final approval and resolution to enable them to be then sent to Member Councils.

The Executive Officer (EO) is developing a financial template over 10 years for WCSA which will include the scenarios “with or without Lot 25 at Wingfield”, and “with or without the buy-back option in the Operations Agreement”. This financial model will assist in the business planning process which will commence in February next year.

The EO is meeting with the Adelaide City Council (ACC) next week to discuss Council’s plan for the sale of Lot 25 at Wingfield.

Charter Review
Board Members will be advised when the gazetted of the WCSA Charter occurs.

Annual Report
The draft WCSA Annual Report for 2009/2010 will be electronically circulated to Board Members for endorsement before being referred to Member Councils.

Renewal of Loans LGFA
Both of WCSA’s five year loans amounting to $1.9 million will mature on 13 October 2010. The Board agreed that the EO seek advice as to the best option so that he can renew these loans at either a fixed or variable rate.

Outsourcing Contract, Administration Services for WCSA

Appraisal
As per WCSA’s contract with TJH Management Services Pty Ltd, the Board is due to conduct a performance appraisal in its six monthly review.

Annual Leave
The EO will be on annual leave from 27 September 2010 to 15 October 2010 inclusive. As required by the WCSA charter, an Acting EO is to be appointed if the EO is absent for more than a week.

RESOLVED: Moved Cr Kennedy, seconded Mr Sedgman, that the Board appoint Mr Michael Lorenz as Acting Executive Officer for Waste Care SA, pursuant to Clause 5.3 of the Charter, for the period from Monday 27 September to Friday 15 October 2010 being the Annual Leave period of the Executive Officer.

CARRIED

Draft Board Calendar
WCSA is developing a Board Calendar to be included in the Agenda to identify statutory and strategic objectives over a 3 year planning cycle. This calendar will be further refined, updated and included with future Board Agendas.

Waste Care SA (a Local Government Regional Subsidiary) Member Councils:
Cities of Adelaide, Campbelltown, Charles Sturt, Narre Warren, Prospect & St Peters, Prospect,
Corporation of the Town of Walkerville
WASTE CARE SA MINUTES  Item 3.73

APPENDIX A
Continued

Waste Care SA Facility

Wingfield Waste & Recycling Centre (WWRC) Marketing Committee
The EO attended the WWRC Marketing Committee Meeting on 18 August and the following issues were discussed:

Education Centre
Due mainly to KESAB’S promotion, the Wingfield Waste and Recycling Centre is being visited by school and community groups. The Education Centre has been painted, new carpet has been laid and interactive signs, screens and displays are currently being fitted. The outside space and amenities are being redesigned and will take the remainder of the year to complete.

Signage
Unfortunately the Department of Transport, Energy & Infrastructure (DTEI) has unofficially advised that the request for directional signage has been denied. The Board discussed remaining options that could be used to assist with access to the facility.

RESOLVED: Moved Mr Perilli, seconded Cr Kennedy, that the Executive Officer investigate new signage for the WCSA site, in association with TPI and other parties and provide the WCSA Board with options and costs at its January 2011 meeting.
CARRIED

SA Water
ACC has been vigorously following up with SA Water regarding the improvement of water flow to the facility.

Operational Update on the WCSA Facility
Mr Webster advised that tonnages are better than expected.

Mr Geoff Webster attended at workshop regarding the EPA’s Environment Protection Policy.

Mr Webster advised that TPI’s quote to receive foundry sand was not accepted. TPI continues to be active in the marketplace, pursuing all possible opportunities.

Action Plans
The Action Plans from the WCSA Business Plan 2008 – 2011 had been updated and included in the Agenda.

RESOLVED: Moved Cr Kennedy, seconded Mr Perilli, that the Executive Officer’s Report be received.
CARRIED
APPENDIX A
Continued

ANY OTHER BUSINESS

- Zero Waste SA (ZWSA) has released a five year strategy for comment. The EO will prepare a response for WCSA to the strategy.
- The EPA levy may be increased substantially over the next 3 years.
- Charles Sturt Council will introduce food waste collection in August 2011 and is currently in negotiations with ZWSA about the funding guidelines. Prospect Council has commenced food waste collection, and other WCSA councils are considering its introduction.
- Representatives from Charles Sturt visited IWS’s new shed and were advised that Visy Recycling is also planning to develop a new Materials Recovery Facility on this site.

DATE AND TIME OF NEXT ORDINARY BOARD MEETING
The next Ordinary Board Meeting is scheduled for 8.00am on Thursday 28 October 2010 at the Campbelltown Council.

SIGNED ...........................................................................................................

Chairperson

Date .................../........................../2010
TO: Asset Management Committee

FROM: General Manager Asset Management Services

DATE: 13 September 2010

3.74 MONTHLY PERFORMANCE REPORT FOR ASSET MANAGEMENT SERVICES DIVISION FOR JULY AND AUGUST 2010

Brief

This Report for July and August 2010 is for the activities of Asset Management Services including general operations, operating projects and capital projects for the Division.

Presented for Information only.

Status

This report relates to or impacts upon the following Community Plan Outcomes:

• A safe and healthy City that supports vibrant community life
• An economically prosperous, attractive and functional City
• A City which values, protects and enhances the natural environment
• A local organisation providing progressive leadership, accountable governance and quality services to the community

Report

This report sets out the activities in relation to operating projects and capital projects for the Asset Management Services (AMS) Division for July and August 2010 and a copy of the Vandalism Report (refer Appendix A) for August 2010.

In addition, information relating to the day by day operating activity of the Division is provided.

The aim of the AMS monthly report is to give an overview of what was achieved during the month and the year to date in respect to operations and projects and the resources that were utilised to achieve these outcomes.
MONTHLY PERFORMANCE REPORT FOR ASSET MANAGEMENT SERVICES DIVISION FOR JULY AND AUGUST 2010  Item 3.74  Continued

Open Space and Recreation

Maintenance Highlights of Council’s 25 Sportsgrounds for August 2010

- Topdressing (0.5 tonne) as part of an ongoing turf renovation and general maintenance includes topdressing to repair vandalism wheel ruts at Woodville West
- Horticultural maintenance, detailing, and mowing took place at Woodville Oval
- Gypsum programme took place at various ovals
- Line marking took place at three sportsgrounds
- Green cutting took place at Woodville Croquet Club

Pest Plants and Animals

The following pest management issues have been attended to:-

Fox Sightings: There were no fox sightings reported

Permits

The following permits were processed:-

- 7 permits for vehicle access to Council reserves (between 21 July 2010 and 20 August 2010)
- 5 permits to work on Council land

Reserve Mowing

Total area of grass reserve (excluding Sportsgrounds) 163ha
Total number of grassed reserves within the City 313
% of reserves mowed within a four weekly frequency target 93%

Our inability to achieve 100% mowing frequency for August was due to inclement weather.

Mulch Program

Total of mulch spread in parks (including projects) during July 2010

Source of mulch:

- Arboriculture Unit – tree removal and pruning 202 cu metres
- Waste Transfer Station – park and resident pruning’s (inc. external purchases) 233cu metres
  Total 435 Cu metres
MONTHLY PERFORMANCE REPORT FOR ASSET MANAGEMENT SERVICES DIVISION FOR JULY AND AUGUST 2010 Item 3.74

Continued

Puppy Park – Sam Johnson Reserve - WIP (Compliance Business Unit Project)

The Open Space & Recreation Unit coordinated onsite activities for the new Puppy Park at Sam Johnson Reserve, Renown Park. Project is complete.
Croydon Station Reserve Redevelopment – Stage 2

Project status to date:
• Shelter installation complete
• New retaining wall complete
• New pedestrian pavement complete
• Footings for park furniture complete
• New electrical cabling and lighting complete
• New half basket ball court 50% complete
• 90% play equipment installed
• Irrigation installation scheduled to commence 24 August
• Playground soft-fall and landscaping to follow irrigation
MONTHLY PERFORMANCE REPORT FOR ASSET MANAGEMENT SERVICES DIVISION FOR JULY AND AUGUST 2010  Item 3.74

Project Budget Summary

Open Space & Recreation Capital Works

<table>
<thead>
<tr>
<th>Period</th>
<th>$#,000's</th>
<th>Actual Expenditure $#,000's</th>
<th>Revised Budget Forecast $#,000's</th>
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<tbody>
<tr>
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<td>July</td>
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</table>
MONTHLY PERFORMANCE REPORT FOR ASSET MANAGEMENT SERVICES DIVISION FOR JULY AND AUGUST 2010 Item 3.74

Tree Removals
Trees assessed under delegation for Programmed and Reactive removals for street and reserve trees:-

- Dead, dying, diseased, damaged 39
- High Risk to personal or public safety 6
- High Risk to property 3
- Vandalism 0
- Root pruning 0
- Related to crossover installations coupled with amenity evaluation being undertaken 11
- Trees assessed to be retained 2
  Total 61

Significant Tree Reports – Council Owned Trees
- Recommended for removal (Development Application lodged) 4
- Trees assessed for regular monitoring 4
- General maintenance pruning 1
- No action required 0
  Total tree assessments 9

Whole Street Pruning

*Croydon/West Croydon*
Brown Street, Hurtle Street, Bedford Street, Dartmouth Street, Robert Street, William Street, Henry Street, Castle Street and Florence Street

*Seaton (completed)*
South Parade, Sparrow Court, Cairns Avenue, Pedlar Street and Kingborn Avenue

Customer and Internal Requests for August 2010

<table>
<thead>
<tr>
<th>Request Type</th>
<th>August 2009</th>
<th>August 2010</th>
</tr>
</thead>
<tbody>
<tr>
<td>Street Tree maintenance (pruning, vandalism, white ants, dead, re-staking)</td>
<td>130</td>
<td>162</td>
</tr>
<tr>
<td>Street Tree hazardous (fallen branches, storm damage)</td>
<td>35</td>
<td>27</td>
</tr>
<tr>
<td>Street Tree planting</td>
<td>40</td>
<td>37</td>
</tr>
<tr>
<td>Tree removal request (written)</td>
<td>6</td>
<td>12</td>
</tr>
<tr>
<td>Horticultural maintenance (reserves &amp; landscaped areas)</td>
<td>26</td>
<td>24</td>
</tr>
<tr>
<td>Weeds (reserves &amp; landscaped areas)</td>
<td>2</td>
<td>0</td>
</tr>
<tr>
<td>Reserve turf issues (mowing, topdressing)</td>
<td>3</td>
<td>2</td>
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<tr>
<td>Irrigation</td>
<td>7</td>
<td>0</td>
</tr>
<tr>
<td>Internal Requests generated (incorporates all of the above categories)</td>
<td>52</td>
<td>5</td>
</tr>
</tbody>
</table>
Property Management and Property Maintenance

Property Management

Capital Works Program

Asset Management Plan – Community Centres

Findon/Bower Community Centres – A contractor has been appointed to replace the chairs at these centres to meet the needs of the ageing users. Delivery will be in September 2010.

Findon Community Centre – Concept plans have commenced on the upgrade of the Main toilets at this facility. This project in minor in nature and includes, painting, tiling, and replace fittings and fixtures.

65 Woodville Road, Youth Central

Concept designs have been completed and detailed drawing and now being prepared for the emergency egress stairs from the first floor to the rear yard. The Development application is with Building and Planning for approval.

Woodville Town Hall trestle replacement

A contractor has been appointed to replace the existing trestle tables. The existing trestles are heavy and have been determined as a OH&S hazard. The proposed new trestles are lightweight and easy to handle and will eliminate the OH&S hazard.

Essential Safety Upgrades

Tenders have been received and are now being evaluated for the Essential Safety Provision upgrade at 5 council owned buildings. The project will meet the legislative requirement for the Building Code of Australia which includes the exit and emergency lighting, egress paths and fire fighting equipment. The buildings include the Semaphore Surf Life Saving Club, Frank Mitchell Park Club Rooms, Findon Community Centre, Cheltenham Community Centre, and Bower Cottages.

Asset Management plan libraries

Consultation is underway with the end users to arrange the upgrade of the Civic Library Courtyard to make this space more usable and friendly. Dash Architects will be carrying out the design work in consultation with Library staff and Property Services.
Ledger Reserve Clubrooms Upgrade

Tenders have been received and a contractor has been appointed for the major clubroom upgrade. The work includes new wet areas and change rooms, new kitchen and bar facilities and a new expanded general clubroom area. Work is likely to commence in September 2010.

Jubilee Reserve Clubrooms Upgrade

Tenders have been invited for the major clubroom upgrade at this facility. The work includes new wet areas and change rooms, new kitchen and bar facilities and a new expanded general clubroom area. Work is likely to commence in October 2010.

Sporting Clubs and Aged Care Complexes Portfolio

Aged Care Complexes

Waratah Close Complex
The process of obtaining plans for the interior upgrade of unit 15 a two bedroom resident funded unit is currently being undertaken.

Palm Grove Complex
Unit 4
Prospective resident/s are currently being sourced.

Unit 3
The process of obtaining plans for the internal upgrade of this two bedroom resident funded unit is currently being undertaken.

Casuarina Lodge
All units at this complex are occupied.

Rose Villas
All units at this complex are occupied.

Cudmore Court
All units at this complex are occupied.

Sporting Clubs

Rent Reviews
Five (5) rent reviews have been undertaken and they have incorporated the year three Ground Service Levels review as per the Sporting and Community Club’s Policy and Procedure.
MONTHLY PERFORMANCE REPORT FOR ASSET MANAGEMENT SERVICES DIVISION FOR JULY AND AUGUST 2010  Item 3.74  Continued

Deed of Extension of Lease for Woodville District Table Tennis Club Inc has been signed under seal by both Council and the club.

Deed of Extension of Licence between Council and CASA Leisure Pty Ltd has been signed by CASA Leisure relating to St Clair Recreation Centre.

Deed of Extension and Disclosure Statement of Sub-License between CASA Leisure Pty Ltd and Council has been signed by CASA Leisure Pty Ltd.

Deed of Extension of Sub-Under licence between Council and Orion Tennis Club Inc has been signed by the Orion Tennis Club Inc.

These documents await the outcome of the Council meeting in September 2010.

Semaphore Surf Life Saving Club Inc: Following the August 2010 Council meeting a Licence Agreement and Disclosure Statement has been prepared and forwarded to the club for signing. Public consultation will be undertaken.

Commercial Property Portfolio

“The Dome”, 122 William Street, Beverley and adjacent Toogood Avenue Reserve/Edmund S Groves (“Dome” owner) and major tenant Adelaide 36ers

Council has an ongoing open ended Agreement with Mr Edmund Groves (the owner of “The Dome”) for a substantial annual fee for use of the adjacent reserve for event car parking and maintenance arrangements. On 21 August, the Basketball SA’s Men’s and Women’s Adelaide District Basketball Competition Grand Final was held at “The Dome” with over 2000 people attending. On 9 September, the 36ers are playing Townsville Crocodiles in a pre season “friendly” match prior to the NBL season commencement. The 36ers 2010/11 NBL home schedule for “Brett Maher Court” at “The Dome” follows:

<table>
<thead>
<tr>
<th></th>
<th>Sun</th>
<th>17/10/2010</th>
<th>ADELAIDE</th>
<th>PERTH</th>
<th>4:30 PM</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
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<td>6/11/2010</td>
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<td>SYDNEY</td>
<td>7:30 PM</td>
</tr>
<tr>
<td>5</td>
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<td>12/11/2010</td>
<td>ADELAIDE</td>
<td>NEW ZEALAND</td>
<td>7:30 PM</td>
</tr>
<tr>
<td>8</td>
<td>Fri</td>
<td>3/12/2010</td>
<td>ADELAIDE</td>
<td>TOWNSVILLE</td>
<td>7:30 PM</td>
</tr>
<tr>
<td>10</td>
<td>Fri</td>
<td>17/12/2010</td>
<td>ADELAIDE</td>
<td>SYDNEY</td>
<td>7:30 PM</td>
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<tr>
<td>11</td>
<td>Thu</td>
<td>23/12/2010</td>
<td>ADELAIDE</td>
<td>TOWNSVILLE</td>
<td>7:30 PM</td>
</tr>
<tr>
<td>12</td>
<td>Fri</td>
<td>31/12/2010</td>
<td>ADELAIDE</td>
<td>WOLLONGONG</td>
<td>8:00 PM</td>
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<tr>
<td>13</td>
<td>Sat</td>
<td>8/01/2011</td>
<td>ADELAIDE</td>
<td>NEW ZEALAND</td>
<td>7:30 PM</td>
</tr>
<tr>
<td>14</td>
<td>Sun</td>
<td>16/01/2011</td>
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<tr>
<td>15</td>
<td>Sun</td>
<td>23/01/2011</td>
<td>ADELAIDE</td>
<td>PERTH</td>
<td>4:30 PM</td>
</tr>
<tr>
<td>19</td>
<td>Fri</td>
<td>18/02/2011</td>
<td>ADELAIDE</td>
<td>MELBOURNE</td>
<td>7:30 PM</td>
</tr>
<tr>
<td>21</td>
<td>Fri</td>
<td>4/03/2011</td>
<td>ADELAIDE</td>
<td>CAIRNS</td>
<td>7:30 PM</td>
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<tr>
<td>23</td>
<td>Fri</td>
<td>18/03/2011</td>
<td>ADELAIDE</td>
<td>MELBOURNE</td>
<td>7:30 PM</td>
</tr>
</tbody>
</table>
Property Projects

Ray Street-Remediation and Housing Project, Findon
(6.5 ha site (old Council dump) being remediated by EPIC 2000 Pty Ltd for residential development)

The portion of the site that has been remediated and signed off by the independent auditor is now 68% although a much larger portion of the site has been remediated but not ‘completed’.

EPIC 2000 is currently developing concepts for the development of the remainder of the site including aged care facilities.

Large portions of the site have not been ‘filled’ as it is the intention of the developer to incorporate under-croft parking in future residential development on the site.

Road works are currently under construction and the reserve has been developed and handed over to Council for on-going maintenance.

Henley Depot - Environmental Investigation

The presence of hydrocarbons (leaked from underground fuel tanks) in the groundwater underlying the site is being investigated to determine future direction and options.

GHD has produced a ‘risk assessment report’ for the land that has been submitted to the EPA to determine the options available to Council in respect of further investigation, monitoring and potential development. A clearer picture should start to emerge in the next 2-3 weeks.

Rapid Response July 2010

Rapid Response completed 376 requests for the month which is an increase of 14 tasks from the previous month.

RRT completed 85.37 % or 321 requests of 376 requests of work allocated to them with no further action required.

5.58 % or 21 work requests allocated to RRT have been actioned/referred by RRT staff the area made safe for the public then referred to other AMS departments to be placed on their programs or referred to a contractor to complete the task.

9.04 % or 34 work requests allocated to RRT were inspected by RRT staff then referred to other AMS departments so they could be placed on their programs or referred to a contractor to complete the task.
MONTHLY PERFORMANCE REPORT FOR ASSET MANAGEMENT SERVICES DIVISION FOR JULY AND AUGUST 2010  Item 3.74  Continued

Break down of tasks

<table>
<thead>
<tr>
<th>Category</th>
<th>WORK COMPLETED</th>
<th>INSPECT/REFER</th>
<th>ACTION/REFER</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Animal Dead</td>
<td>22</td>
<td>0</td>
<td>0</td>
<td>22</td>
</tr>
<tr>
<td>Bollard Barrier Maintenance</td>
<td>10</td>
<td>1</td>
<td>0</td>
<td>11</td>
</tr>
<tr>
<td>Bus Shelter Maintenance</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td>Footpath Maintenance</td>
<td>72</td>
<td>13</td>
<td>11</td>
<td>96</td>
</tr>
<tr>
<td>Hazardous Substance Removal</td>
<td>4</td>
<td>0</td>
<td>0</td>
<td>4</td>
</tr>
<tr>
<td>Kerb &amp; Gutter Maintenance</td>
<td>8</td>
<td>13</td>
<td>0</td>
<td>21</td>
</tr>
<tr>
<td>Manhole Cover Maintenance</td>
<td>2</td>
<td>0</td>
<td>0</td>
<td>2</td>
</tr>
<tr>
<td>Pothole Maintenance</td>
<td>8</td>
<td>1</td>
<td>0</td>
<td>9</td>
</tr>
<tr>
<td>Rubbish Bin Reserve</td>
<td>6</td>
<td>0</td>
<td>0</td>
<td>6</td>
</tr>
<tr>
<td>Maintenance</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rubbish Removal</td>
<td>138</td>
<td>1</td>
<td>0</td>
<td>139</td>
</tr>
<tr>
<td>Stormwater Pit Maintenance</td>
<td>30</td>
<td>4</td>
<td>10</td>
<td>44</td>
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<tr>
<td>Syringe Collection</td>
<td>13</td>
<td>0</td>
<td>0</td>
<td>13</td>
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<tr>
<td>Verge Repair</td>
<td>7</td>
<td>1</td>
<td>0</td>
<td>8</td>
</tr>
<tr>
<td></td>
<td><strong>321</strong></td>
<td><strong>34</strong></td>
<td><strong>21</strong></td>
<td><strong>376</strong></td>
</tr>
</tbody>
</table>

Rapid Response has completed 376 requests for the Financial Year 2010/2011 compared to 378 requests last year which results in a decrease of 2 compared to the same time last year.

Also completed this month were 137 Infrastructure damage inspections. Last month 162 inspections were completed.

For this month last year, RRT’s total CRM requests were 378 and 116 Infrastructure inspections which results in a decrease of 2 CRM tasks from last year and an increase of 21 infrastructure reports.
Engineering and Construction

Summary

The actual expenditure for the Engineering and Construction Portfolio at the end of July 2010 was $830,000 against a budget of $138,000. The actual figures include expenditure on WIP projects.

The actual expenditure on road projects (reseal, reconstruction and backlog) at the end of July is $613,000 against a budget of $135,000.

The actual expenditure on footpath projects at the end of July 2010 is $200,000 against a budget of $20,000.
Port Road Stormwater Upgrade – Water Proofing the West – Stage 1

Council and State submission for Australian Government funds, under $200 million Harvest & Reuse funds call, was successful and Water Proofing the West – Stage 1 (WPW) funds are to be provided including $20m Commonwealth, plus $1.2m NDMP plus $20.55m State/Developer, plus $15.5m City of Charles Sturt plus $1.35 City of Port Adelaide Enfield.

The Old Port Road component of the Port Road Rejuvenation project can therefore now be funded from the WPW project from the Commonwealth and State funds, and Council borrowings to match expenditure. The Stormwater Management Authority provided in principle funding of $6m as part of the $20.55m State/Developer to fund flood mitigation works in Old Port Road. The new replacement street lighting on Old Port Road will be funded within the Water Proofing the West – Stage 1 total project funds of $58.6m. A report was brought to Council on 14 December 2009 (Item 6.138) providing considerable detail on the proposed works and other planning and resource issues, and to confirm Council loan borrowings.

Funding from the Natural Disaster Mitigation Program has been obtained for both 2007/08 and recently 2008/09. This funding is on the basis of contributory funding from the Stormwater Management Authority and the Councils, and together now totals $3,276,649.

In addition PLEC undergrounding funding of $1,007,681 PLEC to be matched by $503,841 by the Council has been obtained for the section from Frederick to Tapleys Hill Roads.

Power Line Environment Committee (PLEC) has confirmed in writing that Council is to receive funding for Stage 2 to be carried out on Old Port Road between Tapleys Hill and Port Roads.
Together these funding sources are sufficient to commence works along Old Port Road as a component of the Water Proofing the West – Stage 1 project. Project planning and resource implications are currently being assessed.

A City of Charles Sturt Water Proofing the West Steering Group has been established to provide direction to the implementation of the Water Proofing the West Project – Stage 1. The Steering group consists of Mark Withers, Bob Fidock, Paul Sutton, Henry Inat, Adrian Sykes, Jan Cornish and Sean Keenihan of Norman Waterhouse.

The State: Council Funding Agreement confirming the conditions of funding to the $58.6 million project has been finalised and signed by the City of Charles Sturt and the State.

A Milestone Report for the period up to 30 April 2010, and a Progress Report for the period 30 April 2010 – 28 July 2010 has been sent to the Advisory Board that has been established by Commonwealth and State Governments.

Public tender for Requests for Registration of Interest for the Provision of Project Management Services in respect of the Water Proofing the West Project – Stage 1 has closed. A total of fifteen submissions were received and following a detailed evaluation four companies were selected to participate in Stage 2 of the procurement process.

Stage 2 select tender with four Tenderers closes on 17 August 2010. Evaluation and negotiation period will commence from 18 August 2010 – 3 September 2010. To assist with the evaluation process a presentation by each Tenderer to the CCS Water Proofing the West Steering Group will take place on Monday 23 August 2010.

The Stormwater Management Authority has confirmed in writing that Council is to receive funding contributions of $6m for the Port Road Rejuvenation SMP – Stage 1, as part of Water Proofing the West – Stage 1 and $500,000 for Port and Old Port Road Preliminary Works as part of the Port Road Rejuvenation Project, and for State Government to match Commonwealth NDMP and Local Government contributions.

**Stormwater Management - Road Works Upgrades**

Detailed Engineering design for drainage upgrade in Glen Eira Street, Woodville South is in progress.

**Reconstruction/Reseal Program**

Kerb repair works were in progress in 6 streets in West Lakes.
Road Reconstruction Backlog (2009/10)

The following WIP projects of 2009/10 were completed in July 2010:

- Burleigh Avenue, Woodville North
- Hayman Lane, Brompton
- Matthews Avenue and adjoining streets in Seaton

Laneway Upgrades

Detailed design works in progress for laneways to be constructed in 2010/11

Works undertaken in July 2010

<table>
<thead>
<tr>
<th>Project</th>
<th>Description</th>
<th>Status</th>
<th>Project Manager</th>
</tr>
</thead>
<tbody>
<tr>
<td>Road Reseal Reconstruction</td>
<td><strong>Reconstruction</strong> Ninth Avenue, Woodville North (stage 2)</td>
<td>Completed</td>
<td>Murali K G</td>
</tr>
<tr>
<td></td>
<td><strong>WIP</strong> Seaton Group of Streets (Pedlar Avenue, Matthews Avenue and adjoining streets)</td>
<td>Completed</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Burleigh Avenue, Woodville North</td>
<td>Completed</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hayman Lane, Brompton</td>
<td>Completed</td>
<td></td>
</tr>
<tr>
<td>Reseal 2010/11</td>
<td>Mia Court, West Lakes</td>
<td>Kerbing works in progress</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Everard Court, West Lakes</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Bega Court, West Lakes</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Windermere Avenue, West Lakes</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Manitoba Way, West Lakes</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Huron Grove, West Lakes</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Baykai Grove, Wets Lakes</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### Monthly Performance Report for Asset Management Services Division for July and August 2010

#### Item 3.74

**Footpath Program**

<table>
<thead>
<tr>
<th>New footpaths:</th>
<th>Completed</th>
<th>Sam Adams</th>
</tr>
</thead>
<tbody>
<tr>
<td>Woodlake Avenue, West Lakes Wisdom Street, Seaton</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Footpath reconstructions:</td>
<td>In progress</td>
<td>Sam Adams/Sara Morrison</td>
</tr>
<tr>
<td>Port Road, Hindmarsh Corcoran Drive, West Lakes Trembath Street, Bowden</td>
<td></td>
<td></td>
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</table>

**Works Programmed for August 2010**

<table>
<thead>
<tr>
<th>Project</th>
<th>Description</th>
<th>Status</th>
<th>Project Manager</th>
</tr>
</thead>
<tbody>
<tr>
<td>Road Reseal, Program</td>
<td>Mia Court, West Lakes Everard Court, West Lakes Bega Court, West Lakes Windermere Avenue, West Lakes Manitoba Way, West Lakes Huron Grove, West Lakes Baykai Grove, Wets Lakes</td>
<td>Completed</td>
<td></td>
</tr>
<tr>
<td>DDA Bus Stop Upgrade</td>
<td>10/11 bus stop program Bus stops 217 Findon Road (east and west sides) Bus stop 25 Grange Road (north side) Bus stop 26 Trimmer Parade (north side)</td>
<td>In progress</td>
<td>Sam Adams</td>
</tr>
</tbody>
</table>

**Key performance Indicators July 2010**

<table>
<thead>
<tr>
<th>Key Performance Indicator</th>
<th>Program/ Target</th>
<th>Actual</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contracted Services</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Kerb and Gutter - Linear Metres Constructed</td>
<td>Capital</td>
<td>44 L/M</td>
</tr>
<tr>
<td>Stormwater Drains</td>
<td></td>
<td>nil</td>
</tr>
<tr>
<td>Road Reseal (Square Metres)</td>
<td>Capital</td>
<td>23000</td>
</tr>
<tr>
<td>Footpaths Square Metres</td>
<td>Capital</td>
<td>26 m²</td>
</tr>
<tr>
<td>Crossovers</td>
<td>Capital</td>
<td>74 m²</td>
</tr>
<tr>
<td>Pram Ramps</td>
<td>Capital</td>
<td>8 Nos</td>
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### Field Services

<table>
<thead>
<tr>
<th>Description</th>
<th>JULY 2010</th>
<th>AUGUST 2010</th>
</tr>
</thead>
<tbody>
<tr>
<td>Square metres of road patch/pothole repairs</td>
<td>350 m²</td>
<td>371 m²</td>
</tr>
<tr>
<td>Linear metres of kerb replaced/repairs</td>
<td>225 lm</td>
<td>259 lm</td>
</tr>
<tr>
<td>Number of pram ramps replaced/repaired</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Lineal metres line marking constructed/replaced</td>
<td>13,600 lm</td>
<td>17,489 lm</td>
</tr>
<tr>
<td>Square metres of footpath (including crossing places)</td>
<td>440 m²</td>
<td>455 m²</td>
</tr>
<tr>
<td>Number of signs installed/replaced/repaired</td>
<td>400</td>
<td>360</td>
</tr>
<tr>
<td>Metres of stormwater system constructed/replaced/repaired</td>
<td>0 m</td>
<td>0 m reactive only</td>
</tr>
<tr>
<td>Kilometres of roads swept</td>
<td>1862 km</td>
<td>1862 km</td>
</tr>
<tr>
<td>Tonnes of rubbish collected from street sweeping</td>
<td>N/A</td>
<td>244 tonnes</td>
</tr>
<tr>
<td>Lineal metres of stormwater pipes/culverts cleaned</td>
<td>2,100 lm</td>
<td>1,760 lm</td>
</tr>
<tr>
<td>Number of side entry pits checked/cleaned</td>
<td>79</td>
<td>50 SEP, 29 JB’s (includes jet vac stats)</td>
</tr>
<tr>
<td>Tonnes of rubbish removed from stormwater pipes/culverts</td>
<td>N/A</td>
<td>21 tonnes</td>
</tr>
</tbody>
</table>

### Waste Management Services

<table>
<thead>
<tr>
<th>Description</th>
<th>Details</th>
</tr>
</thead>
</table>
| Percentage of total waste recycled by WMC                    | Total waste received 1071 tonnes  
Tonnage recycled 604 tonnes or 56%  
Steel 3.00 tonnes  
Clean fill to GI 28 tonnes  
Concrete 100 tonnes  
Green Waste 223 tonnes  
Sweepings to Jeffries 244 tonnes  
Mulch sold 185 m³  
E-Waste – 5.22 tonnes |

### Customer Service

<table>
<thead>
<tr>
<th>Description</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of street lighting requests dealt with</td>
<td>13</td>
</tr>
<tr>
<td>Number of permits issued for works on or occupation of Council land</td>
<td>35</td>
</tr>
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</table>
City of Charles Sturt - Cost of Vandalism and Graffiti

<table>
<thead>
<tr>
<th>Project</th>
<th>For the Month of August</th>
<th>Year to Date</th>
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</thead>
<tbody>
<tr>
<td>Reserve Maintenance</td>
<td>798</td>
<td>798</td>
</tr>
<tr>
<td>Community Facilities/Halls</td>
<td>0</td>
<td>402</td>
</tr>
<tr>
<td>Council Operated Properties</td>
<td>25</td>
<td>284</td>
</tr>
<tr>
<td>Public Toilets</td>
<td>357</td>
<td>491</td>
</tr>
<tr>
<td>Sporting Clubs</td>
<td>800</td>
<td>1,349</td>
</tr>
<tr>
<td>Bus Shelters</td>
<td>0</td>
<td>172</td>
</tr>
<tr>
<td>Bin Replacement</td>
<td>163</td>
<td>262</td>
</tr>
<tr>
<td>Foreshore Showers</td>
<td>0</td>
<td>61</td>
</tr>
<tr>
<td>Fence Repair</td>
<td>401</td>
<td>566</td>
</tr>
<tr>
<td>Reserve Furniture</td>
<td>139</td>
<td>176</td>
</tr>
<tr>
<td>Graffiti Removal Property Contract Services</td>
<td>3,841</td>
<td>7,616</td>
</tr>
<tr>
<td>Graffiti Management</td>
<td>4,065</td>
<td>8,698</td>
</tr>
<tr>
<td>Total</td>
<td><strong>10,589</strong></td>
<td><strong>20,874</strong></td>
</tr>
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