

NOTICE OF MEETING

ASSET MANAGEMENT COMMITTEE

AGENDA & REPORTS

for the meeting

commencing at 06:00 PM on Monday, 21 June 2021

Meeting Room Council Chamber

To All Members of Asset Management Committee

Councillor Thomas - Presiding Member
Councillor Wasylenko - Deputy Presiding Member
Her Worship the Mayor, Angela Evans (ex officio)
Councillor Campbell
Councillor Nguyen
Councillor Ghent
Councillor Scheffler
Councillor Sykes
Councillor Turelli
Councillor Agius

A handwritten signature in blue ink, appearing to read "AR", with a long horizontal stroke extending to the right.

ADRIAN RALPH
GENERAL MANAGER ASSET MANAGEMENT SERVICES

Dated 16 June 2021

TABLE OF CONTENTS

1. COMMITTEE OPENING	4
1.1 ACKNOWLEDGEMENT	4
1.2 APOLOGIES AND LEAVE OF ABSENCE	4
2. CONFIRMATION OF MINUTES	4
2.1 CONFIRMATION OF MINUTES	4
Brief	
Confirmation of the minutes of the previous meeting held on Monday, 17 May 2021.	
3. DEPUTATIONS	5
3.08 DEPUTATION - REQUEST FOR CHANGED TRAFFIC CONDITIONS, LEDGER ROAD -	5
JOSEPHINE POULTON	
Brief	
A deputation request was received from Josephine Poulton who is requesting that Council consider that Ledger Road be a one-way street, with parking allowed only on one side of the street and barriers in place to restrict access to cars only.	
4. BUSINESS	6
4.38 PRESENTATION - TREE CANOPY IMPROVEMENT STRATEGY AND UPDATED CANOPY	6
MEASURE	
Brief	
The 30 Year Plan for Greater Adelaide identifies the need to increase tree canopy cover across all local governments areas to improve the liveability of our suburbs and build our resilience to changing climate. Increasing the amount of tree canopy across the City requires a strategic approach to leave a lasting positive legacy for our community and future generations of Charles Sturt residents, workers and visitors.	
APPENDIX 1	22
APPENDIX 2	113
APPENDIX 3	139
4.39 TREE LOCATED IN FRONT OF 16 - 16A FOURTH AVENUE SEMAPHORE PARK	146
Brief	
A request has been received to remove a non-regulated Holm Oak (<i>Quercus ilex</i>) located in front of 16 - 16A Fourth Avenue, Semaphore Park. The request has been received from the Ward Councillor, Councillor Gerard Ferrao on behalf of the property owner. This report presents the requestors reasons for removal and the outcome of the tree assessment in accordance with the Council's Tree and Vegetation Policy.	
APPENDIX 1	153
APPENDIX 2	154
APPENDIX 3	157
APPENDIX 4	158
APPENDIX 5	159
4.40 ROAD CLOSURE - PORTION OF GILES STREET (FORMERLY BOLLEN STREET),	160
KILKENNY	

Brief

This report seeks to commence the process under the Roads (Opening and Closing) Act 1991 to close a portion of Giles Street in Kilkenny and sell it to the Registered Proprietor of the adjoining allotment at 16 Humphries Terrace, Kilkenny.

APPENDIX 1	166
APPENDIX 2	167
APPENDIX 3	168
4.41 COMMUNITY ENGAGEMENT, MODEL T CLUBROOMS LEASE AGREEMENT	169
Brief	
This report is presented to seek endorsement of the community engagement approach and subsequent public consultation with regard to the granting of a new term of Lease to the Model T Ford Club (the Club). The Lease will enable the continued occupation of the clubrooms in the median of Port Road, Croydon and provide some stability for service planning and capital investment by the Club. The asset is located on land which is owned by the Minister for Infrastructure and Transport but has been transferred into the care and control of the City of Charles Sturt (Council). Importantly, the land is subject to a Dedication which means it is to be treated as Community Land rather than local government land. The tenant has requested a 10 year term as a five year initial term and five year renewal, effective from 1 September 2021 to 31 August 2031, in support of capital works they have planned and funded for the site. The Local Government Act, 1999 sets out that when Community Land is alienated by Lease or Licence for a period of more than 5 (five) years, the community must be consulted.	
APPENDIX 1	173
4.42 ASSET MANAGEMENT SERVICES CAPITAL WORKS & OPERATING PROGRAM	179
VARIATIONS	
Brief	
This report identifies changes to the Total Budget Expenditure for Capital Works and/or Annual Operating Projects that arise when budgeted savings are proposed to be used to offset costs over runs on a project that result from consultation outcomes, changed scope of works or tendering and procurement processes. These changes have nil effect on the total program for Capital and/or Annual Operating Budgets. Where there is an effect on the budgeted financial statements (shift between renewal and new/upgrade projects) adjustments will be updated in the budget and annual financial statements 2020/21.	
4.43 WEST BEACH ROCK SEA WALL & LANDSCAPING PROJECT UPDATE	185
Brief	
This report serves to provide an update on the status of the West Beach Rock Sea Wall Project.	
APPENDIX 1	193
5. MOTIONS ON NOTICE	195
6. QUESTIONS ON NOTICE	195
7. MOTIONS WITHOUT NOTICE	195
8. QUESTIONS WITHOUT NOTICE	195
9. BUSINESS - PART II - CONFIDENTIAL ITEMS	195
10. MEETING CLOSURE	195

1. COMMITTEE OPENING

1.1 ACKNOWLEDGEMENT

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

1.2 APOLOGIES AND LEAVE OF ABSENCE

2. CONFIRMATION OF MINUTES

Note: The Committee does not have the power to make final decisions, it considers reports and makes recommendations (which are included as the minutes of this meeting) to full Council. The power to make the final decision rests with Council. Council may alter a recommendation made by the committee as part of this process. These minutes will be considered by the Council at its meeting on 28 June 2021.

2.1 CONFIRMATION OF MINUTES

Brief

Confirmation of the minutes of the previous meeting held on Monday, 17 May 2021.

Recommendation

That the minutes of the previous meeting held on Monday, 17 May 2021 be taken as read and confirmed.

3. DEPUTATIONS

3.08 DEPUTATION - REQUEST FOR CHANGED TRAFFIC CONDITIONS, LEDGER ROAD - JOSEPHINE POULTON

TO Asset Management Committee

FROM: Executive Assistant to the GM AMS - Brooke Bezzina

DATE: 21 June 2021

Brief

A deputation request was received from Josephine Poulton who is requesting that Council consider that Ledger Road be a one-way street, with parking allowed only on one side of the street and barriers in place to restrict access to cars only.

Recommendation

- 1. That the deputation be received and noted.**
- 2. That Ms Poulton be thanked for her presentation and any notes that comply with Council's Code of Practice for Meeting Procedures and the laws of defamation, be included in the Minutes.**

Deputation

A deputation request was received from Josephine Poulton who is requesting that Council consider that Ledger Road be a one-way street, with parking allowed only on one side of the street and barriers in place to restrict access to cars only.

4. BUSINESS

4.38 PRESENTATION - TREE CANOPY IMPROVEMENT STRATEGY AND UPDATED CANOPY MEASURE

TO Asset Management Committee

FROM: Strategic Planner - Open Space Environmental Mgmt - Mark Hannan

DATE: 21 June 2021

Brief

The 30 Year Plan for Greater Adelaide identifies the need to increase tree canopy cover across all local governments areas to improve the liveability of our suburbs and build our resilience to changing climate. Increasing the amount of tree canopy across the City requires a strategic approach to leave a lasting positive legacy for our community and future generations of Charles Sturt residents, workers and visitors.

Recommendation

1. That the report be received and noted.
2. That Council note the presentation by Council's Strategic Planner, Open Space Environmental Management and the presentation be included in the Minutes.
3. That Council endorse the draft strategy "Growing Green: Tree Canopy Improvement Strategy 2021-2045" for community consultation (attached as Appendix B).
4. That Council endorse the Community Engagement Approach attached as Appendix C to the report.
5. That a further report and updated Tree Canopy Improvement Strategy 2021-2045 be brought back to Council, following consultation, for final endorsement.
6. That implementation of the Strategy will require additional funding subject to future budget bids.

Status

This report relates to or impacts upon the following Community Plan Objectives 2020-2027.

Our Liveability - A liveable City of great places

A well-designed urban environment that is adaptive to a diverse and growing City. City assets and infrastructure are developed and enhanced on a strategic and equitable basis in collaboration with local communities and other relevant parties, including industry and government.

Drive an integrated, responsive transport system and well-maintained network of roads and paths that facilitate safe, efficient and sustainable connections.

Our Environment - An environmentally responsible & sustainable City

Greenhouse gas emissions significantly reduce, and we adapt to our changing climate.

Our city is greener to reduce heat island effects and enhance our biodiversity.

Charles Sturt is recognised as a leading partner and educator pursuing a sustainable future with our community.

Our Leadership - A leading & progressive Local Government organisation

Our values, leadership and collaborative approach are bold and courageous and enables us to deliver value for our Community and create a leading liveable City.

The management of our city is progressive, responsive and sustainable to ensure a united and unique place for future generations.

Relevant Council policies are:

- Tree and Vegetation Policy
- Environmental Sustainability Policy
- Path Policy
- Telecommunications and Electricity Infrastructure on Council Land Policy
- Memorials Policy
- Public Consultation Policy

Relevant statutory provisions are:

- Nil

Executive Summary

This report provides an update to the analysis of the levels of tree coverage and other land cover types across the City, noting the change to cover types over time and examines the effects of tenure upon these changes. Overall, tree canopy levels are declining from the 1998 baseline measure to the present day. A key driver of this decline is the removal of trees on private land as a result of infill development.

The reduction in canopy can be described as the 'slow emergency' as the incremental decline is diffuse in nature and not acutely visible yet has intergenerational impacts over multiple decades.

A draft strategy to mitigate future tree loss and move towards overall canopy cover gain across the City has been drafted and is presented in this report. The strategy, titled "Growing Green: Tree Canopy Improvement Strategy 2021-2045" builds upon the significant achievements and efforts undertaken by our organisation over many decades and provides a framework to deliver long-term, sustainable, and significant gains to our urban forest.

The strategy aims to arrest this decline and generate a new mandate for tree planting, tree protection and resourcing directed to trees to improve the amount of tree canopy city wide for the benefit of our community and environment in the face of a changing climate.

Background

A national study “Benchmarking Australia’s Urban Tree Canopy: An i-Tree assessment” prepared for Horticulture Australia Limited by the Institute for Sustainable Futures was first published in 2014 and identified that South Australia’s metropolitan areas are marked by relatively low levels of tree canopy when compared to other Australian capitals.

Of the assessed Local Government Areas for that 2014 study, tree canopy ranged from a high of 44% in the Adelaide Hills to a low of 12% in Port Adelaide Enfield. The City of Charles Sturt benchmarked at 13.2% in that study.

This prompted the need to identify Council’s own metrics with regard to canopy cover with a finer grain of detail than the national benchmarking study. Council commissioned a whole of City assessment of tree canopy cover and other cover types which was presented to Council in AM Report 18/04/17 Item 3.24.

An update to this report, "Tree Canopy Cover in the City of Charles Sturt: 2020 Update" (**Appendix A**) has been undertaken for the measurement year 2020 using the same approach and method as detailed in the 2016 report was used for the 2020 analyses. As such, this report should be read in conjunction with the 2016 report (appended to the update) for a complete understanding of the background and context.

Providing this update using the same approach as the 2016 analysis provides consistency across years and allows for direct comparisons of results. Aerial imagery from February 2020 was used to assess “current” (i.e. 2020) land cover across the city and in each suburb. Change in land cover over time was assessed between 2020 and historical years presented in the 2016 benchmark report. Aerial imagery was provided by Council for the purposes of these analyses.

In response to the general trend of overall (City wide) decline in canopy cover, the need for a strategic plan to counter the decline and significantly increase the amount of canopy cover is necessary.

Report

Green infrastructure is a rapidly advancing focal issue in urban areas nationally and internationally. One of the most dominant elements of green infrastructure is trees – located in parks, public and private gardens, and lining streets and waterways.

There exists a long-standing scientific knowledge regarding the beneficial impacts of trees, particularly in urban areas, on human health, environmental health, climate change adaptation, local economy, and real estate values. Despite the recognition of the multiple benefits offered by trees, there exist challenges to increasing tree cover in urban areas.

Further compounding the issue is that council is managing the “urban forest” and therefore restricted to actions within public and council owned land. This is particularly problematic in higher density residential suburbs, given that the majority of land in the Council area is privately owned and managed.

Being able to measure and monitor trends in land cover, particularly tree canopy cover on public and private land is important for informing decision-making, assessing the success of greening objectives and activity, and prioritising the type and location of activities to achieve the best outcomes.

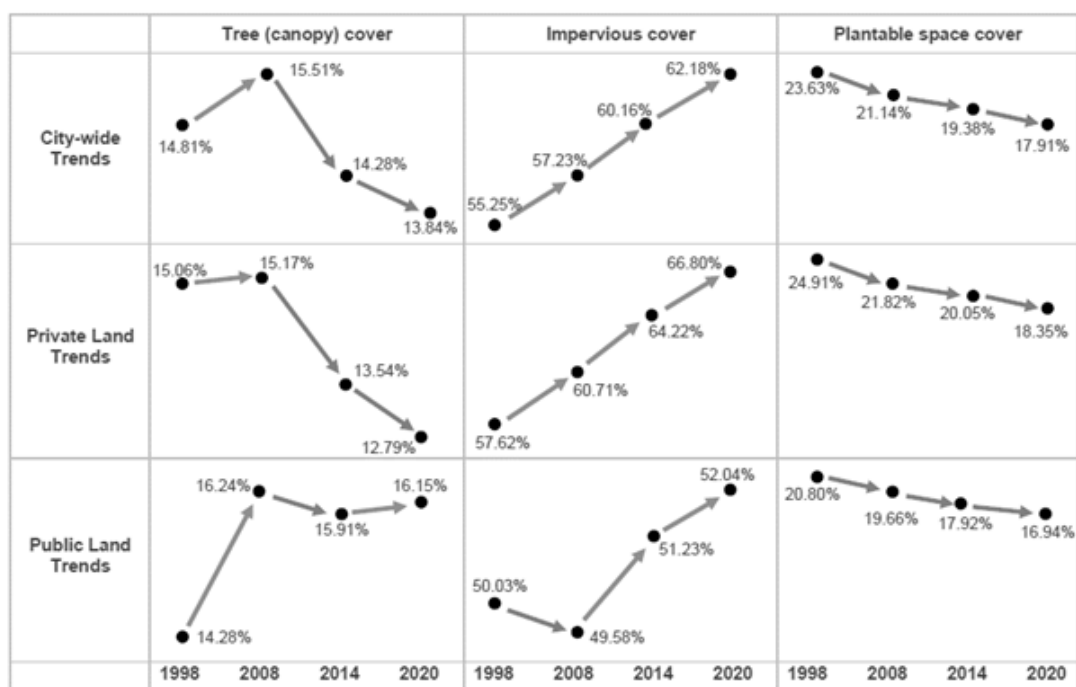
The 2020 update to the tree canopy cover (and other land cover) analysis provides a current measure of tree canopy and adds to the trend data intervals of 1998, 2008, 2014 giving a comprehensive long-term understanding of canopy changes in the City on public and private land. The update identifies that while improvements to tree canopy cover on Council land are evident, there continue to be declines to canopy cover across the City overall.

Such declines in tree/canopy cover present a major challenge for Council meeting future goals around recreation and open space and climate change adaptation, especially given projected rates and extent of on-going urban in-fill.

Mitigating future tree loss and moving towards overall canopy cover gain across the City require complimentary greening actions on public and private land to meet the community plan indicator of success being our tree canopy is consistently improving to achieve the outcome in our organisational plan that "Our city is greener to reduce heat island effects" by protecting and enhancing our urban tree canopy within the goal area for an environmentally responsible and sustainable city.

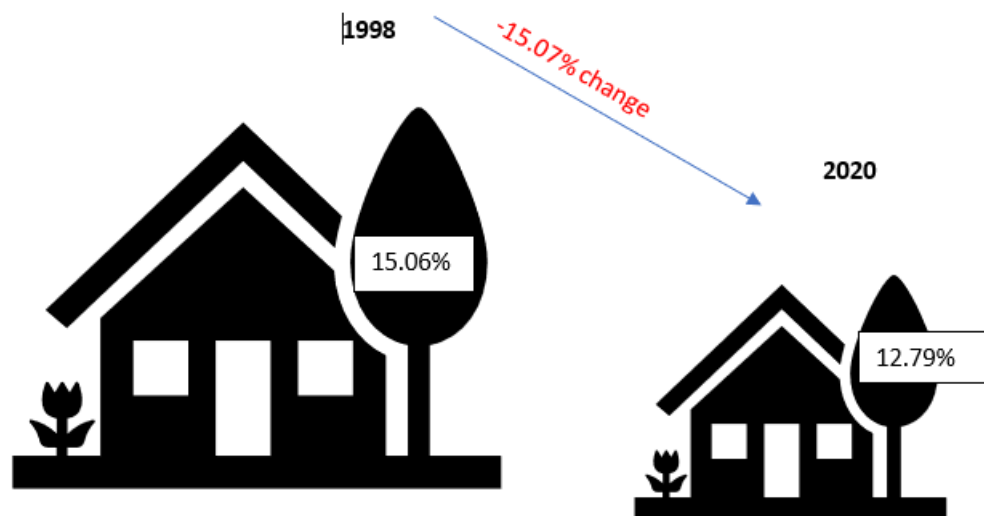
The key findings of the 2020 update to the analysis of tree canopy cover and other land cover types are indicative of ongoing urban in-fill development across the City that demonstrates significant increases in impervious cover (such as dwellings and roadways) and decreases in tree canopy and plantable space. To counter the impacts this brings will require a range of concerted greening actions on public and private land and requires further resources being provided for tree planting and management of the urban forest and associated activities such as street sweeping.

A summary of the trends and percentage measures of tree canopy, impervious surfaces, and plantable space over the time intervals of the years of measure and land tenure is provided in the figure below.

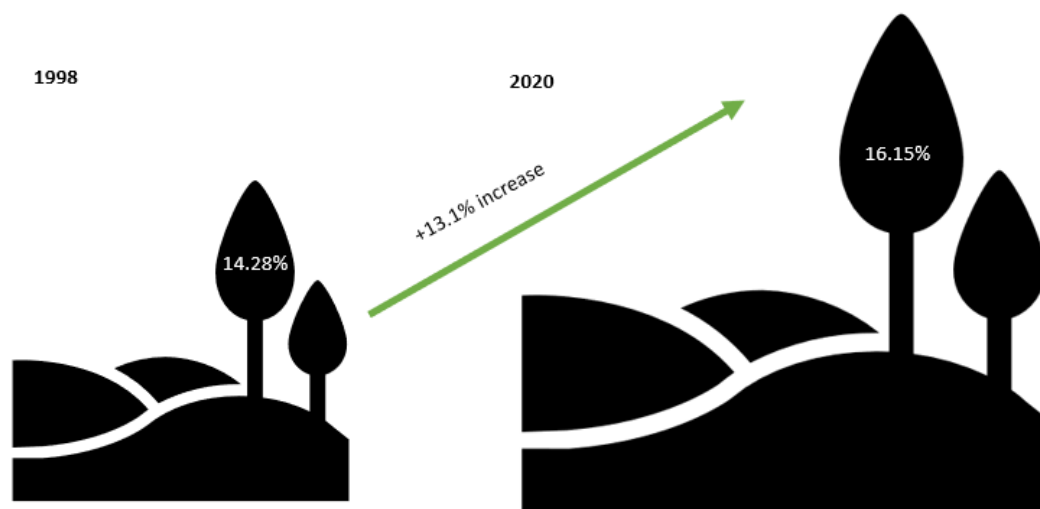


In 2020, of the 39 suburbs, 24 had lost **tree cover** since 2014, 13 had increased, and 2 suburbs (Woodville North and Findon) had remained unchanged.

More than 63% of tree canopy cover across the City is on privately owned land. Infill development in the City of Charles Sturt has seen the percentage cover of trees on private lands reduce from 15.06% in 1998 to 12.79% in 2020, a difference of -2.27% and represents a -15.07 % change.

Decline in Percentage Tree Canopy Cover on Private Lands

Council's tree planting efforts and ongoing care of the urban forest has seen canopy cover grow from 14.28% in 1998 to 16.15% in 2020, representing an increase of 13.1% over time.



Aerial imagery in the figure below, demonstrates how land cover has changed in the 6 year interval between the previous year of measure 2014 and the most recent year of measure in 2020.



Of particular note are the statistically significant increases in road cover in Croydon and West Hindmarsh due to the Main South Road upgrade and associated infrastructure as evident in the figure below of the section of the upgraded South Road in Croydon comparing between 2014 (left) and 2020 (right). Road cover in Croydon increased by 7.06% and in West Hindmarsh by 4.94%. This is particularly important when considering the heat-related impacts of roads and the need to integrate appropriate amounts of tree planting in road corridors at the planning phase. Once built, little opportunity exists to ameliorate this.



GROWING GREEN: The City of Charles Sturt TREE CANOPY IMPROVEMENT STRATEGY 2021 to 2045

In response to the general trend of overall (City wide) decline in canopy cover, the need for a strategic plan to counter the decline and significantly increase the amount of canopy cover is necessary.

The scale and pace of this decline is not immediately apparent, being spread throughout the suburbs, often in backyards and away from view, yet has long-term implications on our liveability and resilience.

The reduction in canopy can be described as the 'slow emergency' as the incremental decline is diffuse in nature and not acutely visible yet has intergenerational impacts over multiple decades.

The Tree Canopy Improvement Strategy builds upon the significant achievements and efforts undertaken by our organisation over many decades and provides a framework to deliver long-term, sustainable, and significant gains to our urban forest.

The strategy aims to arrest this decline and generate a new mandate for tree planting, tree protection and resourcing directed to trees to improve the amount of tree canopy city wide for the benefit of our community and environment in the face of a changing climate.

The Strategy sets the vision that:

The City of Charles Sturt has an extensive, healthy, diverse and sustainable urban forest which grows to reach a City-wide canopy cover target of 25% by 2045.

The commitment contained within the Strategy is that:

We will achieve this vision by increasing resources with a dedicated focus on planting more trees, whilst maintaining, protecting and retaining our existing trees, and engaging our community to enable action to protect and retain trees in both the public and private realm.

The Strategy is structured with 6 guiding principles and 41 actions. The principles are explained in detail within the Strategy and as follows:

1. Plant more trees (and continually review planting options)
2. Have a plan (and set a target)
3. Protect more trees (and commit to protect them)
4. More tree maintenance/management (and enhance our maintenance)
5. Appreciate trees more (and engage our community)
6. Monitor and evaluate our progress (and change course if we need to)

Why plant more trees (and continually review planting options)?

The City of Charles Sturt declared Climate Change Emergency in December 2019 to undertake action to prepare and mitigate the impacts within our community.

Our city is getting hotter from the impacts of climate change and the urban heat island effect. Trees provide cooling benefits, mitigating the impacts of heat, which reduces heat-related illness and death. Trees and vegetation reflect heat and actively cool and clean the air by evapotranspiration.

People need trees for their health and mental well-being. They provide a sense of place and liveability.

Planting trees is an investment in the future of our City. The mature trees we enjoy and benefit from today, were planted by those generations before us, many decades ago.

By selecting the right tree for the right place and making sure the trees we plant now will establish well, and grow to maturity for future generations, ensures our investment is realised as planned and not vulnerable to failure. Species and site selection should focus on planting the largest-growing and longest-lived species suitable for each location.

The species that we currently plant and maintain, may be vulnerable to a changing climate. New and different options for species should be considered which are better adapted for greater resilience.

To achieve our vision and increase canopy cover to 25% by 2045 we will undertake an extended and intensive tree planting programme over many decades and enable our community to work with Council to achieve this target. We will educate our community and enhance liveability whilst reducing the urban heat island effect and mitigating the impacts of climate change across the city.

Why have a plan (and set a target)?

The 'business as usual' approach is currently leading to overall declines in the numbers of trees across the City and the percentage of urban tree canopy cover since 1998 being the first year of measuring cover. At current rates, targets will not be reached.

To counter this decline a planned approach to increase canopy cover is necessary and vital.

Having a plan is the 'roadmap' from where we are, to where we want to be, and spells out how we are going to get there.

The 30 Year Plan for Greater Adelaide (2017) outlines key directions to create a greener city through an increase in green cover by 20% across metropolitan Adelaide by 2045.

For Charles Sturt an increase of 20% on the 2014 baseline measure of 14.28% will provide a City-wide canopy target of 17.14% by 2045. This should be considered a minimum target increase and recognised as not adequate to achieve the ambitious target of 25% cover by 2045.

Why protect more trees (and commit to protect them) ?

A mature tree provides a far greater number of benefits than a newly planted one. Trees take decades (sometimes centuries) to reach maturity, making the need for protection and retention of existing trees in the landscape of great importance.

Our urban forest population is declining in size, primarily due to the number of trees being removed to allow for urban densification / infill development.

It is recognised in order to strike a balance between economic and environmental values, urban development does result in some trees being removed and new trees planted.

Well-considered and thoughtful design choices allow for existing trees to be retained as part of development.

Un-necessary removal of trees to allow for infill development, through whole of lot clearing and an increase in cross-overs (driveways) has been identified as a key driver in the decline of the urban forest City-wide and despite Council planting programs, the number of tree removals on private land in particular, outstrips the numbers of new trees being planted.

Planning and development legislation allows for the removal of trees other than those defined as "significant" or "regulated". This poses an exceptional challenge to maintaining and increasing canopy cover across the City on lands that are privately owned.

The introduction and application of the Planning and Design Code from 19 March 2021 under the Planning, Development and Infrastructure Act 2016 is a major reform of the planning system and many planning provisions, some of which pertain to trees.

The intent, application, and effect of these provisions will be closely monitored to determine the “on-ground” effects of these on trees planted, retained or removed, particularly on privately owned lands. The Code introduces requirements for developers to make provision for the planting of trees in sites of increasing density. The success of this will need to be closely monitored and enforced for there to be any significant improvement in private plantable space.

In the absence of legislative instruments, education, encouragement and other mechanisms (such as policy change and financial incentives) need to be explored and implemented to ensure greater protection (leading to increased retention) is given to privately owned trees.

Council will continue to advocate for improved tree planting and retention settings in the planning system to support expansion of urban tree canopy and green cover.

In cases where private development will impact on public trees, particularly in the case of cross-overs, mechanisms to influence the retention of these trees need to be introduced , such as incentivising (or mandating) shared cross-overs on subdivided lots and designs that work to retain existing landscape features, or allowing design outcomes which accommodate the long term health of the tree. Once the carrying capacity for trees in a streetscape is reduced by the proliferation of cross-overs, it can never be recovered.

More than 60% of the entire City is covered with impervious surfaces – buildings, roads, footpaths, paved surfaces and the like.

Creating more space for planting trees will be required to achieve the vision of 25% tree canopy cover by 2045. This is necessary in a streetscape to increase the number and size of trees that can be planted and is needed to counter the impacts on city wide tree canopy cover from private realm tree removals due to densification.

Streetscape changes, as in this road re-construction at Burleigh Avenue Pennington, provide more space - and is an opportunity to increase the number and size of trees that can be planted



Why more tree maintenance/management (and enhance our maintenance) ?

Growing trees to maturity, is a decades-long process.

Well-maintained trees that are subject to regular inspection to detect any threats, are pruned when necessary, and afforded good growing conditions, will continue to grow in a healthy state that leads to a long and full life-span and provide ongoing benefits to people and the environment in the City of Charles Sturt.

Conversely, poorly maintained trees, planted in sub-optimal growing conditions can be vulnerable to a range of threats such as drought, pest and disease attacks. This can lead to poor tree health, structural failure and shorten tree life spans, or cause tree death.

By investing in getting growing conditions right, and planting good quality stock, during a climatically appropriate planting season, allows for the best chance of successfully growing a tree to maturity.

Encouragement of community support to better care for public and private trees by understanding and responding to signs of tree stress such as pest or disease attack, providing supplementary watering during times of drought, and reporting of tree issues, will result in a healthier urban forest.

Reducing tree mortality to help extend the average life span of trees, provides for the greatest realisation of benefits to be derived from each tree and each budgetary cycle.

Why appreciate trees more (and engage our community)?

The more we all understand more about the benefits of trees and appreciate and value these living assets the more we will care for trees and advocate and support their retention in private and public landscapes.

Research has shown increasing canopy cover can increase property values. One study demonstrated that a 10 per cent increase in street tree canopy can increase the value of properties by an average of \$50,000

Another study identified a 10 per cent increase in tree canopy cover can reduce land surface temperatures by 1.13 degrees Celsius.

Educating our community about the work we do to maintain and enhance the urban forest is a cornerstone of increased visibility of the efforts being made and appreciation of the long-term goals and aspirations we have as a Council on behalf of our community.

Seeing the big picture helps us imagine a future where we all appreciate and value trees and fight for their retention and make smart decisions about designing for the inclusion of trees in our backyards and front yards and expect the same of Council.

Implementing a long-term communications strategy to educate and engage our residents about tree protection and planting goals will garner greater civic pride and “ownership”, as well as advocacy and support for better greening outcomes.

Why monitor and evaluate our progress (and change course if we need to)?

Our corporate and community planning structure uses indicators to measure and track our success. Our Community Plan 2020-2027 identifies that :

Our City will become greener with increasing tree canopy cover spaces and green infrastructure. Through improved biodiversity, we will achieve a better living environment for people.

The outcome being pursued is that : **Our city is greener to reduce heat island effects and enhance our biodiversity**, with the relevant success measure being that: **Our biodiversity and tree canopy cover are consistently increasing.**

This Tree Canopy Improvement Strategy is our overarching approach to achieving these community plan aspirations, outcomes and measures.

Understanding the impact and effectiveness of this strategy relies on effective monitoring and evaluation. This information will help us to understand emerging issues, improve our performance and ensure we are accountable to our community.

By planning from the start about what will be measured, how it will be measured, for what purpose, and for what audience, the information gathered will lead us to know whether we are doing the right thing and in the right way.

If we learn that we are deviating from our vision, we need to modify the strategy to achieve the desired goal.

Financial and Resource Implications

Implementation of the Strategy will require additional funding and resources subject to future budget bids.

Customer Service and Community Implications

The strategy aims to arrest the decline in tree canopy and generate a new mandate for tree planting, tree protection and resourcing directed to trees to improve the amount of tree canopy city wide for the benefit of our community and environment in the face of a changing climate.

Environmental Implications

Our city is getting hotter from the impacts of climate change and the urban heat island effect. Trees provide cooling benefits, mitigating the impacts of heat, which reduces heat-related illness and death. Trees and vegetation reflect heat and actively cool and clean the air by evapotranspiration.

The City of Charles Sturt declared Climate Change Emergency in December 2019 to undertake action to prepare and mitigate the impacts within our community. Developing and implementing the Tree Canopy Improvement Strategy builds our resilience to the effects of a changing climate and is an effective mitigation approach.

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

A comprehensive Community Engagement approach has been prepared and it is attached as Appendix C to the report.

Risk Management/Legislative Implications

There are no risk management or legislative implications.

Conclusion

The Tree Canopy Improvement Strategy 2021-2045 has been developed to improve our environment, reduce our urban heat island effect and increase the liveability of our City. Engaging with our community about this strategy is an important next step to ensure it meets community need and expectation. It is an aspirational strategic plan that contributes to the vision for our community and organisation of a '**Leading, Liveable City**'.

Appendices

#	Attachment
1	APPENDIX A - TREE CANOPY IMPROVEMENT STRATEGY AND UPDATED CANOPY MEASURE - TREE CANOPY COVER IN THE CITY OF CHARLES STURT - 2020 UPDATE
2	APPENDIX B - TREE CANOPY IMPROVEMENT STRATEGY AND UPDATED CANOPY MEASURE - GROWING GREEN- TREE CANOPY IMPROVEMENT STRATEGY
3	APPENDIX C - TREE CANOPY IMPROVEMENT STRATEGY AND UPDATED CANOPY MEASURE - COMMUNITY ENGAGEMENT APPROACH

APPENDIX A

(attached separately)

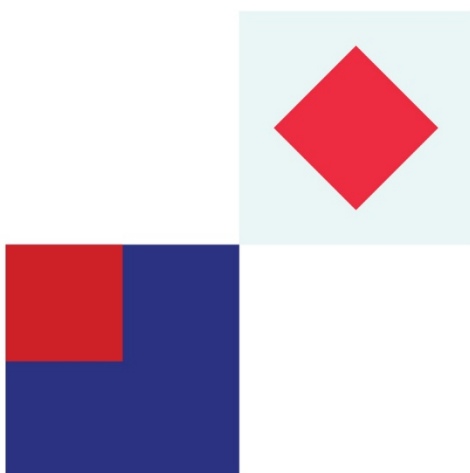
APPENDIX B

(attached separately)

APPENDIX C



Community Engagement Approach for Growing Green: Tree Canopy Improvement Strategy 2021-2045 June 2021



Contact: Mark Hannan
Strategic Planner Open Space Environmental Management
Open Space Policy, Planning & Assets
PH: 08 8408 1111
mhannan@charlessturt.sa.gov.au

COMMUNITY ENGAGEMENT APPROACH FOR GROWING GREEN: TREE CANOPY IMPROVEMENT STRATEGY 2021-2045

1. Purpose and Objectives

The purpose of this Community Engagement Approach is to articulate the various measures that will be undertaken to ensure the community, stakeholders, Mayor, Elected Members and staff are appropriately informed and engaged in the preparation of our Tree Canopy Improvement Strategy having regard to the requirements of the Local Government Act 1999 and Council's Public Consultation Policy (PCP).

The project is a matter set out in Part 3 of Council's Public PCP and accordingly the public consultation steps for this project have been determined by Council on a discretionary basis.

2. Project Background

Our corporate and community planning structure uses indicators to measure and track our success. Our Community Plan 2020-2027 identifies that :

Our City will become greener with increasing tree canopy cover spaces and green infrastructure. Through improved biodiversity, we will achieve a better living environment for people.

The outcome being pursued is that : **Our city is greener to reduce heat island effects and enhance our biodiversity**, with the relevant success measure being that: **Our biodiversity and tree canopy cover are consistently increasing.**

This Tree Canopy Improvement Strategy is our overarching approach to achieving these community plan aspirations, outcomes and measures.

A draft strategy to mitigate future tree loss and move towards overall canopy cover gain across the City has been drafted. The strategy, titled "Growing Green: Tree Canopy Improvement Strategy 2021-2045" builds upon the significant achievements and efforts undertaken by our organisation over many decades and provides a framework to deliver long-term, sustainable, and significant gains to our urban forest.

3. Consultation Scope

Aspects of the Tree Canopy Improvement Strategy (TCIS) engagement process are negotiable and non-negotiable, as described below:

Project Non-negotiables

- Purpose and intent:
 - Our endorsed Community Plan 2020-2027 identifies that :

- Our City will become greener with increasing tree canopy cover spaces and green infrastructure. Through improved biodiversity, we will achieve a better living environment for people.
- The outcome being pursued is that : **Our city is greener to reduce heat island effects and enhance our biodiversity**, with the relevant success measure being that: **Our biodiversity and tree canopy cover are consistently increasing.**
- The Tree Canopy Improvement Strategy is our overarching approach to achieving these community plan aspirations, outcomes and measures.

Project Negotiables

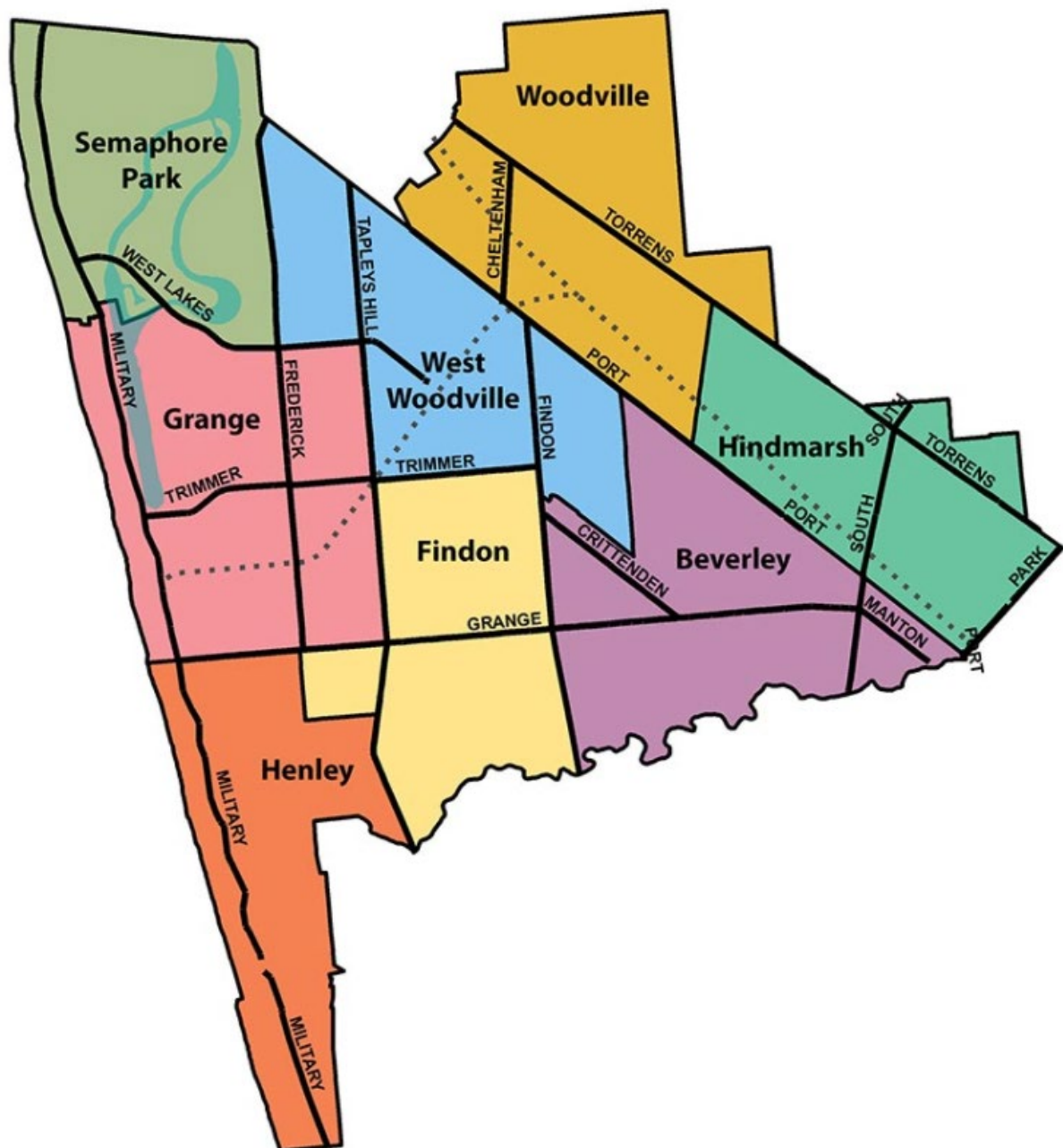
- The TCIS will be a living document and allow for further reviews every 5 years over the life of the plan 2021-2045.
- The community will be invited to provide their feedback on the documented strategy and actions.
- The community may suggest further actions for consideration.

4. Communities of Interest

Key stakeholders and communities of interest for this project include:

- Mayor and Elected members.
- Adjoining Councils and any relevant agencies.
- Local business and resident groups known to Council.
- The broad Charles Sturt community.
- Landowners and occupiers within the locality.
- Relevant associations, or other key stakeholder groups such as WACRA and Hindmarsh Greening
- School communities
- Green Adelaide

Map of consultation area



5. Planning Community Engagement and Timeframe

The scope for community engagement includes the following steps and timing.

The timeframe for the scope of engagement is outlined below.

Step	Title	Description	Timeframe
1.	Prepare Approach	Prepare a community engagement approach in relation to the matter.	June 2021
2.	Authorise Approach	Obtain authorisation of the community engagement approach from the Council	June 2021
3.	Undertake Community Engagement	<p>The engagement activities include the following minimum statutory requirements under the Local Government Act 1999, Council's PCP; and additional engagement activities beyond the Act and PCP.</p> <p>Minimum statutory requirements under the Act and PCP</p> <ul style="list-style-type: none"> • Public Notice. • CCS Website. • City of Charles Sturt social media platforms. • Posters and fact sheets. • Displays. • Your Say Charles Sturt. <p>Additional engagement activities</p> <ul style="list-style-type: none"> • Letters, emails and/or telephone calls to key stakeholders. • Individual, small group discussions and/or workshops. • Online survey of Council's E-Panel. 	July – August 2021
4.	Consider Submissions	Consider written submissions received.	September 2021
5.	Prepare Report	<p>Prepare a report for Council which:</p> <ul style="list-style-type: none"> • Summarises the community engagement process and outcomes; • Presents information in the broader context of the matter; and • Makes recommendations for Council to consider when deciding on the matter. 	October 2021
6.	Council Decision	Council members will consider the report and recommendation(s) and decide on the matter. The right of a member of the community to address Council by way of deputation in support of any written submission may be granted at the discretion of the Mayor.	October 2021
7.	Communicate Decision	<p>Following the decision-making process, communicate the decision by:</p> <ul style="list-style-type: none"> • via Your Say Charles Sturt and other communications channels. 	November 2021

Levels of Engagement

The Local Government Act 1999 empowers an elected Council in South Australia to make policy, strategic and budget decisions on behalf of its community, and delegations for decision making cannot be provided to the public.

The level of engagement for this project is *consult* given the:

- Single issue or a few issues involved in the matter.

- Multiple issues within a localised community.
- Moderate degree of complexity across a localised or broad community of interest.
- Moderate degree of impact on the community.
- Clear process forward or clear options for the way forward.

Communication and Engagement Techniques and Promotions

The following communication and engagement techniques and promotions are proposed.

Print Media Techniques

- CCS Column in the Messenger Newspaper
- Public Notice in the Messenger Newspaper or other newspaper

Social Media Techniques

- CCS Facebook
- CCS Twitter
- CCS Instagram
- CCS Snapchat
- CCS Linked In

Online Techniques

- City of Charles Sturt website
- City of Charles Sturt social media platforms
- City of Charles Sturt's e-Newsletter Diamond Bytes
- Your Say Charles Sturt
- Newsletter to Your Say Charles Sturt registered participants (includes over 1,900 registered participants)

Online Engagement Techniques

- Your Say Charles Sturt engagement - open to the general community
- Survey of CCS E-Panel (an advisory panel of 800 members which provides Council with a geographically and demographically representative community across the eight Wards)
- Online Survey - open to the general community

Conventional Engagement Techniques

- Written Submission
- Stakeholder Briefing
- Stakeholder Meeting
- Contact number for further information and questions
- Council Deputation

6. Reporting on Community Engagement

Community feedback will be analysed and collated into common themes and will inform the refinement of the TCIS. A report will be prepared for the consideration of Council.

Following Council endorsement of the TCIS, stakeholders and members of the community who participated in the engagement process will be informed of Council's decision and where they can view the new TCIS via Your Say Charles Sturt and other communications channels.

7. Budget

The resources required to plan, deliver and report on the public consultation of the proposed Tree Canopy Improvement Strategy include the following:

Resource Requirement	Budget Estimate
Internal administration costs associated with the project and preparation of associated key messages and documents	Covered by recurrent operational budget
Use of City of Charles Sturt website, Charles Sturt YourSay site, and City of Charles Sturt's social media platforms	Covered by recurrent operational budget
Printing of survey and fact sheet and distribution to civic centre, libraries and community centres and key stakeholders (e.g. local resident and business groups)	\$500
Total	\$500

8. Risk Management

The key issues and risks for Council if a community engagement approach is not delivered, or not delivered well, include:

- Balancing individual views with broader community views.
- Community satisfaction.
- Failing to understand community sentiments on a project.
- Impacts associated with project delays.
- Media interest.
- Reputational risks.

This community engagement approach aims to mitigate and or manage any risks that may arise during the community engagement process.

9. Approval of the Community Engagement Approach

Seek Council approval for the community engagement approach.

4.39 TREE LOCATED IN FRONT OF 16 - 16A FOURTH AVENUE SEMAPHORE PARK

TO Asset Management Committee

FROM: Technical Officer Arboriculture - Chris Taras

DATE: 21 June 2021

Brief

A request has been received to remove a non-regulated Holm Oak (*Quercus ilex*) located in front of 16 - 16A Fourth Avenue, Semaphore Park. The request has been received from the Ward Councillor, Councillor Gerard Ferrao on behalf of the property owner. This report presents the requestors reasons for removal and the outcome of the tree assessment in accordance with the Council's Tree and Vegetation Policy.

Recommendation

- 1. That the report be received and noted.**
- 2. That the non-regulated Holm Oak (*Quercus ilex*) located in front of 16 - 16A Fourth Avenue, Semaphore Park assessed against Council's Tree and Vegetation Policy be retained.**

Status

This report relates to or impacts upon the following Community Plan Objectives 2020-2027.

Our Liveability - A liveable City of great places

A well-designed urban environment that is adaptive to a diverse and growing City. Enhance the diversity of open spaces to create innovative, accessible and flexible community spaces.

Our Environment - An environmentally responsible & sustainable City

Our city is greener to reduce heat island effects and enhance our biodiversity. Charles Sturt is recognised as a leading partner and educator pursuing a sustainable future with our community.

Relevant Council policies are:

- Tree and Vegetation Policy

Relevant statutory provisions are:

- Local Government Act 1999

Executive Summary

The Holm Oak (*Quercus ilex*) is located in front of a residential rental property at 16 - 16A Fourth Avenue, Semaphore Park. Recent correspondence was received from the owner of the property and was presented in May 2021 to Ward Councillor Ferrao (refer to **Appendix C**).

The correspondence requests the removal of the tree as a matter of urgency, as the residents who rent the property have safety concerns associated with their mobility.

In addition, the correspondence refers to mess (acorns) created by the tree creates and concerns they are a slip hazard. It is also suggested the tree creates blocked stormwater pipes and gutters and that tree root activity is damaging Council infrastructure and private property.

The Holm Oak (*Quercus ilex*) has multiple stems with a total circumference of greater than 2.0 metres and an average circumference of greater than 625mm, measured at one metre above natural ground level. Taking into account the tree species, and that it is located within ten metres of a residential dwelling, it is not classified as being regulated.

In response to the request for removal, the tree has been assessed against Council's Tree & Vegetation Policy. The tree is in early maturity was assessed as being in good health with a good structural status. The tree is free of notable defects, it does not have an ongoing history of branch failure and was assessed as not being an unacceptable risk to personal safety and to property. It is therefore recommended the tree be retained.

Background

The tree is growing on the road reserve in front of a residential property at 16 - 16A Fourth Avenue, Semaphore Park (refer **Appendix A and B**).

Initial email correspondence was received from the owner in May 2019, requesting removal of the tree as tree root activity had lifted the Council concrete footpath and small concrete boundary fence plinth, the rubbish truck was unable to empty bins in front of the properties and the associated mess (acorns) the tree creates. It was suggested the tree is posing a risk to public safety.

A tree assessment was undertaken by Council's Arboriculture Officer in May 2019 in accordance with Council's Tree and Streetscape Policy in response to the concerns raised. It was recommended that the tree be retained as it was in good health and condition and posed a low risk to personal safety and to property.

As an outcome of the previous tree assessment in 2019, tree root pruning and tree root barrier installation was undertaken in September 2019 to mitigate risks to damaging Council infrastructure and to private property.

Report

The Holm Oak (*Quercus ilex*) is the dominant street tree species in Fourth Avenue with over twenty specimens in the street, ranging from mature to semi-mature specimens.

The Holm Oak (*Quercus ilex*) is also located in other areas within the City of Charles Sturt;

- Victoria Street, Henley Beach
- Third Street, Semaphore Park
- Harriet Street, West Croydon
- Beeston Way, West Lakes

On 19 May 2021 (refer to Appendix C) an email was issued to Ward Councillor Ferrao from the adjoining owner of 16 -16A Fourth Avenue, Semaphore Park requesting the removal of the subject street tree.

The owner submitted the following information for the request for tree removal;

Q1. I rent the above dwellings to people who are elderly and have mobility issues. The tree drops nuts/berries all year around and are a slipping and a tripping hazard. The nuts/berries block storm water pipes and gutters.

Response:

All trees both evergreen and deciduous create some form of associated mess, primarily leaves, flowers, fruit and bark.

The Holm Oak (*Quercus ilex*) is the dominant street tree species in Fourth Avenue with over twenty specimens in the street, ranging from mature to semi-mature specimens.

Unfortunately trees do drop leaves, flowers, seeds, fruit and other material, and while Council is a custodian of community trees it is not responsible for their naturally occurring behaviour. Council considers it has taken reasonable actions to reduce the leaf litter and debris, including inspections and pruning (carried out in accordance with Councils Tree and Vegetation Policy and the Australian Standard AS 4373-2007 'Pruning of Amenity Trees').

There are two basic types of risks associated with trees, conflicts and structural failures. Risks associated with conflicts (leaves, fruit and other debris etc) are generally not considered as being unacceptable risks to personal safety or to property and are not generally the primary focus of tree risk methodologies utilised within arboriculture assessments.

Trees are assessed on a case by case basis. The tree has developed a short single trunk that divides into primary co-dominant stems at 0.9 metres above ground level and the tree forms a balanced spreading crown. The tree does not have an ongoing history of branch failure and the primary and secondary branches on the subject tree are well attached and free of notable defects. The tree is free of significant structural flaws and subsequently was assessed as not posing an unacceptable risk to personal safety or to property.

Council has a road sweeping program to ensure that the road network is kept clean and gutters clear of debris. The program aims to sweep every residential street a minimum of eight times a year and main roads once a week. During seasons with high leaf fall, roads affected will be swept on a more regular basis.

Q2. Further tree pruning over the years has not worked. In fact, tree pruning has made the tree stronger, and the roots are damaging public walkways and the structure of my investment properties.

Response: There are approximately 50,000 street trees within the City of Charles Sturt and subsequently Council undertakes a Whole Street Pruning Program (3 yearly cycle) with each tree being inspected and pruned accordingly, primarily to maintain clearances over roads, footpaths and crossovers. In addition, individual customer requests can be recorded for additional maintenance pruning such as canopy reduction over private property, if required. Currently no parts of the tree crown overhang the adjoining property.

Council has taken reasonable action by undertaking general maintenance pruning with no canopy overhang onto private property. In addition Council undertakes a regular street sweeping program.

In addition as an outcome of the previous tree assessment 2019, tree root pruning and tree root barrier installation was undertaken in September 2019 to mitigate risks to damaging Council infrastructure and to private property.

Financial and Resource Implications

The Parks & Arboriculture recurrent budget funds all horticultural and arboricultural tree maintenance activities. The Tree and Vegetation Policy requires that reports relating to tree removal include the cost of removal of the subject tree/s and Council may choose to apportion some or all the costs to the applicant.

In the case of the Holm Oak (*Quercus ilex*) located in front of 16 - 16A Fourth Avenue, Semaphore Park, cost of the removal is estimated to be \$520.00. Replacement of the Holm Oak (*Quercus ilex*) located in front of 16 Fourth Avenue, Semaphore Park with a new tree will cost \$200.00.

Customer Service and Community Implications

There are no customer service or community implications.

Environmental Implications

Trees are critical to providing cooler, safer and more liveable open spaces across the City of Charles Sturt. As Western Adelaide's climate continues to warm over time, the role of trees in cooling local environments will become increasingly important. Trees within the urban environment ensure that amenity, habitat and biodiversity needs of the city are maintained.

In 2019, Seed Consulting (now trading as Edge Environment) quantified the cooling benefits of trees in a number of streets in the City of Charles Sturt. In this study, Kestrel heat stress weather stations and an industrial drone carrying a FLIR duoPro R thermal imagery, at a height of 50 metres above the road surface, were used to measure the impacts of shade trees in public areas. That study showed that, on hot days and under the shade of a tree, an average 15 degrees of surface temperature cooling, 9.9 degrees of thermal comfort cooling, and 1.3 degrees in air temperature cooling were recorded.

These results represent very significant cooling benefits of trees in public spaces. This directly benefits street users, and in particular pedestrians.

The cooling effect of trees improves public safety during periods of extreme heat. In January 2019, a report from the Australia Institute ("Heat Watch: Extreme Heat in Adelaide") identified that the average number of days in Adelaide over 35 degrees could increase by 180% without strong climate policies – from 17-19 days per year to 50-51 days per year by 2090.

Trees improve the local climate, reducing the air temperature and increase humidity. Collectively, they reduce the urban heat island effect and provide shade for buildings and hard surfaces (refer **Appendix D**).

In addition to the above benefits, trees also provide a significant carbon sink, helping to buffer the impacts of the community's greenhouse gas emissions, and improve air quality. The volume of greenhouse gases captured by the tree identified within this report is calculated below.

Using a basic carbon calculator tool, we can also measure the approximate carbon absorbed in a tree to date. A Holm Oak with a multi-stemmed circumference of 1.63m can store up to 1006kg of carbon.

(<https://www.northsydney.nsw.gov.au/carbon/carbon.html>) This is the equivalent of the greenhouse gas emissions emitted by 0.8 cars being driven continuously for one year. (<https://www.epa.gov/energy/greenhouse-gas-equivalencies-calculator>).

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

The Tree & Vegetation Policy states that where a request has been made to Council to consider removal of a tree which is deemed to be structurally sound, healthy and worthy of retention but where Committee/Council believe there may be good reason for removal other than the health of the tree and where the tree is a significant, regulated or non-regulated large tree in a streetscape or reserve, community feedback and comment will be invited in accordance with the Public Consultation Policy and the Public Consultation Implementation Procedure.

If the Committee should consider there is a justifiable reason for removal outside the Tree and Vegetation Policy tree removal criteria, then an alternative motion will be required as follows:

1. That community feedback and comment is to be sought in line with Council's Public Consultation Policy in respect to removal of the tree located in front of 16 Fourth Avenue, Semaphore Park on the basis that (*insert reasons for removal*).
2. That a further report is presented to the relevant Committee presenting the findings from the adjoining residents, owners and occupiers.

Risk Management/Legislative Implications

The subject tree is growing in a non-irrigated nature strip, 3.5m in width. The crown of the tree does not overhang private property.

The fruit that form on this tree species, Holm Oak (*Quercus ilex*) is an acorn ripening in the first year, brown in colour, 1.5-2cm long, one third enclosed in a light green cupule on a short peduncle.

There are two basic types of risks associated with trees; conflicts and structural failures. Risks associated with conflicts (leaves, fruit and other debris etc) are generally not considered as being unacceptable risks to personal safety or to property.

Complaints about leaf litter, twigs or other debris is not a valid reason for removal in accordance with Council's Tree and Vegetation Policy.

The Holm Oak (*Quercus ilex*) located in front of 16 Fourth Avenue, Semaphore Park was assessed as being in good health and in good structural condition and does not pose an unacceptable risk to personal safety or property.

Conclusion

The Holm Oak (*Quercus ilex*) located in front of 16 - 16A Fourth Avenue, Semaphore Park was assessed as being in good health and in good structural condition which does not pose an unacceptable risk to personal safety or property. The tree was assessed against Council's Tree and Vegetation Policy and therefore recommended that the tree be retained.

Appendices

#	Attachment
1	Appendix A - Tree located in front of 16 - 16A Fourth Avenue Semaphore Park
2	Appendix B - Tree located in front of 16 - 16A Fourth Avenue Semaphore Park
3	Appendix C - Tree located in front of 16 - 16A Fourth Avenue Semaphore Park
4	Appendix D - Tree located in front of 16 - 16A Fourth Avenue Semaphore Park
5	Appendix E - Tree located in front of 16 - 16A Fourth Avenue Semaphore Park

TREE LOCATED IN FRONT OF 16 - 16A FOURTH AVENUE SEMAPHORE PARK

APPENDIX A



TREE LOCATED IN FRONT OF 16 - 16A FOURTH AVENUE SEMAPHORE PARK

APPENDIX B







TREE LOCATED IN FRONT OF 16 – 16A FOURTH AVENUE SEMAPHORE PARK

APPENDIX C

Subject: FW: From Gerard Ferrao Re: Tree removal - 16 -16a Fourth Ave Semaphore Park

From: Cr Gerard Ferrao <gferrao@charlessturt.sa.gov.au>
Sent: Wednesday, 19 May 2021 11:43 PM
To: Albert Lindop <bertandchris@bigpond.com>; Sam Higgins <shiggins@charlessturt.sa.gov.au>; Bruce Williams <bwilliams@charlessturt.sa.gov.au>
Cc: Cr Tolley Wasylenko <twasylenko@charlessturt.sa.gov.au>; Cr Kelly Thomas <kellythomas@charlessturt.sa.gov.au>
Subject: From Gerard Ferrao Re: Tree removal - 16 -16a Fourth Ave Semaphore Park

Can someone please help out Bert.
His issue is urgent - this tree is causing him and his tenants issues.
Could you please look into this urgently
Gerard

GERARD FERRAO
J.P., B.EC., M.A., LL.B., G.D.L.P.
Councillor, Semaphore Park Ward
PO Box 1, Woodville SA 5011
M: 0411 775 391
E: gferrao@charlessturt.sa.gov.au
W: www.charlessturt.sa.gov.au

From: Albert Lindop <bertandchris@bigpond.com>
Sent: Wednesday, 19 May 2021 6:06:59 PM
To: Cr Gerard Ferrao
Subject: Tree removal - 16 -16a Fourth Ave Semaphore Park

Dear Gerard

I have yet to hear or see any action taken regarding the tree's removal Ref CR12601/21 as state in my email Thursday, 13 May 2021 On 14 May 2021, . The tree drops nuts/berries all year around and are a slipping and a tripping hazard ,to my 2 elderly tenants and public using the footpath.

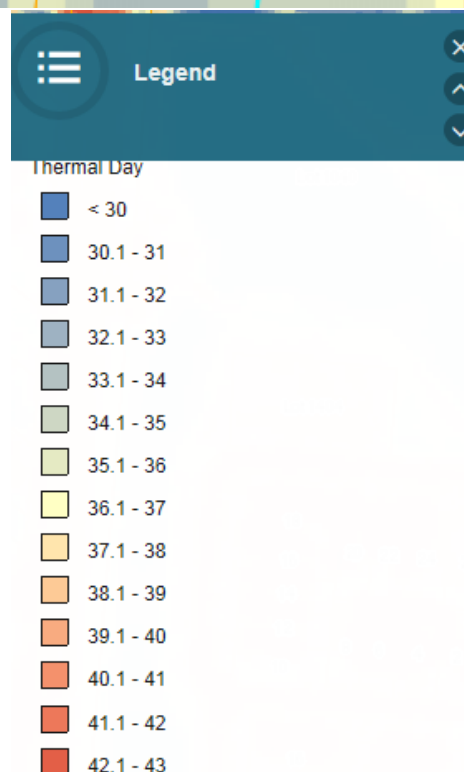
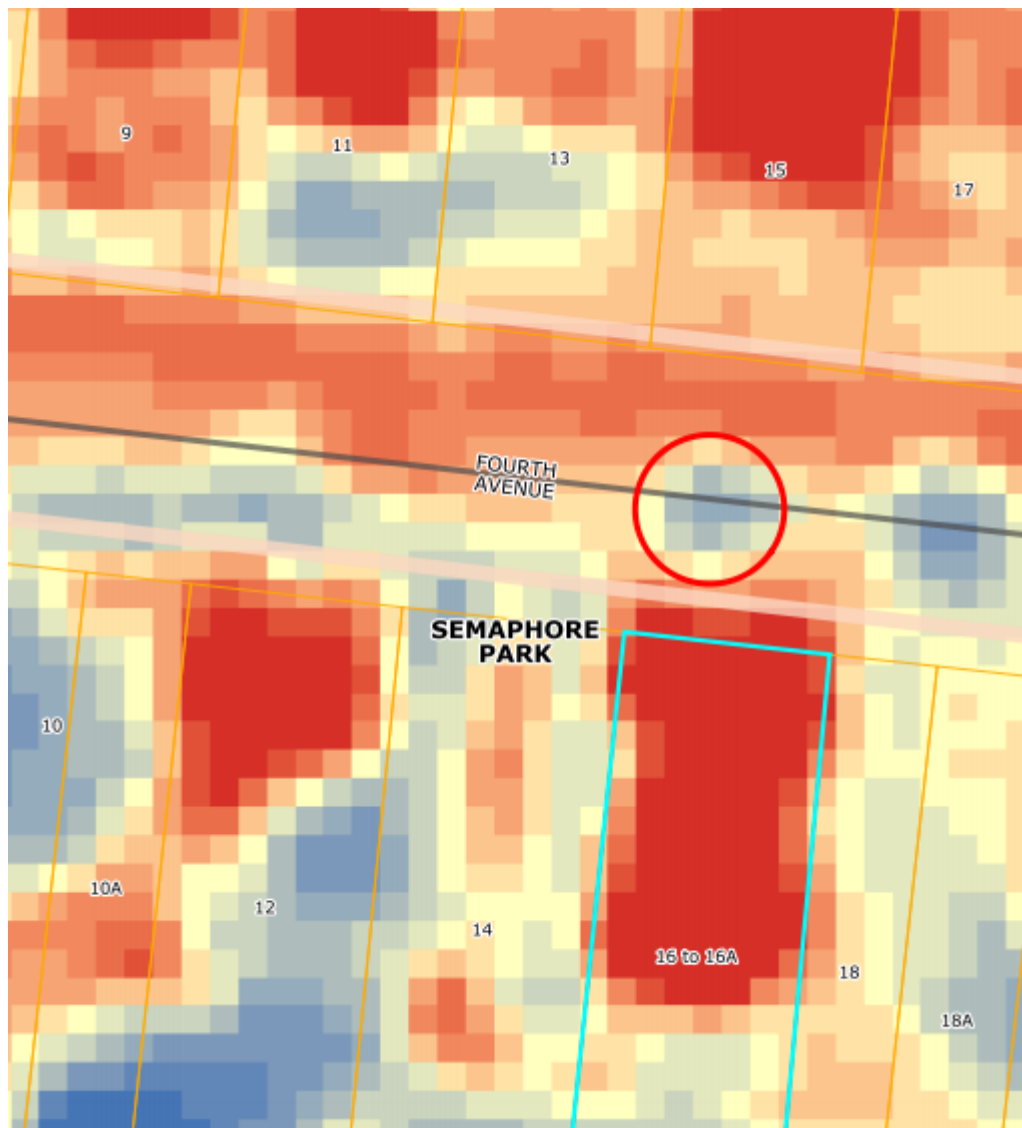
Please not with due respect this requires the council to act urgently before someone slips and end up in hospital .

Regards

Mr Bert Lindop

TREE LOCATED IN FRONT OF 16 – 16A FOURTH AVENUE SEMAPHORE PARK

APPENDIX D



TREE LOCATED IN FRONT OF 16 – 16A FOURTH AVENUE SEMAPHORE PARK

APPENDIX E

Risk Management

There are two basic types of risks associated with trees, conflicts and structural failures. Risks associated with conflicts (leaves, fruit etc) are generally not the primary focus of methodologies utilised within arboricultural assessments. However, in this case the fundamental steps have been applied.

An extensive assessment and risk assessment, in relation to the subject tree's health and structure has been undertaken.

A tree hazard assessment adapted by Matheny and Clark (1994) identifies three key components.

Failure Potential:

- The tree is free of notable defects.
- The tree does not have a history of previous branch failure.

Size of Part (an environment that may contribute to that failure):

- The tree is free of notable defects.
- The tree does not have an ongoing history of branch failure.

Target Rating (a person or object that would be injured or damaged):

- The tree is located on a local road reserve.
- There is no crown overhang onto the adjoining private property to the south.

The following table is a guide for risk assessment:

Failure Potential	1 = Low	2 = Medium	3 = High	4 = Severe
Size of Part (branches)	1 = 150mm	2 = 150-450 mm	3 = 450-750mm	4 = >750mm
Target Rating	1 = Occasional Use	2 = Intermediate Use	3 = Frequent Use	4 = Constant Use

Any tree with a rating of 10 or over requires immediate attention.

Risk Appraisal for Holm Oak (*Quercus ilex*)

Failure potential **1** + Size of part **1** + Target **2** = **4** Hazard Rating.

4.40 ROAD CLOSURE - PORTION OF GILES STREET (FORMERLY BOLLEN STREET), KILKENNY

TO Asset Management Committee

FROM: Transport Engineer - Chris Bentick

DATE: 21 June 2021

Brief

This report seeks to commence the process under the Roads (Opening and Closing) Act 1991 to close a portion of Giles Street in Kilkenny and sell it to the Registered Proprietor of the adjoining allotment at 16 Humphries Terrace, Kilkenny.

Recommendation

1. That Council notes that an application has been received for the closure and sale of a portion of Giles Street in Kilkenny, adjoining the allotment at 16 Humphries Terrace (as identified in Appendix A).
2. That Council notes that a previous proposal to close this portion of Giles Street in 2005 was endorsed by Council but rejected by the Minister due to an objection to the road closure submitted by the Governing Council of Challa Gardens Primary School and a determination by the Minister that the road was not surplus to public requirements.
3. That Council notes that the current Governing Council of Challa Gardens Primary School advises that it has no objection to the current road closure proposal.
4. That Council, having considered the criteria for closing roads pursuant to Section 16 of the Roads (Opening and Closing) Act 1991 (shown in Appendix C), finds that the portion of Giles Street Kilkenny is excess to requirements and Council commences the process in Part 3 of the Roads (Opening and Closing) Act 1991 to close the portion of Giles Street Kilkenny shown in Appendix A.
5. That persons making written submissions and wishing to make a verbal submission be heard prior to Council determining whether to make a Road Process Order to close the portion of Giles Street, Kilkenny.
6. That Council enters into a Preliminary Agreement as allowed in Part 3, clause 12 of the Roads (Opening and Closing) Act 1991 for the sale of the land to the Registered Proprietor of 16 Humphries Terrace for the land value (as determined by independent valuation) plus a contribution to applicable road closing and land transfer costs.
7. That Pursuant to Section 193 (4a) of the Local Government Act 1999, Council excludes the closed road from the Community Land classification, to enable transfer to the Purchaser and amalgamation with the adjoining private allotment.
8. That the Mayor and Chief Executive Officer affix the Council seal and sign all documents relating to this matter (or to facilitate these recommendations).
9. That Council authorises the Mayor and the Chief Executive Officer to enter into all Conveyancing Transactions relevant to this matter and to sign all documents and provide such information as required to affect such Conveyancing Transactions.

Status

This report relates to or impacts upon the following Community Plan Objectives 2020-2027.

Our Liveability - A liveable City of great places

Drive an integrated, responsive transport system and well-maintained network of roads and paths that facilitate safe, efficient and sustainable connections.

Relevant Council policies are:

- Nil

Relevant statutory provisions are:

- Roads (Opening and Closing) Act 1991

Background

At the meetings of Strategic Directions and Asset Management Committee on 27 June 2005 and 28 August 2006 (refer SDAMC 27/06/05, Item 3.40 and SDAMC 28/08/06, Item 3.71) a proposal to close and sell this portion of Giles Street (formerly Bollen Street) was considered and endorsed by the Council.

Council subsequently made a Road Closure Order for this portion of Giles Street, however the Minister for Infrastructure decided not to confirm (approve) the Road Closure Order on the basis that the road was understood to provide safe access to Challa Gardens Primary School and was determined not to be excess to public requirements.

Since 2006, the owners of 16 Humphries Terrace have made subsequent enquiries about purchasing the road, however until now none of these enquiries have resulted in commencement of procedures under the Roads (Opening and Closing) Act 1991.

Report

A & G Swann Nominees Pty Ltd, which has been the Registered Proprietor of 16 Humphries Terrace in Kilkenny since December 2020, has requested that Council considers selling a portion of the Giles Street road reserve so that it can be amalgamated with the allotment at 16 Humphries Terrace. Refer **Appendix A** for a site plan.

The portion of road that is proposed to be closed has an approximate total area of 320 square metres. The road is known as Giles Street, which was formerly known as Bollen Street (as referenced on Deposited Plan 43729 relating to 16 Humphries Terrace, Kilkenny). The road is currently a cul-de-sac with a bitumen sealed surface and concrete kerb and gutters. The road surface is pot-holed and is in poor condition.

An investigation of service utilities shows that public utility providers have infrastructure adjacent the subject land, including gas, stormwater, waste water and mains water. Should Council commence the process to close this portion of road, public utility providers with infrastructure within or near the road will have an opportunity to request easements to protect their infrastructure, in accordance with the provisions of the Roads (Opening and Closing) Act 1991.

The Governing Council of Challa Gardens Primary School previously objected to the closure of this portion of road due to impacts on gate access, parking provision, security concerns and lack of information about potential uses for the land.

It is understood that the layout of the School and the boundary fencing adjacent the road has changed since 2005 and that the reasons for the previous objection may no longer be relevant. Furthermore, Council has since introduced 'No Stopping' restrictions in the road to preserve vehicular access to 16 Humphries Terrace. The current Governing Council has advised Council staff that it has no objection to Council commencing the process for closing the road.

It is the view of Council's Land Acquisition Group (LAG) that this portion of is not required as a road for public use in regard to present and likely future needs of the area and that the closure and sale of this portion of public road reserve is worthy of consideration, provided that service authority assets are protected, along with legal access to them.

The LAG recommends that Council commence the process to close this section of public road under the Roads (Opening and Closing) Act 1991 as the land is surplus to Council requirements.

Financial and Resource Implications

Council obtained a valuation for the road in 2018 in response to enquiries from the previous owner of 16 Humphries Terrace. The road was valued at \$32,000. A new valuation will be obtained to take into account the current market value. The cost of this independent valuation will be shared between the Council and the Applicant. Council will coordinate the preparation of the contract documents (Preliminary Agreement for Transfer), the costs for which will also be shared with the Applicant.

There is a cost share arrangement for the valuation and contract documents as Council will also benefit from the road closure due to Giles Street being frequently used for illegal dumping and having parking infringement issues. The maintenance of the road area will also be transferred to the new owner. This will reduce the maintenance and resourcing costs to Council.

The Applicant will cover all other administrative costs associated with the road closure and land transfer.

The payment for the land will occur once the Minister has made a decision to endorse the closure, it has been gazetted and Certificate of Titles issued

Customer Service and Community Implications

The proposed road closure removes Council's maintenance responsibility over a portion of land which is of little use to the public.

Environmental Implications

There are no environmental implications.

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

The process under the Roads (Opening and Closing) Act 1991 for undertaking a Road Closure is included in **Appendix B**. The process includes written notification to all affected property Registered Proprietors, inviting submissions. Persons who make written submissions must be notified of the meeting when the road closure will be considered.

Once the submissions have been heard and considered, Council will decide whether to proceed and make a Road Process Order to close the roads under the Roads (Opening and Closing) Act 1991. Should the decision be made to proceed, the Surveyor General will make a recommendation to the Minister. The Minister will then advise Council of the decision. If the Minister agrees to close the roads, the Register-General will Gazette the order. In this case the land will not be declared as community land, but transferred to the Registered Proprietor of the adjacent allotment.

Should the decision be made to not close the road (by Council or by the Minister), then the process above will be cancelled and the portion of Giles Street will remain as public road.

Risk Management/Legislative Implications

If the Minister forms an opinion based on information from the Surveyor General about whether Council has complied, or substantially complied with procedure and requirements of the Act and any relevant matters, usually relating to best public benefit, the Minister may decline to confirm the Road Process Order (after the next decision by Council).

Conclusion

The Registered Proprietor of the allotment at 16 Humphries Terrace in Kilkenny has approached Council requesting the closure and sale of a portion of road reserve adjoining the allotment. Closing this portion of Giles Street does not have negative implications for pedestrian or vehicular access, or public open space provision and the land is considered excess to Council requirements. The applicant will pay the amount determined by the Licensed Valuer for the land and associated costs for the closure of the road and the land transfer.

It is recommended that Council commence the process to close this portion of road under the Roads (Opening and Closing) Act 1991.

Appendices

#	Attachment
1	Appendix A
2	Appendix B
3	Appendix C

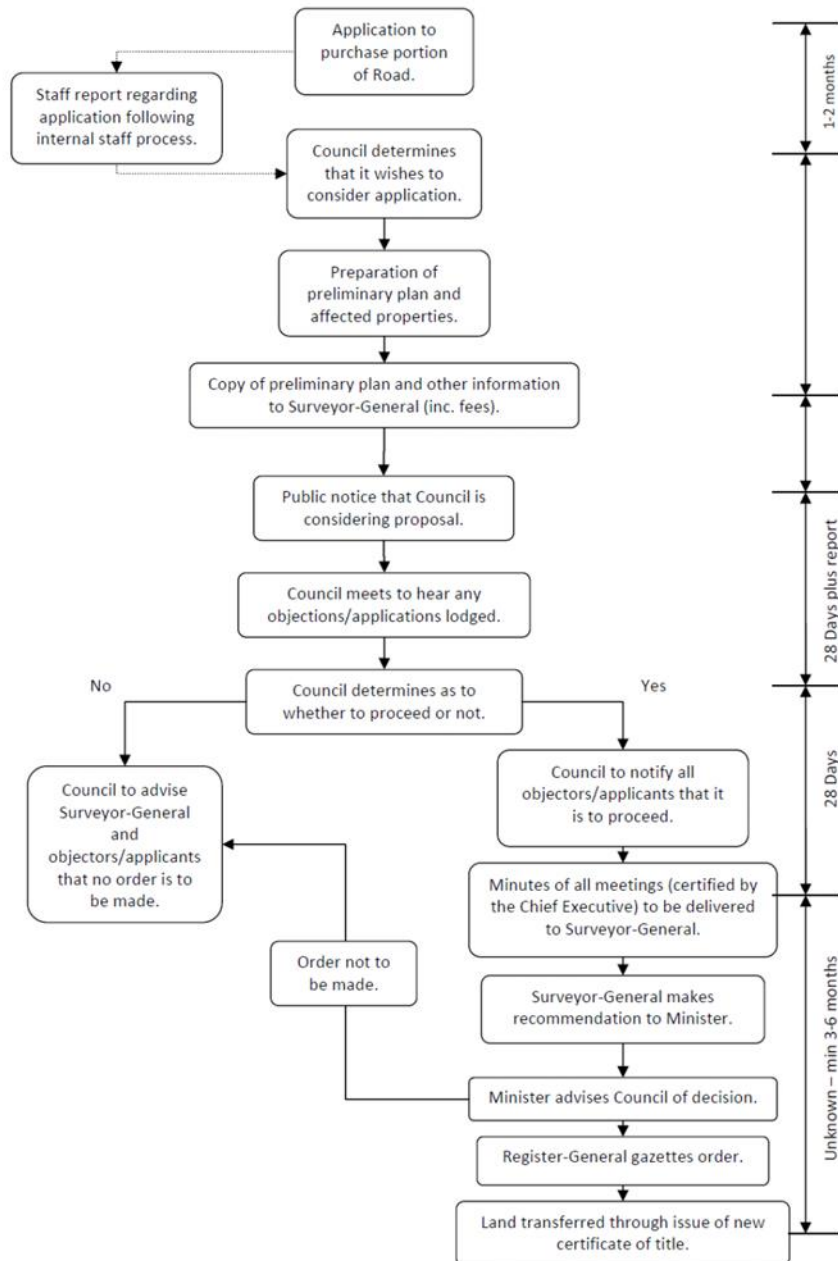
APPENDIX A



APPENDIX B

Road Closure Process Flow Chart

Roads (Opening and Closing) Act



APPENDIX C

16—Criteria in relation to road process orders

In determining whether to make a road process order and what order should be made, the relevant authority must have regard to—

- (a) any objections made by any person pursuant to this Act; and
- (b) the plans, principles, regulations and other matters to which regard must be had by assessment authorities for determining applications for development authorisation under the *Planning, Development and Infrastructure Act 2016* in relation to developments in the area to which the proposed road process order relates; and
- (c) whether the land subject to the road process is reasonably required as a road for public use in view of present and likely future needs in the area; and
- (d) alternative uses of the land subject to the road process that would benefit the public or a section of the public; and
- (e) any other matter that the authority considers relevant.

4.41 COMMUNITY ENGAGEMENT, MODEL T CLUBROOMS LEASE AGREEMENT

TO Asset Management Committee

FROM: Commercial Property Management Officer - Lesley Golley

DATE: 21 June 2021

Brief

This report is presented to seek endorsement of the community engagement approach and subsequent public consultation with regard to the granting of a new term of Lease to the Model T Ford Club (the Club). The Lease will enable the continued occupation of the clubrooms in the median of Port Road, Croydon and provide some stability for service planning and capital investment by the Club.

The asset is located on land which is owned by the Minister for Infrastructure and Transport but has been transferred into the care and control of the City of Charles Sturt (Council). Importantly, the land is subject to a Dedication which means it is to be treated as Community Land rather than local government land. The tenant has requested a 10 year term as a five year initial term and five year renewal, effective from 1 September 2021 to 31 August 2031, in support of capital works they have planned and funded for the site. The Local Government Act, 1999 sets out that when Community Land is alienated by Lease or Licence for a period of more than 5 (five) years, the community must be consulted.

Recommendation

- 1. That Council endorse the Community Engagement Approach (Appendix A) prepared for consultation pertaining to the 10 year term of Lease proposed over the Model T Ford Clubrooms in accordance with Section 202 of the Local Government Act, 1999.**
- 2. That a further report on the community consultation outcomes are brought back the Asset Management Committee for further consideration.**

Status

This report relates to or impacts upon the following Community Plan Objectives 2016-2027.

Our Liveability - A liveable City of great places

City assets and infrastructure are developed and enhanced on a strategic and equitable basis in collaboration with local communities and other relevant parties, including industry and government.

Our Environment - An environmentally responsible & sustainable City

Greenhouse gas emissions significantly reduce, and we adapt to our changing climate.

Our Economy - An economically thriving City

Local businesses and entrepreneurial activities flourish through the support, engagement and relationships that are developed and maintained.

Our Leadership - A leading & progressive Local Government organisation

Open and accountable governance.

Relevant Council policies are:

- Public Consultation Policy

Relevant statutory provisions are:

- Local Government Act, 1999 - Section 202, Alienation of Community Land by Lease or Licence

Background

The Model T Ford Club have occupied the clubrooms located in the median strip of Port Road, Croydon, for 30 years. In that time the Club have established themselves as reliable tenants and have worked with the Council to maintain and improve the asset. They have, by prior arrangement, increased use of the Clubrooms substantially and now share the premises with a number of hobbyist and interest clubs.

In the 2020 - 2021 financial year the club built additional storage to accommodate growing numbers of the community accessing and using the facility. In the 2021- 2022 financial year they intend to install a significant solar panel array, reducing their carbon footprint as much as possible. This is a significant investment by the Club.

Their current tenancy expires on 31 August 2021. The Club are seeking a new lease term of ten years to justify their intended investment in the asset.

Report

The Model T Ford Club have occupied the clubrooms in the median strip of Port Road, Croydon for 30 years. During this time the Club have undertaken renovations in partnership with Council and in some circumstances, wholly funded by themselves.

The current Lease Agreement over the Premises expires on 31 August, 2021. In May 2021 communications commenced to discuss their intentions with regard to their occupancy. The Club have recently indicated that they are looking to install a significant solar panel array (48 panels) to reduce consumption charges and reduce their carbon footprint. The Club will fund the project through grant funding and their own funds, with no impost on the ratepayer.

In support of their investment in the asset, the Club have asked Council to consider a 10 year lease term which will ensure they receive some benefit from the installation. Property Services staff are in support of this proposal. The Club have been proactive and compliant tenants throughout their occupation and have opened the asset up for use by a large number of other enthusiast and hobby clubs, maximising community use.

The clubrooms are located on land which has come into Council's care and control by a Dedication from the Minister for Infrastructure and Transport. This means it is to be treated as Community Land and in accordance with the Local Government Act, 1999, will require a public consultation component - in line with Council's own Policy - prior to offering any lease for a period of greater than five years.

Details of the proposed Community Engagement are attached as **Appendix A**. The public notification period will be for a minimum of 21 days in keeping with Council's Public Consultation Policy and the outcomes presented to the Asset Management Committee for consideration as soon as possible after the closing date.

Financial and Resource Implications

There are some minimal costs associated with advertising, which are disclosed in **Appendix A**. It is expected these will be in the vicinity of \$500 and will be drawn from operational funds.

Customer Service and Community Implications

There are no Customer Service implications as the point of contact for the consultation will be the Coordinator, Property Services. Further, there are no community implications in that the proposal presents no change to the current operation of the asset.

Environmental Implications

It is anticipated that the longer term of occupancy offered in support of the installation of solar panels will reduce the carbon footprint of anyone using the asset.

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

Community consultation is mandatory under the Local Government Act, 1999. Details are attached as **Appendix A** and are compliant with Council's Public Consultation Policy.

Risk Management/Legislative Implications

Risk management and legislative compliance are addressed by undertaking community consultation.

Conclusion

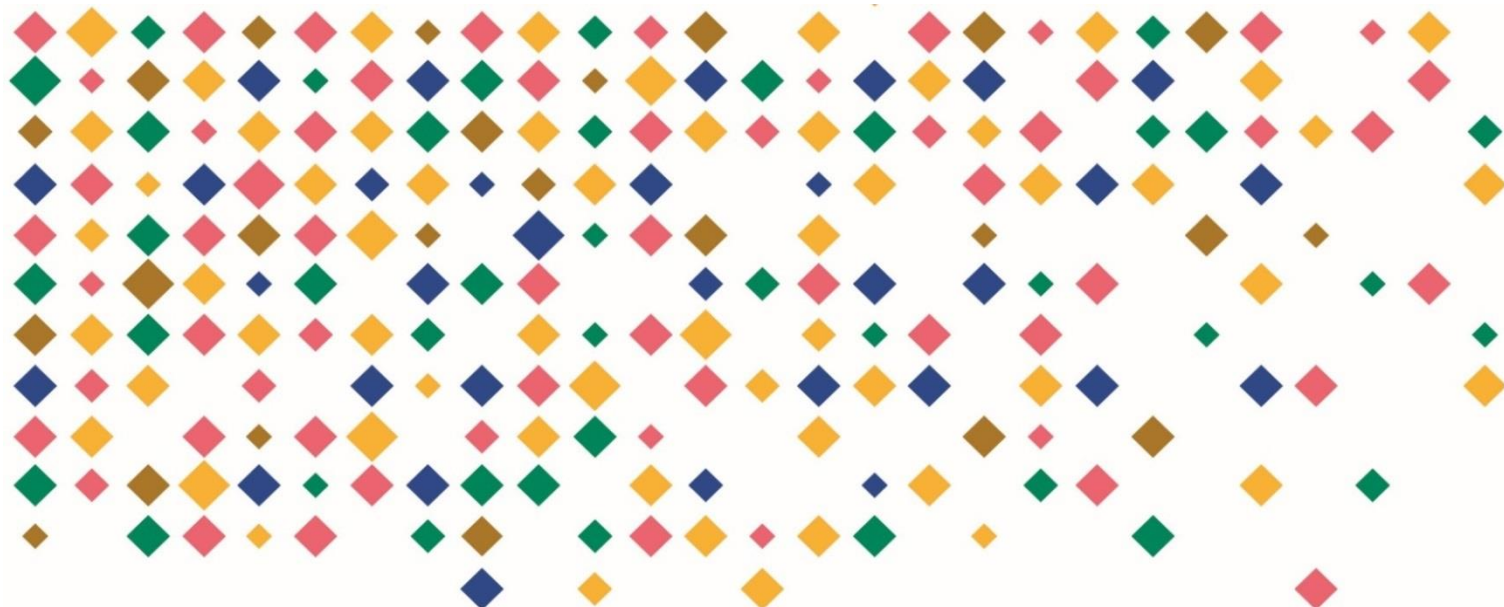
The Model T Ford Club are a long term tenant of the Port Road clubrooms. They have demonstrated reliability and compliance throughout their tenure and have taken steps to ensure the asset is accessible by the community. Further, they have invested their own funds in the asset and now propose to reduce their carbon footprint by installing solar panels at their own cost. In exchange they have requested a lease term of ten years to ensure they receive some benefit from their investment.

The current lease agreement will expire on 31 August 2021. If the Elected Members and community are in support of their occupancy, the Club will be offered a ten year term expiring on 31 August 2031.

Appendices

#	Attachment
1	Appendix A - Community Engagement Approach, Model T Ford clubrooms, Croydon

APPENDIX A



Community Engagement Approach for Model T Ford Club (Croydon clubrooms)

May 2021

Contact: Lesley Golley
Commercial Property Management Officer
Property Services
PH: 08 8408 1374
lgolley@charlessturt.sa.gov.au

Community Engagement Approach for Model T Ford clubrooms

1. Purpose and Objectives

The renewal of leases is a matter set out in Part 2 of Council's Public Consultation Policy (PCP) and follows the public consultation steps prescribed in Section 4 of the PCP and Section 202 of the Local Government Act, 1999.

2. Project Background

The existing lease Agreement with the Model T Ford Club (the Club), a not-for-profit organisation, to occupy the Port Road, Croydon clubrooms will expire on 31 August 2021. The Club have requested a ten year term, as an initial five year term and five year renewal, as they are planning on installing a solar panel array to the asset at their own cost. The investment is significant and the Club feel it would be appropriate to ensure their longevity of occupation before investing their own funds into the upgrade.

Under the existing Community Land Management Plan, Council is obliged to consult with the community before offering a term of greater than five years' occupancy

3. Consultation Scope

The specific design of the consultation is guided by Council's PCP.

Should the community object to the period of occupancy offered, Council may offer a five year Agreement at its discretion.

4. Communities of Interest

Key stakeholders and communities of interest for this project include:

- The Mayor and Elected Members
- The broader Charles Sturt Community.

5. Planning Community Engagement and Timeframe

The scope for community engagement includes the following steps and timing.

Step	Title	Description	Timeframe
1.	Prepare Approach	Prepare a community engagement approach in relation to the matter.	May 2021
2.	Authorise Approach	Obtain authorisation of the community engagement approach from Council	June 2021
3.	Undertake Community Engagement	The engagement activities include the following, which exceed the minimum statutory requirements under the Local Government Act, 1999 (the Act) and Council's PCP, noting that the requirement of the Act is that Council follow its Policy.	July 2021

		<p>Minimum statutory requirements under the PCP</p> <ul style="list-style-type: none"> • Public Notice in a newspaper circulating within the area of the Council (such as the Messenger); and • Public notification on the Council website, informing and inviting submission, remaining open for a minimum of 21 days; and • Copies being made available on the website; and • Demonstration of council consideration of any submissions <p>Additional engagement activities</p> <ul style="list-style-type: none"> • Additional online engagement via the Your Say Charles Sturt website • Promotion on Charles Sturt social media • Public Notice in all 3 local Messenger newspapers • Extending the timeframe for consultation 	
4.	Consider Submissions	Consider written submissions received.	August 2021
5.	Prepare Report	<p>Prepare a report for AMC which:</p> <ul style="list-style-type: none"> • Summarises the community engagement process and outcomes; • Presents information in the broader context of the matter; and • Makes recommendations for Council to consider when deciding on the matter. 	August 2021
6.	Council Decision	AMC members will consider the report and recommendation(s) and decide on the matter. The right of a member of the community to address Council by way of deputation in support of any written submission may be granted at the discretion of the Mayor.	August 2021
7.	Communicate Decision	Following the decision making process, communicate the decision in writing to the applicant and update YourSay.	September 2021

Levels of Engagement

The level of engagement for this project is “**consult**” given the:

- Single issue nature of the matter.
- Minor degree of complexity across a broad community of interest.
- Low degree of impact on the community where the existing arrangement is continued.
- A clear process forward.
- Routine, “like for like”, replacement of existing long term arrangement.

Communication and Engagement Techniques and Promotions

The following communication and engagement techniques and promotions are proposed.

Communication Techniques and Promotions	Engagement Techniques and Promotions
Print Media Techniques <ul style="list-style-type: none">Public Notice in the Advertiser (online) Online Techniques <ul style="list-style-type: none">City of Charles Sturt websiteYour Say Charles Sturt	Online Engagement Techniques <ul style="list-style-type: none">Your Say Charles Sturt engagement - open to the general community

6. Reporting on Community Engagement

A report summarising feedback and identifying what actions or resolutions are proposed in response to the feedback will be presented to Council following the consultation process.

7. Budget

The resources required to plan, deliver and report on the public consultation of the proposed Semaphore Coastal Tourist Railway Lease include the following:

Resource Requirement	Budget Estimate
Internal administration costs associated with drafting the CLMP and preparation of associated key messages and documents	Covered by recurrent operational budget
Notice in the Advertiser (online edition)	\$500
Use of City of Charles Sturt website, Charles Sturt YourSay site, and City of Charles Sturt's social media platforms	Covered by recurrent operational budget
Total	\$500

8. Risk Management

The key issues and risks for Council if a community engagement approach is not delivered, or not delivered well, include:

- Balancing individual views with broader community views.
- Community satisfaction.
- Failing to understand community sentiments on a project.
- Media interest.
- Reputational risks.

9. Approval of the Community Engagement Approach

Seek Council approval for the community engagement approach.

Appendix A	Proposed Notice for Publication
Appendix B	Plan of Area

Appendix A – Proposed Notice for Publication

Alienation of Community Land by Lease – Model T Ford clubrooms, Port Road, Croydon

Notice is hereby given that, pursuant to the provisions of Section 202 of the Local Government Act, 1999 the City of Charles Sturt propose to grant a lease to the Model T Ford Club for a period of 10 years to allow the continued occupation of the clubroom in support of capital investment in the asset by the proposed tenant.

The Plan of the area can be inspected at www.charlessturt.sa.gov.au and a copy of the plan will be sent to interested persons on request.

Feedback for the proposal may be submitted via the Council website <https://yoursaycharlessturt.com.au> or written submission should be sent to the Coordinator, Property Services, PO Box 1 Woodville SA 5011 by 5pm Monday 25 July, 2021.

Paul Sutton, Chief Executive Officer.

Appendix B – Plan of Area



4.42 ASSET MANAGEMENT SERVICES CAPITAL WORKS & OPERATING PROGRAM VARIATIONS

TO Asset Management Committee

FROM: General Manager Asset Management Services - Adrian Ralph

DATE: 21 June 2021

Brief

This report identifies changes to the Total Budget Expenditure for Capital Works and/or Annual Operating Projects that arise when budgeted savings are proposed to be used to offset costs over runs on a project that result from consultation outcomes, changed scope of works or tendering and procurement processes. These changes have nil effect on the total program for Capital and/or Annual Operating Budgets. Where there is an effect on the budgeted financial statements (shift between renewal and new/upgrade projects) adjustments will be updated in the budget and annual financial statements 2020/21.

Recommendation

1. That the following variations to the Capital Works Program or Annual Operating Program be approved and adjusted in the Financial Statements 2020/21:-
 - a. Budgeted expenditure for Purchase of Speed Advisory VMS Boards (New) be increased by \$ 75,000 from reallocated funds in Port Road Drainage & Landscaping - Stages 3 & 4 - 2018/2019 Project 3058 (Renewal).
 - b. Budgeted expenditure for Major Heavy Plant Replacement Project 3222 be increased by \$209,000 to purchase a 5 tonne mini excavator and beavertail truck (Upgrade) from reallocated funds from the Rebuild of the West Beach Rock wall Northern Section Project 3125 (Upgrade).
 - c. Budgeted expenditure for Road Reconstruction Program of Works 2020/21 Project 3171 (Renewal) be increased by \$300,000 from reallocated funds from Path Renewals 2020/21 Project 3169 (Renewal).
2. That the following variations to the Capital Works Program be approved and budgets or scope adjusted accordingly:

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

Status

This report relates to or impacts upon the following Community Plan Objectives 2016-2027.

Our Leadership - A leading & transformational Local Government organisation

The management of our city is progressive, responsive and sustainable to ensure a united and unique place for future generations.

Relevant Council policies are:

- Nil

Relevant statutory provisions are:

- Nil

Background

The Capital Works and Annual Operating Program for 2020/21 was approved by Council at its meeting of 10 August 2020. Variations to some projects are required following identification of site specific issues, tendering processes and/or consultation outcomes resulting in scope changes or to assist project reporting. These variations are described in the report below and budget adjustments result in changes to the total budgeted expenditure for a capital or annual operating project but have nil impact across the total program. In addition, any changes will be reflected in updates to the approved Asset Management Plans and related Works Program where relevant.

Report

1. Capital Works Program or Annual Operating Program requiring adjustment to the Financial Statement

1 a. Purchase of Speed Advisory VMS Boards

The City of Charles Sturt has commenced the development of a Road Safety Strategy/Network Safety Plan to align with the recently released Draft Federal Road Safety Strategy and the soon to be released Draft State Road Safety Strategy. The management of vehicle speed and driver behaviour will be a key component of the strategy and in anticipation of this, staff have identified an opportunity to impact driver behaviour and improve speed limit compliance on local streets through the use of Speed Advisory Variable Message Signs (VMS). These signs will detect the speed of approaching vehicles and subject to the speed that is recorded an appropriate message will be displayed to either promote speed limit compliance or provide positive reinforcement.

This variation report proposes to use savings that have been realised in the Port Road Drainage Project to purchase 3 Speed Advisory VMS Boards for use across the Council area to respond to speed related traffic control requests when physical infrastructure may not be initially warranted or not scheduled for some time.

1 b. Purchase of 5 tonne mini excavator and beavertail truck

The Civil Maintenance team currently use a backhoe, excavation trailer and crane truck to undertake the annual footpath repair program of work. This set up is inefficient and often requires rework due to the equipment not being ideally suited to the task. In order to gain operational efficiencies, reduce risk, increase safety and increase our customer experience a trial has been undertaken for a four-month period using a 5 tonne mini excavator and a beaver truck (for transport of the excavator). From this trial it has been established that the purchase of the excavator and beaver truck setup (net cost of \$209,000 after the sale of the backhoe and trailer) will save \$190,500 per annum (reductions in damage to council & private property, reduced concrete use, & efficiency savings), with the discounted cash flow analysis giving an NPV of \$539,000, IRR of 64.86%, and payback of 1.50 years.

1 c. Road Reconstruction Program of Works 2020/21

The 2020/21 Road Reconstruction Program of works includes the reconstruction of 3 streets in West Croydon (Burke Street, Herbert Road and Duncan Road). Pavement investigation works for this project identified presence of soil contamination which has required further testing and analysis and a change to construction methodology to be able to appropriately manage the contamination within the available budget. This additional investigation, design amendments and negotiations with preferred contractors has delayed the commencement of the works with works now planned to commence in early 21/22 (project has been identified as a WIP). In parallel, funding had also been allocated within the 2020/21 Path Renewal program for the renewal of the paths in these streets. The path works need to be delivered at the same time as the road works due to changes in design levels and therefore the path works have also been deferred to 21/22 and identified as a WIP.

It is proposed to redirect the allowance made in the Path Renewal program for the renewal of the paths in these streets (\$300k) into the Road Reconstruction program budget so that this scope is captured and therefore only a single project will need to be identified as a WIP which will improve the ease of project tracking and reporting going forward.

2. Capital Works Program or Annual Operating Program requiring budget or scope adjustment

Nil

Financial and Resource Implications

1. Capital Works Program or Annual Operating Program requiring adjustment to the Financial Statement

Approved Projects 2020/21	Project Type (Renewal, New / Upgrade)	Project Number	Approved Budget Amount	New Proposed Budget Amount	Variance	Reason for Change
1 a. Purchase of Speed Advisory VMS Boards	New	N/A	Nil	\$75,000	+\$75,000	Purchase of Speed Advisory VMS Boards as part of Council's road safety strategy
Port Road Drainage & Landscaping - Stages 3 & 4 - 2018/19	Renewal	3058	\$ 1,056,500	\$981,500	-\$75,000	Savings to fund purchase of Speed Advisory VMS Boards
1 b. Purchase of 5 tonne mini excavator and beavertail truck	New	N/A	Nil	\$209,000	+\$209,000	Purchase of 5 tonne mini excavator and beavertail truck
Rebuild of the West Beach Rock Wall Northern Section	Upgrade	3125	\$2,441,278	\$2,223,278	-\$209,000	Reallocated funds to fund purchase of 5 tonne mini excavator and beavertail truck
1 c. Path Renewals 2020/21	Renewal	3169	\$2,350,000	\$2,050,000	-\$300,000	Redirected to align with Road Reconstruction works
Road Reconstruction Program of Works 2020/21	Renewal	3171	\$6,428,490	\$6,728,490	+\$300,000	Reallocated funds to capture path renewal works associated with road reconstruction works in Burke Street, Herbert Road and Duncan Road, West Croydon.

2. Capital Works Program or Annual Operating Program requiring budget or scope adjustment

Nil

Customer Service and Community Implications

The Capital Works and Annual Operating Program variations have arisen for a variety of reasons and involve improving or modifying service levels provided by the various assets managed by council in response to community need.

Environmental Implications

There are no environmental implications.

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

There is no requirement for Community Engagement or consultation.

Risk Management/Legislative Implications

There are no risk management/or legislative implications.

Conclusion

The Capital Works and Annual Operating Program variations in this report are in response to budget savings, consultation outcomes, or changed scope of works and do not require an overall change to the existing aggregated capital works and operating budget allocation for 2020/21. Amendments will be made to the relevant work plan and Asset Management Plan.

4.43 WEST BEACH ROCK SEA WALL & LANDSCAPING PROJECT UPDATE

TO: Asset Management Committee

FROM: Acting Manager Field Services - Aly McGregor

DATE: 21 June 2021

Brief

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

Recommendation

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

Status

This report relates to or impacts upon the following Community Plan Objectives 2016-2027.

Our Liveability - A liveable City of great places

City assets and infrastructure are developed and enhanced on a strategic and equitable basis in collaboration with local communities and other relevant parties, including industry and government.

Drive an integrated, responsive transport system and well-maintained network of roads and paths that facilitate safe, efficient and sustainable connections.

Enhance the diversity of open spaces to create innovative, accessible and flexible community spaces.

Our Environment - An environmentally responsible & sustainable City

We advocate for the protection of our coastal areas and enhancing biodiversity along our coast.

Our Leadership - A leading & transformational Local Government organisation

Our values, leadership and collaborative approach are bold and courageous and enables us to deliver value for our Community and create a leading liveable City.

Relevant Council policies are:

- Open Space Asset Management Plan
- Asset Management Policy
- Procurement Policy
- Prudential Review Policy
- Risk Management Policy

Relevant statutory provisions are:

- Coast Protection Act 1972
- Crown Land Management Act 2009
- Local Government Act 1999
- Development Act 1993

Background

AM 16/02/15, Item 3.18
 CL 13/04/15, Item 6.59
 AM 15/02/16, Item 3.04
 CL 27/06/16, Item 6.78
 CL 12/12/16, Item 6.165
 CL 24/07/17, Item 6.79
 CL 24/07/17, Item 6.79
 CL 22/01/18, Item 11.01
 CL 13/03/18, Item 6.23
 CL 23/07/18, Item 6.74
 CL 10/09/18, Item 6.90
 AM 18/02/19, Item 3.16
 AM 18/03/19, Item 3.27
 AM 15/04/19, Item 3.36
 AM 20/05/19, Item 3.50

AM 17/06/19, Item 3.65
 AM 15/07/19, Item 3.75
 AM 19/08/19, Item 3.88
 AM 16/09/19, Item 3.103
 AM 21/10/19, Item 3.110
 AM 18/11/19, Item 3.126
 AM 17/02/20, Item 4.18
 AM 16/03/20, Item 4.29
 AM 20/04/20, Item 9.01
 AM 20/07/20, Item 4.60
 AM 19/10/20, Item 4.87
 AM 15/03/21, Item 4.21
 AM 19/04/21, Item 4.30
 AM 17/05/21, Item 4.37

Report

The West Beach Rock Wall was originally damaged during significant storms in May 2015 and deteriorated further during the May 2016 storms and tidal event.

The City of Charles Sturt is responsible for the central and northern sections of the wall with West Beach Parks responsible for the southern section to the west of their land. Stakeholder needs as well as environmental and climate change impacts have been considered in the design for the rebuild of the rock sea wall.

In adopting the recommendations of CL 22/01/18, Item 11.01, the West Beach Rock Sea Wall Reconstruction project was again released for open market tender in September 2018. The outcome of this was a more competitive response in both number of bids and pricing. After an assessment process the contract was awarded to Lucas TCS and works commenced on site in October 2018 to reconstruct the central section of the rock wall which runs from the old access ramp south of the West Beach Surf Lifesaving Club (WBSLSC), south to the board walk at the Adelaide Shores Caravan Park.

Central Section

The rock wall component of the Central Section of the rock wall project was completed in mid-October 2019.

- Shared Use Path, block paving, lighting, park furniture, irrigation and turf has been completed up to the Southern end of the car-park. This is approximately 50m South of the West Beach Surf Life Saving building and is the maximum extent achievable prior to the Northern Beach Access-way Upgrade being completed.
- Central staircase, landing and beach shower / drink fountain is complete.

Northern Section

The Northern section of the rock wall is 106 metres long. At the end of September 2020, all of the contract works have been completed, comprising:

- Completion of the entire in-situ concrete wall.
- All rock work.
- Reinstatement and pressure testing of HDPE sand pipeline.
- ACO strip drain and spoon drain against edge of in-situ concrete wall.
- Rubble platform to receive footpath to South of West Beach Surf Lifesaving Club.

The strip drain immediately to the West of the West Beach Surf Lifesaving Club was raised by 150mm upon their request to accommodate new proposed floor levels for their re-development.

Northern Beach Access-way Upgrade

The 19/20 budget bid included provision for the Northern beach access way to be upgraded. This access has become inaccessible in recent years with the lower

portion damaged on a number of occasions resulting in high maintenance effort required to keep it accessible by the general public and the WBSLSC for its main beach access.

Consultants completed a detailed design option (secant piling around toe of ramp) and the current contractor has provided a price for construction of this option. This combined with principal supplied items exceeded budget. Subsequently, the consultant has reviewed design with alternate materials.

This amended design brought only marginal price reduction and it was decided to put this element of works to open tender. This tender closed on 4th August 2020 with several bids received. The bids were assessed by the panel and the contract has now been awarded to Civil Tech Pty Ltd.

The City of Charles Sturt has procured principal supplied items and conducted a site start up with the contractor. Civil Tech Pty Ltd mobilised to site in mid October 2020.

Elements of work which have been completed or are in progress include:

- Install sheet pile coffer dam as temporary protection for the work site.
- Remove existing concrete ramp and handrail.
- Remove existing rock from adjacent banks, sort for potential re-use.
- Earthworks, base preparation and installation of precast panel retaining wall units (35 in total).
- Earthworks to bank, install geotextile fabric and place rock layers.
- Eastern bank reinstatement of rock
- Commencement of the northern beach access ramp

The area immediately South of the West Beach Surf Lifesaving Club Building will be used as a storage and stockpile area for the Northern Beach Access-way Upgrade.

It was originally intended that upon completion of this project, the remaining shared use path, block paving, lighting, park furniture, irrigation and turf to the South of the West Beach Surf Life Saving building will be finalised making the path and public space continuous and separate from the road and car park. However, now that the construction of the new West Beach Surf Life Saving Club building has been confirmed, it is proposed that \$150,000 of the remaining budget will be transferred to the 2021/22 West Beach Surf Club Contribution project (PBB-00001024) for the landscaping and additional works to be completed at the end of construction. Benefits of this change include reduced rework, reduced damage to infrastructure and associated costs and to provide a better customer experience. Once Civil Tech Pty Ltd have demobilised from site the Field Services team will ensure the amenity of the area is sufficient for community use until the construction of the new surf club commences.

The scheduled project completion date has slipped from April 2021 to July 2021 as a result of a change of design and scope recommended by DEW. This design

and scope change will extend the rock wall on the eastern side of the beach access ramp to protect the ramp from undermining during high tides and storms.

Unfortunately this risk of undermining of the ramp wasn't recognised in the original design completed by KBR, but now that it has been highlighted as a risk Council needs to correct the design and complete the extension of scope to ensure the long term viability and avoid ongoing maintenance issues and cost. It is expected that this extension of scope will be completed by the end of July 2021. The cost for this change of design and scope is accommodated within the projects allocated contingency.

Financial and Resource Implications

The budget for this project comprises a carry-over amount from 2017/18, grant funding from Coastal Protection Board and a budget commitment from 2018/19.

It was decided to pre-purchase several appreciable cost items in advance of the project commencement in order to secure the state government funding. The pre-purchases consisted of quarry rock supply and Geotextile fabric valued at \$416,596.

With the central section completed, there has been a reduction in the amount of suitable rock able to be reused in the new wall reconstruction as well as the assumed quantity of rock present in the existing sea-wall. As such the budget has had to be updated to take this into consideration. There will be further virgin rock procured from the quarry and this has contributed to an increase in the expected overall cost to the project which remains within budget.

A budget bid of \$2,300,000 was endorsed for the 2019 /20 financial year to rebuild the Northern section of the rock wall and upgrade the beach access way north of the WBSLSC.

Further design is currently being undertaken to improve beach access for the West Beach SLSC and public. This will potentially be a variation to contract, additional to the initial Lump Sum construction contract and will be reported to Committee once costs are known. The consultant design costs for the access ramp upgrade north of the West Beach Surf Lifesaving Club is being funded from budget from the 2018/19 Central Section upgrade of the rock wall. Presently this ramp is high maintenance due to regular wash out and the bottom section which is not DDA compliant. The new design of this access way ramp is aiming to increase durability, reduce maintenance and improve access to the beach in this location.

Council staff have undertaken planning and consultation with the West Beach Surf Lifesaving Club committee and the contractor, to plan the staging and contingencies to enable construction of the northern section of rock wall and beach access ramp, whilst allowing the club to remain operational during the works. To this end, the West Beach Surf Life Saving Club have installed 2 x 20' containers in the car park to the immediate South of their existing facility.

The contract structure developed for the North Ramp Upgrade has been similar to that used for the Central and Northern separable portions completed to date. The contract sum is comprised of some fixed lump sum items and some schedule of rates items surrounding rock quantity which was assessed as a fair approach to both parties.

Again, principal supplied items, some with long lead times are being co-ordinated by City of Charles Sturt to further control cost and quality on the project. With the precast panel provision this has allowed for this stage of works to proceed more quickly and practically given the presence of groundwater at the lower levels required for their installation.

The contractor has elected not be involved in the transportation of rock from Boral, Linwood so this activity is being coordinated by City of Charles Sturt project manager.

A contingency amount has been allowed for in the budget for northern ramp upgrade. Recent variations regarding the northern ramp are within the contingency amount. For the combined budget allocated over the central, northern and northern ramp upgrade at this stage there is a projected budget saving.

Due to the timing of the construction of the West Beach Surf Lifesaving Club the remaining central section shared use path, block paving, lighting, park furniture, irrigation and turf will be deferred until the new building is completed. It is proposed that \$150,000 of the remaining central section budget will be deferred to the 2021/22 financial year, through Councils end of year budget process.

Appendix A details the project financial summary.

Customer Service and Community Implications

Prior to the site works commencing, the residents and businesses were notified of the forthcoming works. There will be some minor traffic disruptions throughout the works.

Environmental Implications

There are no environmental implications. The rock sea wall has been designed to respond to expected sea level rise over its design life.

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

Community engagement has occurred at critical points throughout the course of the project and the outcomes reported to Council on a regular basis.

Risk Management/Legislative Implications

A risk assessment was undertaken prior to the commencement of the project which is updated and reviewed regularly by the Project Manager and Steering Group.

Conclusion

The West Beach Rock Wall project, Northern ramp upgrade section, is well under way with an expected completion in July 2021. Landscape and path works have been completed to the maximum allowable extent of the Central section with the remaining landscaping works deferred until the completion of the West Beach Surf Lifesaving Club.

Appendices

#	Attachment
1	Appendix A - West Beach Rock Wall Financial Report - 7 June 2021

APPENDIX A

West Beach Rock Wall Project Summary as at 7/6/2021

	Total Overall Revised Budget	Actuals prior 2018/19	Actuals 2018/19	Actual 2019/20	Budget 20/21	Actual 2020/21	Commitments	Actuals + Commitments	Remaining Budget 20/21 (minus commitments)	Remaining Budget 20/21	Cost to complete	Total Actual Expenditure
Works - Central Section												
Total	4,120,505	470,751	1,961,127	1,385,178	303,450	95,130	54,807	149,937	153,513	208,320	78,421	3,912,185
Works - Northern Section												
	2,350,611	-	-	1,489,570	861,041	662,873	-	662,873	198,169	198,169	-	2,152,442
Works - North Ramp Upgrade												
Total	1,143,301	-	-	-	1,143,301	734,588	203,016	937,603	205,698	408,713	8,835	734,588
Unallocated budget	133,486				133,486				133,486			
	7,747,903	470,751	1,961,127	2,874,748	2,441,278	1,492,590	257,823	1,750,413	690,866		87,256	6,799,215

Total WIP 20/21 Budget	2,441,278
Less Actuals & Commitments	-1,750,413
Budget Remaining minus Commitments and Actuals	690,865
Less Cost to complete	-87,256
Budget Remaining	603,609

5. MOTIONS ON NOTICE

6. QUESTIONS ON NOTICE

7. MOTIONS WITHOUT NOTICE

[As previously identified and agreed by the Presiding Member]

8. QUESTIONS WITHOUT NOTICE

9. BUSINESS - PART II - CONFIDENTIAL ITEMS

10. MEETING CLOSURE