



AGENDA

FOR POLICY AND PLANNING COMMITTEE MEETING TO BE HELD ON

11 DECEMBER 2017 AT 6.30 PM

IN THE COUNCIL CHAMBER, 12 JAMES STREET, SALISBURY

MEMBERS

Cr D Pilkington (Chairman)
Mayor G Aldridge
Cr D Balaza
Cr S Bedford
Cr B Brug
Cr D Bryant
Cr C Buchanan
Cr G Caruso
Cr L Caruso
Cr E Gill
Cr R Cook
Cr S Reardon
Cr D Proleta
Cr G Reynolds
Cr S White
Cr J Woodman (Deputy Chairman)
Cr R Zahra

REQUIRED STAFF

Chief Executive Officer, Mr J Harry
General Manager Business Excellence, Mr C Mansueto
General Manager City Development, Mr T Sutcliffe
General Manager City Infrastructure, Mr M van der Pennen
General Manager Community Development, Ms P Webb
Manager Communications and Customer Relations, Mr M Bennington
Team Leader Corporate Communications, Mr C Treloar
Governance Support Officer, Ms K Boyd
Manager Governance, Mr M Petrovski

APOLOGIES

LEAVE OF ABSENCE

PRESENTATION OF MINUTES

Presentation of the Minutes of the Policy and Planning Committee Meeting held on 20 November 2017.

REPORTS

Administration

- 1.0.1 Future Reports for the Policy and Planning Committee..... 11
- 1.0.2 Minutes of the Tourism and Visitor Sub Committee meeting held on Monday 4 December 2017 17

Community Development

- 1.1.1 Minutes of the Youth Council Sub Committee meeting held on Tuesday 5 December 2017..... 21

Urban Development

- 1.3.1 Update on Rural (Aircraft Noise) Direk Industry and Residential Interface Development Plan Amendment..... 25
- 1.3.2 Salisbury Community Hub - 50% Detailed Design Report 39

OTHER BUSINESS

CONFIDENTIAL ITEMS

1.10.1 Salisbury Community Hub - Contractor Procurement and Pre-Tender Estimate

Pursuant to section 83(5) of the *Local Government Act 1999* the Chief Executive Officer has indicated that, if Council so determines, this matter may be considered in confidence under Part 3 of the *Local Government Act 1999* on that grounds that:

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

*On that basis the public's interest is best served by not disclosing the **Salisbury Community Hub - Contractor Procurement and Pre-Tender Estimate** item and discussion at this point in time.*

3. *Pursuant to Section 90(2) of the Local Government Act 1999 it is recommended the Council orders that all members of the public, except staff of the City of Salisbury on duty in attendance, be excluded from attendance at the meeting for this Agenda Item.*

CLOSE



**MINUTES OF POLICY AND PLANNING COMMITTEE MEETING HELD IN THE
COUNCIL CHAMBER, 12 JAMES STREET, SALISBURY ON**

20 NOVEMBER 2017

MEMBERS PRESENT

Cr D Pilkington (Chairman)
Cr D Balaza
Cr S Bedford
Cr B Brug (*from 6:32 pm*)
Cr D Bryant
Cr L Caruso
Cr E Gill
Cr R Cook
Cr D Proleta
Cr G Reynolds
Cr S White
Cr J Woodman (Deputy Chairman)
Cr R Zahra

STAFF

Chief Executive Officer, Mr J Harry
General Manager Business Excellence, Mr C Mansueto
General Manager City Development, Mr T Sutcliffe
Acting General Manager City Infrastructure, Ms K Pepe
General Manager Community Development, Ms P Webb
Manager Communications and Customer Relations, Mr M Bennington
Manager Governance, Mr M Petrovski
Governance Co-ordinator, Ms J Rowett
Governance Support Officer, Ms K Boyd

The meeting commenced at 6:30 pm.

The Chairman welcomed the members, staff and the gallery to the meeting.

APOLOGIES

Apologies were received from Mayor G Aldridge, Cr C Buchanan, Cr G Caruso and Cr S Reardon.

LEAVE OF ABSENCE

Nil

PRESENTATION OF MINUTES

Moved Cr L Caruso
Seconded Cr J Woodman

The Minutes of the Policy and Planning Committee Meeting held on 16 October 2017, be taken and read as confirmed.

CARRIED
UNANIMOUSLY

REPORTS

Administration

Cr B Brug entered the meeting at 6:32 pm.

1.0.1 Future Reports for the Policy and Planning Committee

Moved Cr D Bryant
Seconded Cr S White

1. The information be received.

CARRIED
UNANIMOUSLY

Community Development

1.1.1 Minutes of the Strategic and International Partnerships Sub Committee meeting held on Tuesday 14 November 2017

1.1.1-SIPSC1 China Action Plan

Moved Cr D Balaza
Seconded Cr G Reynolds

1. That the report be received.
2. That the China Action Plan be transitioned into operational activities reflecting progress against the plan since its inception.

CARRIED
UNANIMOUSLY

1.1.1-SIPSC2 International Staff Exchange Program

Moved Cr D Balaza
Seconded Cr G Reynolds

1. Information be received.
2. A report be provided to the Strategic and International Partnerships Sub Committee outlining costs associated with a three month exchange program and a two week exchange program with estimate costings for both options.

With leave of the meeting and consent of the seconder Cr D Balaza VARIED the MOTION as follows:

1. Information be received.
2. A report be provided to the Strategic and International Partnerships Sub Committee outlining costs associated with a three month exchange program, a one month exchange program and a two week exchange program with estimated costings for all options.

CARRIED
UNANIMOUSLY

1.1.1-SIPSC3 Delegation to Mobara July 2018

Moved Cr D Balaza
Seconded Cr G Reynolds

1. The information be received and noted.
2. The City of Mobara be advised that the City of Salisbury wishes to accept the invitation for a delegation to visit coinciding with the Mobara Tanabata-Matsuri Festival in July 2018.
3. A further report be brought to the next meeting of the Strategic and International Partnerships Sub Committee in relation to the options for the duration of the delegation visit and membership of the delegation.

CARRIED
UNANIMOUSLY

1.1.2 Regional Athletics Facility at Bridgestone Reserve

Moved Cr L Caruso

Seconded Cr R Zahra

1. That the information be received and noted.
2. That the following be endorsed:
 - a. Staff continue the concept development for a regional athletics facility at Bridgestone Reserve, subject to external funding and other key considerations.
 - b. The City of Salisbury's application to Round One of the Office for Recreation and Sport's Sporting Surfaces Program for \$1million towards the development of a synthetic athletics track at Bridgestone Reserve;
 - c. The City of Salisbury's application to the Office for Recreation and Sport's Community Recreation and Sport Facility Program for \$500,000 towards the development of a club and change room facility located at Bridgestone Reserve;
 - d. The City of Salisbury's applications to other appropriate funding programs or sources that may be identified in the future for the development of athletics facilities at Bridgestone Reserve;
 - e. Staff continue to engage with potential users of such a facility with a desire to develop partnership agreements with Council.
3. A further report be brought back to Council for consideration regarding the detailed scope of works and operating costs, revenue streams and end user commitments associated with Council's preferred option before June 2018.
4. Subject to receipt of significant external funding and end user commitments, a new initiative bid for the 2018/19 Budget be prepared for Council consideration for the development of the endorsed Concept.

CARRIED
UNANIMOUSLY

1.1.3 Age Friendly Salisbury Strategy

Moved Cr J Woodman
Seconded Cr D Proleta

1. The information be received.

CARRIED
UNANIMOUSLY

*Economic Development***1.2.1 Office of the Small Business Commissioner - Small Business Council Friendly Initiative**

Cr D Balaza declared a perceived conflict of interest on the basis of being a member of the Salisbury Business Association. Cr Balaza managed the conflict by stating that as the item is substantial, he will remain in the meeting and vote in the best interest of the community.

Cr D Bryant declared a perceived conflict of interest on the basis of owning a business in Mawson Lakes which uses the Polaris Centre. Cr Bryant managed the conflict by remaining in the meeting and voting in the best interest of the community.

Moved Cr R Zahra
Seconded Cr S White

1. That the Office of the Small Business Commissioner's Small Business Friendly Council Initiative and supporting information be noted.
2. That the Chief Executive Officer be authorised to sign a Charter that commits Council to the Small Business Friendly Council Initiative.

CARRIED
UNANIMOUSLY

*Urban Development***1.3.1 Community Engagement Charter (State Planning Commission) Consultation Stage 2**

Moved Cr J Woodman
Seconded Cr R Zahra

1. That the report be noted.
2. The General Manager, City Development write to the State Planning Commission to provide Council's feedback on the draft Community Engagement Charter, as discussed in Paragraph 3.5 of the report to Item 1.3.1 to the Policy and Planning Committee meeting on 20 November 2017.

CARRIED
UNANIMOUSLY

OTHER BUSINESS

Cr E Gill made a personal statement to offer a public apology in accordance with the resolution of Council at its meeting on 23 October 2017 (Resolution No. 2139/2017), regarding the Code of Conduct matter concerning her.

The meeting closed at 6:55pm.

CHAIRMAN.....

DATE.....

ITEM	1.0.1
	POLICY AND PLANNING COMMITTEE
DATE	11 December 2017
HEADING	Future Reports for the Policy and Planning Committee
AUTHOR	Michelle Woods, Projects Officer Governance, CEO and Governance
CITY PLAN LINKS	4.3 Have robust processes that support consistent service delivery and informed decision making.
SUMMARY	This item details reports to be presented to the Policy and Planning Committee as a result of a previous Council resolution. If reports have been deferred to a subsequent month, this will be indicated, along with a reason for the deferral.

RECOMMENDATION

1. The information be received.

ATTACHMENTS

There are no attachments to this report.

1. BACKGROUND

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

2. CONSULTATION / COMMUNICATION

- 2.1 Internal
 - 2.1.1 Report authors and General Managers.
- 2.2 External
 - 2.2.1 Nil.

3. REPORT

3.1 The following table outlines the reports to be presented to the Policy and Planning Committee as a result of a Council resolution:

Meeting Item	Heading and Resolution	Officer
26/04/2016 1.1.1 Due:	Review of the Twelve25 Advisory Group 1. The Twelve25 Youth Advisory Group continue with a further review to be conducted in February 2017. January 2018	Rick Henke
19/12/2016 1.3.1 Due:	Rural (Aircraft Noise) Direk Industry and Residential Interface Development Plan Amendment update 4. That a further report be provided to Council on the outcomes of the Rural (Aircraft Noise) Direk Industry and Residential Interface Development Plan Amendment public consultation process upon conclusion of the consultation period. April 2018	Peter Jansen
19/12/2016 P&P-OB1 Due:	RAAF AP-3C Tailfin for Purposes of Display That staff prepare a report working with Salisbury RSL to obtain an AP-3C Tailfin from RAAF for purposes of display within the Salisbury Council area, potentially as part of the Salisbury Oval Precinct upgrade. June 2018	Adam Trottman
27/03/2017 NOM2 Due:	Community Street Art Program As part of the City Pride Agenda, staff bring back a report exploring options for the commencement of a Community Street Art Program, with a view to installing locally created artwork by youth members of the community at various locations throughout the City including, but not limited to, smaller suburban shopping centres and Council facilities such as Community Centres and Recreation Centres. January 2018	Adam Trottman
24/04/2017 1.3.2 Due:	Privately Funded Development Plan Amendments Policy Review 2. That a review of the Privately Funded Development Plan Amendment Policy be conducted when relevant details of the Planning Reforms under the Planning, Development and Infrastructure Act are known. March 2018	Peter Jansen

24/04/2017	Salisbury, Mawson Lakes and Ingle Farm Car Parking Review	Peter Jansen
1.3.1	Mawson Lakes Study Area: (ii) Subject to a further Council report a trial of electronic parking controls in Euston Walk and Metro Parade to assist in utilisation and turnover of parking spaces adjacent the Mawson Lakes interchange. Due: December 2017 March 2018 Staff are reviewing the available opportunities and technology for electronic parking technology and developing a business case for a trial.	
24/04/2017	Salisbury, Mawson Lakes and Ingle Farm Car Parking Review	Peter Jansen
1.3.1	Salisbury City Centre Study Area: (d) Retain the current exemption from car park contribution for small business with a further review in two years. Due: June 2019	
24/07/2017	Recreational Vehicle Sites in the City of Salisbury	Dylan Grieve
1.0.2- TVSC2	1. That Pioneer Park is endorsed for further investigation as a location for a Recreational Vehicle (RV) site in proximity to the Salisbury City Centre. 2. That investigations be undertaken to identify the cost of installing and maintaining signage and infrastructure to comply with the requirements of the RV Friendly Destination program, a more robust understanding of the impact on the St Kilda facility and commercial operators, and ongoing management and maintenance requirements, compared with the benefits of and demand for such a facility in Salisbury City Centre. 3. That a further report be brought back to Council detailing the outcome of those further investigations. Due: February 2018	
25/09/2017	Recreational Vehicle Site in the Salisbury City Centre	Dylan Grieve
1.0.2- TVSC2	1. A report be brought back addressing the issues raised during the deputation by Mr Schammell and Mr Hutchinson, in particular site location, scope of works, cost details and planning advice. Due: February 2018	
25/09/2017	Change in Opening Hours at Salisbury Recreation Precinct	Adam Trottman
1.1.2	2. That a further report be presented to Council to cover concerns raised in relation to the financial impact on possible changes to opening hours, hot weather policy and minimum attendance numbers. Due: February 2018	

25/09/2017	Discussion Draft - Community Engagement Charter (State Planning Commission) - Consultation Stage 1	Janine Philbey
1.3.3	3. That a further report be presented to Council when the final draft Community Engagement Charter is released for consultation by the State Government.	
Due:	January 2018	
25/09/2017	Strategic and International Partnerships Assessment of Strategic International Relationships Workshop	Julie Douglas
1.1.4-SIPSC3	6. That staff prepare a business case assessment for the committee's consideration of the following projects discussed at the workshop held on 22nd August 2017: i. Develop the economic elements of the Linyi relationship around technical and knowledge transfer, and explore opportunities to develop a cultural component;	
Due:	February 2018	
25/09/2017	Strategic and International Partnerships Assessment of Strategic International Relationships Workshop	Julie Douglas
1.1.4-SIPSC3	6. That staff prepare a business case assessment for the committee's consideration of the following projects discussed at the workshop held on 22nd August 2017: ii. Developing a project to build strategic civic building partnerships with communities across Australia (such as indigenous communities, and intercultural communities) to enhance understanding.	
Due:	February 2018	
27/11/2017	Proposed Events - Mawson Lakes Fishing Competition and Clean Up Australia Day	Pippa Webb
NOM5	1. That, in light of the Administration preparing a comprehensive report to Council on a potential extended calendar of events for the City of Salisbury, the report also include: 1.1 advice on reviving the Mawson Lakes Fishing Competition, including ways of mobilising and supporting Traders with the event; and 1.2 Council's potential involvement in running and facilitating Clean Up Australia Day events, and supporting Elected Members to be involved in the local events in their wards.	
Due:	January 2018	
27/11/2017	International Staff Exchange Program	Gail Page
1.1.1-SIPSC2	2. A report be provided to the Strategic and International Partnerships Sub Committee outlining costs associated with a three month exchange program, a one month exchange program and a two week exchange program with estimated costings for all options.	
Due:	February 2018	

27/11/2017 1.1.1- SIPSC3	Delegation to Mobara July 2018 3. A further report be brought to the next meeting of the Strategic and International Partnerships Sub Committee in relation to the options for the duration of the delegation visit and membership of the delegation. Due: February 2018	Jo Cooper
27/11/2017 1.1.2	Regional Athletics Facility at Bridgestone Reserve 3. A further report be brought back to Council for consideration regarding the detailed scope of works and operating costs, revenue streams and end user commitments associated with Council's preferred option before June 2018. Due: June 2018	William McInerney

4. CONCLUSION / PROPOSAL

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

CO-ORDINATION

Officer: EXEC GROUP
Date: 4.12.17

ITEM	1.0.2
	POLICY AND PLANNING COMMITTEE
HEADING	Minutes of the Tourism and Visitor Sub Committee meeting held on Monday 4 December 2017
AUTHOR	Mechelle Potter, Administrative Coordinator - Business Excellence, Business Excellence
CITY PLAN LINKS	4.3 Have robust processes that support consistent service delivery and informed decision making.
SUMMARY	The minutes and recommendations of the Tourism and Visitor Sub Committee meeting held on Monday 4 December 2017 are presented for Policy and Planning Committee's consideration.

RECOMMENDATION

1. The information contained in the Tourism and Visitor Sub Committee Minutes of the meeting held on 4 December 2017 be received and noted and that the following recommendations contained therein be adopted by Council:

TVSC1 Historical Way Finding Signage

1. The information within this report be received and noted.
2. That in April 2018 the committee, in a workshop with staff, develop a list of sites to be investigated and considered for signage installation.
3. That staff investigate the sites/locations further prior to discussing with DPTI.
4. Upon the agreement with DPTI about the sites/locations that staff lodge an application for the signage as budget is made available for the manufacture, installation and ongoing maintenance, as part of the 2018/19 New Initiative Bid Process.

A FURTHER RECOMMENDATION that:

A report on Local Heritage Signs be provided following the April 2018 workshop.

ATTACHMENTS

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

1. Minutes Tourism and Visitor Sub Committee - 4 December 2017

CO-ORDINATION

Officer: GMBE
Date: 06/12/2017



**MINUTES OF TOURISM AND VISITOR SUB COMMITTEE MEETING HELD IN
COMMITTEE ROOMS, 12 JAMES STREET, SALISBURY ON**

4 DECEMBER 2017

MEMBERS PRESENT

Cr S Reardon (Chairman)
Mayor G Aldridge (ex officio) (*from 5.01 pm*)
Cr R Cook
Cr J Woodman
Cr R Zahra
Mr Kevin Collins
Ms Marilyn Collins
Mr Jeffrey Pinney
Mr David Stockbridge (Deputy Chairman)

OBSERVERS

Nil

STAFF

General Manager Business Excellence, Mr C Mansueto
General Manager City Development, Mr T Sutcliffe
Manager Communications and Customer Relations, Mr M Bennington
Administrative Coordinator - Business Excellence, Mrs M Potter

The meeting commenced at 4:45 pm.

The Chairman welcomed the members, staff and the gallery to the meeting.

APOLOGIES

No Apologies were received

LEAVE OF ABSENCE

Nil

PRESENTATION OF MINUTES

Moved Cr R Zahra
Seconded Cr R Cook

The Minutes of the Tourism and Visitor Sub Committee Meeting held on 11 September 2017, be taken and read as confirmed.

CARRIED

REPORTS

TVSC1 Historical Way Finding Signage

Mayor G Aldridge entered the meeting at 5.01 pm.

Moved Cr R Cook
Seconded Member M Collins

1. The information within this report be received and noted.
2. That in April 2018 the committee, in a workshop with staff, develop a list of sites to be investigated and considered for signage installation.
3. That staff investigate the sites/locations further prior to discussing with DPTI.
4. Upon the agreement with DPTI about the sites/locations that staff lodge an application for the signage as budget is made available for the manufacture, installation and ongoing maintenance, as part of the 2018/19 New Initiative Bid Process.

CARRIED

FURTHER RECOMMENDATION

Cr R Zahra moved a FURTHER RECOMMENDATION that:

A report on Local Heritage Signs be provided following the April 2018 workshop.

Seconded Mr D Stockbridge

CARRIED

OTHER BUSINESS

Nil

CLOSE

The meeting closed at 5:15 pm.

CHAIRMAN.....

DATE.....

ITEM	1.1.1
	POLICY AND PLANNING COMMITTEE
HEADING	Minutes of the Youth Council Sub Committee meeting held on Tuesday 5 December 2017
AUTHOR	Bronwyn Hatswell, PA to General Manager, Community Development
CITY PLAN LINKS	4.3 Have robust processes that support consistent service delivery and informed decision making.
SUMMARY	The minutes and recommendations of the Youth Council Sub Committee meeting held on Tuesday 5 December 2017 are presented for Policy and Planning Committee's consideration.

RECOMMENDATION

1. The information contained in the Youth Council Sub Committee Minutes of the meeting held on 5 December 2017 be received and noted and that the following recommendations contained therein be adopted by Council:

YC1 Youth Council Project Teams Update

1. That the information be received and noted.

YC2 Twelve25 Salisbury Youth Enterprise Centre - November Update

1. That the information be received and noted.

ATTACHMENTS

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

1. Minutes Youth Council Sub Committee - 5 December 2017

CO-ORDINATION

Officer: GMCD
Date: 06/12/2017



MINUTES OF YOUTH COUNCIL SUB COMMITTEE MEETING HELD IN THE JOHN HARVEY GALLERY, 12 JAMES STREET, SALISBURY ON

5 DECEMBER 2017

MEMBERS PRESENT

Joel Winder (Chairman)
Mimona Abdalla
Cr D Balaza
Mon-Maya Chamlagai
Reem Daou
Rebecca Etienne (5:46pm)
Samuel Field
Eric Ngirimana
Tyler Rutka-Hudson
Braden Thompson
Mark Verdini
Cr S White
Thomas Wood
Cr R Zahra
David Charlett (Mentor) (5:48 pm)
Sue McNamara (Mentor)
David Waylen (Mentor)

OBSERVERS

Nil.

STAFF

Manager Governance, Mr M Petrovski
Manager Twelve25 Salisbury Youth Enterprise Centre, Mr R Henke
PA to General Manager Community Development, Mrs B Hatswell
Community Planner Youth Participation, Ms J Brett

The meeting commenced at 5:16 pm

The Chairman welcomed the members, staff and the gallery to the meeting.

APOLOGIES

Apologies have been received from B Bilsborow, N Griguol, T Sawtell and T Turner.

LEAVE OF ABSENCE

PRESENTATION OF MINUTES

Moved Cr R Zahra
Seconded E Ngirimana

The Minutes of the Youth Council Sub Committee Meeting held on 10 October 2017, be taken and read as confirmed.

CARRIED

REPORTS

YC1 Youth Council Project Teams Update

Moved B Thompson
Seconded M Abdalla

1. That the information be received and noted.

CARRIED

YC2 Twelve25 Salisbury Youth Enterprise Centre - November Update

Moved T Rutka-Hudson
Seconded T Wood

1. That the information be received and noted.

CARRIED

*R Etienne entered the meeting at 05:46 pm.
D Charlett entered the meeting at 05:48 pm.*

OTHER BUSINESS

Nil.

CLOSE

The meeting closed at 6:03 pm.

CHAIRMAN.....

DATE.....

ITEM	1.3.1		
	POLICY AND PLANNING COMMITTEE		
DATE	11 December 2017		
PREV REFS	Policy and Planning Committee	1.4.1	20/08/2007
	Policy and Planning Committee	1.4.1	19/05/2008
	Policy and Planning Committee	1.5.4	19/09/2011
	Policy and Planning Committee	1.5.2	18/02/2013
	Policy and Planning Committee	1.5.4	17/06/2013
	Policy and Planning Committee	1.5.2	19/05/2014
	Policy and Planning Committee	1.5.4	16/06/2014
	Policy and Planning Committee	1.3.3	16/02/2015
	Policy and Planning Committee	1.3.1	16/03/2015
	Policy and Planning Committee	1.3.2	18/04/2016
	Policy and Planning Committee	1.3.1	19/09/2016
	Policy and Planning Committee	1.3.1	12/12/2016
HEADING	Update on Rural (Aircraft Noise) Direk Industry and Residential Interface Development Plan Amendment		
AUTHOR	Peter Jansen, Strategic Planner, City Development		
CITY PLAN LINKS	1.4 Have well planned urban growth that stimulates investment and facilitates greater housing and employment choice.		
SUMMARY	The Rural (Aircraft Noise) Direk Industry and Residential Interface Development Plan Amendment has been in preparation for some time. The proposed policy has had regard to Edinburgh RAAF Air Field Base operations and Federal guidelines under the National Airport Safeguarding Framework.		

The DPA has undergone Government Agency Consultation and the Minister for Planning has been considering various approaches of Council on the residential opportunities along the eastern interface of the study area, including the most recent approach as part of the request for public consultation approval. The Minister has consistently opposed the approaches and has now required that the DPA must be amended to ensure that no additional land is zoned as Residential if it is in the areas above the 20 Australian Noise Exposure Forecast.

The Minister for Planning has offered two options to progress the DPA subject to compliance with his directions, namely the finalisation of the DPA under the current DPA process, or to include the work through the upcoming Planning and Design Code transition.

This report informs on the merits of the two processes, and concludes that the preferred option is to proceed to public consultation under the current DPA process.

RECOMMENDATION

1. That the letter forming Attachment 2 to the Policy and Planning Committee Agenda report 11 December 2017 Item no. 1.3.1 from the Minister for Planning on the Rural (Aircraft Noise) Direk Industry and Residential Interface Development Plan Amendment be noted.
2. That the Rural (Aircraft Noise) Direk Residential Interface DPA proceed to public consultation in accordance with the Minister for Planning direction to amend the proposed Residential Zone boundary to ensure that no land located in areas that exceed the 20 Australian Noise Exposure Forecast Contour is rezoned to Residential Zone or any other zone that would result in further intensification of noise sensitive land uses.
3. That the updated investigations and mapping as required by the Minister be undertaken, and the DPA then proceed to public consultation under the current DPA process.
4. The Minister for Planning be advised of Council's resolution in relation to the DPA.

ATTACHMENTS

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

1. DPA Study Area
2. Minister for Planning response letter
3. Heyne Land

1. BACKGROUND

- 1.1 Council initiated this DPA in 2013 for the study area shown in Attachment 1. The DPA initially sought to rezone the then Rural (Aircraft Noise) Zone (now renamed as Primary Production Zone) and the Rural Living Zone at Direk to Urban Employment Zone. Consideration of the interface along the eastern boundary of the study area was given to identifying opportunities for residential development and for rationalisation of zone boundaries to more logically follow cadastral boundaries.
- 1.2 The DPA intent is to take advantage of the location benefits of the study area being adjacent to the Greater Edinburgh Parks and Edinburgh RAAF Air Field developments, and the surrounding freight and transport network linkages. Residential development opportunities were investigated having regard to the National Airport Safeguarding Framework Guidelines.
- 1.3 The draft DPA underwent Government Agency consultation in 2015. The significant comments made were in relation to the RAAF Base aircraft operations and Environment Protection Agency on environmental matters. The DPA was amended as required and received the agreement of the Minister on the 22nd December 2016 to undergo Public Consultation subject to realignment of the proposed Residential zone boundary.
- 1.4 Since then a number of attempts to settle on an agreed Residential Zone boundary alignment along the eastern interface in order to provide development opportunities for residential land owners have been opposed by the Department of Defence and the Minister for Planning due to concerns regarding the potential impact on current and future airport operations.
- 1.5 The latest approach to the Minister on the 20th July 2017 was for consideration of realigning the proposed Residential Zone boundary to follow the allotment boundary of one property which is used for residential purposes, instead of being bisected by two zones.
- 1.6 The Minister advised on 18 October 2017 that the proposed Residential Zone boundary alignment of the draft DPA is still considered to intensify sensitive land uses within the area impacted by the operations of the RAAF base and requires that, in order to proceed to public notification, the DPA be amended to ensure no new residential land is zoned that is in the areas above the 20 Australian Noise Exposure Forecast. The implications of this are that the only residential development potential that will be facilitated in this DPA applies to a portion of the Heyne nursery site at the corner of Bolivar and Waterloo Corner Roads.
- 1.7 The Minister has provided two options to progress the DPA:
 - 1.7.1 Commence the public consultation under the current legislative process, and Council commits its resources towards completing this amendment as quickly as possible, or
 - 1.7.2 Council consider whether the amendments being sought in this DPA could be more adequately addressed as part of the transition to the Planning and Design Code that will replace the Development Plans of all Councils in accordance with the Planning, Development and Infrastructure Act 2016.
- 1.8 This report seeks to inform on these options.

2. CITY PLAN CRITICAL ACTION

2.1 Not applicable

3. CONSULTATION / COMMUNICATION

3.1 Internal

3.2 External

3.2.1 DPTI Collaborative Work Transition Team

4. REPORT

4.1 The freight networks and economic growth basis of the DPA for conversion of the study area to employment lands has not altered.

4.2 However, the following background investigations will require updating in the DPA in order to progress this body of work:

4.2.1 PFAS Environmental Investigation by Defence (Per and Poly – fluoroalkyl substances on and in the vicinity of the RAAF Base) in order to obtain an understanding of the impacts on the soil, groundwater, surface water, drainage channels and aquifers, and any necessary mitigation strategies.

4.2.2 Consideration of National Airports Safeguarding Framework Guidelines being updated or prepared by the Federal Government which will likely have impacts on the study area. These are the *Managing the Risk of Building Generated Windshear and Turbulence*, a new guideline *Protecting Strategically Important Helicopter Landing Sites*, and a guideline still under preparation that is related to managing the risk in public safety zones at the ends of runways.

The public safety guideline early draft is known to indicate that authorities reference the use of the US Department of Defence Accident Prevention Zone model until such time as the Australian Department of Defence prepares its own model.

The US model has a much larger area of protection than the area identified in this draft DPA and would significantly impact on the land use policies proposed in this DPA if it is to be endorsed by the national authorities and applied to the Edinburgh base. The Department of Defence has indicated that it is not intending to seek retrofitting of the US model for public safety to existing airports, but the proposed guideline indicates that authorities should have regard to the land use controls when planning around the facilities.

4.3 Developer interest that has been made known to Council administration during the draft DPA preparation on future development of the proposed Urban Employment land has been minimal to date, with regular contact from only two owners.

4.4 The options suggested by the Minister for Planning that are available to Council to progress this DPA are:

4.4.1 Proceed using the current Development Plan Amendment process; and

4.4.2 Prepare policy for adoption in the upcoming Planning and Design Code (P & D Code) transition.

4.5 Comparison of processes:

Finalise current DPA process	Complete through new Planning & Design Code (P & D Code)
<p><i>Required works:</i></p> <p>Incorporate additional investigations</p> <p>Update mapping to meet Minister instructions</p> <p>Council endorsement of amendments</p> <p>Undertake consultation</p> <p>Consider comments, amend if necessary.</p> <p>Council endorsement</p> <p>Seek Minister approval</p>	<p><i>Required works:</i></p> <p>Incorporate additional investigations</p> <p>Await draft P& D Code policy</p> <p>Prepare policies and mapping for integration/application as P & D Code</p> <p>Council/DPTI agree on draft P & D Code for whole Council area</p> <p>P & D Code consultation as per Community Engagement Charter</p>
<p><i>Anticipated timeline</i></p> <p>Includes Caretaker period for March 2018 State Election</p> <p>Council endorsement after updating draft DPA investigations and holding community consultation May 2018.</p> <p>Minister approval Nov 2018 (estimate)</p>	<p><i>Anticipated timeline</i></p> <p>DPTI P & D Code information indicates that background preparation is still underway, followed by tasks of drafting of Code, link to the new 'ePlanning' system, consultation, and staged application of Code.</p> <p>Estimated P & D Code 'Zones' known end 2018.</p> <p>Completion of all stages 2020.</p>
<p><i>Benefits</i></p> <p>More immediate action</p> <p>Community engagement through consultation to obtain feedback.</p> <p>Option remains for Council to decline to proceed if necessary after completion of consultation.</p> <p>Indicates Council direction for future land use policy in study area</p> <p>Policy preparation for eventual transition to P& D Code format</p>	<p><i>Benefits</i></p> <p>Transition to P & D Code in one step.</p> <p>Time to allow more detail on PFAS impacts / mitigation and Public Safety guideline for inclusion in P & D Code.</p> <p>Transfers staff capacity to P & D Code collaboration</p> <p>Allows for probable finalisation of the NASAF guideline under preparation on public safety to give greater clarification on policy direction.</p>

<p>Flags to developers and owners the intention to finalise the DPA and allow developer interest</p> <p>Lessens complications in transition to P & D Code preparation, explanation and community engagement</p>	
<p><i>Negatives</i></p> <p>Will require later transition to P & D Code format.</p> <p>Repeated community engagement of both this DPA and later P & D Code may be seen as nuisance/confuse public</p> <p>Staff capacity directed to this work in place of P & D Code transition efforts</p> <p>Uncertainty of application of later NASAF Public Safety Guideline under preparation on public safety. It is unknown in its application and acceptance by national authorities, but may have significant effect if imposed over existing policies. Dept of Defence has however indicated that it is not seeking retrofitting to existing airports.</p>	<p><i>Negatives</i></p> <p>Further delays in process in a long running rezoning.</p> <p>No certainty on potential outcomes of P & D Code transition</p> <p>Further delays developer and owner intentions</p> <p>Increases complications in P & D Code preparation, explanation and community engagement by introducing a complex change across a large area and number of properties that would require explanation of the new policy as well as the P & D Code application.</p>

- 4.6 Utilising the current DPA process allows for Council to reconsider the merits of continuing with a rezoning after the public consultation period.
- 4.7 The Department of Defence has put forward a consistent position of opposing any new residential development within the areas above the 20 Australian Noise Exposure Forecast. It has supported the Urban Employment Zone development subject to the policy inclusion having regard to the other operational matters included in other NASAF Guidelines.
- 4.8 The Minister has directed that no land within the study area is to be included as a Residential Zone if it is above the 20 ANEF contour which has reduced the development opportunities for a number of land owners along the eastern interface of the study area. However, the majority of the study area retains its opportunity for future employment lands with the consideration of airport operations.
- 4.9 Continuing with the current DPA process would result in obtaining the community position on the Urban Employment Zone direction put forward in the draft DPA and if endorsed by Council, finalisation of the rezoning.

5. CONCLUSION / PROPOSAL

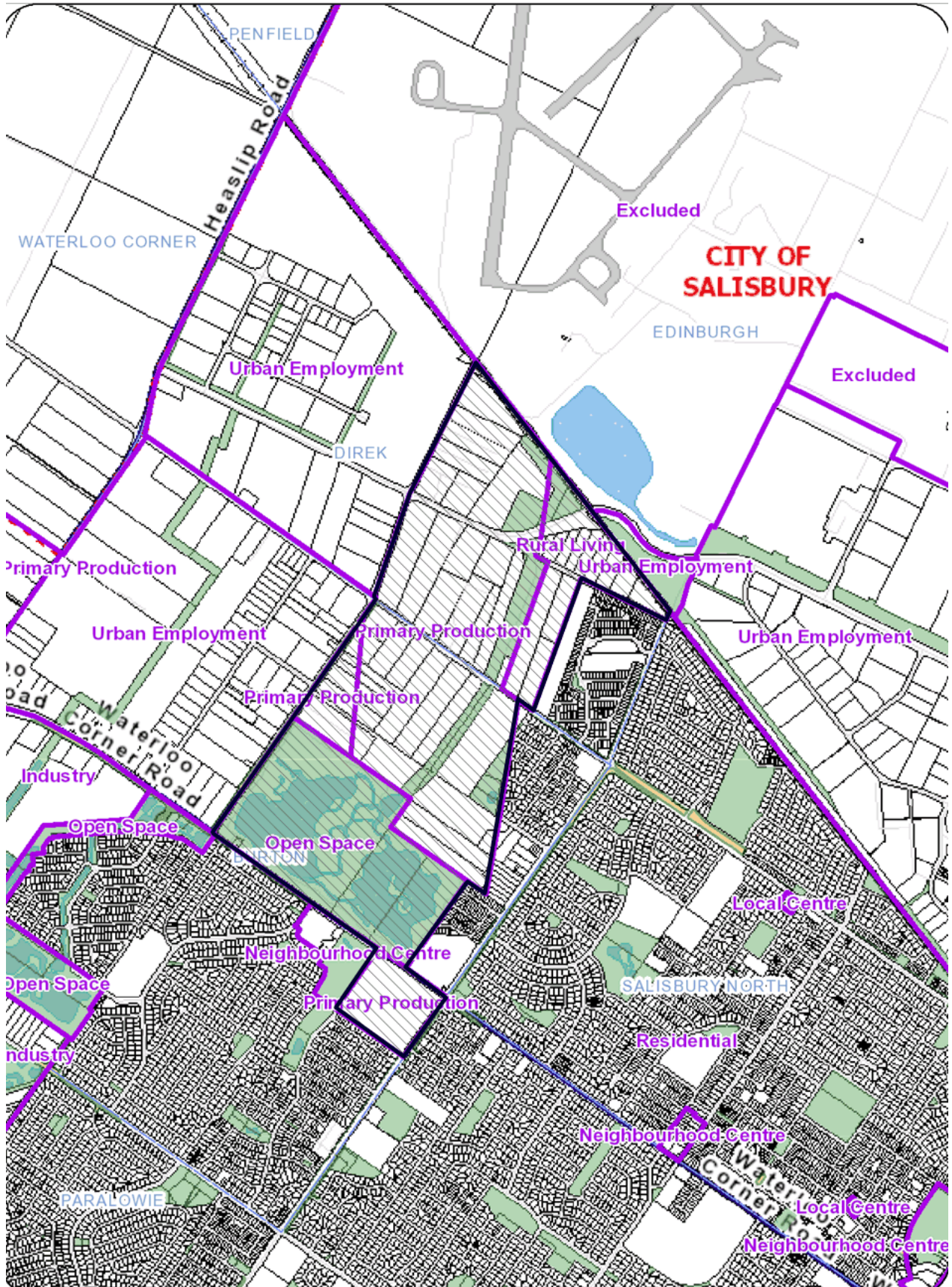
- 5.1 It is concluded that the best option for Council to pursue in this matter is to amend the current DPA including the required investigations in order to proceed to public consultation under the current process.
- 5.2 The unknowns of timing and content of the Planning and Design Code suggest that the existing pathway of the current DPA process will enable a quicker resolution.

CO-ORDINATION

Officer: EXECUTIVE GROUP
Date: 04.12.17



DPA Study Area



Item 1.3.1 - Attachment 1 - DPA Study Area

The Hon John Rau MP

#11793842

18 October 2017

Mr John Harry
Chief Executive Officer
City of Salisbury
PO Box 8
SALISBURY SA 5018

Attention: Ms Michelle Tucker

Dear Mr Harry

Thank you for your request that the Rural (Aircraft Noise) Direk Industry and Residential Interface Development Plan Amendment (DPA) be approved for consultation.

Council originally sought my approval to commence public consultation in April 2015. After giving careful consideration to the DPA and the submissions from Defence SA and the Federal Department of Defence (Defence), I wrote to Council in October 2015, advising that I did not support the proposed DPA and requested that amendments be made to the DPA prior to my final agreement.

In doing so, I acknowledged the importance of the Defence Industry and the Royal Australian Air Force – Edinburgh Defence Airfield Base and advised Council that I would be unwilling to support any proposed amendment, which would result in noise sensitive development within the Edinburgh Defence Precinct or potentially restrict the operation of the base or aircraft from operating freely either now or in the future. (A copy of my previous letter is attached).

I acknowledge that the DPA, re-submitted by Council, has been amended to address a majority of the issues raised during agency consultation however, it continues to seek the rezoning of land for residential purposes within areas that exceed the 20 Australian Noise Exposure Forecast (ANEF) Contour. Furthermore, after reviewing the proposed changes, Defence have again objected to the possibility of new residential development within the ANEF 20 contour and above. Defence also noted that the proposed subdivision is located in close proximity to the primary approach/departure flight path for the Base, approximately 2km from the southern end of the runway.

Consequently, I remain of the opinion that the DPA does not adequately address the concerns of the relevant agencies and would result in the intensification of sensitive land uses within areas that are impacted by the ongoing operations of the RAAF Base, and this would



**Government
of South Australia**

Deputy Premier
Attorney-General
Minister for Justice Reform
Minister for Planning
Minister for Industrial Relations
Minister for Child Protection
Reform
Minister for the Public Sector
Minister for Consumer and
Business Services
Minister for the City of
Adelaide

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further constrain the already limited opportunities for Defence to grow or modify its activities both now and in the future.

Whilst I understand Council's intent to progress the DPA, the passing of the *Planning, Development and Infrastructure Act 2016* has provided for the introduction of the Planning and Design Code (the Code), which aims to provide a consistent and contemporary planning policy framework that will ultimately replace Council's Development Plan and, as such, the policies affected by this DPA will need to be revisited as part of the transition to the Code.

Transitioning to the new Code will be a significant task and will require substantial government resources to develop, implement and service. Councils are therefore being encouraged to finalise all existing DPAs as a matter of priority, to ensure that State and Council resources can be redirected to implementing the reform agenda and to avoid the DPA process being overtaken by the implementation of the Code.

Notwithstanding this, I am willing to support the progression of this DPA under the current system provided it does not result in an outcome that would impede the operations of the RAAF Base and Council commits to focussing its resources towards completing this amendment as quickly as possible.

Accordingly, I approve the DPA to commence Public Consultation subject to the DPA being amended to ensure that no land, which is located in areas that exceed the 20 ANEF Contour, is rezoned to Residential Zone or any other zone that would result in the further intensification of noise sensitive land uses.

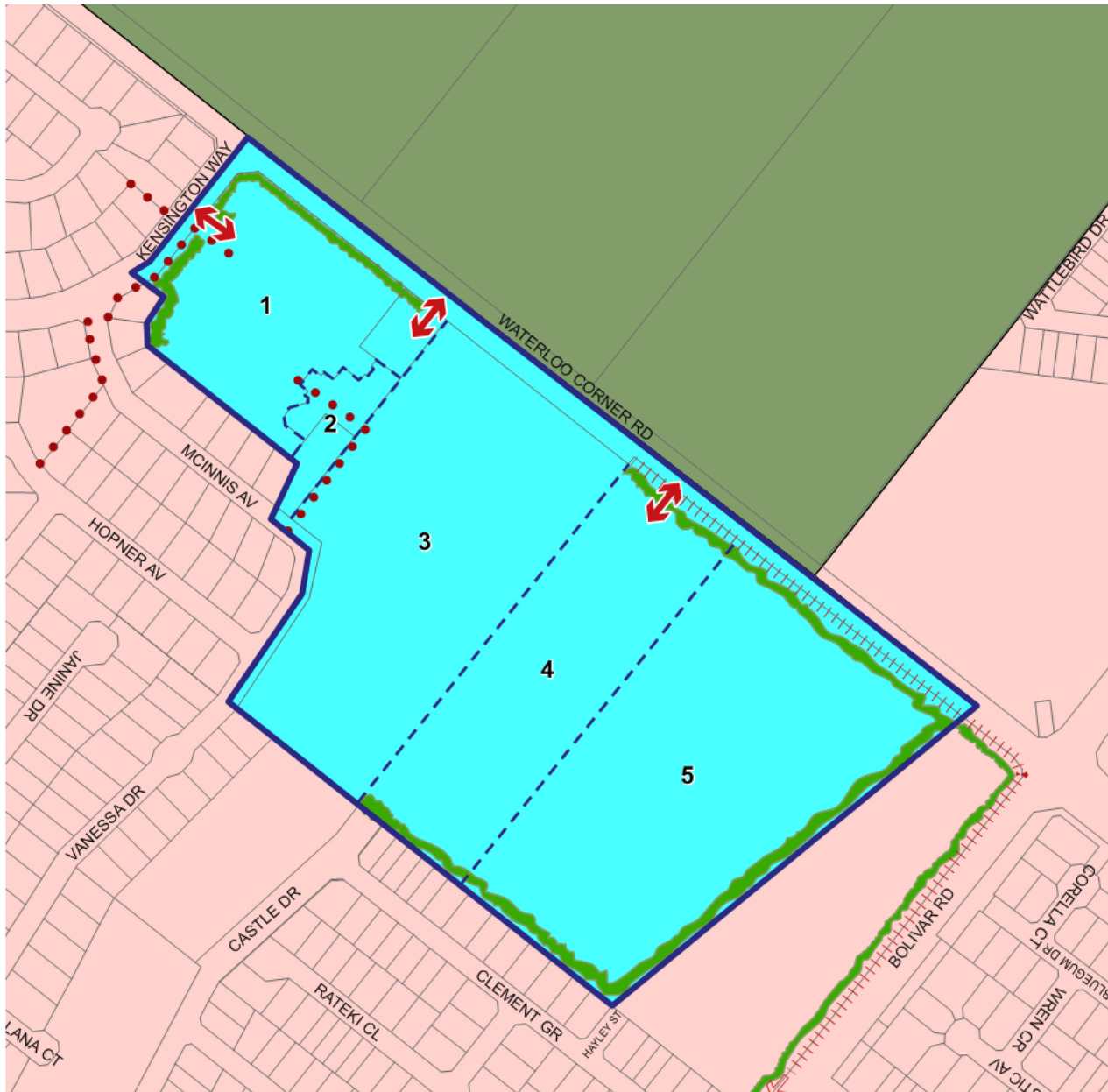
Alternatively I ask Council to consider whether the amendments being sought in this DPA could be more adequately addressed as part of the transition to the Code. This process would include the preparation of a collaborative work plan and would allow for work already done by Council to be used to inform the Code, both from a policy perspective and spatially through land zoning.

If there are any questions about the above please contact Jeff Sewart on 7109 7002 or by email address Jeffery.Sewart@sa.gov.au, who would be pleased to assist you.

Yours sincerely



John Rau
Deputy Premier
Minister for Planning



- Residential
- Commercial
- Open Space
- Landscaping
- Vehicle Access
- Road Widening
- Proposed Pedestrian Access
- 1 Retail/Commercial Area
- 2 Community Area
- 3 Recreation/Open Space Area
- 4 Car parking
- 5 Bulky Goods
- Concept Area Boundary

Concept Plan Map Sal/11 WATERLOO CORNER ROAD NEIGHBOURHOOD CENTRE

ITEM	1.3.2		
	POLICY AND PLANNING COMMITTEE		
DATE	11 December 2017		
PREV REFS	Salisbury Town Centre Sub-Committee	STCSC3	09/07/2012
	Salisbury Town Centre Sub-Committee	STCSC1	13/08/2012
	Program Review Sub Committee	PRSC3	10/02/2014
	Policy and Planning Committee	1.3.3	20/04/2015
	Policy and Planning Committee	1.10.2	20/07/2015
	Policy and Planning Committee	1.10.1	21/09/2015
	Policy and Planning Committee	1.10.1	20/06/2016
	Policy and Planning Committee	1.10.2	18/07/2016
	Policy and Planning Committee	1.3.1	15/08/2016
	Policy and Planning Committee	1.10.1	12/12/2016
	Policy and Planning Committee	1.10.1	20/02/2017
	Policy and Planning Committee	1.10.1	17/07/2017
	Policy and Planning Committee	1.10.2	17/07/2017
	Policy and Planning Committee	1.3.4	18/09/2017
	Policy and Planning Committee	1.3.1	16/10/2017
HEADING	Salisbury Community Hub - 50% Detailed Design Report		
AUTHOR	Chantal Milton, Manager Strategic Development Projects, City Development		

CITY PLAN LINKS

- 1.4 Have well planned urban growth that stimulates investment and facilitates greater housing and employment choice.
- 3.2 Have interesting places where people want to be.
- 4.4 Embed long term thinking, planning and innovation across the organisation.

SUMMARY

The Salisbury Community Hub is a significant strategic project that will redefine how we provide services and interact with our community while also contributing towards the delivery of Council's endorsed Salisbury City Centre renewal agenda.

A preferred site for the Community Hub was confirmed by Council in July 2016 (Item 1.10.2 Policy and Planning 18/07/2016) and subsequent negotiations commenced to enter into a land contract with the DiMauro Group and resolve the conditions precedent required to secure the site adjacent the Civic Square. The land contract has reached an unconditional status, with settlement scheduled to occur in the first half of 2018 following completion of the electrical relocation works under the terms of the contract.

An updated decision milestone program with identified project hold points was endorsed by Council (Item 1.10.2, Policy and Planning Committee 17/07/2017) as part of Council outlining a structured design program to take the design through to its current 50% detailed design status, including concurrent community engagement and pre-determined Council decision hold points.

This report presents the results of the detailed design phase of work for the Community Hub project to inform a Council decision at the final identified project design hold point, where project documentation has reached approximately 50% completion to proceed to tender and construction of the Salisbury Community Hub project in 2018.

The outcomes of the expression of interest phase of the procurement strategy released in November 2017 to identify a tender field, and the pre-tender estimate comparison against the total capital budget of \$43.82m, is presented under a separate confidential report (Item 1.10.1, Policy and Planning, 11/12/2017) to protect Council's commercial interests and negotiation position. The confidential report provides information to support Council's decisions and recommendations under this report.

RECOMMENDATION

1. That the report be received, and the current status of the Salisbury City Centre Community Hub project be noted.
2. That the Salisbury Community Hub Detailed Design Drawings – HASSELL November 2017 provided as Attachment 3 Item No. 1.3.2, Policy and Planning Committee 11/12/2017) be endorsed.
3. The Chief Executive Officer be authorised to:
 - a. proceed to a select tender process for the Salisbury Community Hub on the basis of the endorsed plans provided as Attachment 3 Item No. 1.3.2, Policy and Planning Committee 11/12/2017 in accordance with the endorsed procurement strategy; and
 - b. execute a construction contract with the preferred Principal Contractor to proceed to construction of the Salisbury Community Hub project, subject to the final negotiated tender being within the total capital budget of \$43.82million.

ATTACHMENTS

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

1. Square Holes Community Engagement Report - Detailed Design Phase
2. HASSELL - Salisbury Community Hub Artist Impressions
3. HASSELL - Detailed Design Drawings November 2017

1. BACKGROUND

- 1.1 A regional community hub in the Salisbury City Centre is a strategic opportunity for Council to deliver on multiple strategic objectives including:
 - Deliver improved community and civic services and facilities to meet the needs of Salisbury's existing and future community and support increased community use and interactions.
 - Offers opportunity for rationalisation of Council's existing facilities to:
 - secure improved service and operational efficiencies;
 - optimise floor space usage; and
 - free up Council owned sites within the Salisbury City Centre for strategic outcomes aligned with Council's objectives for the City Centre and return revenue, through new development and/or re-use on these sites.
 - Address the forecast costs associated with the need, in the absence of an alternative, to upgrade the existing Civic Centre to ensure building code compliance in a financially sustainable manner that optimises community benefit from the investment.
 - Act as a catalyst for the Salisbury City Centre Renewal Project through attraction of private and government investment into the city centre.

- 1.2 The project is a critical action in the Salisbury City Plan 2030 and a design and delivery total capital budget of \$43.82m was included in the 2017/18 Annual Plan for delivery of this project by 2019, subject to milestone decision points by Council across the design process.
- 1.3 Council endorsed a preferred site for the Community Hub (Item 1.10.1, Policy and Planning 18/07/2016) involving a combination of Council's existing Civic Square Carpark and part of a site currently owned by the Parabanks Shopping Centre located adjacent to the Civic Square.
- 1.4 Council has previously endorsed the project independent Prudential Report (Item 1.10.1, Policy and Planning, 17/07/2017, a preferred four storey concept for the Community Hub (Item 1.10.2, Policy and Planning, 17/07/2017 and 30% Design Development drawings and outcomes of the concurrent design development community engagement process for the project to proceed to 50% completion (Item 1.3.4, Policy and Planning Committee, 18/09/2017).

2. CITY PLAN CRITICAL ACTION

- 2.1 The Salisbury City Centre Community Hub project relates directly to the following City Plan critical actions:
 - 2.1.1 Progress the revitalisation of the Salisbury City Centre including:
 - resourcing place management and activation; and
 - encouraging and supporting private sector investment.
 - 2.1.2 Deliver a new community hub in the Salisbury City Centre incorporating library, civic facilities, offices and commercial space to stimulate investment opportunities.

3. CONSULTATION / COMMUNICATION

- 3.1 Internal
 - 3.1.1 The project governance framework adopted at the beginning of the project identified key decision milestones and regular opportunities for Elected Member input and provision of information, in recognition of the strategic importance and financial commitment linked to this project.
 - 3.1.2 The Design Team received Elected Member feedback during the detailed design phase at two informal briefings held on 10 October 2017 and 15 November 2017. A summary of key commentary is provided below that has informed the refined design plans:
 - Design details of furniture for the Community Terrace should include a mix of fixed or movable furniture and ability for the community to book meeting space in an outdoor area along with use for information/learning programs.
 - Ensure the multi-purpose room on Level 1 provides an appropriate level of privacy through frosted glass or walling to ensure the room can be private when needed as an executive /Elected Member space but balance of time can be opened up for a broad range of community uses.

- The design is to ensure that any permanently fixed elements to the ground floor plan do not limit future flexibility, particularly for larger events.
- Consideration is required as part of the safety in design review process to consider crowd protection measurements from intentional or accidental vehicle penetration into the Civic Square and Community Hub.
- The potential reestablishment of the fishpond as part of the new civic square design should be considered, subject to costs.
- The extent of movable furniture proposed across the community spaces at ground and level 1 should be mapped back to ensure that adequate storage is allowed to ensure the building can function as envisioned.
- The clear opening width for the operable doors connecting the Ground Floor South (John Street) end of the building to the civic square should be optimised. The openings should provide the option for access for an exhibition that may include a typical passenger vehicle being displayed within the ground floor.
- Electric charging points for personal devices, gophers, and capacity for future electric vehicle charging should be included both internal and external to the Community Hub.
- The selected mechanical system should ensure that efficient operation is not affected should the external doors to the Civic Square and level 1 community terrace be open.
- View lines to the external screen from the Civic Square are to be reviewed to ensure that the community terrace does not block views and that the event viewing at ground level is maximised.
- The Design Team should provide information relating to how similar external screen installations have been protected from malicious damage.
- The Design Team should consider how the design manages potential roosting spots for birds (e.g. narrow ledges) both externally, and for birds that may enter the building when doors are open.
- The Council Chamber furniture must all be movable and stackable to ensure that this space can be efficiently converted for use for a range of community uses, with the audio visual and furniture selections to support use of this room as a conference and community bookable facility the majority of the time.
- The design for frosted film on the proposed large glass operable doors both at Ground Level to the Community Hall and the multi-purpose room on Level 1 are an opportunity to tell the story of Salisbury and should be considered as part of the wayfinding and signage designs.

Other commentary from the Informal Strategy sessions involved a level of detail that will be resolved through future phases of the project including furniture, fixtures and equipment selection and was captured separately and provided to the Design Team for future reference.

3.1.3 The Executive Group, key Divisional Managers and specialist disciplines across Council continue to be closely involved in this project. Broader engagement has occurred with staff over the last three months as part of the change management program and end user staff was involved in the detailed review of individual room joinery details to ensure functionality needs are considered, as represented in the detailed design plans presented for endorsement as part of this report.

3.1.4 In addition further consultation will be undertaken with our employees as required in relation to change in workspace design and staff safety issues, consistent with Council's commitment in the Enterprise Agreement and obligations under the Work Health & Safety Act.

3.2 External

3.2.1 Community interest and expectations around this project are high. This reflects the potential of the Community Hub to change how our communities use and access services in the Salisbury City Centre, in addition to the quantum of the required financial investment.

3.2.2 An external communication and media plan is in place to guide messaging and timing of project communication to external audiences at varying levels of detail. Fuller Brand and Communication have prepared the Salisbury City Centre Renewal – Marketing Communications Strategy 2017-2020. This plan was endorsed by Council on 26 June 2017, with the Salisbury Community Hub a key destination and project within the overall Salisbury City Centre Renewal strategy communication plan.

3.2.3 Following Council endorsement of a preferred concept and release of the site confidentiality in the last week of July 2017, Council-owned communication channels have primarily been used to provide regular project updates, to achieve a broader level of awareness of the in the community. The following communication tools were used during the detailed design phase between September and December 2017:

- Media releases to established Media press and television;
- Cooperative communication with key stakeholders and government advocacy;
- Regular updating of Council website information, with news, video and plans and regularly updated 'frequently asked questions' (FAQ);
- Public displays of available information in the 12 James Street foyer and Len Beadell Library with information posters provided to other City of Salisbury centres and community centre locations;
- Salisbury Aware Magazine feature story; and
- Messenger press advertising.

- 3.2.4 A stand-alone website for the Salisbury City Centre was launched in the last week of July 2017 (www.salisburycitycentre.com) as a forum to share information with the community and stakeholders as well as supporting community engagement, as appropriate, for the different stages of all projects within the Salisbury City Centre Renewal, including the Community Hub. Across the last six weeks three new posts were provided to the website, incorporating video footage from the community hub pop-up consultations.
- 3.2.4 An ongoing program of community information sessions were held concurrent with the Detailed Design phase. The information session objectives and content were designed, by Fuller with the support of Square Holes, a market research agency who specialise in providing independent qualitative and quantitative feedback from face-to-face conversations with people supported by data analytics. A community engagement plan, at an inform level, was implemented across the last six weeks involving the following strategy elements:
- Community Engagement – Information pop-up kiosks at a range of shopping centre, community events and community facilities across Salisbury to continue to raise community awareness on the Community Hub Project and provide new information in the form of floor plans and architectural elevations. These pop-up sessions were focused on locations with existing crowds where members of the Salisbury community could be engaged who may not have heard about or actively participated in engagement activities to date. This pop-up engagement provided the project the opportunity to secure indicative community perceptions on the project from the community participating in their regular activities, not just those who would normally be attracted to a specific information session.
 - Re-engagement with Council’s Reference Groups including Salisbury Seniors Alliance, Disability Access Inclusion Network, Reconciliation Action Plan Working Group and Youth Council, who previously provided feedback during concept development in May 2017 and Design Development in August 2017.
 - A fixed project information display was provided at Len Beadell Library between 25th of October and the 2nd of December with library staff briefed to provide the community information on the project and surveys and fact sheets available.
 - Return engagement was undertaken with a broad range of other community groups who participated in the previous engagement including the multi-cultural communities, Salisbury Business Association, Morella and Para Hills Active Aging Centre, to provide a project update and additional information with surveys collected as part of each briefing session.
 - Additional community briefings were held with groups at Mawson Lakes Trinity Green retirement community, Salisbury East Neighbourhood Centre and Bagster Road Community Centre.

- 3.2.5 The sessions above were part of the Fuller strategy to undertake independent market research to establish objective data and direct community commentary to provide an indication of the level of community support for the project. The outcomes of this market research is summarised in the Square Holes independent report provided as Attachment 1.
- 3.2.6 This engagement strategy was designed to focus on engagement approaches that would support informed community feedback providing information and access to senior project staff across a wide range of locations. This was designed to offer an opportunity for a broad cross-section of the community to obtain information on the Hub project and then participate in the provision of informed feedback to provide an indication of the level of community support for the project.
- 3.2.7 A series of nine pop-up engagement sessions were held with the general community and key stakeholders aligned with the engagement objectives above including:
- Aussie Era Car Show – Sunday 22nd October 2017 between 10am and 3pm;
 - John Street – outside Len Beadell Library 25th October between 9am and 1pm;
 - Mawson Lakes Corporate Cup – Promenade 1st November between 8:30am and 2:00pm;
 - Parabanks Shopping Centre – 6th November and 24th November between 9am and 5pm;
 - Ingle Farm Shopping Centre – 8th November between 9am and 5pm;
 - Salisbury Civic Square – 10th November between 10:30am and 2pm;
 - Hollywood Plaza Shopping Centre – 17th November between 9am and 4pm;
 - Salisbury Plays Community Event – St Kilda Sunday 26 November between 11am and 2pm; and
 - Salisbury Christmas Pageant – Salisbury City Centre Saturday 2nd December between 9am and 12:30pm with surveys collected at this event via a digital survey presented on tablet devices to best facilitate feedback in this environment where community members were waiting for the pageant.
- 3.2.8 Through the various engagement activities we received 975 survey feedback forms and directly engaged with approximately 1200 community members across the six week period. The outcomes of this engagement are presented in detail in the report from consultants Square Holes in Attachment 1 and summarised below:
- Approximately 731 community members participated in one of our nine drop-in sessions, where community members were provided an opportunity to talk directly with staff and learn more about the Community Hub project and provide direct feedback.

- A total of 469 community members filled out a survey through participation in one of our facilitated community reference group sessions with existing Council groups including multi-cultural groups, Salisbury Seniors Alliance, Disability Access and Inclusion Network, Reconciliation Action Plan Working Group and Youth Council, at neighbourhood and community centre based sessions.
 - A total of 975 hardcopy and tablet device surveys were returned across the six week active engagement period.
- 3.2.9 The independent market research company engaged to undertake the survey has confirmed that the sample size obtained in this research is statistically representative. A sample size of 975 with a 95% confidence level means that if we repeated the survey 100 times, we would expect an answer to any question to vary less than 3% in 95 of the 100 cases.
- 3.2.10 The individual community members who attended one of the nine pop-up sessions spent significant time learning more about the Community Hub project (many in excess of 30 minutes).
- 3.2.11 A small number of residents attending the pop-up sessions raised concerns with staff relating to the project. Many of the resident concerns were clarified following discussions with project team members and the opportunity for an increased understanding of the project components. The survey revealed approximately **3.9% (38)** of the responses received were not supportive at all or not very supportive of the Community Hub proposal.
- 3.2.12 Further analysis of the negative responses identified the following key concerns with the Community Hub proposal:
- Cost - The project being perceived as expensive and a belief that Council rates will increase as a result of the project;
 - Satisfied - Current Council facilities are fit for purpose and no upgrade is needed; and
 - Priority - There are other areas for the Council to spend money such as improving roads and footpaths.
- 3.2.13 A further **10% (97 responses)** were categorised as neutral providing feedback that they did not consider they would utilise the facility or did not hold a strong view on the proposal one way or the other.
- 3.2.14 Staff members involved in hosting the drop-in sessions anecdotally confirmed that the level of community understanding and excitement on the project from the majority of community members who visited the pop-up sessions was notable once they understood the extent of new community spaces proposed, particularly the entertainment and community bookable spaces and the concept of how the building would be opened up to the community across the ground and first floor and integrate with an enlarged Civic Square, outdoor event screen and community balcony.
- 3.2.15 The survey results demonstrate **86.1% (832 responses)** indicated that they were either extremely supportive or mostly supportive of the Salisbury Community Hub proposal.

- 3.2.16 Further analysis of the positive responses identified the following key reasons for support the Community Hub:
- Community - Investment that will bring people together and improve the atmosphere of the Civic Square and City Centre.
 - Visual - The building will improve the look of the area and the proposed design looks great.
 - Needed - It is about time something happened in Salisbury, the Community Hub fits the needs of the community.
- 3.2.17 A Project Control Group (PCG) involving two Elected Member representatives from the Audit Committee, Executive and senior staff and external specialists was established in October 2016 and meets on a monthly basis. The external membership includes a community facilities and projects specialist, a legal/probity advisor, Project Client Representative, Design Team representative and Project Cost Manager. The PCG met twice across the detailed design period and provided direct feedback that has informed the plans presented as part of this report.
- 3.2.18 The Government Architect from the Office for Design and Architecture South Australia (ODASA) provided initial feedback on the concept design drawings as reported in (Item 1.10.2, Policy and Planning) 17/07/2017). A second voluntary design review session was held on the 4th of October with commentary informing the refinement of designs through the detailed design process. The ODASA feedback on the design development drawings is summarised below:
- Support the design intent to provide continuity and connection between the external and internal spaces and consistency in materials.
 - While acknowledging the intent to retain as much of the existing Civic Square as possible, respecting the recent community investment, the Design Team and Council should ensure the new Community Hub building fully integrates to deliver the vision for the precinct through consideration of landscaping, lighting, security requirements, street furniture, integrated plinths, wayfinding, daily operations, special event overlays and sense of entry including upgrade of the adjacent historic cemetery as budget allows.
 - Strong support for the architectural form, building height and design detail of shifting plates that create overhangs and terraces to assist with ESD principles and reference the overhang verandah character of the existing John Street.
 - The flexibility and event modes designed within the building are commendable, however it is recommended that the daily operations and general user experience be equally considered to ensure the building is welcoming and inclusive in day to day operations.

4. ARCHITECTURAL DESIGN MATERIAL AND FORM

- 4.1 The HASSELL detailed design plans provided as Attachment 3 of this report represents design documentation including finalised area schedules, room layouts, fixed joinery and architectural form drawings. The detailed design drawings reflect an increasing level of detail commensurate with drawings proceeding to approximately 50% completion.
- 4.2 The drawings are in a resolved state to inform a pre-tender estimate and associated release of the tender as part of Council's adopted novated design and construct model, with the balance of the design documentation to be undertaken under the responsibility of the principal construction contractor to ensure construction knowledge and efficiencies are incorporated into the building design prior to completion of drawings. The novated design process provides for regular checking back with council as the client through the internal project management team to ensure that the detail and construction design remains consistent with Council's vision and intent.
- 4.3 An important consideration for Council throughout the design process has been the form and quality of architectural design delivered through the Salisbury Community Hub project and how it can set an appropriate benchmark for improved built form quality and scale through private investment and redevelopment in the City Centre, closely aligned to the form of development envisaged in Council strategies and planning policy. The architectural design proposed as part of the Salisbury Community Hub is considered to deliver this new benchmark, providing a four storey contemporary solution that also responds to the existing character and built form in the Salisbury City Centre as the centre transitions.
- 4.4 The ground floor and majority of the first floor provides a range of formal and informal community spaces that support both large event modes and everyday community use. These areas are designed to be attractive and inviting to the community to simply spend time not money, meet friends, interact with other businesses and community members, attend programs, participate in quiet independent study and generally feel part of the Salisbury community.
- 4.5 The overall building area for the Salisbury Community Hub represented in the detailed design drawings represents approximately a 5.6% reduction from the starting schedule of areas in the initial Council design brief, achieved through identifying duplicated areas without impacting on the functionality, flexibility or future expansion capacity of the building.
- 4.6 Using the current detailed design plans as the basis for calculation, approximately 55% of the total building area is designated as community areas located over the majority of the ground and first floor. The community area includes access by the community to meeting spaces shared with the Elected Members and Council administration on Level 1. Further, the project is delivering an additional outdoor terrace (approximately 180m²) and expanded civic square space (approximately 80m²) for community entertainment and activity over and above the internal community spaces.

- 4.7 The blocking and stacking of the building form is wrapped around an efficient and cost effective building column structural grid spanning 7.2 by 7.2 metres that has driven much of the design. This structural grid provides a regular frame to the building form that is efficient and generally reduces engineering and structural costs, facilitates cost effective articulation to the built form and provides a platform for efficient and cost-effective modular expansion of the building should that be required in future years on identified slab protrusions. Using an efficient structural grid as a fundamental design driver is supported by Rider Levett Bucknall who is advising Council directly as the project Cost Managers.
- 4.8 The only area of variation to the structural column grid is within the main Community Halls and Conference Rooms to ensure column-free spaces are provided in these rooms, through the use of transfer beam structures. The columns throughout the rest of the building have been aligned to the room and furniture layouts wherever possible so as not to impact on user movement and sightlines. Power and data capabilities are also included at each column to enable equipment to be moved around the floor plates as required, with power no more than 3.6 metres away given the use of the columns to provide this service.
- 4.9 The stacked slab architectural design also provides a significant contribution to shading of the large expanses of glazing off-setting the costs that would otherwise have been required to provide external shading devices and the associated maintenance of shading devices. This has reduced the overall cost for glazing and optimised the extent of glass transparency that can be achieved.
- 4.10 The overall material and colour palette proposed for the Community Hub is based on a neutral palette inspired by natural materials and finishes. The architects have chosen this palette to ensure the base building is timeless, with contemporary features and colour incorporated through loose furniture and rugs to enable cost effective update as internal design and colour trends change. The base build palette proposes a combination of:
- 4.10.1 Concrete including honed exposed feature concrete finish to the ground floor that will be hard wearing to stand up to major event mode and regular movement of furniture. The structural columns are a smooth finished concrete material which form a regular repeating feature through all levels of the building.
- 4.10.2 Natural brick features, echoing the use of this material across much of the Salisbury City Centre will skin the amenities /back of house core across all four floors of the building anchoring the core and providing a feature material. The brick is also proposed to be used as a feature in the outdoor civic event space and continue uninterrupted into the ground floor foyer/gallery to identify the central circulation zones and service delivery points. The brick will transition from a traditional paver outside to a smooth honed single surface brick on the internal spaces for ease of maintenance and furniture moving.
- 4.10.3 The use of plain plasterboard has been minimised throughout the building, as an echo to the design aesthetic adopted in the Dickson Platten architecture of the existing Council Civic Centre. A mix of natural timber paneling within fixed joinery, self-healing cork pin-board material, white board panels and glass that can be used for notes and informal meeting use has been proposed.

- 4.10.4 Timber floors will also be used within the Community Halls. The balance of floor coverings through the building will be a mix of base build high wearing carpet and marmoleum.
- 4.10.5 A key element of the community feedback received during design development asked that the building be ‘colourful not boring’. The above palette of natural materials will be supplemented with feature materials and colour palettes aligned to specific functions and uses in the building i.e. the subtle use of green for information/learning spaces and blues for customer service that will assist community wayfinding through the building. It is considered that the colour choice for the central bleacher stairs seating pads and cushions will provide an opportunity for a pop of colour as part of the entry, in addition to the loose fit furniture, displayed artwork, and audio visual projection displays. As with any heavily utilised community building the strongest colour and movement will come from the facility users themselves.

5. BUILDING FUNCTIONALITY

- 5.1 The key building operation and functionality reflected in the approximate 50% detailed design drawings includes:
- 5.1.1 Information Learning is considered as a contemporary interpretation of a library and is proposed for delivery through a dispersed model, distributing the library book collection, programs and services throughout the community ground floor and first level. The space has been designed to accommodate a 20% increase in foot traffic, which is common following the opening of new facilities and support future population growth, and any future decisions of Council regarding program growth. Book collection display is catered for in the design with the majority of shelving and furniture for the information / learning centre proposed to be external wall shelving or low height ‘loose fit’ rolling shelving to enable it to be stored when the building is in “event mode” as part of the building’s multi-purpose functionality.
- 5.1.2 The value add for information/ learning services in the Community Hub is the ability for the services to expand into the Community Halls, Conference Rooms, Multi-purpose Room, Outdoor Terrace and other meeting rooms as required, providing improved capacity for new programs and events.
- 5.1.3 Customer Service will be delivered through a hybrid concierge model, involving a combination of face to face contact and self-service payment machines for a range of Council services. The self-service model involves a number of customer service pods. The pods can be moved across the ground and first floor, to be clustered to respond to need, used for both library and customer service requests. These pods plug into power and data provided at most columns maximising flexibility of where they are placed, and are provided at both a standing and seated height to suit demographics and respond to the time involved to service a range of enquiries. Upon arrival a concierge, supported by mobile technology, will be available to support people to orientate the building and direct them to a customer service staff member, program location

and/or technology information / payment option depending on their need, or to other parts of the building as required.

- 5.1.4 Learnings have been incorporated in the design from many of the recently-completed tertiary student hubs and learning and information centres, with consideration of how the customer service pods can be clustered or supported by other computer technology within the community space during peak demand periods (such as rates, dog registration and/or after a major storm event) to provide an improved level of service delivery. An electronic queuing system is also being explored for peak services such as the Justice of the Peace that will enable people to explore the building while waiting for service, rather than being required to wait in a line or waiting area.
- 5.1.5 The ground floor configuration supports the holding of a range of different sized major events for up to 500 people seated, and flexibility for multiple events to be held in the building at the same time, whilst also retaining the functionality and operation of Council's core service delivery and information and learning services. This is achieved through using a combination of contiguous ground and level 1 floor areas and movable loose-fit furniture and shelving that allow the space to be opened up and reconfigured. The detailed design plans provided as Attachment 3 includes "event mode" drawings for the different configurations described above and an artist impression of the ground floor in "event mode" to present a representation of the flexibility and capability built into the Community Hub building to host events of a range of sizes, many of which cannot be held currently in the City of Salisbury.
- 5.1.6 The building contains a range of different event mode configurations as has been outlined in previous reports summarised as:
- **Ground Floor South (John Street)** – Information Learning/ Gallery Foyer and Main Civic Square for events ranging in size from 300 to 500 seated with larger outside overflow of up to 900, increasing further during major community festival event. This space is the primary "event mode" designed on the ground floor with the highest capacity.
 - **Ground Floor North (James Street)** – Community Halls (1 and 2), for events ranging in size up to 250 people seated with overflow utilising information learning and outdoor spill space. A larger event area could be made available at this end of the building; however the location of the PC computers, and café would make this logistically more difficult than the John Street end of the building. This location utilises audio visual equipment in the Community Hall for events, and an openable wall system between the Community Halls and information/learning space. The area will be suited to smaller programs and events outside of the operation hours of the main building with easy access to an external door to the outdoor space adjacent the cemetery that serves as a secondary access for the building out of hours.

- **Ground Floor combined** - incorporating all indoor ground floor spaces and the full extent of the Civic Square for major events such as the Salisbury Secret Garden combining this with the temporary closure of John and James Street to host upwards of 3000 people. The location of the Community Hub building as part of this festival event mode provides increased capacity for major events to respond to extreme heat or weather with opportunity to move events indoors at a large scale to avoid cancellations that have occurred in the past for major community events due to extreme weather.
 - In addition to the Ground Floor event capacity there is significant hire and community event capacity built into Level 1 that provides an alternative “event mode” space. This includes the ability to use the Conference Rooms, information/learning area combined with the outdoor terrace for events of between 100 and 300 people. It is anticipated that level 1 could host sit down meals, business breakfasts and catered functions while retaining full functionality and use of the ground floor spaces and part of level 1 for daily operations.
 - The “event mode” functionality designed into the detailed design drawings is supported by a catering overlay that has been tested with catering industry expert. This involves both a fully fitted out semi-commercial kitchen on level 1, positioned to support hot food catering. The ground floor is considered to most likely be supported by canape or finger food style catering, with the ‘flex’ meeting room under the stairs fitted out with servery functionality required to support an external caterer to plate and serve with direct access to the rear loading bay.
- 5.1.7 Level 1 is a floor that is a shared between community and Council Elected Members and administration, with the majority of the floor area allocated for community use. Meeting/training rooms are shared and flex between community and work spaces. This floor also provides the Council/community interface with the Mayor, CEO and the Council Boardroom.
- 5.1.8 The office accommodation on level 2 and 3 can be effectively zoned off from the community spaces in the building to create a secure area with access to the work floors from the lifts only possible through security swipe cards. Zoning of the community accessible floors both vertically between ground and level 1 and horizontally between the sides of the building is possible to support individual programming across a range of hours. However, the building is not designed to have fixed security screens rather the building will use a mix of movable furniture and movable barriers, along with security hire as required and CCTV to manage horizontal and vertical zoning within the community accessible spaces.

6. DETAILED DESIGN REFINEMENTS

- 6.1 Since Design Development drawings were last presented in September 2017, the following refinements have been made to the design presented as part of this report for Council endorsement to proceed to tender. The changes represent an increasing focus on detail and functionality, incorporating feedback from Elected Members, community groups and staff.
- 6.2 Ground Floor architectural refinements include:
 - 6.2.1 A glass automatic sliding door airlock has been designed into the building entry, with a solid walls that are proposed to be used for building entry signage including an acknowledgement to country Kaurna welcome that will be designed in detail as part of the signage and wayfinding scope to fit this space.
 - 6.2.2 The operable doors that connect the Ground Floor South (John Street) event area has been designed to provide a clear uninterrupted opening of 6.8m of the ground floor facade located in the zone between the airlock and corner window plinth adjacent to John Street/Civic Square. This solution maximises the indoor/outdoor connectivity to best support major events in line with Council's design vision.
 - 6.2.3 The four small meeting rooms that sit within the Ground Floor South (John Street) area provide a critical functionality for day to day operation of the facility, providing a range of community accessible meeting rooms including justice of the peace and home assist services. During event mode these meeting rooms collapse back to the eastern wall with the AV screens in these meeting rooms serving as repeating displays to support the event mode presentations and improve view lines for seating in this proximity.
 - 6.2.4 The Ground Floor South (John Street) Event mode is considered the primary event mode in the building, with dual projection screens and presenter capture roof mounted camera included to live stream the event throughout the building and onto the external screen for major community events where additional community gathering may be spread across the Civic Square. The two projection screens would be supported by portable screens for a major 500 person event to enhance the view of screens for attendees that are seated more than 16-20 metres from the main screen. This event mode is supported with all the commensurate audio visual required for major events including wireless systems, distributed ceiling speakers and speech reinforcement technology.
 - 6.2.5 Furniture storage across the ground floor has been increased through more efficient configuration of compactus storage into a single room and refinement of plant rooms on the ground floor. A marshalling store has been included accessible off a corridor directly connected to the rear loading bay that can be used for short term event storage by Council or community members who may be hiring the spaces within the building, to assist operational management.

- 6.2.6 The library workroom has been reduced through refinements to the book processing workflow, with workroom spaces shared between information management and library staff for archive, postal sorting and cash handling within a secure staff area located within the core of the ground floor.
- 6.2.7 A history collection display area has been incorporated adjacent to the lift, through space savings achieved as a result of the refinement of the workroom area. This display area and six person community meeting room immediately adjacent have been designed under a bulkhead to create a semi-enclosed space within the otherwise open ground floor.
- 6.2.8 The central stair has been redesigned to achieve the bleacher design solution that was strongly supported by community members as part of the design development community engagement held across August. This bleacher seating directly supports the use of the Ground Floor South (John Street) event area providing elevated seating while also being designed for informal use with power points and comfortable seating pads incorporated into the concrete finish bleacher seating. The Design Team have confirm that a compliant stair case runs up one side of the bleacher for access and egress with hand rails that meet BCA codes for its required use as an emergency egress.
- 6.2.9 A corridor under the bleacher stairs has been included to improve connectivity across the ground floor between east and west and provides a convenient link to the amenities or lift when a major event is being held in Ground Floor South (John Street) and the central circulation foyer/gallery may be blocked. This additional corridor means the flex rooms can be used for catering servery functions without being impacted by a need for use as circulation. This wide corridor under the stairs, of approximately 1.8m, will be used as the library returns area to ensure it has a daily operational functionality.
- 6.2.10 The flex rooms under the stair mezzanine serve a wide range of uses including two smaller community rooms for a range of activities (including children activities associated with information learning that may require robust floor finishes), immunisation room with built in concealed joinery incorporating an immunisation fridge, and as a catering servery with concealed oven, sink and bench space. The side walls of the flex room open up with exhibition glass shelving on pivot door arrangements maximising display opportunities. The flex rooms are just one example of how the Community Hub has been designed with all spaces to be hard working for multiple uses based around the principles of adaptability, agility and multiple uses.
- 6.2.11 There are no fixed joinery items within either the Ground Floor South (John Street) or North (James Street) with all fixed joinery, that includes plumbing relocated to the core or flex rooms to ensure full functionality and flexibility of the open spaces. The tea point designed to service the Community Hall has been relocated to sit within a joinery cupboard next to the hall doors still in close proximity to service the hall without impacting on floor space usage.

- 6.2.12 Automatic swing doors have been included on both Community Hall 1 and 2 entrances to ensure full equitable access to both rooms by all members of the community. The Community Hall operable walls that divides the space into two has been designed with a roof tracking system that supports the operable wall panels being able to be separated and located to become gallery hanging displays when the room is required to serve as a formal art gallery setting, avoiding the need to store and set-up free standing panels as required currently in the John Harvey Gallery. The operable wall between the Community Hall and Information/Learning area will be glass with frosted imagery that allows the transfer of light across the ground floor, provides a sense of movement and activation to this end of the building when in use, but will still provide visual and acoustic privacy for users of the rooms.
- 6.2.13 The ground floor amenities have been designed to include fixtures that include automatic doors, touchless tap operation and hand dryers as the principal community amenities within the building. More cost effective mixer taps, still with hand dryers are proposed for use across the balance of the building amenities in both level 1 community and work place areas.
- 6.2.14 As confirmed in (Item 1.3.4, Policy and Planning, 18/09/17), the Community Hall is serviced by a zoned system for efficiency in air-conditioning during hire events where the balance of the building may not be operational. The community hall access out of hours will be through doors to the western walkway. The door will be designed to draw people to this alternate entrance to avoid confusion with the main building entry during the out of hour events.
- 6.2.15 The ground floor open area has a general floor to ceiling height of 5 metres, designed to support the use of the ground floor as part of the major event modes. The ceiling height allows the majority of the mechanical services to be concealed including the fire sprinkler and major air-conditioning ductwork. The feeder ductwork is the only service proposed to be exposed as it will not fit within the ceiling cavity, and will be finished in a powder coated colour to match the ceiling. The ceiling height is lowered to 3.6m in the community hall and to 4.0m in the information/learning area between the community hall and northern void edge to ensure main mechanical services are hidden from view except for feeder ducts. The lower ceiling in this area also conceals the transfer structure required to deliver a community hall free of columns to preserve full functionality.
- 6.2.16 A ‘changing places’ accessible changing facility has been incorporated on the ground floor. This facility is additional to standard disability access toilets, and will include a height adjustable adult sized changing bench and tracking hoist system. While not a mandatory inclusion under the Building Code of Australia this form of facility is considered best practice and is being introduced in many contemporary community facilities and shopping centres to support adult disabled community members and their carers, directly supporting their enjoyment and attendance at the facility.

- 6.2.17 The 'cold shell' café tenancy has been designed to incorporate a side servery window to the façade to facilitate trading outside of operation hours of the main building if required, and more convenient service to the outdoor tables within the Civic Square.
- 6.2.18 The balance of the ground floor functionality and use will be defined through the future detailed selection of Furniture, Fixtures & Equipment (FF&E) that will be completed by HASSELL as a direct contract with Council during detailed design and construction, with this cost component separated from the base build. As all this furniture is movable and flexible it does not impact on the base build design, and Council will be involved in further workshops on the FF&E as required.
- 6.3 Level 1 architectural refinements include:
- 6.3.1 The Conference Rooms which serves as the Council Chamber incorporates a dividing wall to enable this room to be divisible into two separate spaces to increase the usability of this room for a range of community uses outside its requirement for large conferences or Council meetings. The adjacent information learning lounge area provides a waiting space and public gallery expansion area where a Council or Committee meeting is expected to attract large crowds, while ensuring sight lines for gallery members into the Chamber supported by projection screens and the option of live feed video to the AV screens within this area of the building through a ceiling mounted recording device. The conference rooms and immediately connecting meeting room 6 and 7 have a high level of acoustic treatment to ensure these rooms can support confidential meeting discussions when required by Council.
- 6.3.2 An increased mix of formal and informal meeting room spaces for community use and booking have been incorporated into level 1 including open collaboration booths and seating areas, smaller meeting rooms for between four and six people with supporting audio visual equipment and video conferencing capacity included within some rooms. The collaboration facilities and meeting rooms replicate some of the designs incorporated within the staff accommodation on levels 2 and 3 providing similar facilities for the use of the community and/or a place for staff to meet with community members for longer enquiries such as planning applications.
- 6.3.3 A contemplation room as been incorporated into Level 1 that is the size of a regular four person meeting room but will be designed to serve as both a contemplation room for individual multi faith prayer and/or quiet sensory room that will be a non-bookable space with 'occupied/unoccupied' door signage.
- 6.3.4 The Training Room will be shared between community and staff use and includes AV equipment to support a range of training functions. The western wall of the training room is operable to open this room up to the general level 1 information/learning circulation space when not required for privatised training. This will increase the flexibility to use this room for a range of less formal activities that could include programs, making use of the AV Screens.

- 6.3.5 The multi-purpose rooms have been redesigned to ensure they are divisible into two smaller rooms or able to be used as one larger room, with access available from either the community circulation areas of level 1 or via the internal secure administration zone dependent on the intended use. A mix of carpet and marmoleum floor coverings are proposed in this room to support food service such as via a bain marie system. The rooms have a window to the community spaces that is proposed to be treated with a major feature frosted artwork that tells the story of Salisbury, and serves as a 'landing feature' on this floor while ensuring the adequate protection of the privacy of users of this room when in a private function mode.
- 6.3.6 The current division between community accessible areas and the small section of secure workplace on this floor is separated by simple partition walls. Should the needs for community and workplace change in the future with a reduction in workplace area the community spaces can easily be expanded out to the John Street frontage on Level 1 without impacting the functionality of the Elected Members and Mayor areas currently proposed on this level.
- 6.3.7 The outdoor community terrace is double height in sections to provide a sense of space and the Design Team have identified areas of the adjacent architecture that are considered higher risk relating to bird roosting with deterrents to be installed in those areas.
- 6.4 Level 2 and 3 Workplace architectural refinements include:
- 6.4.1 The workplace fit-out and architectural design has been benchmarked against comparable activity based working office facilities by the project Cost Managers, who have confirmed that the fit-out and level of material selection within the workplace is within benchmarks, and represents a \$300 per m2 reduction from the fit-out allowances within the community civic spaces of the Salisbury Community Hub (reflecting the lower quality and standard of fit-out and detailing required in a generic office area compared to a high-use public facility such as the community space within the Hub).
- 6.4.2 The office floor plates are highly flexible with minimal internal walls to support cost effective adjustments in the future as may be required. There are fewer large meeting rooms included within Level 2 and 3 compared to the existing office, with the staff to share the community rooms and meeting rooms on level 1 during office hours if required, including the training rooms, multi-purpose rooms and conference rooms. This design approach is in line with the original project vision to share facilities between community and staff wherever possible to improve usage rates for all spaces within the building across an extended period of time to maximise benefits and access by the community.
- 6.5 The architectural detailing and functional inclusions outlined above and as detailed in the HASSELL Design Plans provided as Attachment 3 (Item 1.3.2, Policy and Planning, 11 December 2017) have been continually reviewed at each stage of design and material selection by Council's independently engaged Cost Manager Rider Levett Bucknall to ensure value for money and that selections including audio visual capacities remain within Council's total capital budget.

- 6.6 Major changes to room locations, functionality or facility inclusions will not be possible, post the detailed design hold point as the endorsed package will form the basis for the contractor engagement. Any further changes will increase the risk of abortive works and costs being incurred. However it should be emphasised that a core requirement of the Design Brief is for the building to be highly flexible and adaptable for a range of activities, particularly across ground floor and level 1, and this has been achieved in the current design. The final selections of furniture, fixtures and equipment will not fall under the scope for the base build contractor but will be documented by HASSELL with Council in early 2018.

7. FUTURE PROOFING

- 7.1 The key building future proofing approaches incorporated into the detailed design include:
- 7.1.1 As outlined in (Item 1.3.4, Policy and Planning, 18/09/17) a future expansion space of approximately 225m² has been designed into Level 2 on the northern end of the floor plate with future slab loading and mechanical services considerate of a potential floor area expansion if ever required. Part of this space will be used as a cost effective outdoor expansion to the staff lunch room and additional informal meeting spaces until expansion may be required in the future. The balance of the roof areas has been designed and costed as roof where future expansion capacity is not required.
- 7.1.2 A reduction has been achieved to the workroom area on the ground floor as outlined in section 6.2.7. The design has retained this area of floor plate under the bulkhead that forms part of the building core while opening it up to the adjacent open foyer/gallery and information learning space. While in the short term this creates an open space within a dropped ceiling for the local history display and a six person community meeting room, this area can be cost effectively enclosed if ever required in the future.
- 7.1.3 The Community Halls and adjacent amenities area and external openable wall/door to the Civic Square adjacent the cemetery and James Street have been designed to operate under back-up power and mechanical services, able to be zoned off from the balance of the building and ground floor during periods of extended power outage, to enable any required basic customer service functions to be maintained during these periods from this section of the building. A plug-in point for a portable back-up generator to retain base operations in the building within this zoned area has been incorporated, with the portable generator able to be parked in the loading bay adjacent the laneway.

- 7.1.4 A data centre is currently required for Council core operations, replacing the equivalent equipment in the existing Civic Centre. In the medium term (5-10) years it is likely that this Data Centre would no longer be required as Council transitions to a cloud based /offsite data storage solution. Early transition to avoid capital costs of the data centre was investigated but operating costs were prohibitive at this stage. This data centre room has been designed with temperature control and fire suppression that may support transition to use as battery storage for back-up power in the future once technology advances and the price of battery storage for power generation reduces, or could be utilised for other purposes as may be required.
- 7.1.5 The floor load design reflects the requirement for flexibility in use of the different floor areas, with ground and level 1 identified as building areas that are likely to change use in the future. The cost opinions assume a 5kPa load level on the ground floor which supports anticipated floor loading from crowds and the potential for vehicles to drive on the floor for display purposes. Level 1 will be designed with a 4kPa load level which allows for library loads, general public assembly areas and gallery spaces. The proposed use of levels 2 and 3 as offices have lower floor loading requirements, and due to limitations relating to fire stair and lift access are unlikely to ever be used outside an office or similar use, whether by Council or under a lease arrangement. As such these levels are designed with a 3kPa load level to manage costs.
- 7.1.6 The mechanical design has confirmed a solution that provides a mezzanine plant between ground and level 1 that services the two community floors, with a separate plant provided on level 2 and roof plant servicing level 3. This provides improved abilities to zone levels from each other and within the floor plate itself that assists to minimise future running cost of plant equipment. This mechanical solution would also support separate areas in the building being leased out separately for tenant use in the future to retain maximum flexibility for Council.

8. CIVIC SQUARE , BUILDING INTEGRATION AND CARPARKING

- 8.1 A component of the project capital budget and key project vision is to fully integrate the Salisbury Community Hub with the adjacent City Centre and support the improved capacity of the Civic Square as a major regional event space with seamless internal/external integration between the building and the square. This vision was required to be balanced respecting the funds invested to date in the Civic Square and retention or reuse of assets where appropriate that do not impact on the functionality and use of the civic square for major events.
- 8.2 The Community Hub building design provides for an expansion of the existing Civic Square public open space of approximately 80m² and provides improved weather protection to a portion of the open space through the use of overhangs at the building entry to both the Civic Square and immediately adjacent street frontages, improving usability across a wider range of seasons. In addition to the expanded Civic Square space, a community terrace/balcony of approximately 180m² is provided on Level 1 overlooking the Civic Square that can be used for unstructured learning, programmed activities and hired for events.

- 8.3 Approximately 30% of the Civic Square area will be fully upgraded to integrate with the Community Hub in terms of levels and paving treatments, and create the event mode over flow space to support a range of community events both inside and outside the building, including pop-up markets and outdoor cinema nights. The Design Team have calculated that 60% of the previous investment in the Civic Square will be retained, with a further 10% of existing infrastructure invested identified for salvage and reuse on other Council reserves, including the large performance shelter.
- 8.4 The location of the Parabanks service lane and the light and air access rights that were negotiated as part of the land acquisition has allowed the core and service areas of the building to be located along this eastern edge, with no public access to the Community Hub from this side of the building. All public access and the majority of staff access will occur through the main community entrance on the Civic Square. The Community Hub building is setback from the Parabanks boundary to facilitate carparking loading bays and fire exits, and location of transformers, bin and bike storage which can be more cost effectively constructed and provided separate from the building rather than under the main roof. Materials and finishes have been kept simple along this edge reflecting the service lane nature with a simple brush finish concrete footpath that is fit for purpose but does not actively encourage this as a short cut for public access along the rear of the building.
- 8.5 The Design Team as part of the detailed design stage have further refined the Civic Square redesign plans within the available pre-tender estimate for the project, considering key issues such as sight lines to the event screen, pedestrian connectivity, improved event functionality and maintenance and event vehicle access and crowd protection.
- 8.6 Areas of the Civic Square completed as part of recent upgrades that the community value highly will be protected during construction and retained, including the playground, feature artwork, water feature and retaining wall and timber stage features. Existing infrastructure unable to be retained as part of this project, notably the large performance event canopy and umbrellas will be dismantled as part of works and stored for re-use at another location to be determined through a separate consideration by Council, with reinstatement costs to be covered by any future project.
- 8.7 Within the Salisbury Community Hub pre-tender estimate the following upgrades of the Civic Square and adjacent streetscapes will be delivered to fully integrate the Community Hub and support the major entertainment and event capacity vision for the project:
- 8.7.1 A large outdoor screen, integrated into the Civic Square façade is proposed to serve both a major event capability for outdoor movie and sporting event broadcasting in addition to digital messaging and wayfinding for Council events and live stream video from within and outside the building. The view lines to this screen have been tested and view line plans are provided as part of Attachment 3, confirming the screen is positioned appropriately to maximise views from the Civic Square. The sight line testing exercise has identified a reduction that was required to the building entry slab overhang in the order of 1.5 metres and revises placement of the screen on the outside rather than between

the columns to maximise view lines from the square. The current costs to purchase the screen are included in the project cost estimates. However staff will continue to investigate alternate procurement models and any potential for revenue returns as a result of this investment in this outdoor screen that will be reported as part of a future update report.

- 8.7.2 There are a range of different options to protect an external screen from accidental or malicious damage. It is the recommendation of the Design Team that the best solution for this screen and its location be discussed with the LED manufacturers as part of final screen selection process to consider likelihood of vandalism, price impost, picture quality impact, cooling and reliability to frame a final selection. Solutions could include vandal resistant glass and/or modular LED video board solutions, similar to that used in major sporting facilities, where individual modules make up the larger screen with spare modules provided as part of initial installation to allow any damaged modules to be swapped out and sent away for repair without impacting functionality of the screen.
- 8.7.3 Three new pedestrian crossings will be created to ensure safe and convenient pedestrian access to the Community Hub and integration with the adjacent land uses and road networks.
- A new pedestrian crossing to James Street will connect the proposed staff carparking area and public carpark to be reconstructed, following demolition of the current Civic Centre. The relocated parking will ensure no net loss of carparking as a result of this development.
 - A new pedestrian crossing to Church Street will connect Sexton Carpark to a widened footpath that will connect along the cemetery edge to the main building entrance. This path will be doubled in width to cater for the expected increase in pedestrian traffic between Sexton Carpark and the Community Hub, and will also support the future location of market stalls and the like as part of any broader Civic Square activation plan. The final location and design of this crossing will be subject to detailed traffic modelling relating to any impact on traffic movement through the City Centre, the existing bus stop and sight lines to the James Street corner.
 - A new crossing in John Street with associated realignment of bollards and widened entrance to connect the key pedestrian route from Wiltshire Street through the Spaceland Arcade across John Street to the building entrance.
- 8.7.4 A public address system has been designed into the Civic Square to support the external and internal event mode.
- 8.7.5 Two existing ‘plug and play’ points used for major events in the square will be relocated due to conflicts with the current locations and major walkways into the building entry and upgraded to be fit for purpose for the major events proposed. Two additional ‘plug and play’ points will be incorporated adjacent to the existing transformer on the corner of Church and John Street and central to the square near the existing playground to improve power and water event capacity. Further external event power

and audio plugs will be designed within the external column under the external screen for an outdoor demountable stage and/or market stall configuration.

- 8.7.6 Indicative locations for market stalls and other event modes have been considered as part of the detailed design with appropriate width footpaths and power connections to support the event modes included in the design, as per the event overlay provided as Attachment 3.
- 8.7.7 The Civic Square is relatively flat allowing seamless connection between the inside and outside without level changes. The only level change is at the James Street end that will be managed through a small retaining wall that matched into the existing cemetery wall, and has also been designed to create a plinth on the James Street corner of the building to serve as a comfortable seating wall and will be designed to match the existing walling in the Civic Square.
- 8.7.8 Electronic recharge points have been identified for public use for personal device charging, one under the building entry canopy where bench seating has been provided for people waiting and one as part of the small timber stage proposed outside the Community Hall, adjacent the cemetery.
- 8.7.9 A feature wayfinding totem is proposed to the corner of John and Church Street to welcome people to the Civic Square and Community Hub as a key destination within the Salisbury City Centre. A digital screen that promotes events and city centre activities is proposed within this totem that is expected to be achievable within the pre-tender cost estimate. This screen will be controlled from the content management system within the Salisbury Community Hub and connected via Wi-Fi.
- 8.7.10 Feature lighting for evening events was a design vision for the project, to draw people through the square to the building using interactive light elements to light the path. To limit impact on existing areas of the Civic Square, it is proposed to deliver this feature entry lighting through use of the existing light poles, to avoid the incorporation of additional clutter into the square or need to create major trenches across the existing paving areas to be retained. This lighting feature will likely be static with interactivity subject to future funding, refer section 8.8.2 below.
- 8.7.11 The existing cemetery provides a challenge to the interface of the building to the western edge at the ground floor level, but a high quality outlook through the established tree canopy at upper levels. An extension to the Civic Square, ten metres wide is proposed along this eastern cemetery edge. Signage incorporating historical information and guides as part of this walkway will be delivered as part of the project wayfinding and signage cost allowance. The reinstallation of existing staff memorials will be explored in this location, in consultation with families.

- 8.7.12 An existing turf mounded area closest to the building entry needs to be removed to ensure clear line of sight and access to the building entrance. This will be replaced closer to John Street backing onto the existing feature planting and water feature creating a flat turf area to be used as part of civic square events and as part of the viewing area to the external screen. A new irrigated turf space is proposed to run the length of the cemetery wall to both provide overflow for Community Hall activities and a sensitive landscaped edge to the historic site. The use of grass achieves a cooling factor to the Civic Square and responds directly to community feedback during the community engagement.
- 8.7.13 Improved Wi-Fi functionality into the Civic Square for use by the public is included, and will be designed with a capacity that is able to support peak connections during major event modes. An objective of the Wi-Fi design will be to provide an improved level of service by having this seamlessly integrated so community members moving from inside the Community Hub to outside will not need to reconnect to multiple networks.
- 8.7.14 External CCTV upgrades will be incorporated on all sides of the Community Hub along with lighting upgrades as required to meet Australian Standards.
- 8.7.15 New retractable bollards will be required to the three key entrances to the Civic Square to provide access to maintenance, emergency and event vehicles while protecting the square from unauthorised vehicle intrusion. Two will be located on James Street, four on John Street to ensure turning movements for fire appliances and one on Church Street at the widened pedestrian footpath connection.
- 8.7.16 Five flagpoles for Civic use will be installed to the John Street frontage, designed within the existing garden bed with the footing design ensuring that the garden bed annual planting area is retained as currently exists.
- 8.7.17 The irrigation controller will be upgraded and moved from its current location within the demolition zone within the early phase of works to provide uninterrupted supply of irrigation to the Civic Square during construction.
- 8.8 Open Space /Places for People State Funding – Additional Event Mode Civic Square
- 8.8.1 As part of the detailed design process for the Civic Square additional works have been identified that could further value add to the entertainment and event functionality of the Civic Square but are currently outside the pre-tender cost estimate for the project civic square works. Preliminary discussions have occurred with the State Government Department for Planning, Transport, Energy and Infrastructure who have indicated the additional event and entertainment infrastructure would be a potential candidate for Open Space / Places for People funding to be released in early 2018. Should this funding grant be successful the additional items would be able to be included as part of the Principal Contractor scope of works as a scope addition.

- 8.8.2 Within the existing pre-tender estimate sub-surface preparatory works will be undertaken to enable the future connection of these additional infrastructure items with minimal rework either as part of the Principal Contractor works should the grant be received or as future stand-alone projects. It is proposed to work with the Design Team across January 2018 to document the grant funding proposal which will include the following identified elements:
- Interactive event lighting to take the base lighting solution to a level where community members could interact with the lighting through motion sensors as they move through the Civic Square.
 - Upgrade to the adjacent John, James and Church Streets streetscapes to include new street trees and understorey planting as part of the planned streetscape renewal to the City Centre as proposed in the endorsed Salisbury City Centre Urban Design Framework.
 - Installation of a permanent event misting station to be operational during days of extreme heat. This solution will provide a cost effective water element to the square and save rental costs to hire this in, as is currently the case for major community events where heat is a potential factor.
 - Installation of a new water feature contemplation pond with fish adjacent to the cemetery as a replacement for the existing pond feature at the 12 James Street entry.
 - Installation of smart bollards to all three pedestrian crossings that will include smart pedestrian counters and Wi-Fi beacons that can, through an opt in arrangement, send personal notifications to users on events and activities in the City Centre.
 - Installation of an electric vehicle charging station in James Street (provision for connection is within the estimate).
 - Installation of Smart Parking Sensors to immediately adjacent carparking areas to assist with short turnover parking management as a trial program to broader roll-out across the City Centre and Mawson Lakes.
 - Improved cemetery integration and historical information including audio/ visual signage to tell the stories of Salisbury's early pioneers, including feature lighting of the cemetery.
 - Expanded capacity for digital wayfinding totems in addition to the Church Street/John Street site.
- 8.8.3 The final scope of inclusions for this funding grant will be resolved through a separate scope of works with the Design Team, and refinements to the preliminary list above are anticipated. Council's contribution for the funding grant will be in the form of the Civic Square upgrade works currently within the project total capital budget of \$43.82m as outlined in Section 8.7 above, with any grant funding supporting the 'over and above' inclusions. Should this funding not be received Council will have delivered a base underground infrastructure and conduit allowance to consider the installation of any or all of these works in the future, subject to future decisions of Council.

8.9 External Funding Opportunities – Safer Communities Funding Round 2

- 8.9.1 The Community Hub pre-tender estimate allows for the installation of additional retractable bollards as required to reduce the risks of vehicle intrusion into the Civic Square where access and egress arrangements are being adjusted around James, John and Church Streets. The work required is limited, as a result of the relatively low speed adjacent traffic speed and existing passive design solutions that include solid walling to garden beds and mounding that already provide protection to the main event space of the Civic Square.
- 8.9.2 Within this context, additional opportunities have been identified on key corners such as John and Church Street where existing bollards are considered a potential candidate for upgrading to higher crash ratings and/or additional landscape walling solutions could be designed to further improve safety and security protection from vehicle intrusion in the Civic Square.
- 8.9.3 High performance crash rating retractable or fixed bollards are more typically designed in high risk facilities where large crowds gather such as Adelaide Oval. However targeted installation on potential key corner intrusion locations in addition to existing bollard designs would provide additional community protection but due to the significant costs is outside the current pre-tender estimate.
- 8.9.4 To this effect, staff submitted a Safer Communities Fund Round 2 Application to the Commonwealth Government for the Salisbury City Centre Renewal – Streetscape Safety Upgrades on the 14th of November 2017. This funding grant is linked to the Community Hub project and could if successful result in a project saving of approximately \$190k while delivering improved safety in design components estimated to be up to \$700k in value, through a combination of improved public and security lighting, CCTV, incorporation of Crime Prevention Through Environmental Design (CPTED) streetscape upgrades to immediately surrounding road networks, and upgraded traffic bollards and fixed barriers to a higher crash rating in key locations identified to improve the protection of Civic Square users from the risk of vehicle intrusion from either accidental or intentional actions. It is anticipated that the grant application outcomes will be known early in 2018.
- 8.9.5 Should this funding grant not be successful the following measures will be delivered within the pre-tender estimate.
- Retractable bollards at key points will still be incorporated to ratings that are still deemed fit for purpose;
 - Existing bollards will be relocated to provide appropriate protection to the Civic Square from the new entrance points; and
 - Expanded digital CCTV and security lighting upgrades.
- 8.10 Replacement carparking to be delivered as part of the Salisbury Community Hub project will result in no net loss of carparking in the City Centre and involve the following works:

- A total of 16 short term and equal access (disability and parent) parking is provided along a reconstructed James Street. Five of these carparks are located immediately behind the building in a location that can support disabled permit and staff use access as required.
- Three carparks will be removed on John Street to provide the improved crossings and drop-off areas, and replaced as part of the new public carparking to be provided on 12 James Street. The number of equal access carparks will be maintained as a result of the development.
- A minimum of 62 replacement public accessible carparks will be reconstructed on the 12 James Street Civic Centre site following demolition. This carparking will be constructed with a basic asset life using spray seal bitumen and overland stormwater management into existing systems to limit the capital investment at this stage, given that any carparking in this location will be redesigned and relocated into a more permanent location as part of the future works to extend Church Street and the associated sale of future development sites to be offered to market following the demolition of the current Civic Centre building.
- The number and location of existing staff parking spaces will be retained on the 12 James Street site, to avoid reconstruction costs, controlled under a permit system during the day. The staff carpark will be connected to the new public accessible carpark to support the permit parking area becoming available for public use outside of core business hours as per the existing situation. Connection of this replacement carparking to the Community Hub will be supported by improved pedestrian connectivity, lighting and CCTV security.

9. ORDER OF COSTS ANALYSIS

- 9.1 Rider Levett Bucknall (RLB) were engaged directly by Council as cost managers on the project, and are responsible for managing the cost plan and providing monthly reports against this cost plan for review by the Project Control Group. The Cost Manager also has a direct involvement with the Project Client Representative (PCR) and Design Team, providing ongoing monitoring of evolving architectural design against cost targets, typical project benchmarks, analysis of life cycle costs, leading value management workshops and provision of advice throughout the Principal Contractor tender, and evaluation of monthly progress payment claims during construction.
- 9.2 As part of selecting the preferred site for the Salisbury Community Hub (Item 1.10.2, Policy and Planning 18/07/2016), Rider Levett Bucknall (RLB) in their role on the Advisory Group prepared a preliminary order of costs using benchmark values against the starting floor area assumptions. This order of costs established the total capital budget of \$43.82 million adopted in the 2016/17 Annual Plan.

- 9.3 The capital expenditure for a building of this scale and complexity is substantial but needs to be considered and balanced against the potential for operational savings achieved through increased efficiencies, reduced maintenance costs and lifecycle operation analysis, whilst also providing opportunities for expanded programming and hours of use compared to our current civic and library facilities. The order of cost opinions assume construction and selection of plant and equipment that will achieve ESD initiatives that reflect equivalent 5 star Green-star approach and performance specifications. It is not intended to officially certify the Green Star rating but it will be the responsibility of the Principal Contractor to demonstrate the building achieves the set sustainability rating as part of the completion of documentation and selection of final mechanical plant and equipment.
- 9.4 The key sustainability components included in the 50% detailed design and included within the pre tender estimate order of costs include:
- The building massing and orientation has been designed with a focus on passive design with glazing costs optimised through the external shading from floor slab overhangs.
 - The heating, ventilation and air conditioning (HVAC) plant adopted in the mechanical design supports system zoning and turndown capability to allow operation only in the section of the building required.
 - The mechanical systems selections include chilled/heating hydronic solution chillers and gas fired boilers. While having a higher capital cost, a well-designed and maintained hydronic system has lower running costs a significantly greater longevity compared with alternate reverse cycle systems and is the thermal plant commonly used in institutional facilities and commercial office buildings where the owner is the long term asset holder. This mechanical options selection was reviewed by both the project PCG and independently verified by an independent consulting engineer, confirming the appropriateness of the Design Team selection.
 - The ground floor air conditioning units located within the mezzanine plant are fitted with motorised outdoor air dampers and relief fans in order to allow for mixed-mode ventilation. When the outdoor conditions permit, the system will increase the pre-treated outside air to the space whilst reducing the amount of mechanical cooling required. The exact temperature range achieved and mixed mode balance will be controlled through the Building Management System.
 - Energy efficient lighting fittings (LED) with automated lighting control systems in common areas, and lighting to workplace areas able to be individually controlled and dimmable.
 - Energy efficient electric solar boosted hot water systems are included.
 - Extensive metering and sub-metering for energy management, including required control of energy peak loads will be achieved through the fully integrated Building Management System.
 - A 50KW PV array is included on the roof to offset operational energy.
 - Salisbury Water recycled water systems will be used in all toilets and external irrigation.
 - Water efficient fittings to taps, toilets and showers are proposed that meet minimum WELS ratings.

- Indoor air quality will be improved through the use of indoor plants.
 - An operational waste management plan will be required in construction with a target that more than 90% of all construction waste including demolition should be diverted from landfill as part of contractor negotiations.
 - Locally sourced material will be specified wherever possible, to reduce transportation costs and environmental impacts in addition to supporting the Northern Adelaide Economic Benefit target.
- 9.5 Based on the above sustainability initiatives and mechanical selections the Salisbury Community Hub building will deliver operational efficiencies compared to the existing Civic Building and Len Beadell Library both in respect to shared amenities and customer service areas and the efficiency of the plant and the zoning of the building. However, final operating costs will be influenced by:
- increased usage expected in the Community Hub, which is anticipated based on other comparable projects to be in the order of 20% in the first year;
 - future decisions of Council relating to operating hours for the new Community Hub facility and any expansion of programs and services;
 - hire cost and agreements; and
 - renegotiation of a range of existing operating arrangements including consideration of costs associated with leasing of new equipment such as the cash payment machines that support the movement to a hybrid concierge model and removal of fixed cash payment desks and the associated security screens.
- 9.6 It is not possible to directly compare the Community Hub design assumed energy expenditure per year against the current facilities given the substantial difference in usage model and patterns, floor area and building design and operation. The most appropriate comparison to provide Council with a relative indication of the energy efficiency achieved from the sustainability design selections is a comparison of energy to a hypothetical standard baseline building where the selected inclusions result in a 10% saving as measured within the JV3 analysis undertaken to date.
- 9.7 Additionally, it is possible at a high level to compare the estimated energy expenditure for the Salisbury Community Hub workplace office component to running costs of the existing Salisbury Civic Centre using the NABERS calculator. The Design Team sustainability consultant has modelled the current Civic Centre and deemed this would be classified as a 3 star building based on its energy usage for the floor area. The office floors in the Salisbury Community Hub (approximately 3000m² including mechanical plant) would be considered a 5 star level building which results in a potential energy cost saving to Council of approximately 45%. This is based on an estimate of the reduction in energy compared to the existing facility, noting that much of the improvements will come from energy efficient equipment and plant selections. Community spaces cannot be compared in a similar way as there are no rating tools available for community spaces due to the mix of uses and peak usage patterns that make up these buildings/ spaces.

- 9.8 Value management session continued to be held during detailed design phase to look for efficiencies and cost savings in the building design and total project capital budget. This value management focus identified a range of target areas that were adopted in the detailed design plans including:
- Reduction of extent of feature lighting and paver extent and selection in the Civic Square including saving for reuse of existing pavers where possible;
 - Refinement and simplification of feature wall and ceiling finishes within Level 2 and 3 office fit-out;
 - Removal of roof plant screening, due to inclusion of plant location and restricted sight lines from public areas; and
 - Rationalisation of glass to external façade, saving in glass costs and internal shading devices.
- 9.9 RLB have continued to monitor the project capital budget of \$43.82m and have confirmed through a pre-tender estimate that the drawings at approximately 50% completion as represented within Attachment 3 (Item 1.3.2, Policy and Planning, 11/12/2017) are within the established project capital budget, retaining construction contingencies. Further details of the pre tender estimate is presented separately under confidential (Item 1.10.1, Policy and Planning, 11/12/17) to protect Council's commercial negotiation position through the Request for Tender phase with the Principal Contractor.

10. PROCUREMENT UPDATE

- 10.1 In November 2017, a pre-qualification open Expression of Interest (EOI) procurement process to the building construction sector was undertaken on the Salisbury Community Hub project, as endorsed as part of (Item 1.3.4, Policy and Planning, 18/09/17). This open call, attracted strong interest from construction companies both within South Australia and nationally.
- 10.2 The outcomes of the EOI process and identified short-list resolved through scoring, referee and interviews is presented for Council information under confidential item (1.10.1, Policy and Planning, 11/12/2017) to protect Council's commercial negotiation position entering into the Request for Tender phase in January 2018, subject to Council decisions relating to this report.
- 10.3 The design and procurement process has maintained a key project result area register, monitored through the PCG to support local procurement and construction resourcing from the northern Adelaide region. The EOI process included score weightings relating to local job policies and previous experience with local suppliers and contractors that will be further explored as part of the next Request or Tender phase to identify a preferred contractor.
- 10.4 The 50% detailed design including structural and material selections has identified the following components that are likely to contribute to the Northern Adelaide Economic Benefit due to the number of local suppliers:
- Structural steel stairs and glazing reveals at ground level and mild steel handrails to stairs;
 - Brick paving for external areas, terraces, external walls and internal feature wall finish;
 - Metal deck roofing;

- Aluminum/Glazing facades and internal glazed partitioning system;
- Landscaping materials both soft and hard landscaping and plant selection;
- Timber joinery;
- PV Cells; and
- Structural concrete and precast seating elements at ground level.

10.5 As part of finalising documentation to be completed by the Principal Contractor, an ongoing focus on material selections and labour sourcing will be required under the terms of their contract to optimise value returned to the Northern Region through the Salisbury Community Hub project.

11. PROJECT PROGRAM AND MILESTONE DECISIONS

11.1 As last reported to Council (Item 1.13.4, Policy and Planning Committee, 18/09/17) a project critical path program and Council decision milestones for the design phase commencing early 2017 was endorsed by Council identifying key decision hold points. Subject to Council's decision in response to the recommendations in this report, no further changes are required to the last endorsed project program and this report seeks a decision to proceed to tender and construction as the final project hold point identified in the project design program milestone decisions.

11.2 The key dates and Council decision points are reflected in the summary table below for ease of reference. Opportunities to reduce this overall project timeline will be actively explored with the Design Team and as part of the Principal Construction Contractor procurement.

Key Program Phases and Council Decision Milestones – Design Program	Forecast Project Timeline
Concept Design (15% Design) Endorsement and Section 48 Prudential Report - Complete	April – June 2017 Council Decision 24 July 2017 –Endorsed project to proceed to design development
Design Team – Design Development Phase (30% Design) - Complete	Late July – Mid September 2017 Council Decision 25 September 2017 – Endorsed project to proceed to detailed design
Principal Contractor Engagement – Step 1 - Complete	Expression of Interest Open Market Call November 2017
Development Plan Consent target date City of Salisbury Development Assessment Panel	Staged Consents Tree Removal Approved 17 November 2017 Salisbury Community Hub planning application to be lodged late December 2017

Pre-Tender Cost Estimate – 50% Design (FINAL HOLD POINT) -----CURRENT STAGE-----	Policy and Planning 11 December 2017	Council Decision 18 December 2017 to release drawings for Request for Tender and Principal Contractor procurement
Principal Contractor Engagement and novation of Design Team -Request for Tender Process	Complete by April 2018	
Contractor Engagement	Council decision required only if tender submissions exceed approved project capital budget of \$43.82million	
Building Works / Fit-out and external landscape and streetscape upgrades NOTE: Council election caretaker period September-November 2018	May 2018 - September 2019 – final program subject to tender submissions. Community Hub Open October 2019	
Target date for EOI Market Approach for Council Owned Sites (Len Beadell Library and others to be determined)	Mid 2018	
Demolition of existing Civic Centre and construction of new carpark	Complete by January 2020	

12. CONCLUSION / NEXT STEPS

- 12.1 This report presents the outcomes of the detailed design phase that has progressed the Salisbury Community Hub drawings to a notional 50% completion stage. This is the final of three pre-determined project decision hold points on the project.
- 12.2 The next step, subject to the decision of Council is to release the current 50% design and Principal's Project Requirements (PPR) document to the select tender field under a novated design and construct procurement model for a request for tender in late January 2018. Should the tenders come in within the approved total capital budget of \$43.82m, the head contractor will be appointed and the Design Team will be novated to complete drawings to a 100% construction issue to commence construction in mid-2018. Should the negotiated tender not be within the approved total capital budget of \$43.82m, a further report will be presented to Council.
- 12.3 Completion of the design documentation phase, that may include a staged building rules approval process, will incorporate construction knowledge in the final detailing. A review point will be incorporated into the design program at approximately 80% documentation for the novated Design Team and Principal Contractor to brief Council on the refining detail, prior to finalisation of the drawings for construction in mid-2018.

- 12.4 Post the decision of Council to proceed to tender, the finalised artist impressions, internal floor plans and site layouts including the 50% detailed drawings provided as Attachment 3 will be promoted through a broad range of media and community stakeholder channels as part of the adopted project communication strategy, commencing late-December.

CO-ORDINATION

Officer: EXECUTIVE GROUP
Date: 04.12.17

City of Salisbury

Community Hub Perceptions

The Square Holes Team:

Jason Dunstone [Research Director]
Linley Bertram [Senior Project Manager]
Jordon Tomopoulos [Analyst]

Data Collected:

25 October - 2 December 2017

Client Contact:

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Job No: 171002
Proposal No: 17095

squareholes®

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Explanation of Support	8
Respondent profile	16
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The research methodology included face-to-face engagement sessions held within the Salisbury Council boundaries, a list of the specific locations are attached in the 'Consultation Summary' in the report appendices.

Community members were educated and informed by the Council team about the proposed community hub and asked to rate their level of support. For the Christmas pageant session, community members were also shown a promotional video before answering the survey.

The Square Holes field team also had discussions with community members to gather community sentiment around the project.

The results from this project build on previous engagement and consultation sessions the council has undertaken. The results from this project support findings from previous projects.

The sample size obtained in this research is statistically representative. A sample size of 975 with a 95% confidence level means that if we repeated the survey 100 times, we would expect an answer to any question to vary less than 3% in 95 of the 100 cases.

The project was carried out in compliance with ISO 20252.

“Measure the level of support for the proposed community hub”

Survey Sample:

Sample achieved	975
Sample source	Community members
Distribution of survey	Salisbury council Square Holes staff Face-to-face
Questionnaire length	1 minute
Margin of error	+/- 3%
Collection Dates	25 Oct - 2 Dec 2017



Executive Summary

Square Holes staff engaged in qualitative discussions with community members to further explore awareness, perceptions and recommendations.

Heard about it from

- Messenger / local paper.
- Word of mouth.
- Council engagement sessions.

Initial perceptions

- When informed people believed the proposed community hub will benefit the community.
- Low awareness of the poor quality of the current council chambers [as perceived by Council], hence some questioning as to why it is being replaced.
- Believe the current Civic Centre library is in good condition and uncertainty as to what will replace the library infrastructure when it is moved.

Thoughts / Concerns

- Losing the current number of car parks.
- Current number of disabled car parks.
- Spaces for multicultural groups.
- Bus routes and stops changing.
- Hope that the Hub is used.

Ideas

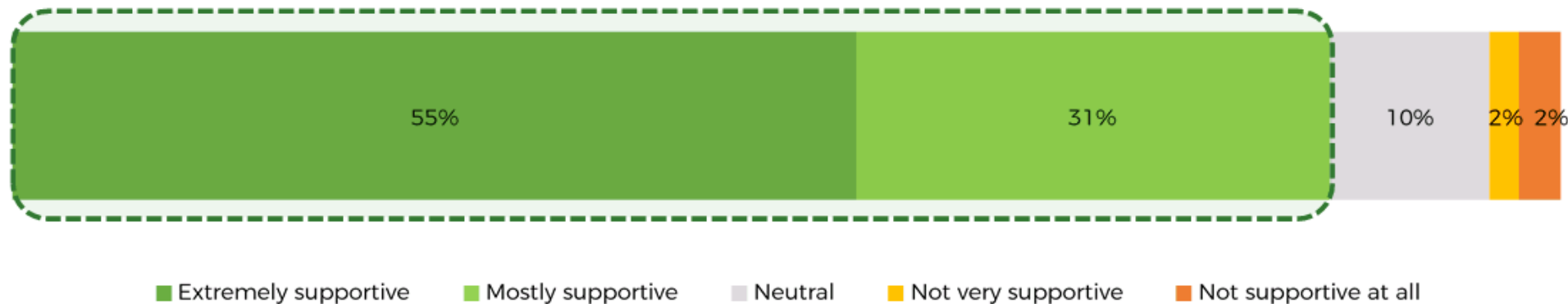
- Employment support.
- Cooking classes.
- Skill share spaces.
- Spaces for different cultural groups to use.
- Safe areas for children to play.

The majority of the population surveyed were supportive [86%] of the proposed Salisbury Community Hub, including over half the sample population who were extremely supportive [55%].

What level of support do you have for the Salisbury Community Hub?

[n=967]

Supportive NET = 86%

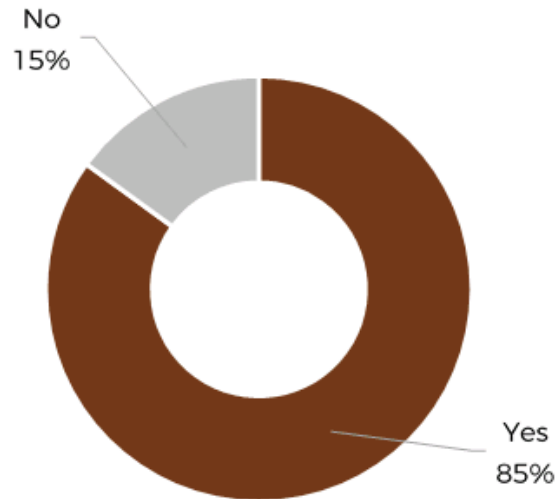


“Can see all the benefits.”

Those who live within the City of Salisbury were more extremely supportive of the proposed community hub. Compared with those who did not live within the City of Salisbury who were more neutral to the proposed community hub.

Do you live within the City of Salisbury?

[n=963]



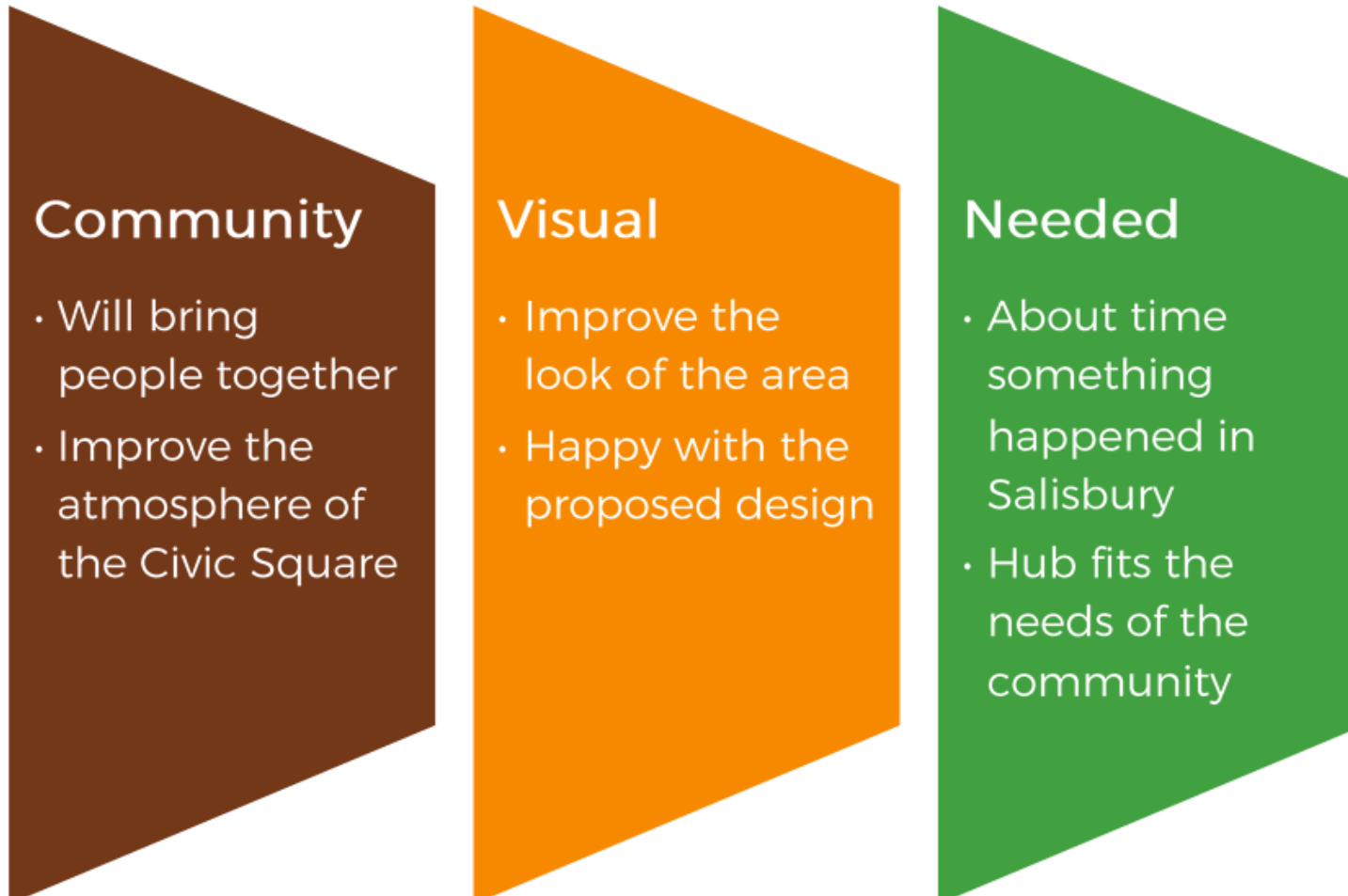
	Extremely supportive	Mostly supportive	Neutral	Not very supportive	Not supportive at all
Yes [n=811]	56.5%	30.2%	9.5%	1.7%	2.1%
No [n=145]	46.9%	35.9%	13.1%	1.4%	2.8%
NET [n=967]	55%	31.1%	10%	1.7%	2.2%

The most frequent words used when outlining reason for response. The larger the word, the higher the frequency.



Why do people support it?

Respondents believe the benefits of the Hub will be good for the community, they like the visual design and believe the Hub is needed.



“I have lived here all my life and I'm proud of what is being proposed. Thanks for being so bold in creating a new look area. Looking forward to the changes.”



Parabanks shopping centre



Ingle farm shopping centre

“Salisbury has needed a one-stop communal and interactive area for some time. This is a great step.”



Civic Centre sessions

“Will be good for citizens of the area, about time change has come.”



Parabanks shopping centre



St Kilda playground

Why don't people support it?

Some people believe the cost of the proposed Hub is too high and in consequence their rates will go up. Others were satisfied with the current facilities or did not see the Hub as a major priority.





Mawson Lakes

Model of Community Hub



“This looks great! I like this new look. It'll be good for area”



Christmas pageant



Age	
Column %	
18-24	6%
25-29	5%
30-34	6%
35-39	6%
40-44	5%
45-49	4%
50-54	6%
55-59	5%
60-64	7%
65-69	15%
70-74	14%
75+	22%
Column n	947

Gender	
Column %	
Male	36%
Female	64%
Column n	963

Live within City of Salisbury	
Column %	
Yes	85%
No	15%
Column n	964



Appendices

Consultation Summary

Questionnaire

Session	Number of Surveys	Additional People who spoke to us (Did not fill in survey)
Great Aussie Car Show Pop-up	28	45
Len Beadell Pop-Up	33	27
Trinity Green	15	
Mawson Lakes Promenade Pop-up	44	29
Youth Council	10	
Para Hills Neighbourhood Watch	6	
Parabanks Shopping Centre Pop-up (First Session)	72	28
Disability Access Inclusion Network	7	
Salisbury Seniors Alliance	8	
Ingle Farm Shopping Centre Pop-up	64	44
Reconciliation Action Plan Working Group	3	
Civic Square Pop-up	42	11
Intercultural Group	23	
Filipino Multicultural Group	19	
Vietnamese Seniors	32	
Salisbury East Community Centre	14	
Bosnian Seniors	11	
Intercultural/Bosnian Multicultural Session	2	
Greek Multicultural Group	41	
Hollywood Plaza Pop-up	47	0
Para Hills Community Centre	18	
Spanish Multicultural Group	15	
Bhutanese Multicultural Group	56	
Salisbury Christmas Pageant Pop-up	10 + 58 digital	13
ESL Group at Morella Community Centre	11	
Library	55	
Morella Community Centre	44	
Jack Young Centre	38	
St Kilda (Salisbury Plays) Pop-up	28	21
Parabanks Shopping Centre Pop-up (Second Session)	66	5
John Street/Coffee Amigo	16	0
Italian Multicultural Group	21	
Bagster Community Centre	18	
Other	2	
TOTAL	977	223
Total Participants 1200		

Salisbury City Centre is transforming...

1. Do you live within the City of Salisbury?

YES NO

2. What level of support do you have for the Salisbury Community Hub?

- Extremely Supportive
- Mostly Supportive
- Neutral
- Not Very Supportive
- Not Supportive at All

3. Please outline the main reason behind your response.

4. Into which of the following age ranges do you fall?

- | | |
|-------------------------------|-------------------------------|
| 18 - 24 <input type="radio"/> | 50 - 54 <input type="radio"/> |
| 25 - 29 <input type="radio"/> | 55 - 59 <input type="radio"/> |
| 30 - 34 <input type="radio"/> | 60 - 64 <input type="radio"/> |
| 35 - 39 <input type="radio"/> | 65 - 69 <input type="radio"/> |
| 40 - 44 <input type="radio"/> | 70 - 74 <input type="radio"/> |
| 45 - 49 <input type="radio"/> | 75+ <input type="radio"/> |

5. Which of the following genders best describes you?

- Male
- Female

To receive further information on the project please leave your email address below:



Square Holes

Jason Dunstone [Research Director] | jason@squareholes.com
Linley Bertram [Senior Project Manager] | linley@squareholes.com

Square Holes Pty Ltd
8-10 Regent Street Nth, Adelaide 5000
www.squareholes.com
1800 038 257

Job No.: 170903





Artist's Impression Only

SALISBURY COMMUNITY HUB_

Revision A_DA Submission	Date 01 December 2017	Scale N/A	Client City of Salisbury	Project Name Salisbury Community Hub John Street Salisbury South Australia	Drawing SK-20 External Perspective (Elevated)
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HASSALL



SALISBURY
COMMUNITY
HUB

Artist's Impression Only

Revision A_DA Submission	Date 01 December 2017	Scale N/A	Client City of Salisbury	Project Name Salisbury Community Hub John Street Salisbury South Australia	Drawing SK-201 External Perspective: Ground Level Entry
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HASSELL



SALISBURY
COMMUNITY
HUB

Revision A_DA Submission	Date 01 December 2017	Scale N/A	Client City of Salisbury	Project Name Salisbury Community Hub John Street Salisbury South Australia	Drawing SK-22 External Perspective: Level 1 Terrace
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HASSELL



SALISBURY
COMMUNITY
HUB

Artist's Impression Only

Revision A_DA Submission	Date 01 December 2017	Scale N/A	Client City of Salisbury	Project Name Salisbury Community Hub John Street Salisbury South Australia	Drawing SK-23 Interior Perspective: Ground Level
------------------------------------	---------------------------------	---------------------	------------------------------------	--	--

HASSELL



**SALISBURY
COMMUNITY
HUB**

Artist's Impression Only

Revision A_DA Submission	Date 01 December 2017	Scale N/A	Client City of Salisbury	Project Name Salisbury Community Hub John Street Salisbury South Australia	Drawing SK-24 Interior Perspective: Ground Level
------------------------------------	---------------------------------	---------------------	------------------------------------	--	--

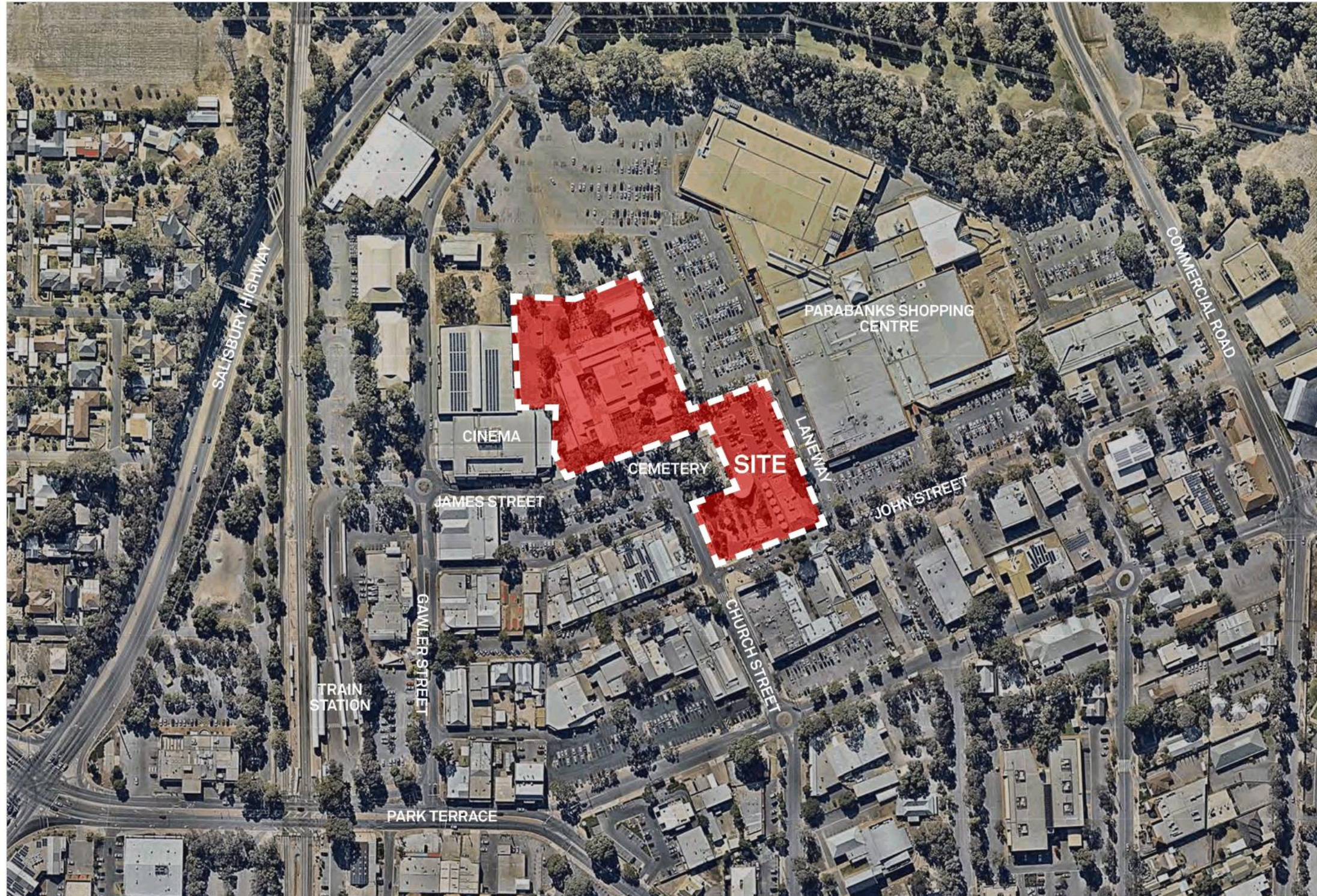
HASSELL



SALISBURY
COMMUNITY
HUB_

Revision A_DA Submission	Date 01 December 2017	Scale N/A	Client City of Salisbury	Project Name Salisbury Community Hub John Street Salisbury South Australia	Drawing SK-25 Interior Perspective: Ground Level
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HASSELL



SALISBURY COMMUNITY HUB_

HASSELL



Revision
A_DA Submission

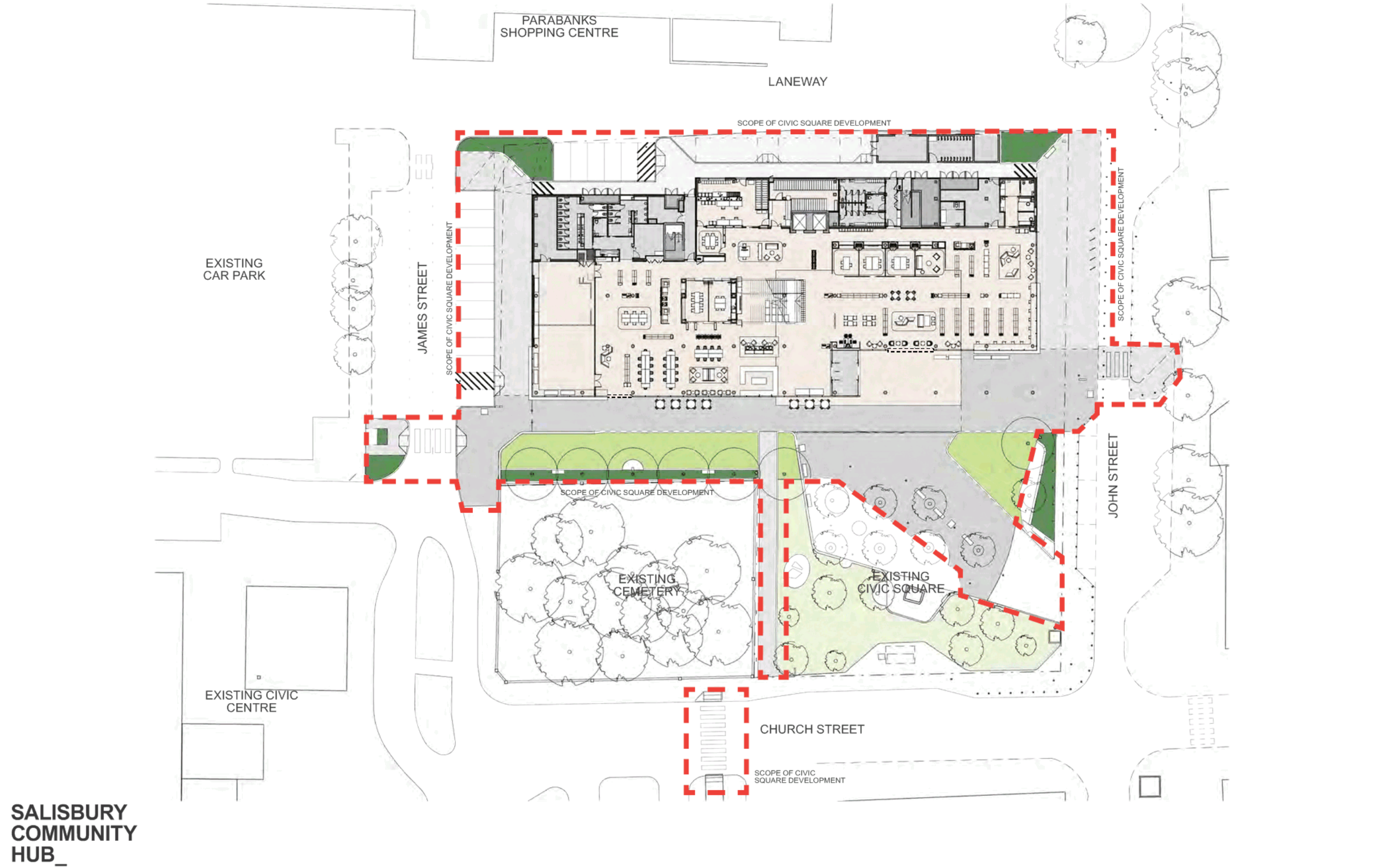
Date
01 December 2017

Scale
N/A

Client
City of Salisbury

Project Name
Salisbury Community Hub
John Street Salisbury
South Australia

Drawing
SK-01
Location Plan



**SALISBURY
COMMUNITY
HUB_**

HASSELL



Revision
A_DA Submission

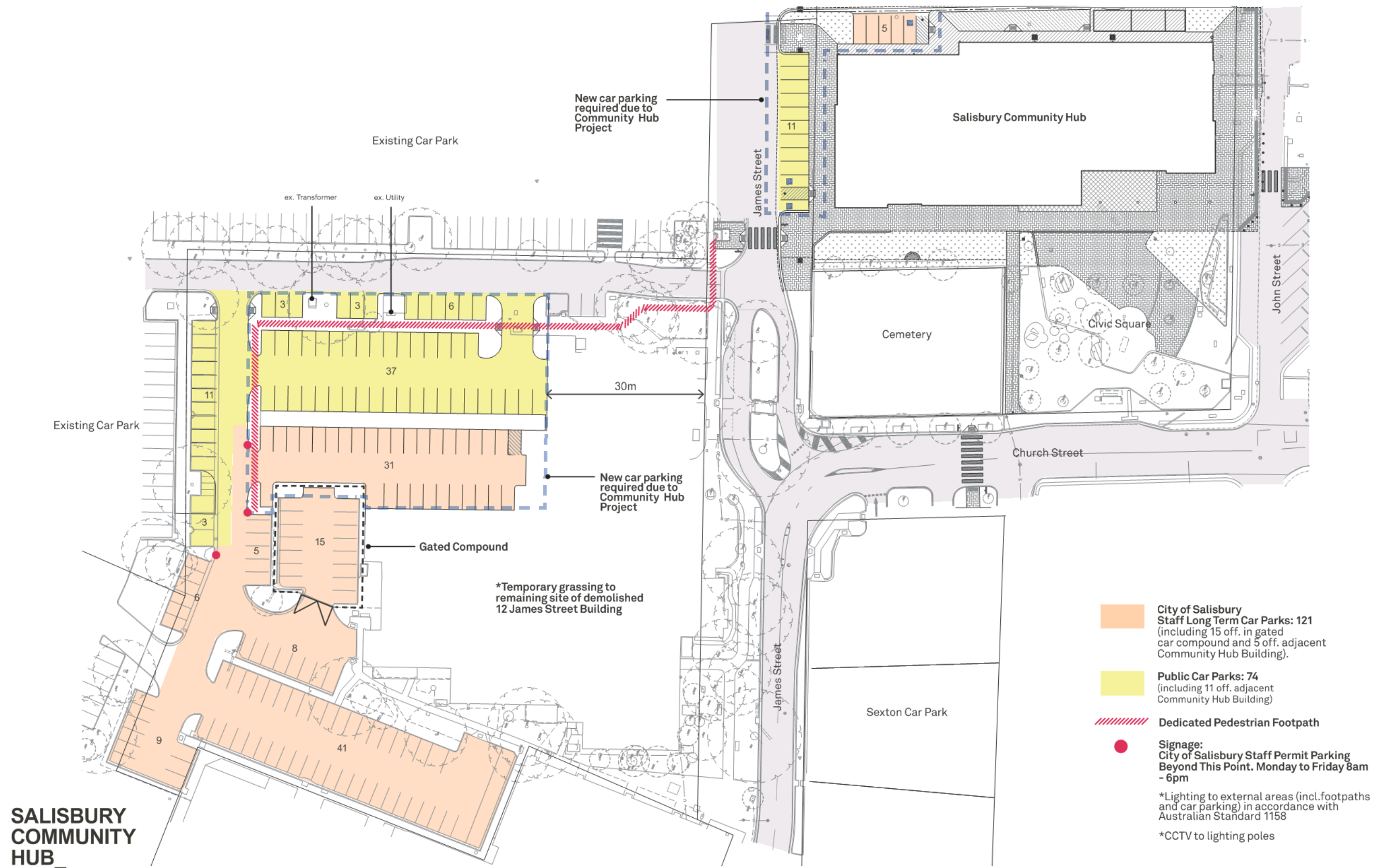
Date
01 December 2017

Scale
1:500@A3
1:250@A1

Client
City of Salisbury

Project Name
Salisbury Community Hub
John Street Salisbury
South Australia

Drawing
SK-03
Salisbury Community Hub Site
Plan

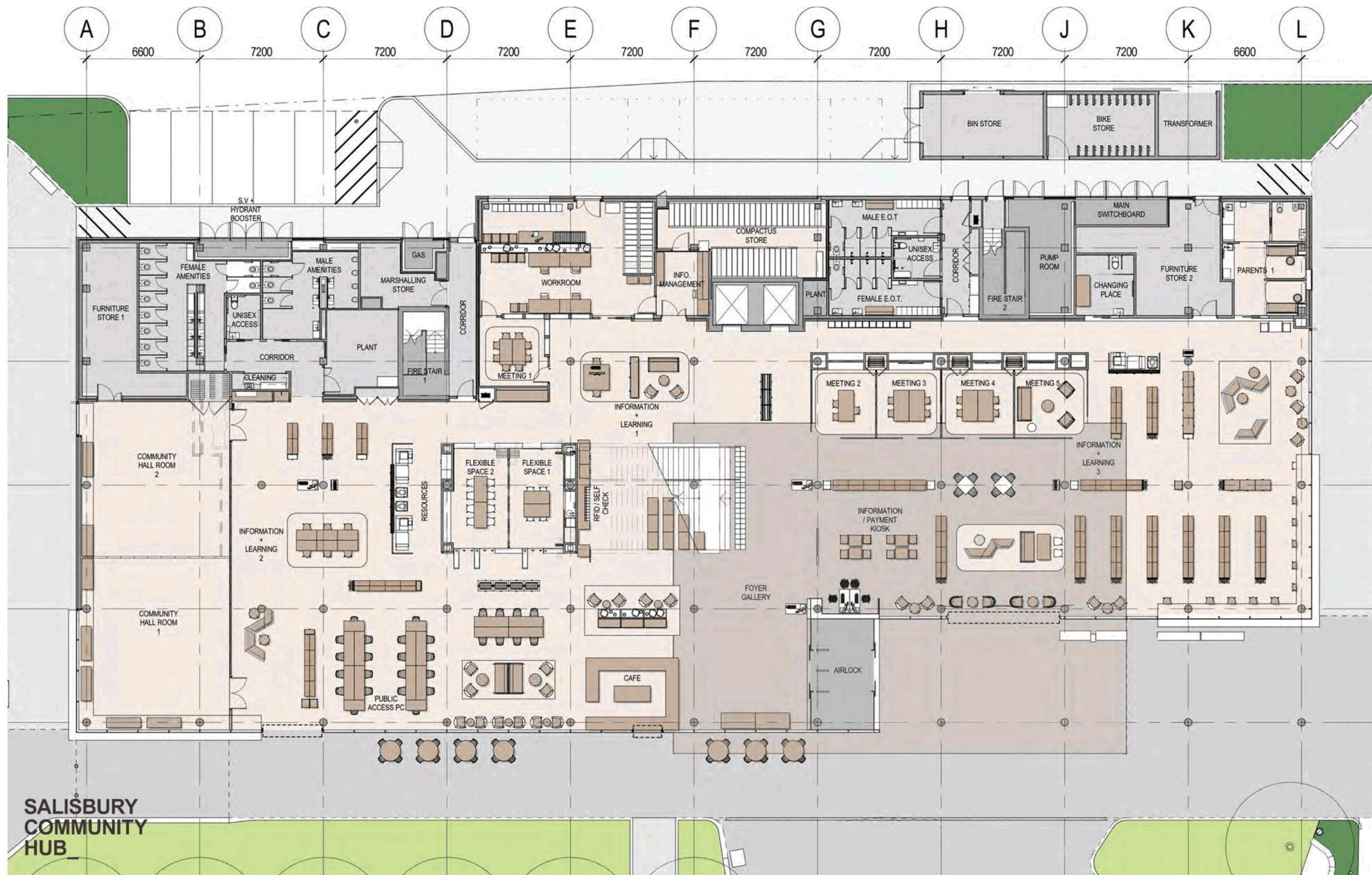


- City of Salisbury Staff Long Term Car Parks: 121**
(including 15 off. in gated car compound and 5 off. adjacent Community Hub Building).
- Public Car Parks: 74**
(including 11 off. adjacent Community Hub Building)
- Dedicated Pedestrian Footpath**
- Signage:**
City of Salisbury Staff Permit Parking Beyond This Point. Monday to Friday 8am - 6pm
- *Lighting to external areas (incl. footpaths and car parking) in accordance with Australian Standard 1158
- *CCTV to lighting poles

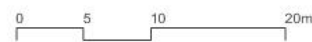
**SALISBURY
COMMUNITY
HUB_**

HASSELL

⌚	Revision A_DA Submission	Date 01 December 2017	Scale N/A	Client City of Salisbury	Project Name Salisbury Community Hub John Street Salisbury South Australia	Drawing SK-02 Car Park Plan
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**SALISBURY
COMMUNITY
HUB**



Revision
A_DA Submission

Date
01 December 2017

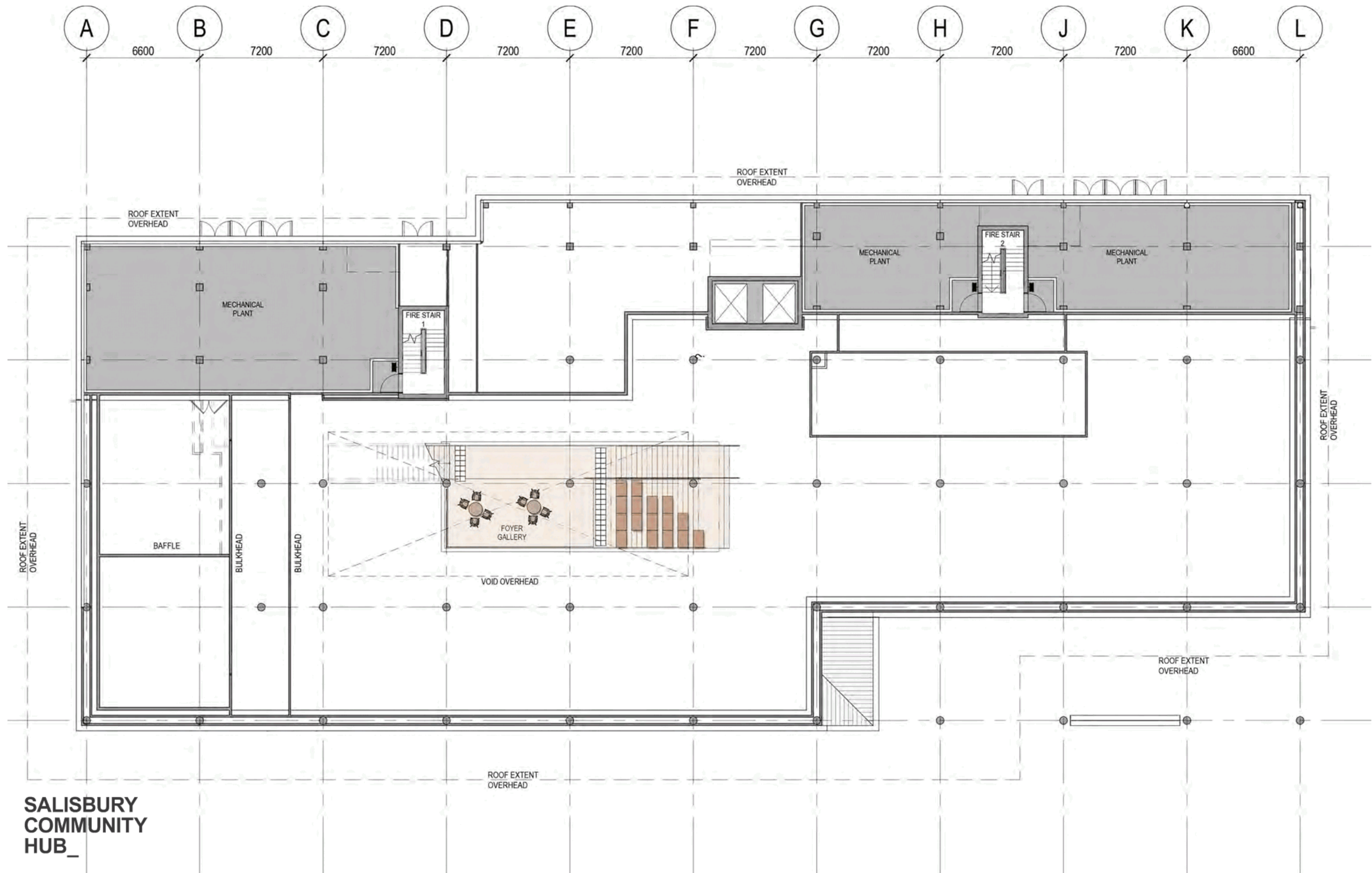
Scale
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1:100@A1

Client
City of Salisbury

Project Name
Salisbury Community Hub
John Street Salisbury
South Australia

Drawing
SK-04
Ground Level Plan

HASSELL



**SALISBURY
COMMUNITY
HUB_**



Revision
A_DA Submission

Date
01 December 2017

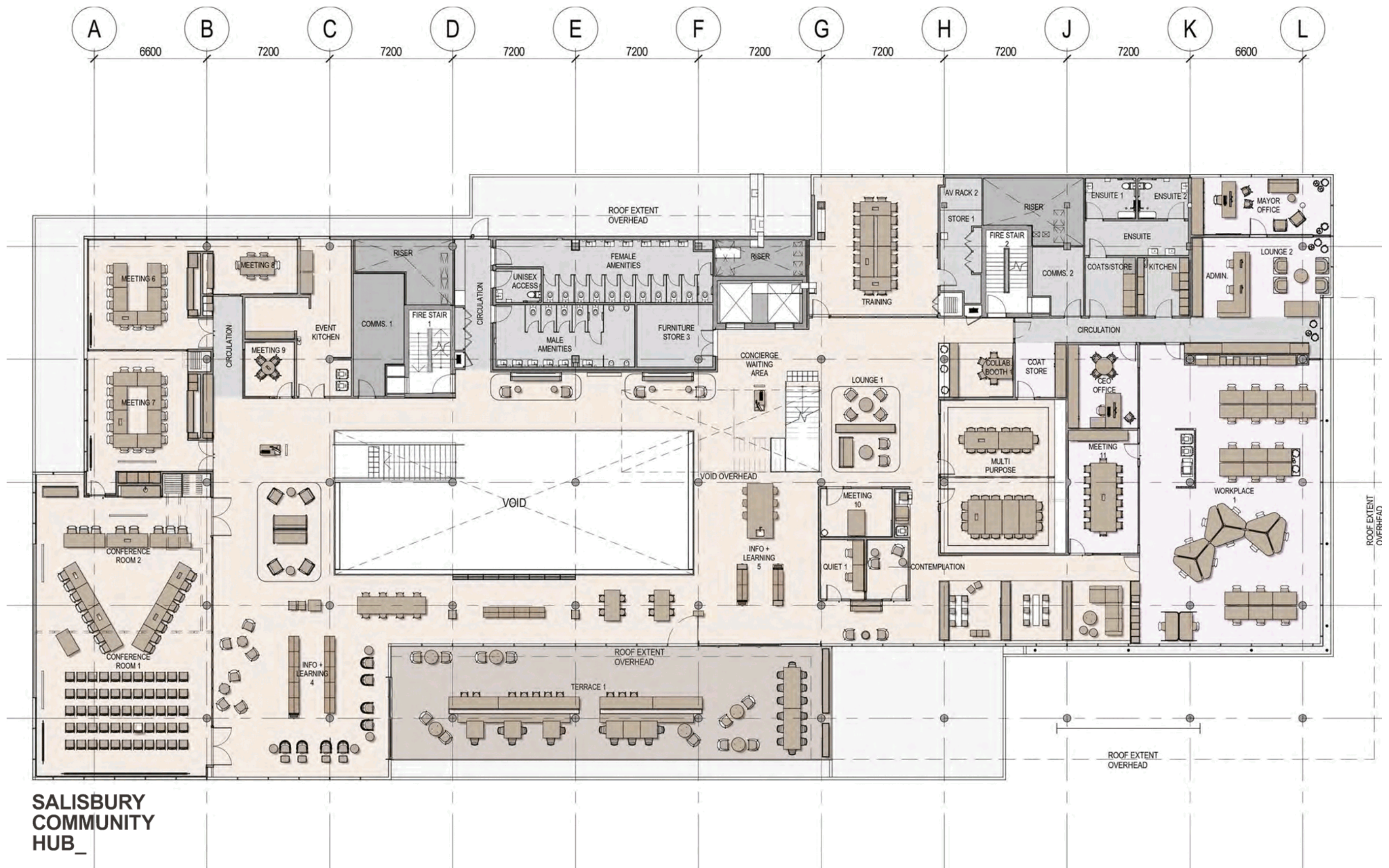
Scale
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Client
City of Salisbury

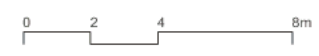
Project Name
Salisbury Community Hub
John Street Salisbury
South Australia

Drawing
SK-05
Mezzanine Level Plan

HASSELL



**SALISBURY
COMMUNITY
HUB_**



Revision
A_DA Submission

Date
01 December 2017

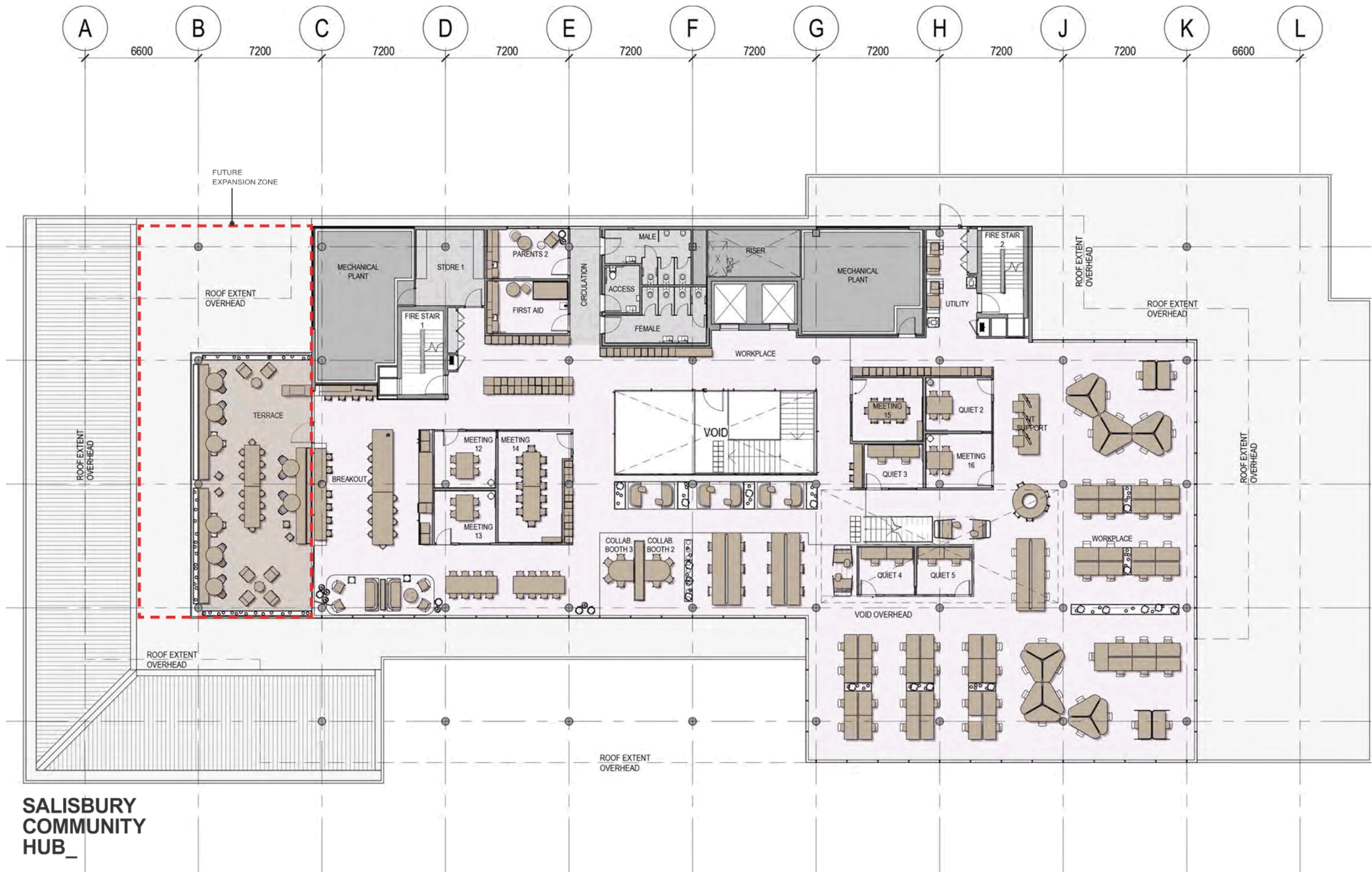
Scale
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Client
City of Salisbury

Project Name
Salisbury Community Hub
John Street Salisbury
South Australia

Drawing
SK-06
Level 1 Plan

HASSALL



**SALISBURY
COMMUNITY
HUB_**



Revision
A_DA Submission

Date
01 December 2017

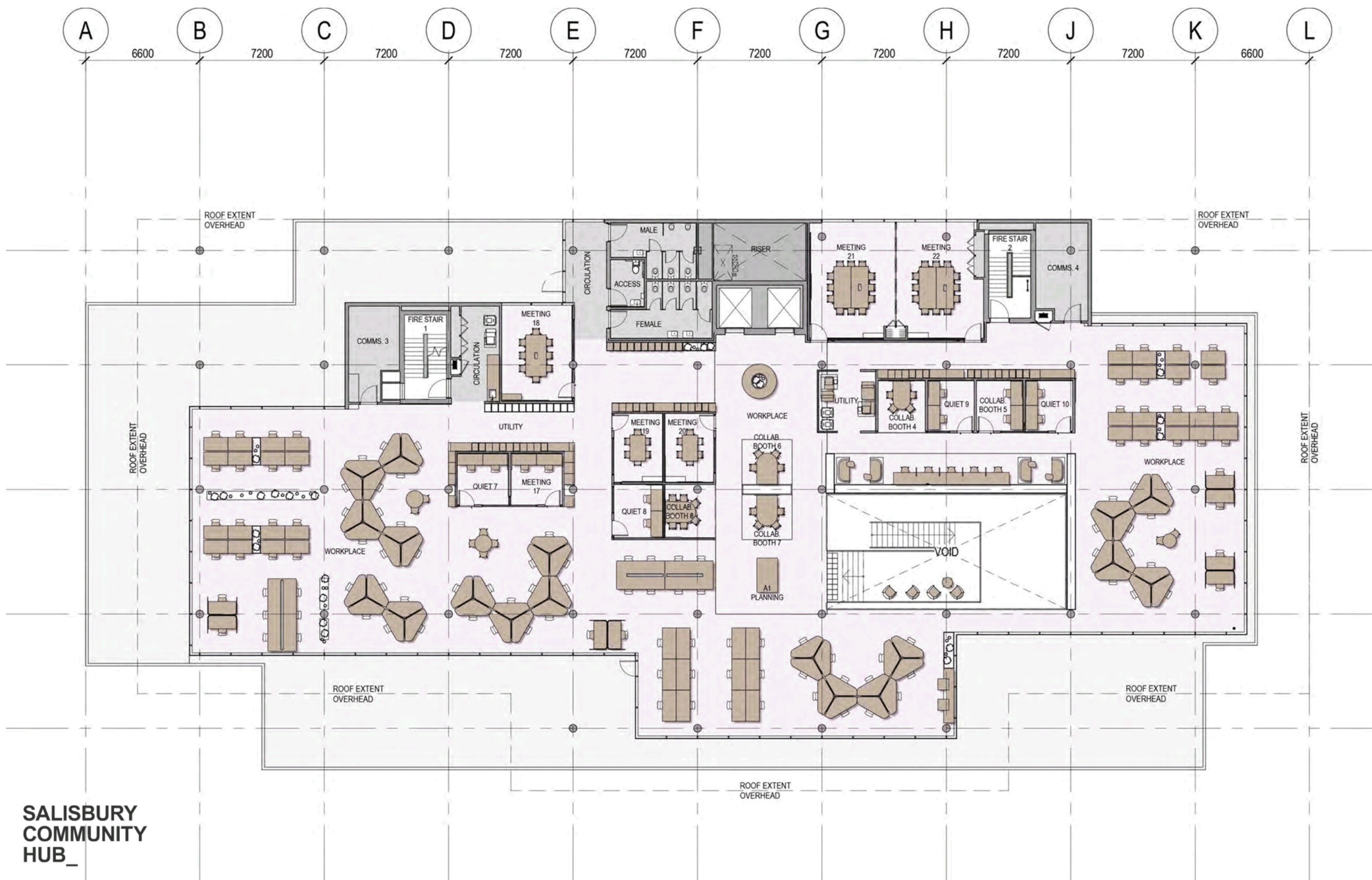
Scale
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Client
City of Salisbury

Project Name
Salisbury Community Hub
John Street Salisbury
South Australia

Drawing
SK-07
Level 2 Plan

HASSELL



**SALISBURY
COMMUNITY
HUB_**



Revision
A_DA Submission

Date
01 December 2017

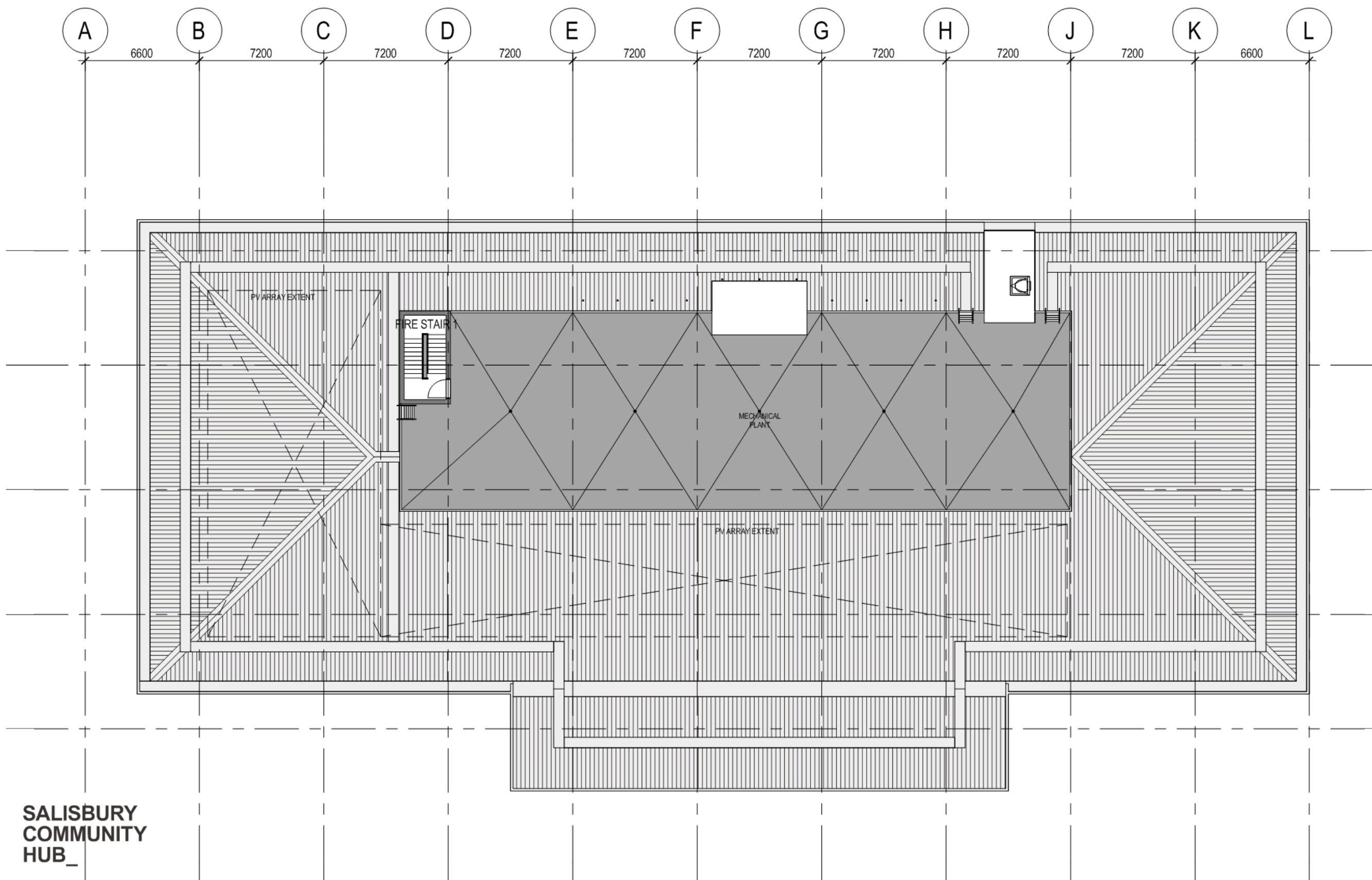
Scale
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1:100@A1

Client
City of Salisbury

Project Name
Salisbury Community Hub
John Street Salisbury
South Australia

Drawing
SK-08
Level 3 Plan

HASSALL



**SALISBURY
COMMUNITY
HUB_**



Revision
A_DA Submission

Date
01 December 2017

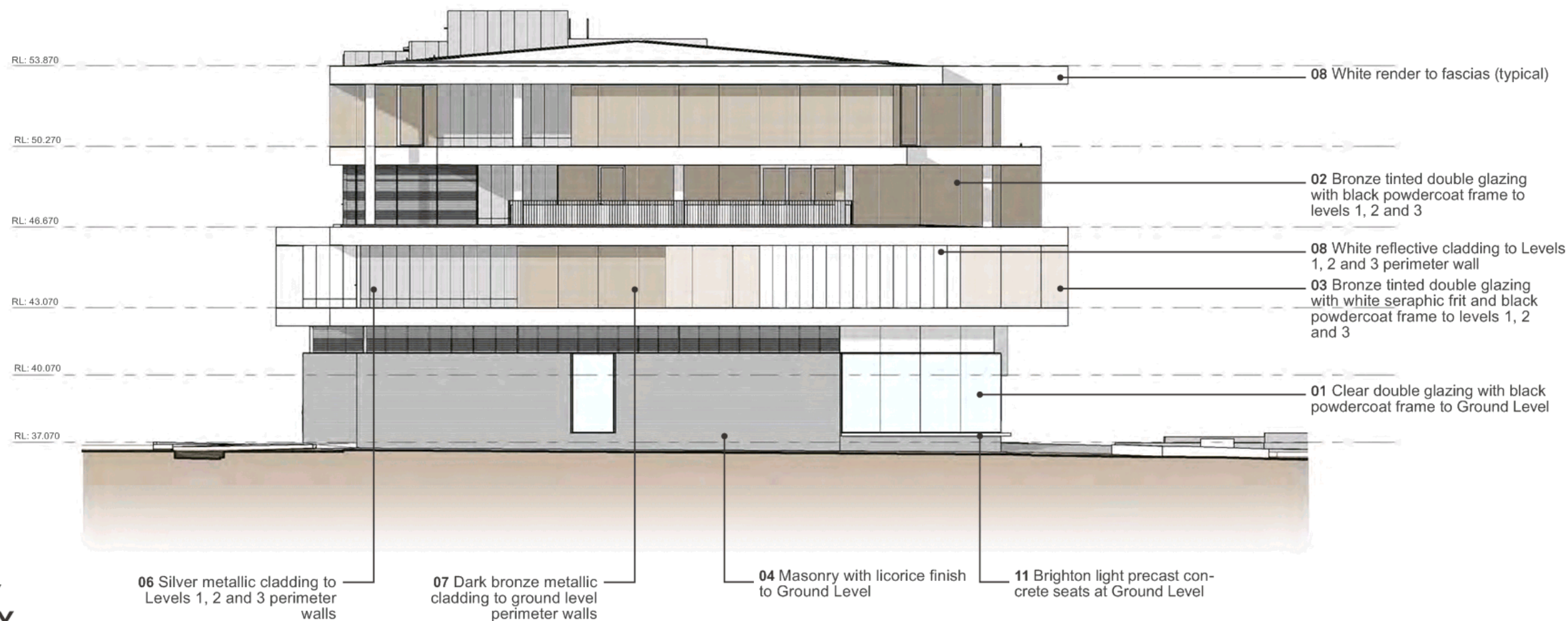
Scale
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1:100@A1

Client
City of Salisbury

Project Name
Salisbury Community Hub
John Street Salisbury
South Australia

Drawing
SK-09
Level 4 (Roof) Plan

HASSELL



**SALISBURY
COMMUNITY
HUB_**



Revision
A_DA Submission

Date
01 December 2017

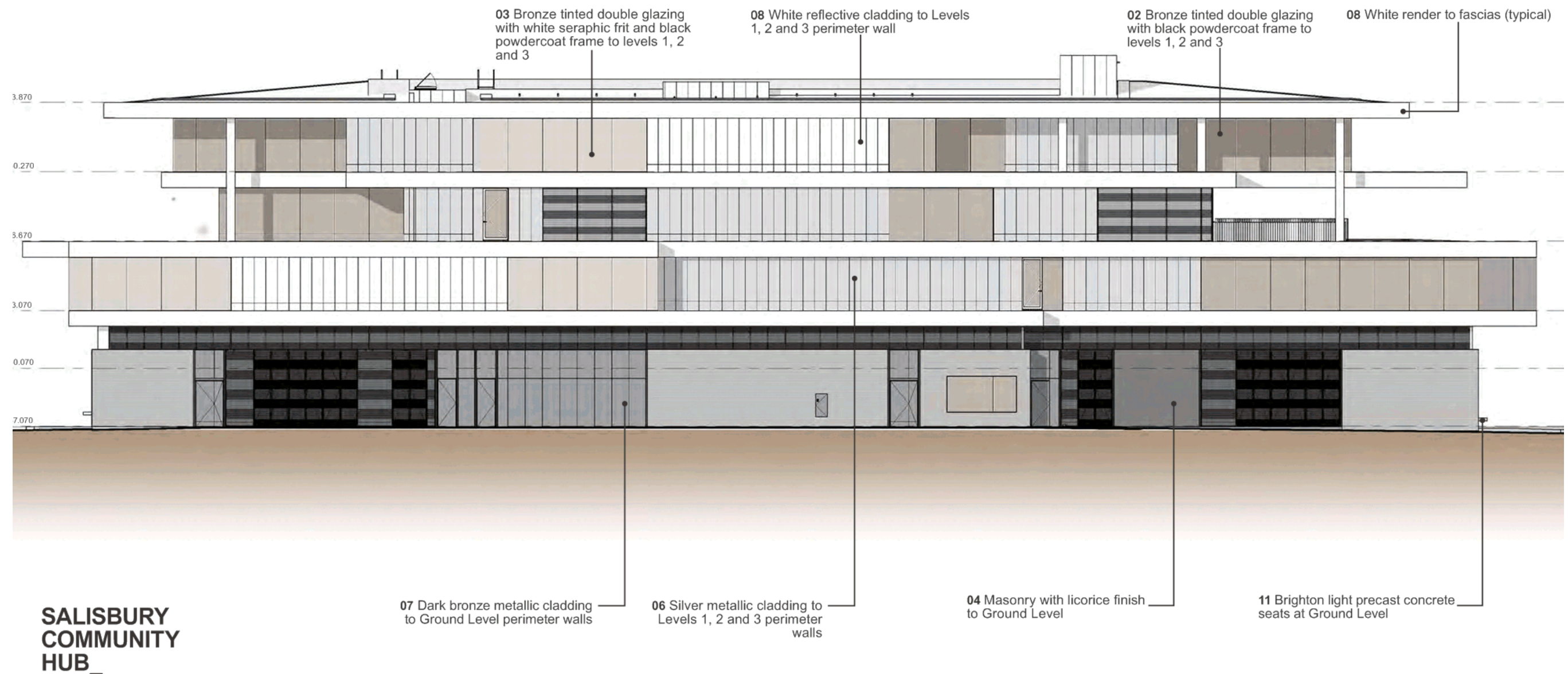
Scale
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Client
City of Salisbury

Project Name
Salisbury Community Hub
John Street Salisbury
South Australia

Drawing
SK-10
Northern (James Street)
Elevation

HASSELL



Revision
A_DA Submission

Date
01 December 2017

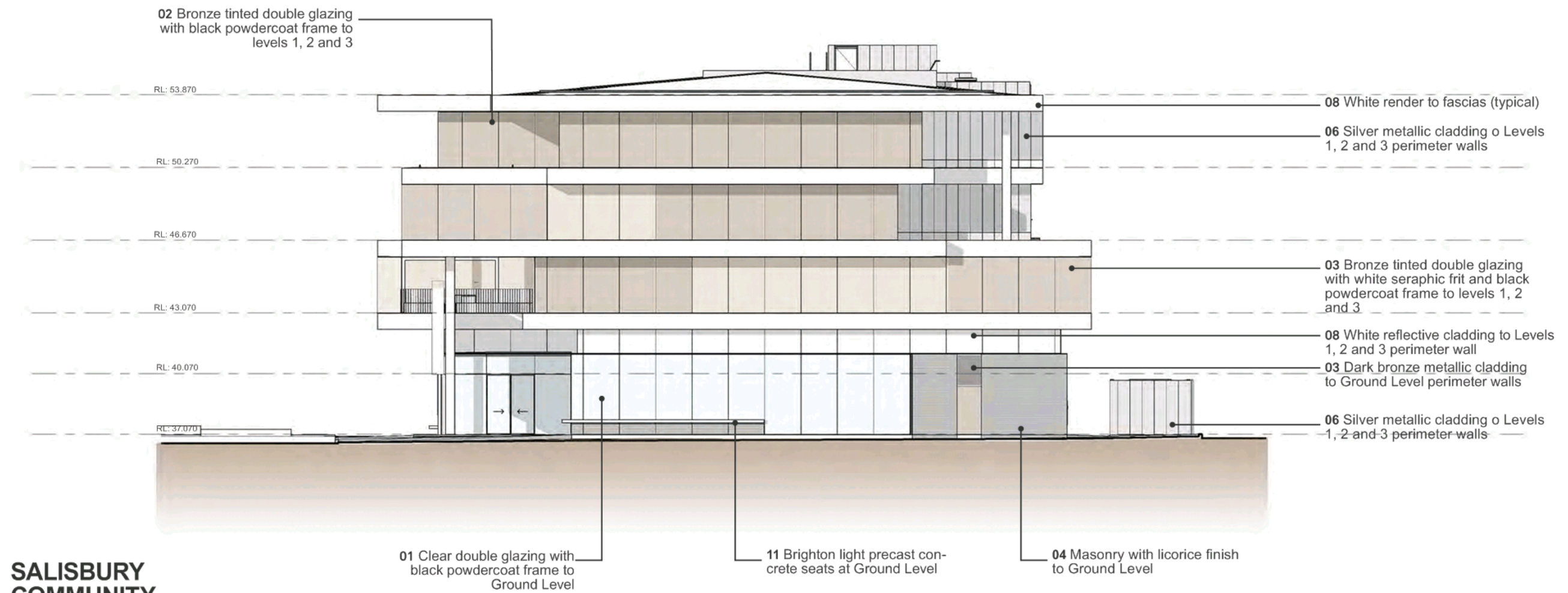
Scale
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1:100@A1

Client
City of Salisbury

Project Name
Salisbury Community Hub
John Street Salisbury
South Australia

Drawing
SK-11
Eastern (Laneway) Elevation

HASSELL



**SALISBURY
COMMUNITY
HUB_**



Revision
A_DA Submission

Date
01 December 2017

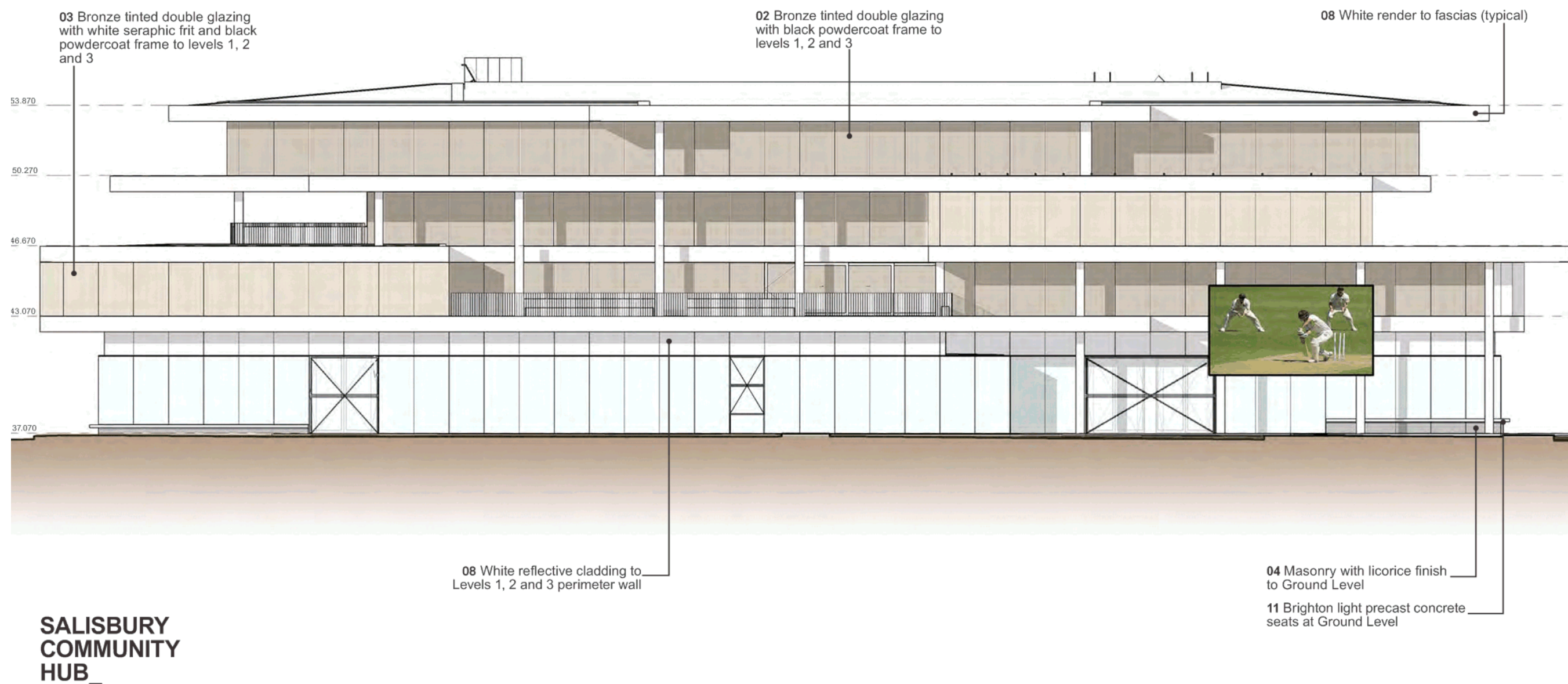
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Client
City of Salisbury

Project Name
Salisbury Community Hub
John Street Salisbury
South Australia

Drawing
SK-12
Southern (John Street)
Elevation

HASSELL



Revision
A_DA Submission

Date
01 December 2017

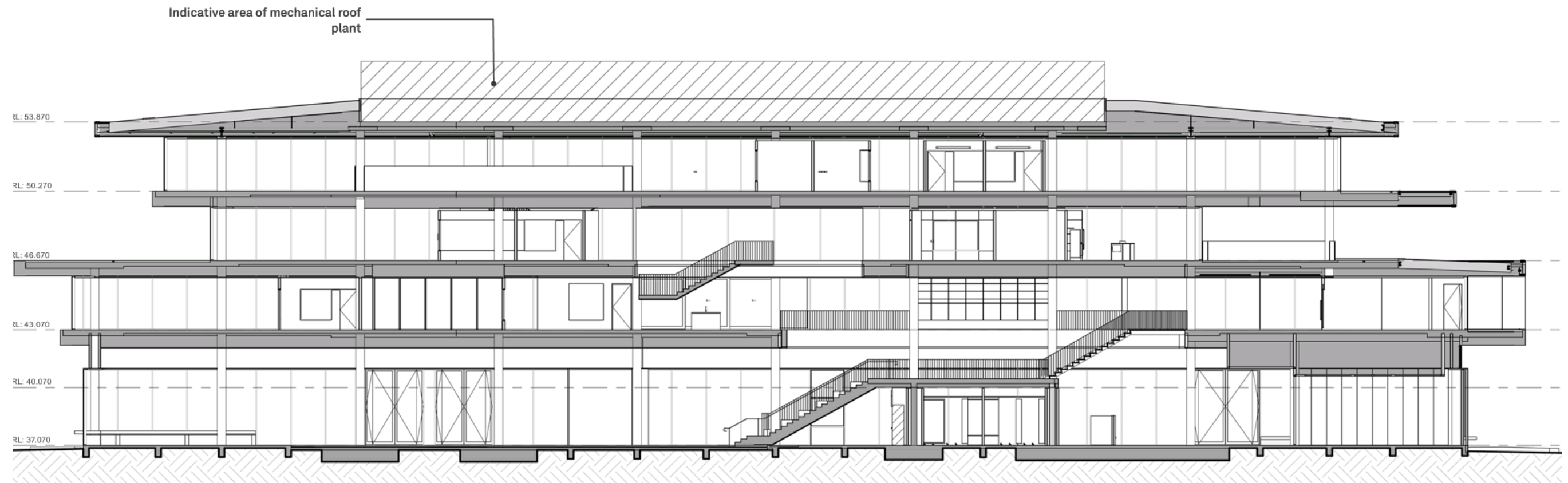
Scale
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Client
City of Salisbury

Project Name
Salisbury Community Hub
John Street Salisbury
South Australia

Drawing
SK-13
Western (Church Street)
Elevation

HASSELL



**SALISBURY
COMMUNITY
HUB_**



Revision
A_DA Submission

Date
01 December 2017

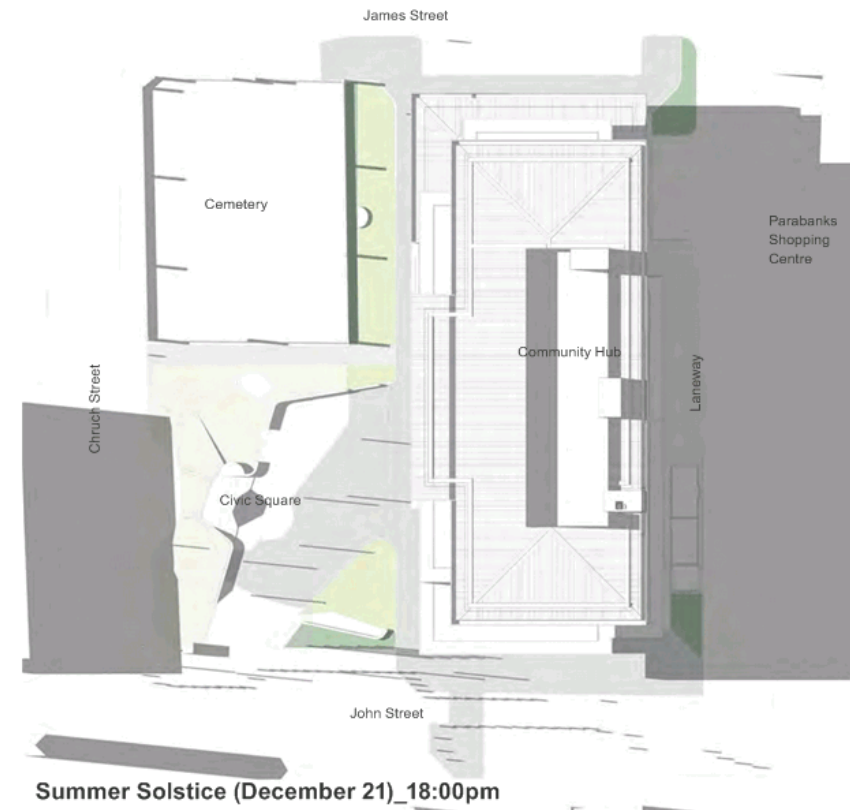
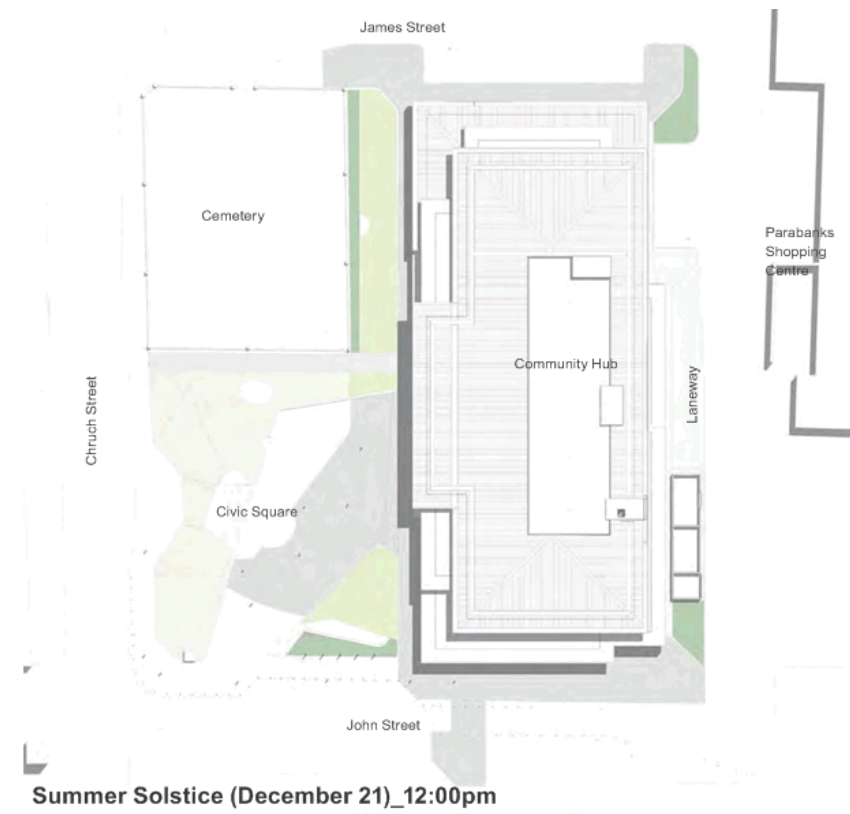
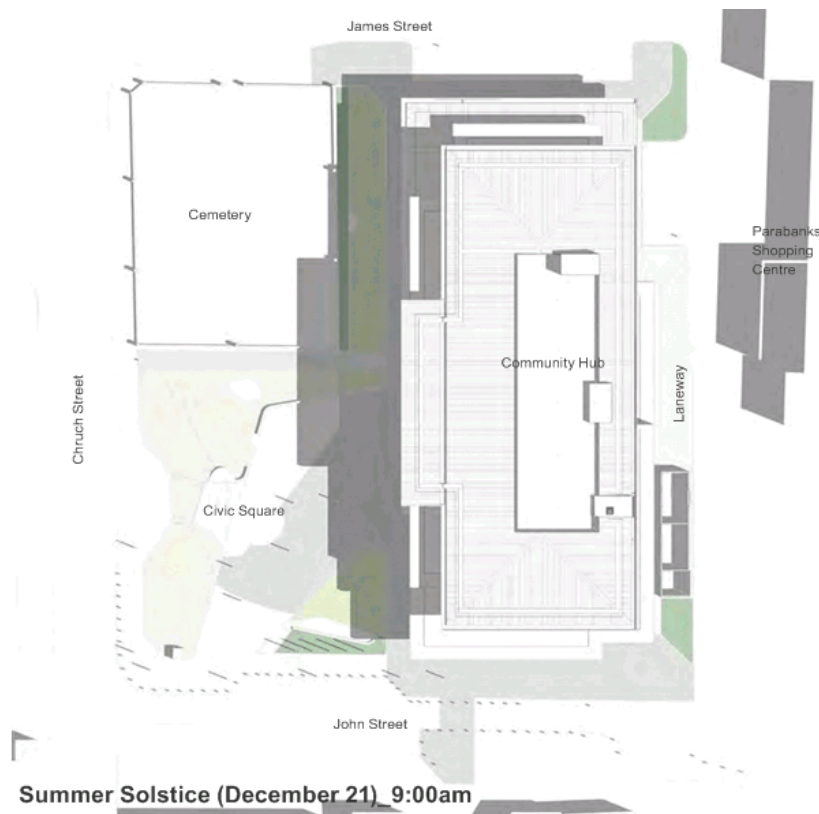
Scale
1:200@A3
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Client
City of Salisbury

Project Name
Salisbury Community Hub
John Street Salisbury
South Australia

Drawing
SK-14
Longitudinal Section

HASSELL



**SALISBURY
COMMUNITY
HUB_**



Revision
A_DA Submission

Date
01 December 2017

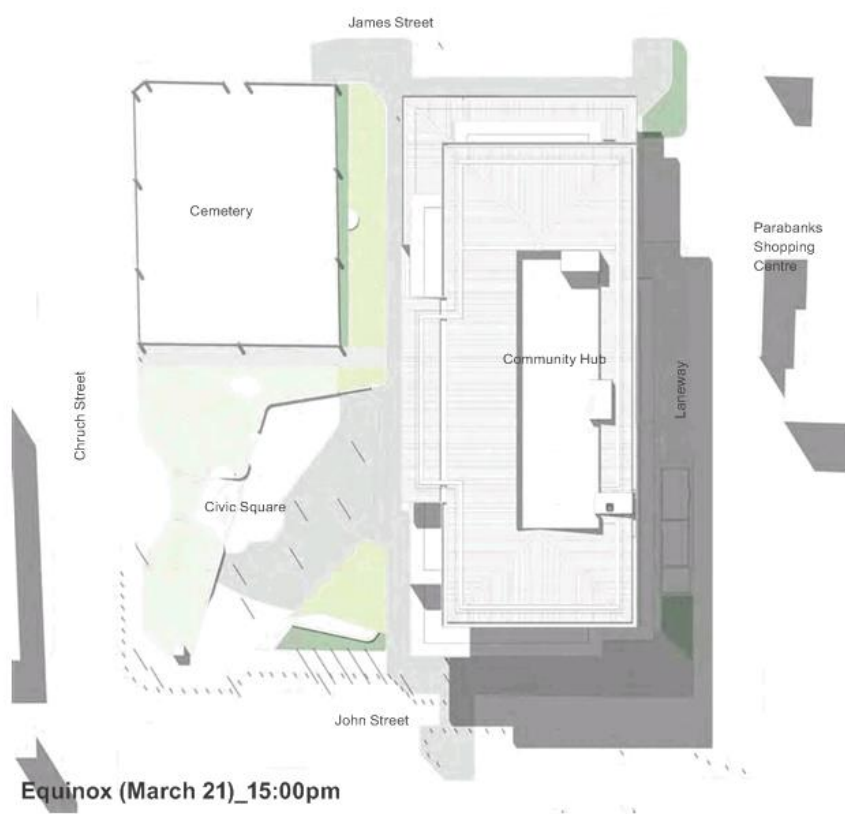
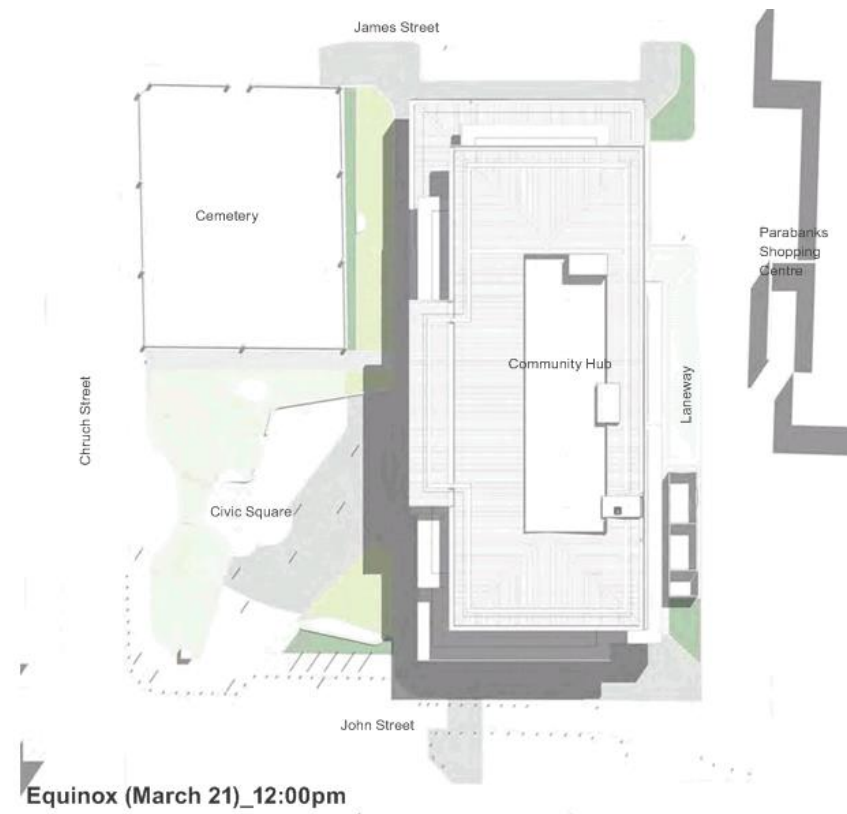
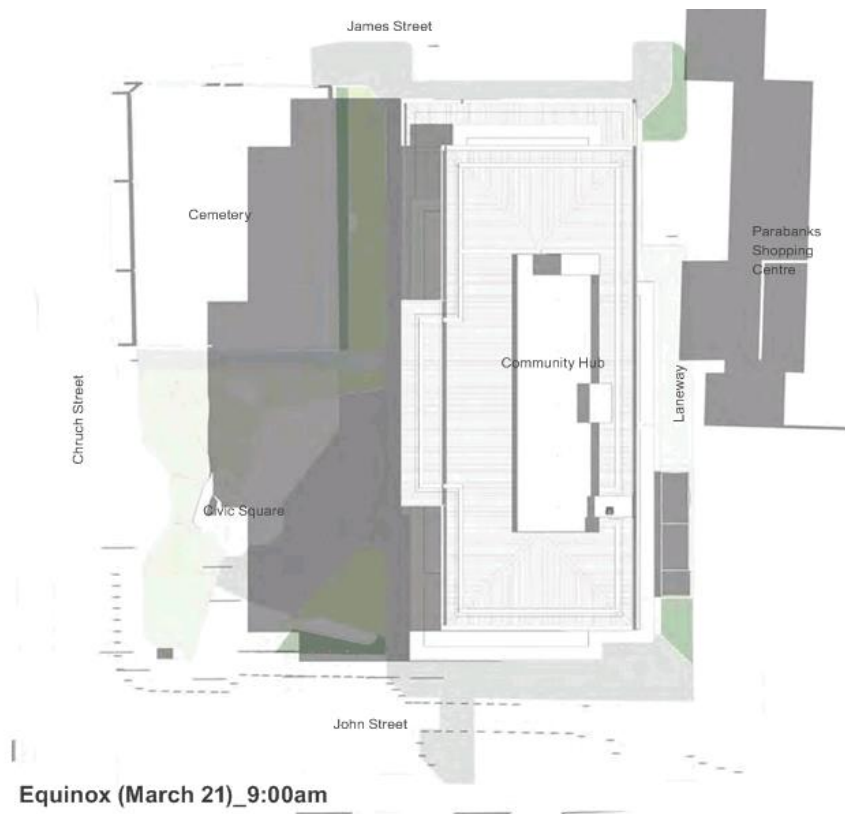
Scale
N/A

Client
City of Salisbury

Project Name
Salisbury Community Hub
John Street Salisbury
South Australia

Drawing
SK-15
Shading Diagrams: Summer
Solstice

HASSALL



**SALISBURY
COMMUNITY
HUB_**



Revision
A_DA Submission

Date
01 December 2017

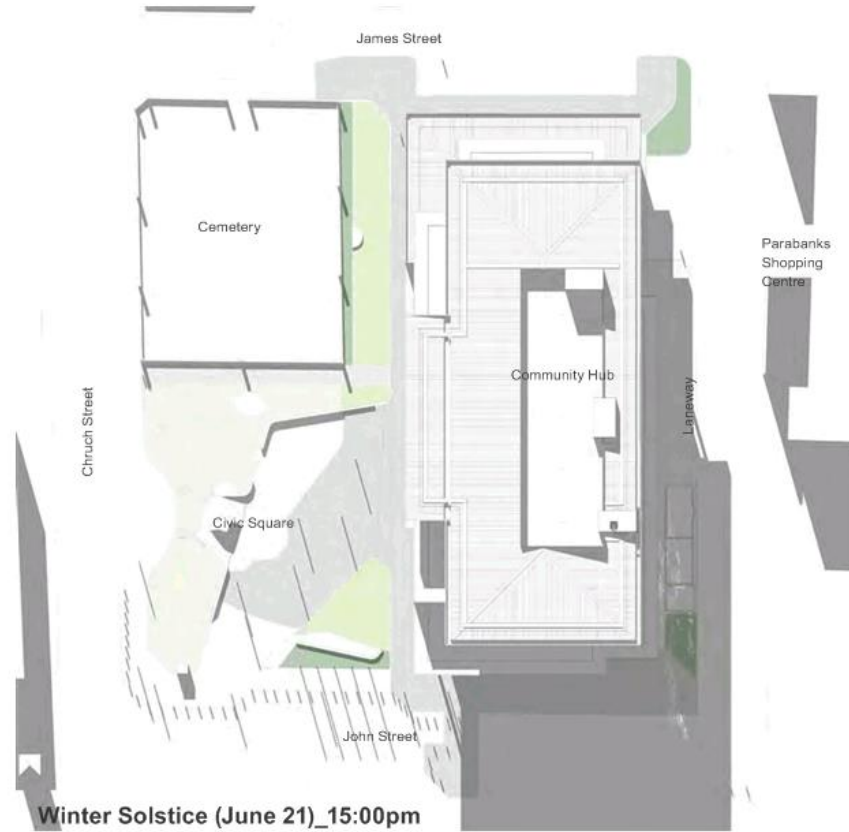
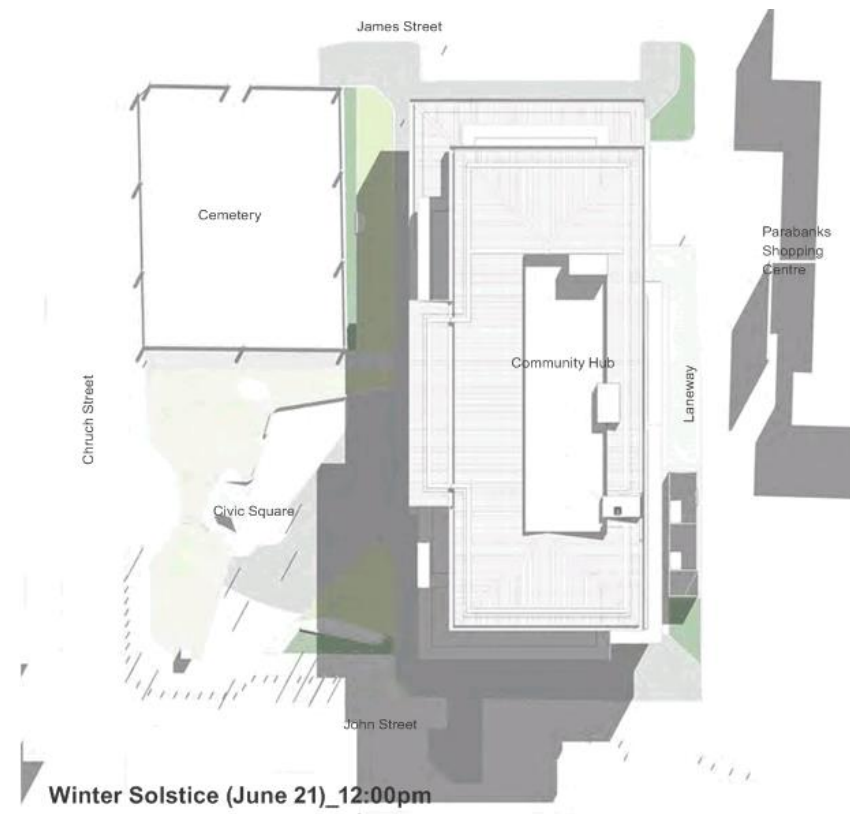
Scale
N/A

Client
City of Salisbury

Project Name
Salisbury Community Hub
John Street Salisbury
South Australia

Drawing
SK-16
Shading Diagram:
March Equinox

HASSALL



**SALISBURY
COMMUNITY
HUB_**



Revision
A_DA Submission

Date
01 December 2017

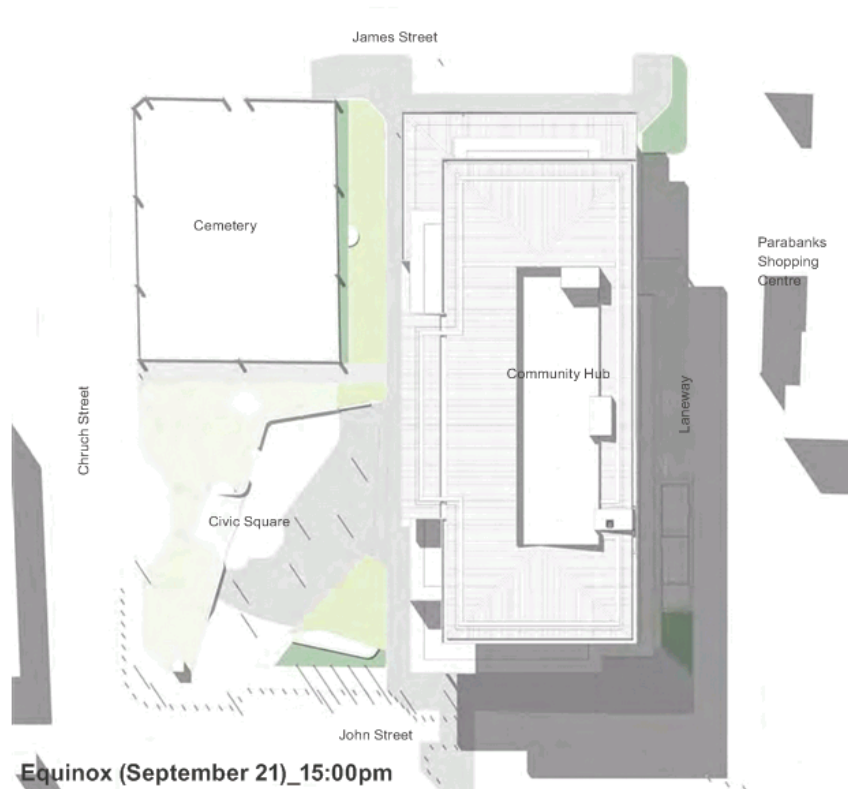
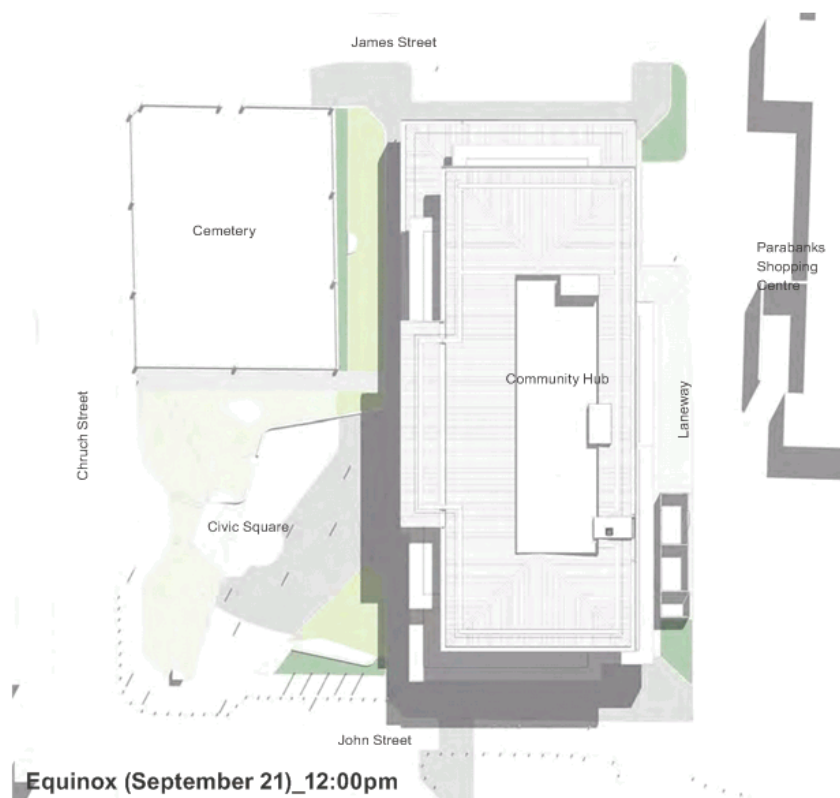
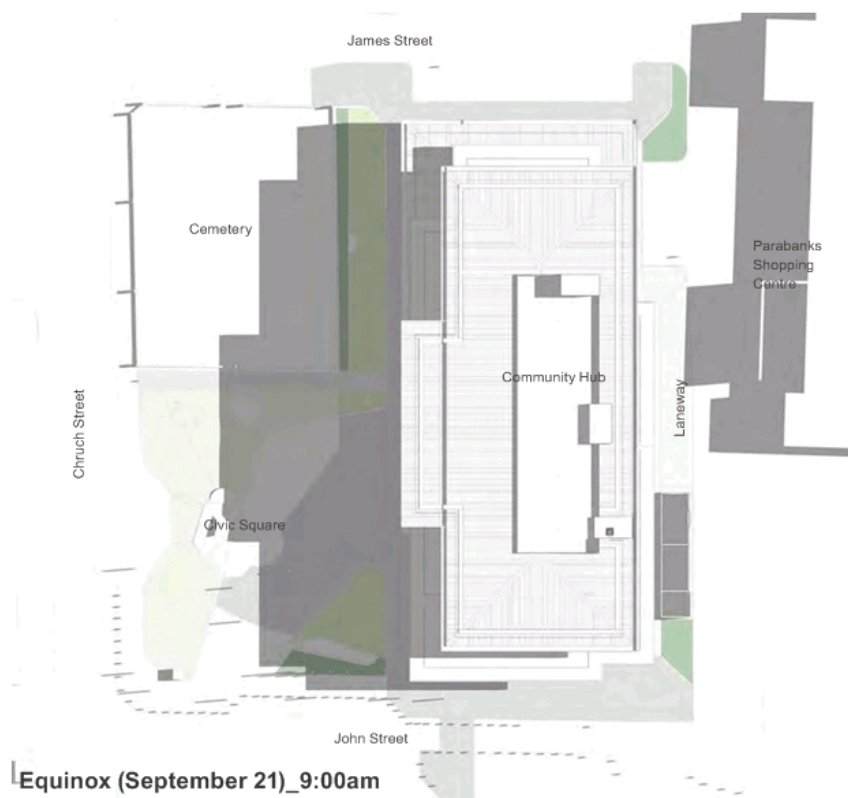
Scale
N/A

Client
City of Salisbury

Project Name
Salisbury Community Hub
John Street Salisbury
South Australia

Drawing
SK-17
Shading Diagram:
Winter Solstice

HASSELL



**SALISBURY
COMMUNITY
HUB_**



Revision
A_DA Submission

Date
01 December 2017

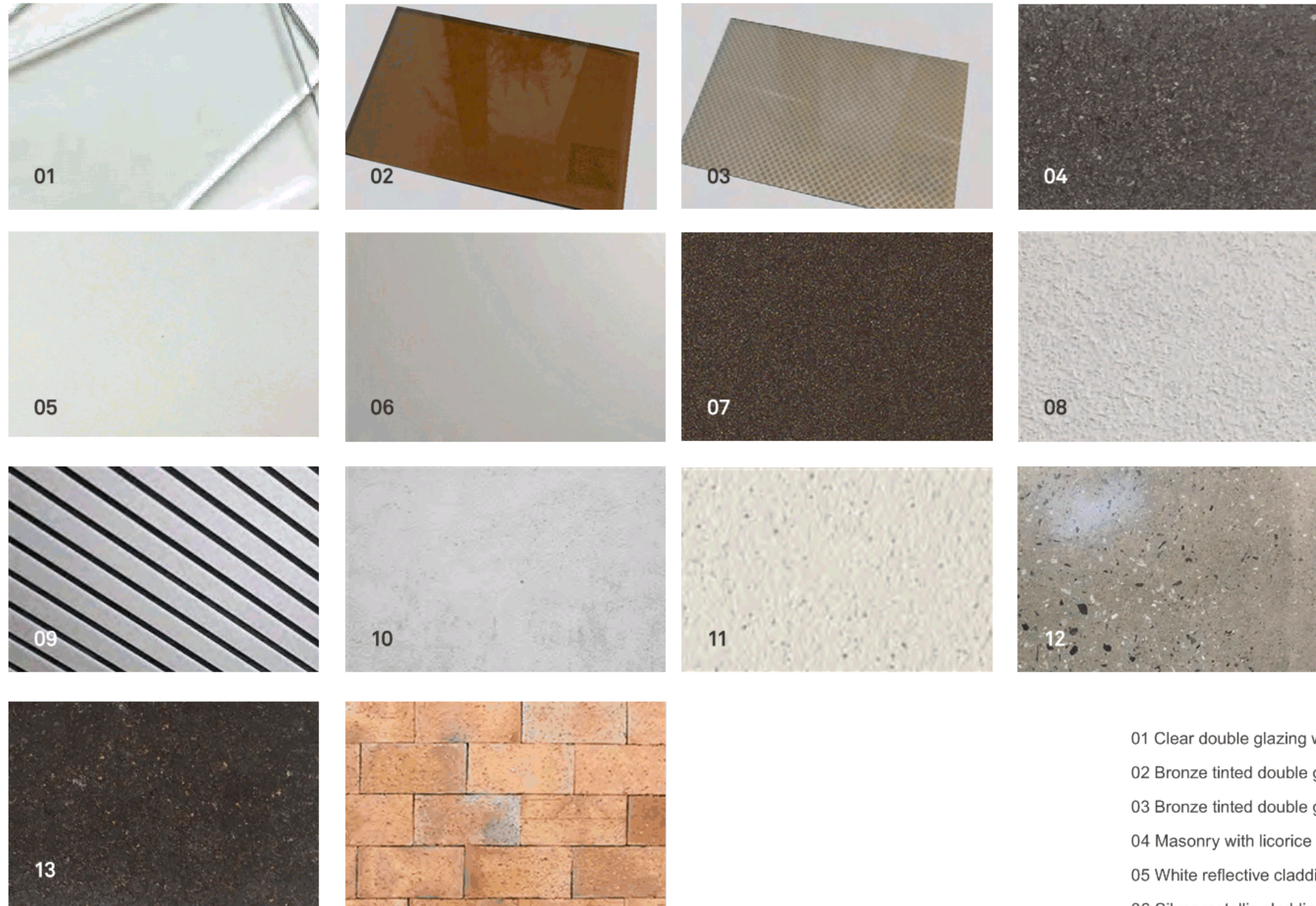
Scale
N/A

Client
City of Salisbury

Project Name
Salisbury Community Hub
John Street Salisbury
South Australia

Drawing
SK-18
Shading Diagram: September
Equinox

HASSALL



- 01 Clear double glazing with black powdercoat frame to Ground Level
- 02 Bronze tinted double glazing with black powdercoat frame to levels 1, 2 and 3
- 03 Bronze tinted double glazing with white seraphic frit and black powdercoat frame to levels 1, 2 and 3
- 04 Masonry with licorice finish to Ground Level
- 05 White reflective cladding to Levels 1, 2 and 3 perimeter walls
- 06 Silver metallic cladding to Levels 1, 2 and 3 perimeter walls
- 07 Dark bronze metallic cladding to Ground Level perimeter walls
- 08 White render to fascias (typical)
- 09 White reflective panels to soffits (typical)
- 10 Concrete render finish to columns (typical)
- 11 Brighton light precast concrete seats at Ground Level
- 12 Honed concrete slab to ground level
- 13 Honed and polished clay brick with charcoal finish at ground level entry
- 14 Clay brick paving to building perimeter

**SALISBURY
COMMUNITY
HUB_**

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Revision
A_DA Submission

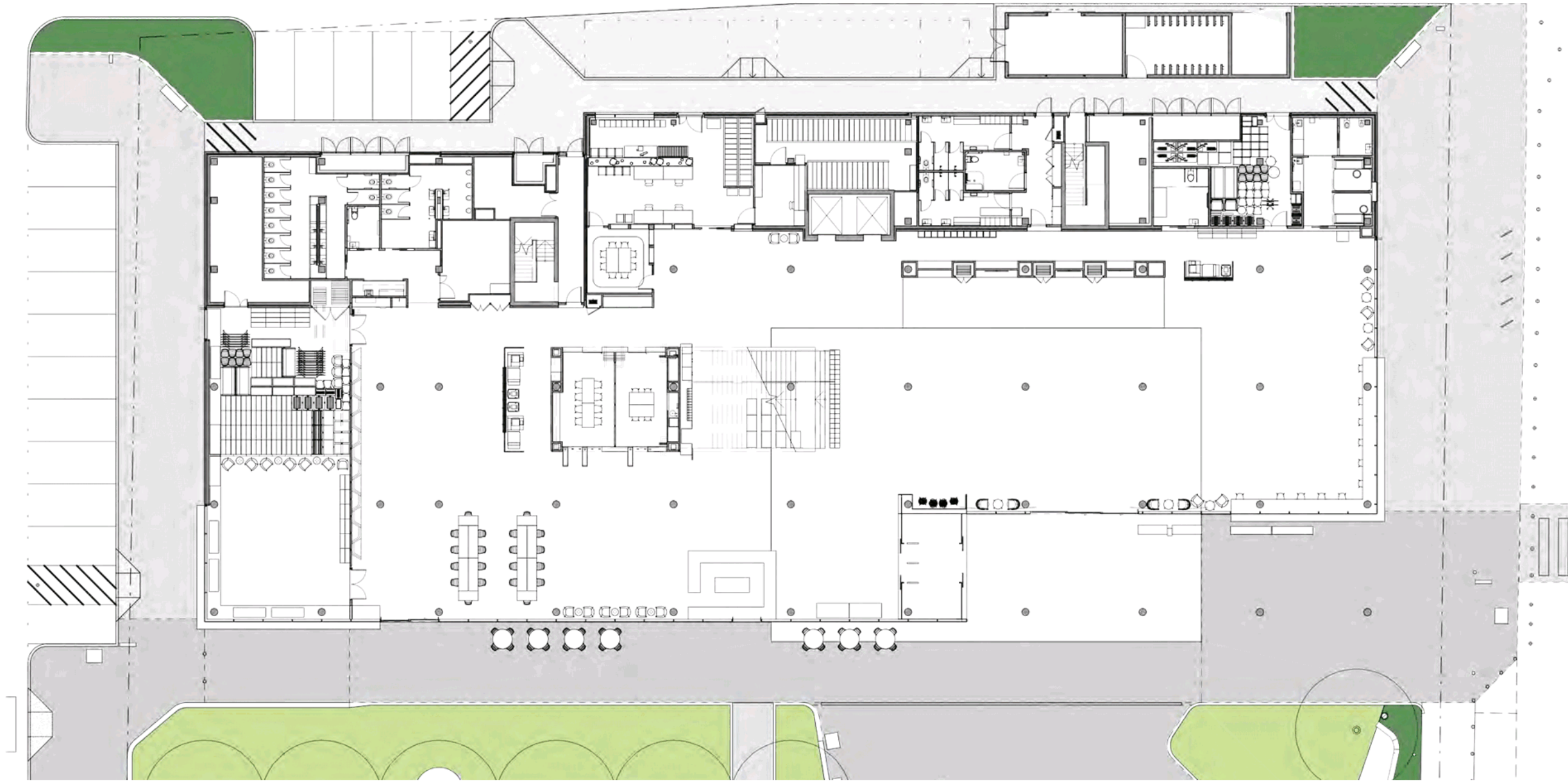
Date
01 December 2017

Scale
N/A

Client
City of Salisbury

Project Name
Salisbury Community Hub
John Street Salisbury
South Australia

Drawing
SK-19
Materials and Finishes Palette

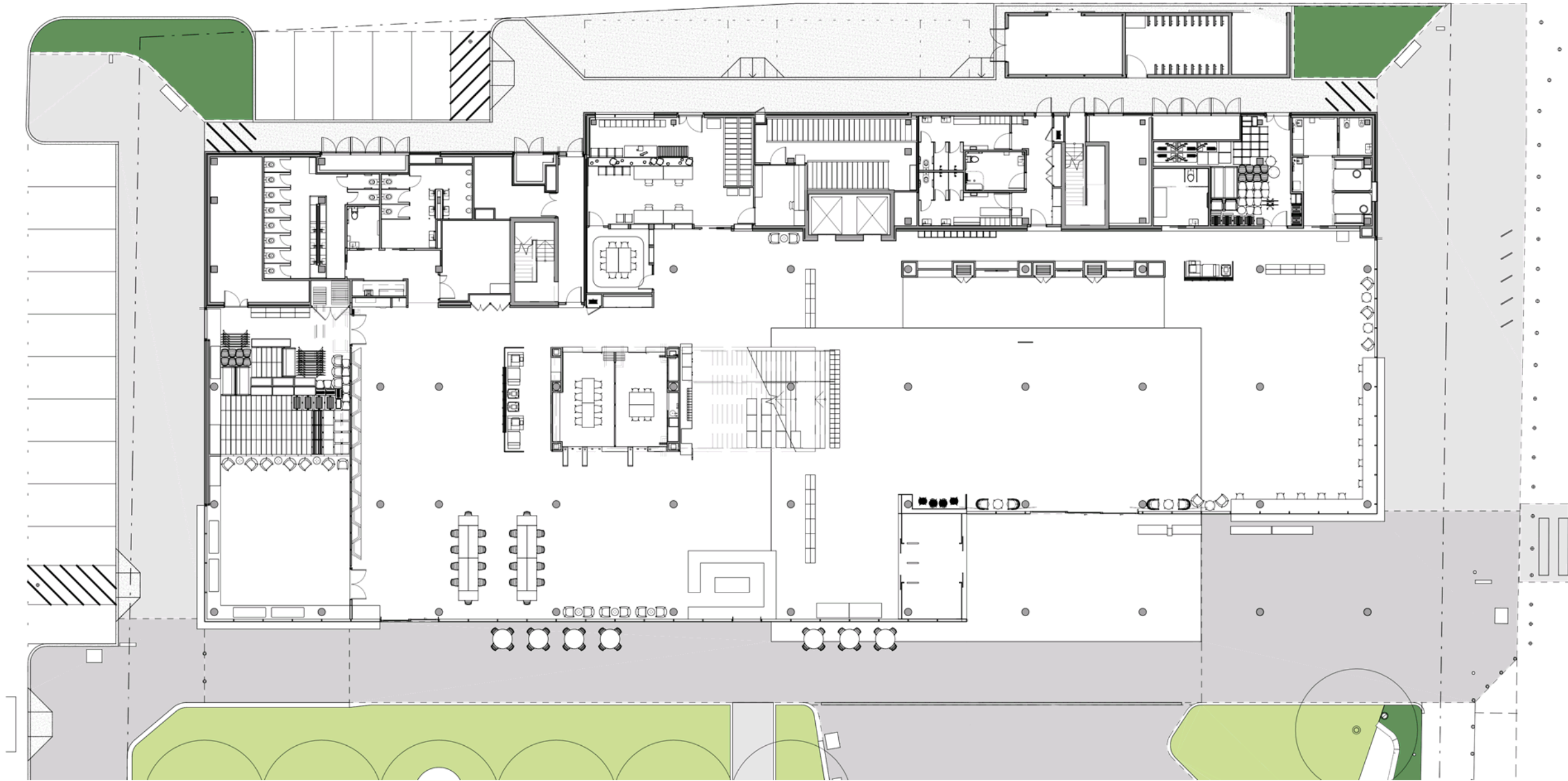


_Loose Furniture cleared and stored

SALISBURY COMMUNITY HUB_

HASSELL

Revision	Date	Scale	Client	Project Name	Drawing
	04 December 2017	N/A	City of Salisbury	Salisbury Community Hub John Street Salisbury South Australia	SK-26 L00 Furniture Storage_01

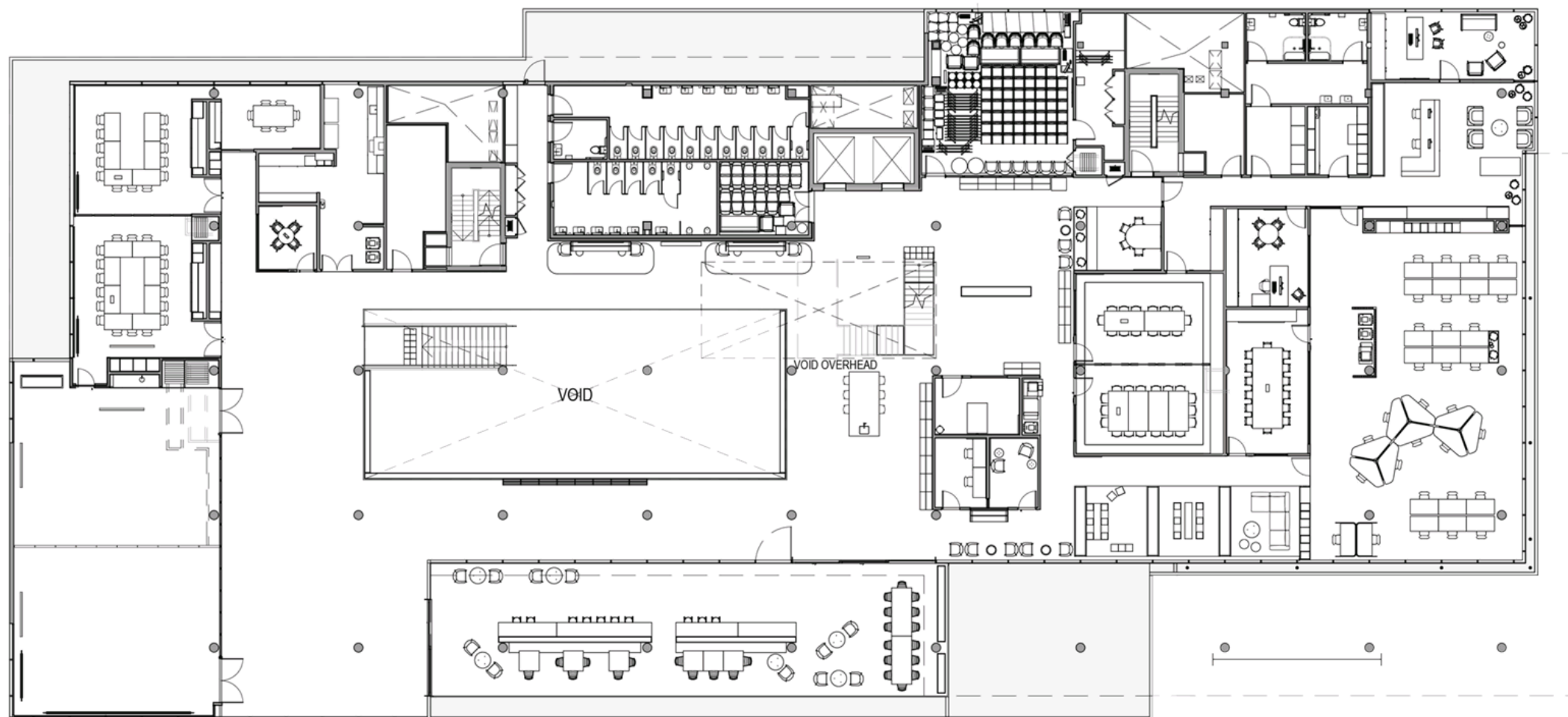


- _ Loose Furniture cleared and stored
- _ Library stacks used as directional elements during events
- _ Community Hall used as furniture store when large scale public events held at John Street end, or James Street end furniture stays in place to free up Community Halls

**SALISBURY
COMMUNITY
HUB_**

HASSELL

Revision	Date	Scale	Client	Project Name	Drawing
	04 December 2017	N/A	City of Salisbury	Salisbury Community Hub John Street Salisbury South Australia	SK-27 L00 Furniture Storage_02 (bookcase partitions)



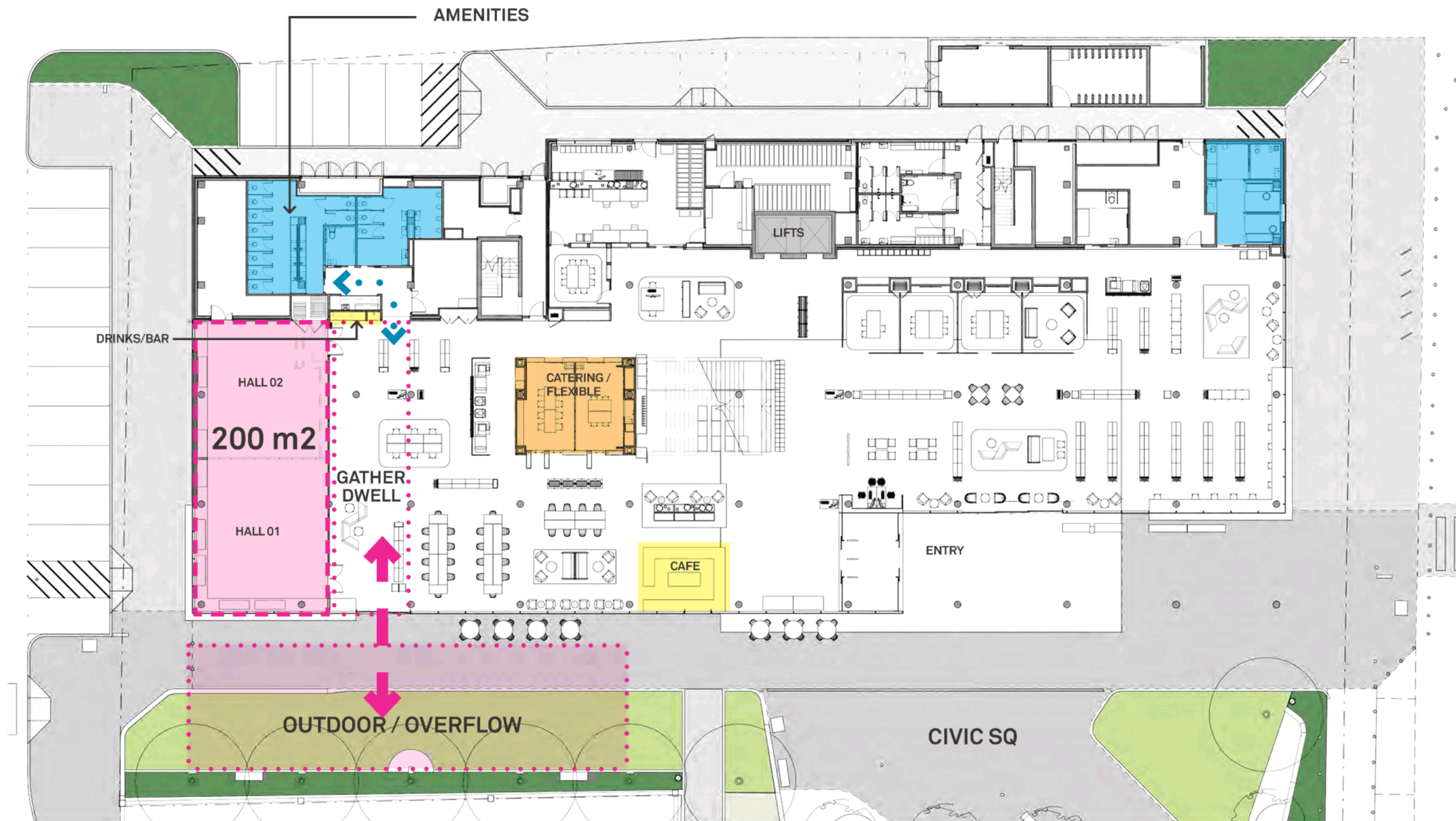
- _Conference room furniture cleared and stored
- _Library stacks used as directional elements during events
- _Training Room used as furniture store when large scale public events held at Community space end of building

FURNITURE STORED AWAY
(STACKS AGAINST WALLS)

**SALISBURY
COMMUNITY
HUB_**

Revision	Date	Scale	Client	Project Name	Drawing
	04 December 2017	N/A	City of Salisbury	Salisbury Community Hub John Street Salisbury South Australia	SK-28 L01 Furniture Storage

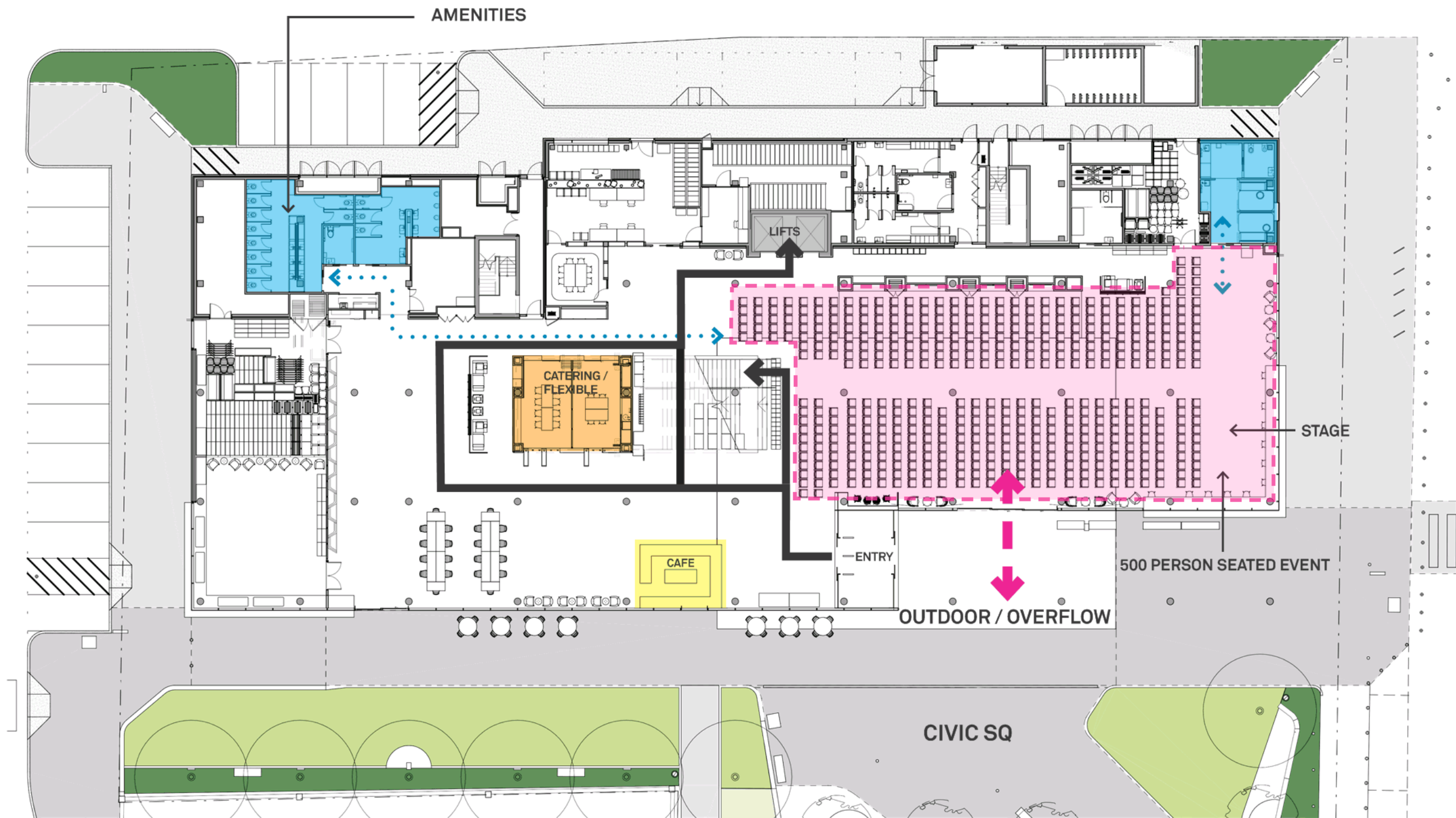
HASSALL



**SALISBURY
COMMUNITY
HUB_**

HASSELL

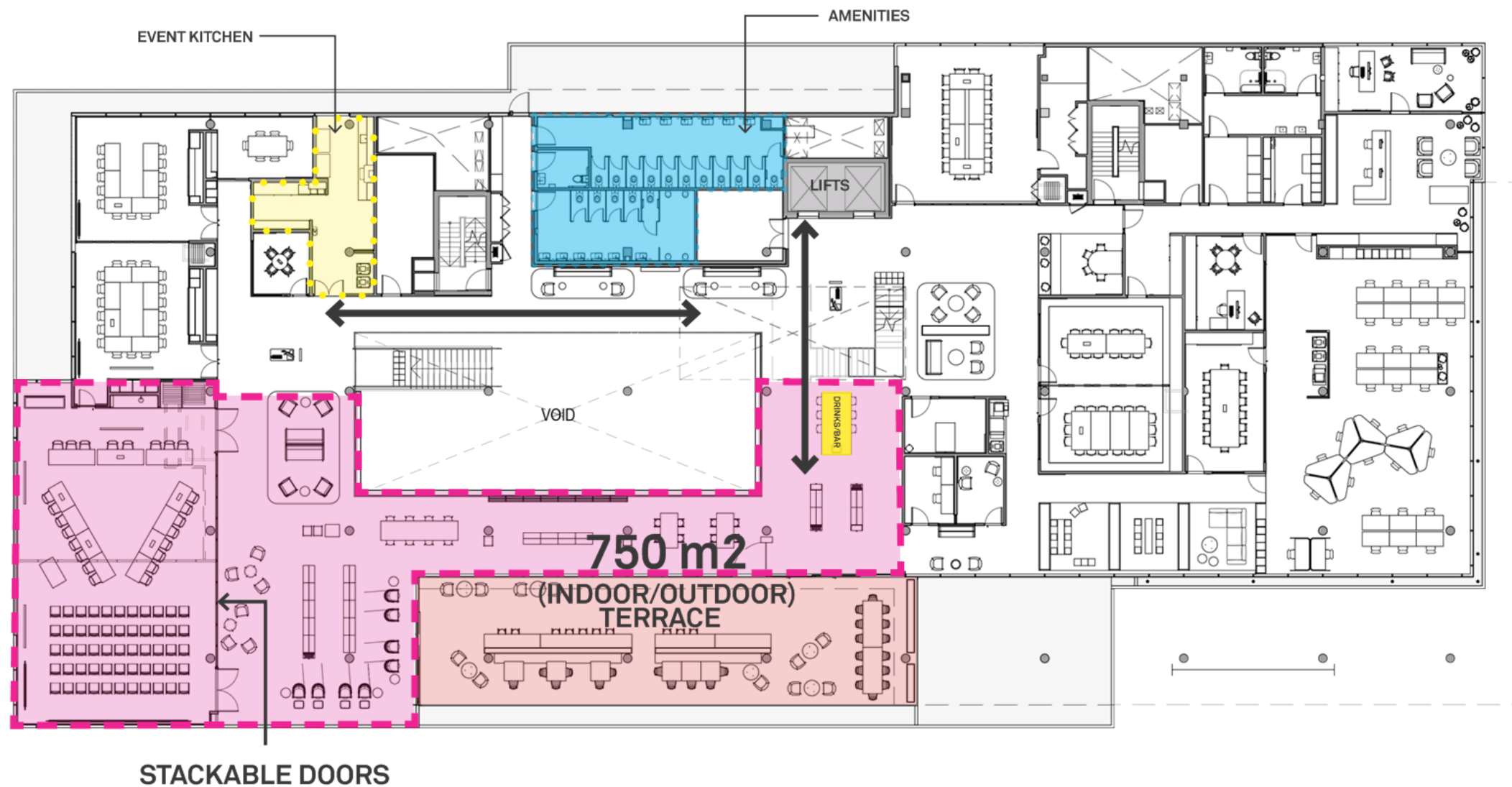
Revision	Date	Scale	Client	Project Name	Drawing
	04 December 2017	N/A	City of Salisbury	Salisbury Community Hub John Street Salisbury South Australia	SK-29 200 Standing Community Event Mode



**SALISBURY
COMMUNITY
HUB_**

HASSELL

Revision	Date	Scale	Client	Project Name	Drawing
	04 December 2017	N/A	City of Salisbury	Salisbury Community Hub John Street Salisbury South Australia	SK-30 500 Seated Event Mode (John Street End)



**SALISBURY
COMMUNITY
HUB_**

HASSELL

Revision	Date 04 December 2017	Scale N/A	Client City of Salisbury	Project Name Salisbury Community Hub John Street Salisbury South Australia	Drawing SK-31 Level 01 Large Scale Event Mode (Up to 350 Standing)
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Event Mode

The Civic Square enables a range of different event spaces and modes.

Views to the Large Screen have been maximised from the main event space in the civic square.

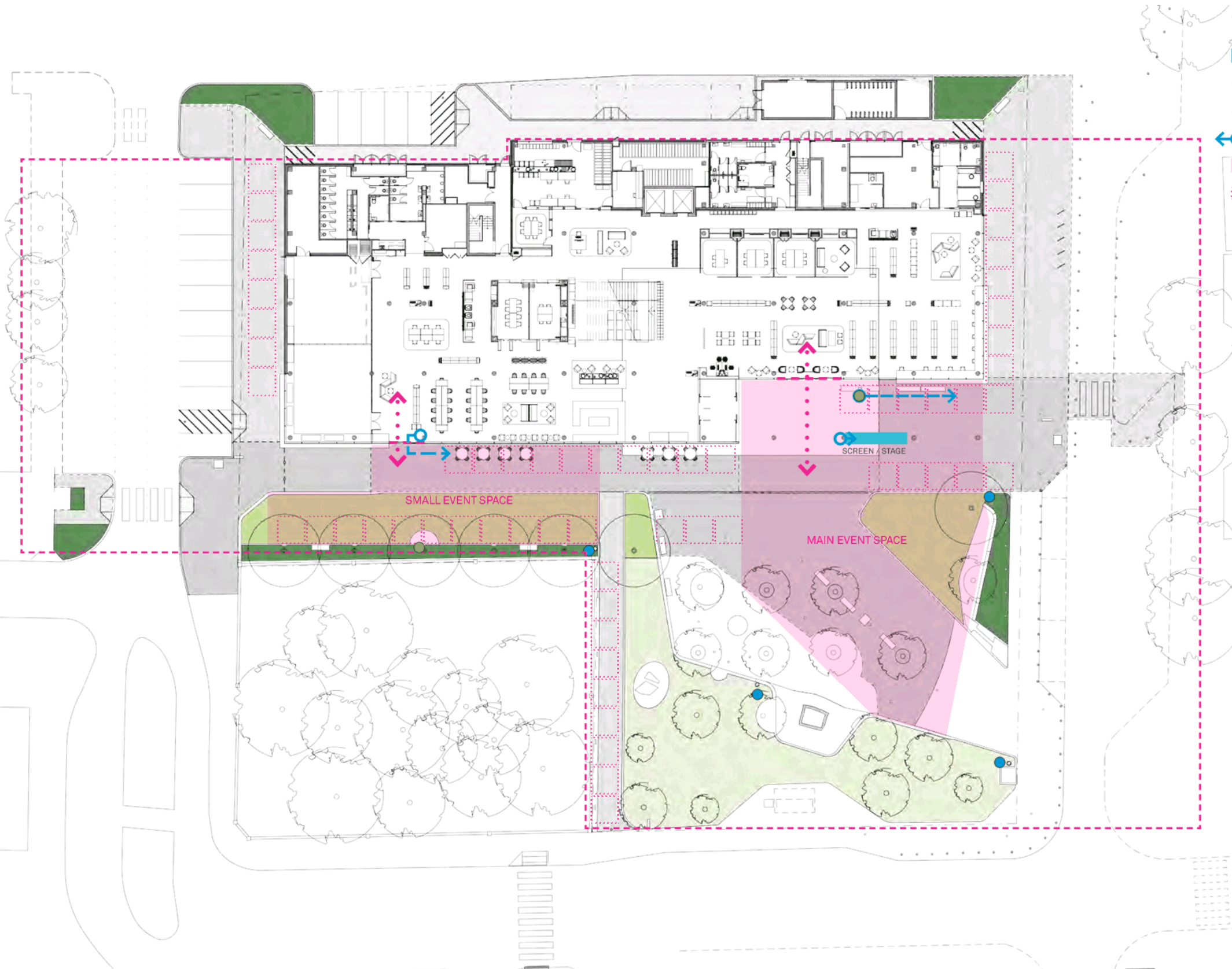
Power and AV plug in is supplied from the column adjacent the screen for staging and performance.

Plug + Play bollards with power and water are supplied in the public realm for events. (Refer services engineers drawings)

Small events adjacent the Community Hall can be made private or controlled with minimal fencing/security for a licenced event.

The main Civic Square accommodates larger events and spill out from the main foyer / learning centre space.

For festivals and large events either or both James and John Street can be closed to create a city centre event space.



- Screen/Stage
- Plug & Play (Power + water)
- Public Recharge
- ← Power - building
- Event space
- ⋯ 3x3 footprint (marquee)

**SALISBURY
COMMUNITY
HUB_**

HASSELL

Revision

Date
04 December 2017

Scale
N/A

Client
City of Salisbury

Project Name
Salisbury Community Hub
John Street Salisbury
South Australia

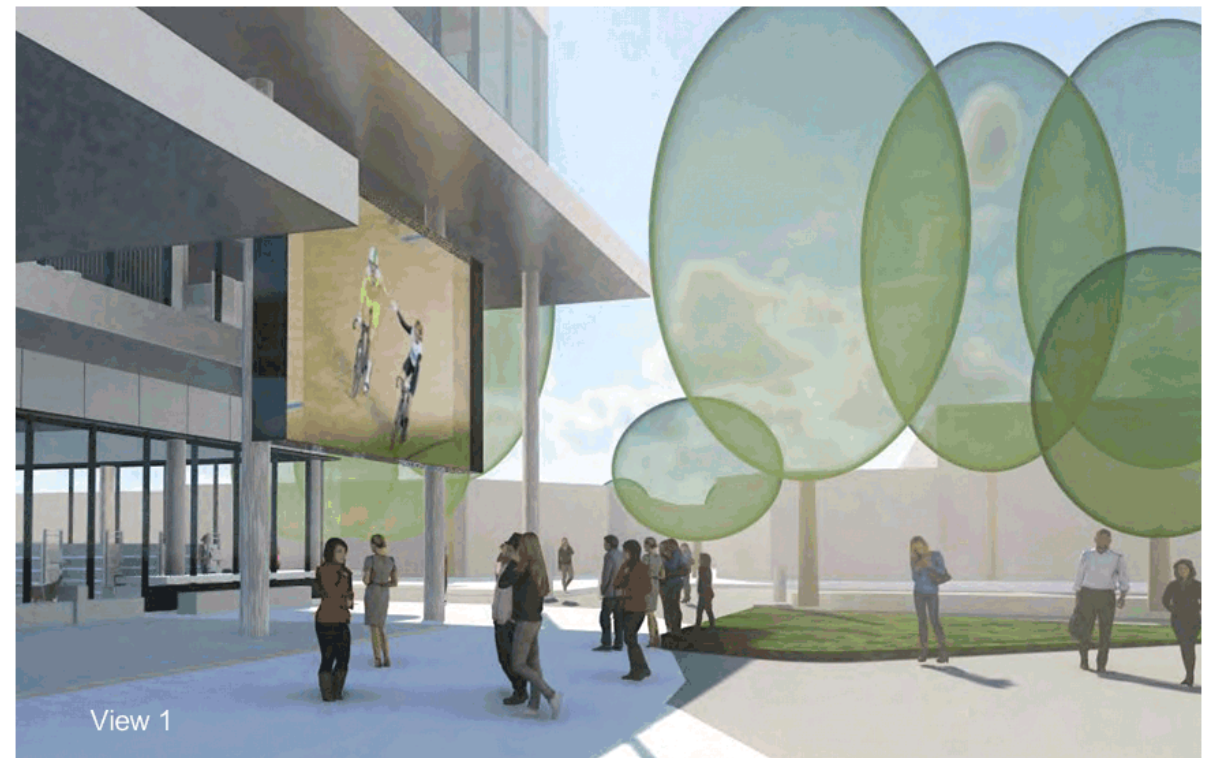
Drawing
SK-32
Event Mode Civic Square:
Festival



3m distance between Views 1 & 2

**SALISBURY
COMMUNITY
HUB_**

HASSELL



View 1



View 2

Revision	Date 04 December 2017	Scale N/A	Client City of Salisbury	Project Name Salisbury Community Hub John Street Salisbury South Australia	Drawing SK-33 External AV Screen Viewing Angles
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