



## AGENDA

**FOR ASSET MANAGEMENT SUB COMMITTEE MEETING TO BE HELD ON  
14 OCTOBER 2019 AT CONCLUSION OF INNOVATION AND BUSINESS  
DEVELOPMENT SUB COMMITTEE  
IN COMMITTEE ROOMS, 12 JAMES STREET, SALISBURY**

### MEMBERS

Cr L Braun (Chairman)  
Mayor G Aldridge (ex officio)  
Cr C Buchanan  
Cr A Duncan  
Cr N Henningsen  
Cr S Reardon

### REQUIRED STAFF

Chief Executive Officer, Mr J Harry  
General Manager City Infrastructure, Mr J Devine  
Team Leader Parks and Open Space Assets, Johansen  
Team Leader Civil & Transport Assets, D Boothway

### APOLOGIES

### LEAVE OF ABSENCE

### PRESENTATION OF MINUTES

Presentation of the Minutes of the Asset Management Sub Committee Meeting held on 09 September 2019.

### REPORTS

AMSC1	Future Reports for the Asset Management Sub Committee.....	7
AMSC2	Playspace Policy and Levels of Service Review.....	9
AMSC3	Presentation of Playspace Provision and Renewal.....	23

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**OTHER BUSINESS**

**CLOSE**



**MINUTES OF ASSET MANAGEMENT SUB COMMITTEE MEETING HELD IN  
COMMITTEE ROOMS, 12 JAMES STREET, SALISBURY ON**

**9 SEPTEMBER 2019**

**MEMBERS PRESENT**

Cr L Braun (Chairman)  
Mayor G Aldridge (ex officio)  
Cr C Buchanan  
Cr A Duncan  
Cr N Henningsen  
Cr S Reardon

**OBSERVERS**

Cr D Proleta  
Cr K Grenfell

**STAFF**

Chief Executive Officer, Mr J Harry  
General Manager City Infrastructure, Mr J Devine  
Team Leader Parks and Open Space Assets, Mr C Johansen  
Team Leader Civil & Transport Assets, Mr D Boothway  
Manager Infrastructure Management, Mr D Roy  
Manager Governance, Mr M Petrovski  
Governance Support Officer, Ms K Boyd

The meeting commenced at 9.11 pm.

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

**APOLOGIES**

Nil

**LEAVE OF ABSENCE**

Nil

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## PRESENTATION OF MINUTES

As this was the first meeting of the Asset Management Sub Committee, there were no previous minutes.

## REPORTS

### AMSC1 Appointment of Deputy Chairman - Asset Management Sub Committee

Moved Cr C Buchanan  
Seconded Cr A Duncan

1. Cr Shiralee Reardon be appointed as Deputy Chairman of the Asset Management Sub Committee for a period of two years.

**CARRIED**

*Cr C Buchanan left the meeting at 9.42 pm.*

*Cr C Buchanan returned to the meeting at 9.45 pm.*

### AMSC2 Asset Management Status and Evaluation Process Presentation

General Manager City Infrastructure, Mr J Devine, Team Leader Parks and Open Space Assets, Mr C Johansen and Team Leader Civil & Transport Assets, Mr D Boothway, presented on the Asset Management Status and Evaluation Process.

## OTHER BUSINESS

### AMSC-OB1 Playspace Renewal Program

Moved Cr C Buchanan  
Seconded Cr N Henningsen

That a report on the review of existing relevant policies and service levels of the playspace renewal program be provided at the next Asset Management Sub Committee meeting.

**CARRIED**

### AMSC-OB2 Streetscapes and Footpaths Program

Moved Cr C Buchanan  
Seconded Cr N Henningsen

That a report on the review of existing relevant policies and service levels of the streetscapes and footpaths program be provided at the next Asset Management Sub Committee meeting.

**CARRIED**

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**AMSC-OB3      Changes to the Asset Management Sub Committee Terms of Reference**

Moved Cr C Buchanan  
Seconded Cr N Henningsen

1. That the Asset Management Sub Committee recommend to the Works and Services Committee that the Building Renewal Program be added to the Terms of Reference for the Asset Management Sub Committee.

**CARRIED**

**AMSC-OB4      Inclusion of Presentations to the Asset Management Sub Committee in the Agenda**

Moved Cr C Buchanan  
Seconded Cr N Henningsen

1. That any presentations to Elected Members on the Asset Management Sub Committee be included in the agenda papers.

**CARRIED**

**CLOSE**

The meeting closed at 10.25 pm.

CHAIRMAN.....

DATE.....



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<b>ITEM</b>	AMSC1
	<b>ASSET MANAGEMENT SUB COMMITTEE</b>
<b>DATE</b>	14 October 2019
<b>HEADING</b>	Future Reports for the Asset Management Sub Committee
<b>AUTHOR</b>	Michelle Woods, Projects Officer Governance, CEO and Governance
<b>CITY PLAN LINKS</b>	4.3 Have robust processes that support consistent service delivery and informed decision making.
<b>SUMMARY</b>	This item details reports to be presented to the Asset Management Sub Committee as a result of a previous Council resolution.

#### **RECOMMENDATION**

1. The information be received.

#### **ATTACHMENTS**

There are no attachments to this report.

#### **1. BACKGROUND**

- 1.1 A list of resolutions requiring a future report to Council is presented to each sub committee and standing committee for noting.
- 1.2 If reports have been deferred to a subsequent month, this will be indicated, along with a reason for the deferral.

#### **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 reports to be presented to the Asset Management Sub Committee as a result of a previous Council resolution:

Meeting Item	Heading and Resolution	Officer
26/03/2018 6.4.2	<b>Budget Bids 2018/2019 - Streetscape Renewal - PSN107</b> That a further report come back considering an increase in funding to the Street Tree Program bid PSN107 looking at improving outcomes and quality. <b>Due:</b> October 2019 <b>Deferred to:</b> November 2019 <b>Reason:</b> Audit to be completed and referred to in Streetscapes and Footpath Program report.	Dameon Roy / Tamika Cook
23/09/2019 AMSC-OB2	<b>Streetscapes and Footpath Program</b> That a report on the review of existing relevant policies and service levels of the streetscapes and footpaths program be provided at the November 2019 Asset Management Sub Committee meeting. <b>Due:</b> November 2019	John Devine

### 4. CONCLUSION / PROPOSAL

4.1 Future reports for the Asset Management Sub Committee have been reviewed and are presented to Council for noting.

#### CO-ORDINATION

Officer:	GMCI	Executive Group
Date:	10/10/2019	08/10/2019



<b>ITEM</b>	AMSC2  <b>ASSET MANAGEMENT SUB COMMITTEE</b>
<b>DATE</b>	14 October 2019
<b>HEADING</b>	Playspace Policy and Levels of Service Review
<b>AUTHOR</b>	Craig Johansen, Team Leader Parks and Open Space Assets, City Infrastructure
<b>CITY PLAN LINKS</b>	3.2 Have interesting places where people want to be. 3.3 Be a connected city where all people have opportunities to participate. 3.4 Be a proud, accessible and welcoming community.
<b>SUMMARY</b>	The focus of this report is Playspace Renewal and the policies and procedures needed to determine the renewal schedule. Playspaces are a component of the Parks and Streetscape Asset Management Plan.

### RECOMMENDATION

1. Information be received and noted.

### ATTACHMENTS

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

1. Reserve Distribution and Heirarchy
2. Playspace 400m catchment and gap
3. Shade Structure Provision and Gap
4. Playspace Shade and Irrigation Provision and Gap

### 1.

### BACKGROUND

- 1.1 Council's Asset Management Sub-committee has seen the Playspace Assets as the highest priority for review. The Playspace Assets, are considered to include both irrigated areas and play elements (equipment and natural site features). The summary of their total asset value and useful life are outlined below:

Category	Replacement Cost	Useful Life
Irrigation Equipment	\$7.98 M	25 Years
Playground Equipment	\$15.79 M	20 Years

- 1.2 This report gives the background to enable a discussion with the Subcommittee on Council priorities, direction and design considerations, with respect to the above assets, leading to the creation of a Policy for Playspace provision within the City.

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The Strategy for delivery will be included in the Place Activation Strategy which is to be presented to Council in mid-2020.

- 1.3 This report needs to be read in conjunction with the Playspace Presentation to the Asset Management Subcommittee.

## 2. CONSULTATION / COMMUNICATION

### 2.1 Internal

- 2.1.1 Field Services
- 2.1.2 Finance
- 2.1.3 Strategic Property

### 2.2 External

- 2.2.1 AILA (Australian Institute of Landscape Architects)
- 2.2.2 IPWEA (Institute of Public Works Engineering Australia)

## 3. REPORT

- 3.1 A Playspace/ Playground refers to a specific area designed for the purpose of play through formal play equipment and/ or natural features. The definition describes the landscape, facilities and equipment.

- 3.2 Currently Council has approximately 160 playspaces across the City, divided across the hierarchy as Regional, District and Local. (*See Attachment 1*). Playspace provisioning is currently covered in *The Game Plan Strategy 9; Enhance the capacity of open space to provide for the recreation needs of the community*.

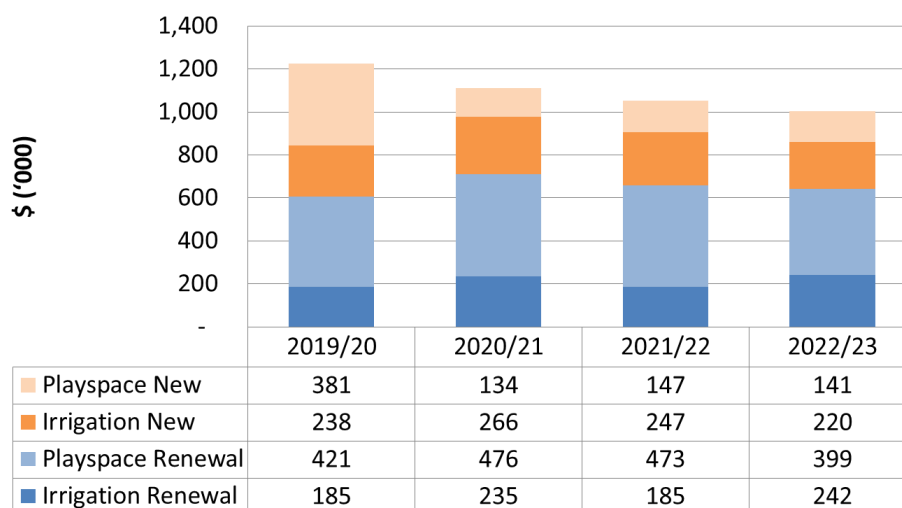
- 3.3 The Game Plan has the following Strategies listed:

- Broaden Council's existing playground replacement program to provide a hierarchy of appealing and diverse playgrounds that cater for the needs of young people and families as identified through the open space user survey as being important to encourage community use of open space.
- Develop and maintain a number of parks which significantly provide facilities for youth.
- Where possible connect all reserves over half a hectare to Council's recycled water network for sustainable irrigation of community recreation spaces.
- Improve the efficiency of Council's recreation facility provision by developing sports grounds (district reserves) to cater for the unstructured recreation aspirations of the community.
- Identify reserves and open spaces of community value for cultural activities, community events and provision for public art.
- Review the use of dry land treatments and reserve design that incorporates perimeter planting and mounding which contributes to concealment of users of reserves and a decrease in levels of public safety.

These strategies will be considered as part of the development of an overall policy for the provision of playspaces in the City, to be discussed with the subcommittee.

- 3.4 Current distribution across the reserve hierarchy is as follows Regional 6, District 27 and Local 168, see *Attachment 1* for the distribution across the Council area.

- 3.5 While Council has delivered well with Regional and District facilities, there has been less of an impact within the Local level due to the number of facilities across the city.
- 3.6 Over the last 10 years Council’s upgrade program of \$5-6 Million, not including St Kilda or Bridgestone has focused on playspaces with a key outcome to replace the playspaces with Permapine elements as a result of potential Arsenic contamination, with new equivalent play elements. It has also included the increase of irrigated areas in some locations as part of Reserve Upgrade budgeting, such as the work delivered at Heyford Reserve, Catalina Avenue Parafield Gardens.
- 3.7 This resulted in a deferral of some local playspace renewal, while this higher priority work was completed.
- 3.8 The expenditure for the renewal program having been focussed on the district and regional playspaces has meant that there is a need to now focus on the renewal of Local Playspaces that have reached, or nearing, the end of their useful life. This will bring the playspace up to new equivalency (on a like for like basis) looking to include irrigated open space and accessibility/ universal design principles, previously not considered when the playspaces were originally built.



- 3.9 There are some key criteria with respect to the consideration of Levels of Service for both the location of playspaces and what assets are considered within the playspaces.

3.10 Location:

- 3.10.1 With a significant increase in density of housing in the Northern Suburbs of Adelaide, The 30 year Greater Adelaide Plan recommends a *healthy neighbourhood provide local access to public open space within 400m* of residences, this is a change from the current provisioning of 500m

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walking distance. *Attachment 2* shows the distribution of playspaces with 400m access shown and the Gap of provision..

- 3.10.2 Having worked closely with the City Development, this identifies that there are some key undeveloped properties that need to be acquired by Council to fill the gaps and the additional provisioning within current budgets required to close the gaps within the City.
- 3.10.3 Similarly there are some locations within the City that have multiple playspaces within close proximity of each other and it is recommended that in these situations playspaces be considered for rationalisation, to deliver an asset which is better able to meet the needs of the broader community..

### 3.11 Provision of Assets:

- 3.11.1 The number of playspaces across the City reveals that Council exceeds the benchmark ratio of 1 playspace per 1200 – 1300 population. With Council having approximately 160 playspaces for a population of 138,000, which is a ratio of 1 playspace per 862.5 population.
- 3.11.2 The Place Activation Strategy will refine the Reserve Hierarchy on the level of provision, on current analysis does not recommend any additional increase in levels of service other than perhaps drinking water fountains in some district locations.
- 3.11.3 However, with respect to Local Playspaces, the spaces with which the community engage more frequently, there is now an expectation that at a minimum provision of Shade structure over play equipment, irrigated turf areas (minimum size 2000sq m) and a playspace need to be provided. This is considered as part of the New Elements of the Playspace and Irrigation Program in Orange outlined in the chart above.
- 3.11.4 Shade – Council has changed focus from the development of long term natural shade to including short term built form, (shade structures) with all upgrades, with the vision that in 20 years time, (the life of the shade structure), natural shade will have established to supersede the built form. Attachment 3 shows the existing locations of shade structures and the Gap.
- 3.11.5 The increase in shade structure delivery has seen an increase in maintenance levels, with sails expected to be replaced twice in the life of the structure. There is an additional operational costs to maintain shade in this manner. As there is the need to repair/replace sail or structure damaged due to vandalism or extreme weather conditions, as was the case in Christmas 2016, extreme wind, storm events. It is expected that this program will take another 10 years to complete with an additional \$100,000 in maintenance per year.
- 3.11.6 Irrigated Turf – During the millennial drought Council turned off numerous irrigated sites to meet the imposed water restrictions. These sites have been identified to be reactivated over the next 4 years, however

with the density of housing increasing through urban infill, which is resulting in less private open space. There is a need to increase the quality of open spaces to meet the 400m walkability criteria to best deliver for the community. It is recommended that a minimum of 2000 square metres of irrigated turf be provided for active play as part of a Local Playspace. Attachment 4 shows the Existing service and the Gap that is required to be filled. There is currently a 10 year program to address this gap, with 20 sites identified to be upgraded at 2-4 a year depending on the availability of Council's recycled water and the costs to pipe the water to the sites.

- 3.11.7 With these upgrades there are significant Maintenance and Operational increases due to the supply of water and the increase in site maintenance associated with irrigated turf such as mowing and turf maintenance. It is expected that the total operational increase at the end of the program will be above \$500,000 per year including depreciation.

3.12 *Play Structures (Design Demographics)* –

- 3.12.1 Council provides playspaces to best align with the following age ranges 0 to 4 years, 5 to 9 years, 10 to 14 years and 15 to 19 years. Last census data informs us that there are 35,851 residents within these age ranges, which is approximately 26% of the City's population.
- 3.12.2 With playspace renewal the focus is on delivering playspaces for the 0 to 14 age bracket, with a number of locations, through the Reserve Upgrade program including other elements to meet the older age bracket, such as a basketball half court at a local playspace with district locations having a multisport court installed, but invariably local destinations have no little or no play elements for older users.
- 3.12.3 Similarly with the age of renewal being 20 years there are some suburbs that, as a general rule, outgrow their local playspaces, such as newly developing areas of Parafield Gardens. If the destination is not able to provide a kick about/ active area, it means that there is no provisioning for unstructured play, which is provisioned at a district and regional level destination, which can cater for the needs of the older age range. Regional and district destinations cater well for broader age ranges.
- 3.12.4 Staff are seeing an increase trend/ request for outdoor fitness installations, to provide for our communities desire to live healthy and active lives. This is provisioned at limited locations across the City, funded from current budget allocations. This program is expected to take 10 years to complete at currently levels of funding.
- 3.12.5 It should be also noted that in recent years the Council has approved funding to deliver Inclusive Playspaces that provide for a specific need within the City. The existing program to complete new installations at 7 destinations across the City, including the proposed regional inclusive playspace adjacent the Para Hills Community Hub will be completed in the next 5 years.

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**4. CONCLUSION / PROPOSAL**

- 4.1 The City Plan 2030 and the Game Plan set the framework for the Playspace asset which includes playground landscaping, facilities and equipment.
- 4.2 There are a number of Budget Bids that address the subject of this report, these being the Playspace/ Playground program, Irrigation Program, Irrigation Reactivation and Inclusive Playspaces Program. Following the discussion with the sub-committee staff will take direction in the preparation of the 20/21 budget bids.
- 4.3 The delivery of these programs will be subject, to the Place Activation Strategy to be delivered in mid-2020.
- 4.4 Once the PAS is adopted the AMOP for playspaces will be adjusted to reflect the endorsed service levels and Capital and operating expenditure.
- 4.5 A policy will be prepared to cover playspaces following discussion with the Sub Committee.

**CO-ORDINATION**

Officer:	A/GMCI	Executive Group
Date:	03/10/2019	08/19/2019

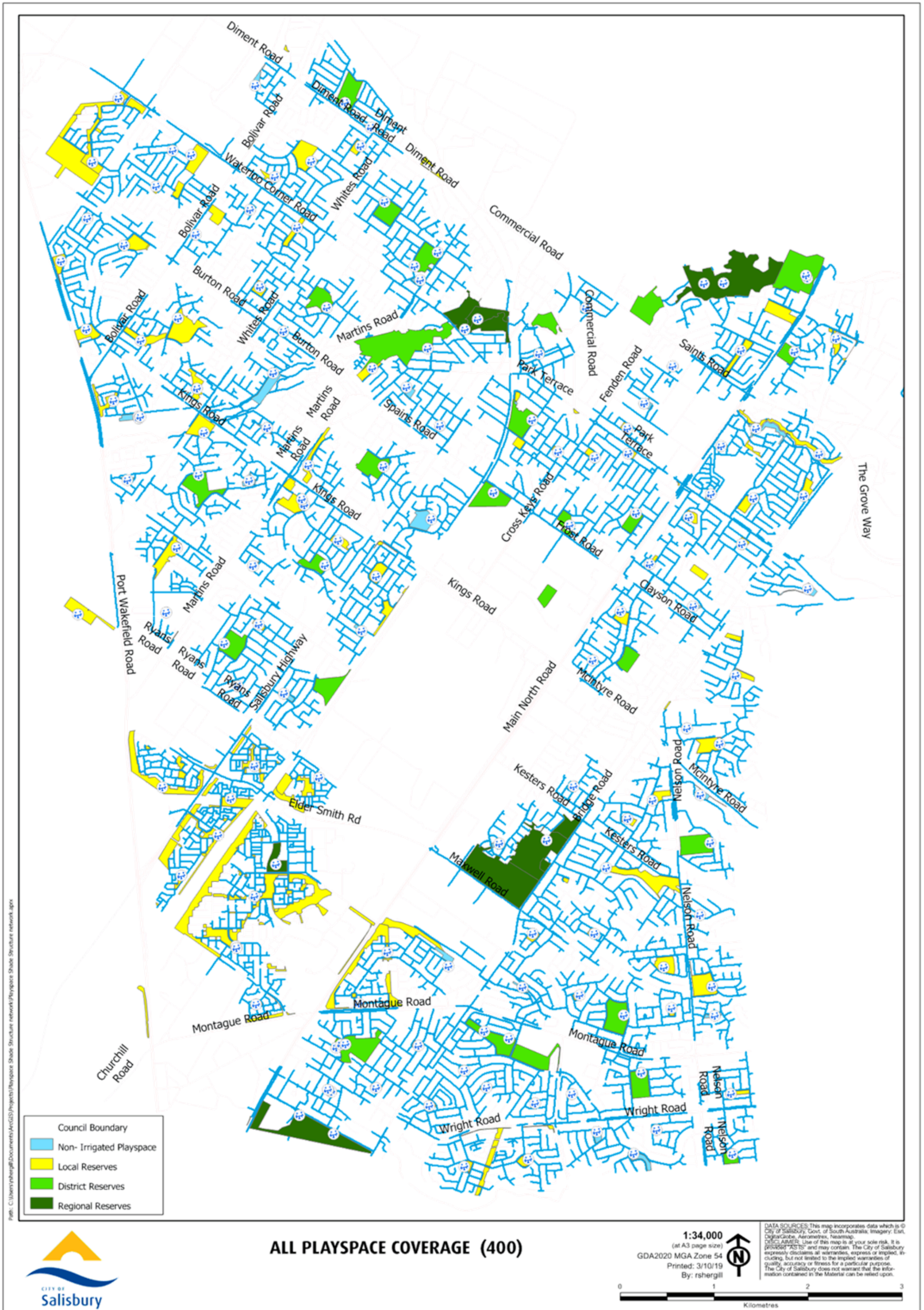












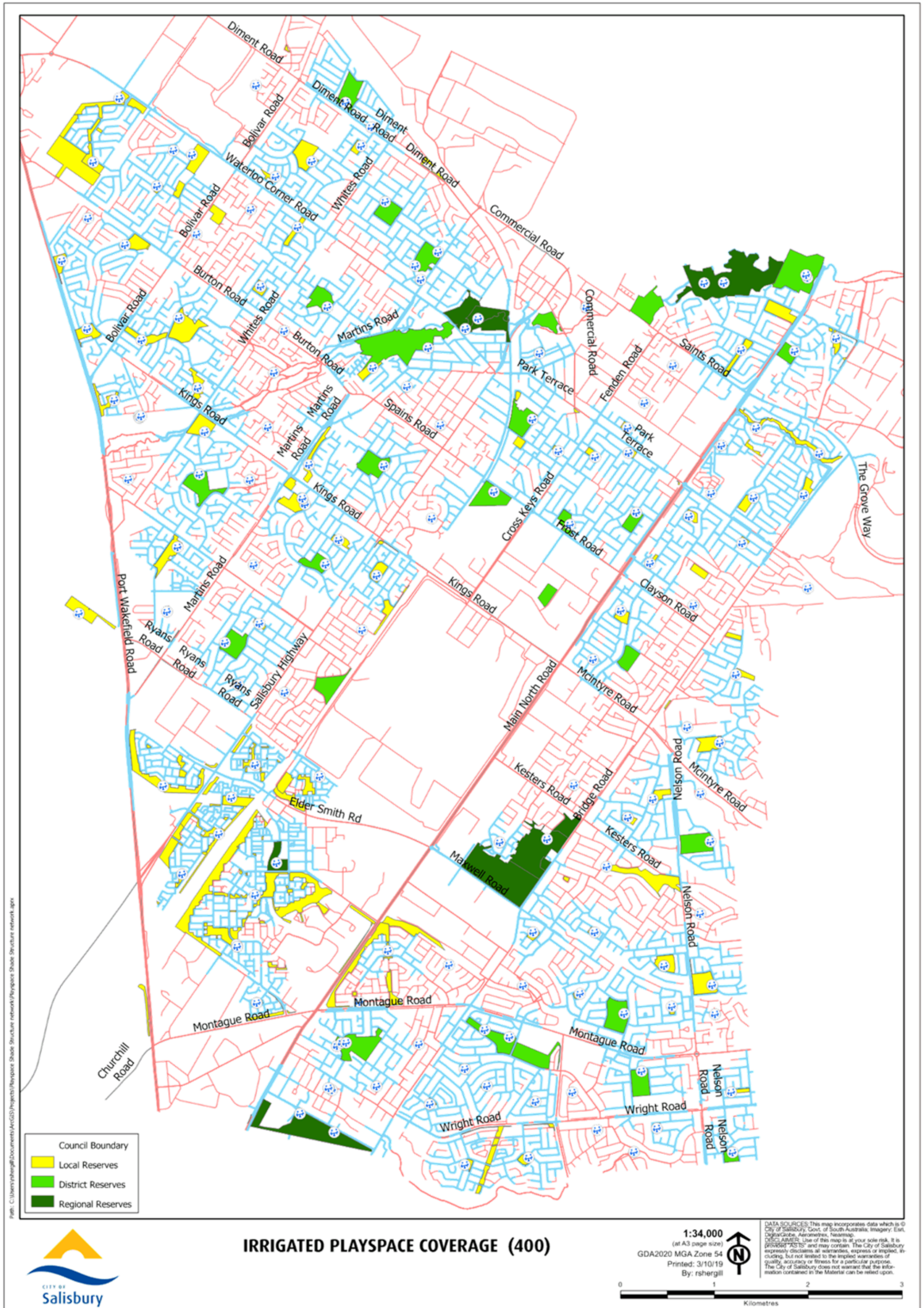














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<b>ITEM</b>	AMSC3 <b>ASSET MANAGEMENT SUB COMMITTEE</b>
<b>DATE</b>	14 October 2019
<b>HEADING</b>	Presentation of Playspace Provision and Renewal
<b>AUTHOR</b>	Craig Johansen, Team Leader Parks and Open Space Assets, City Infrastructure
<b>CITY PLAN LINKS</b>	3.2 Have interesting places where people want to be. 4.4 Embed long term thinking, planning and innovation across the organisation.
<b>SUMMARY</b>	A presentation of the Playspace Provision and Renewal

#### **ATTACHMENTS**

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

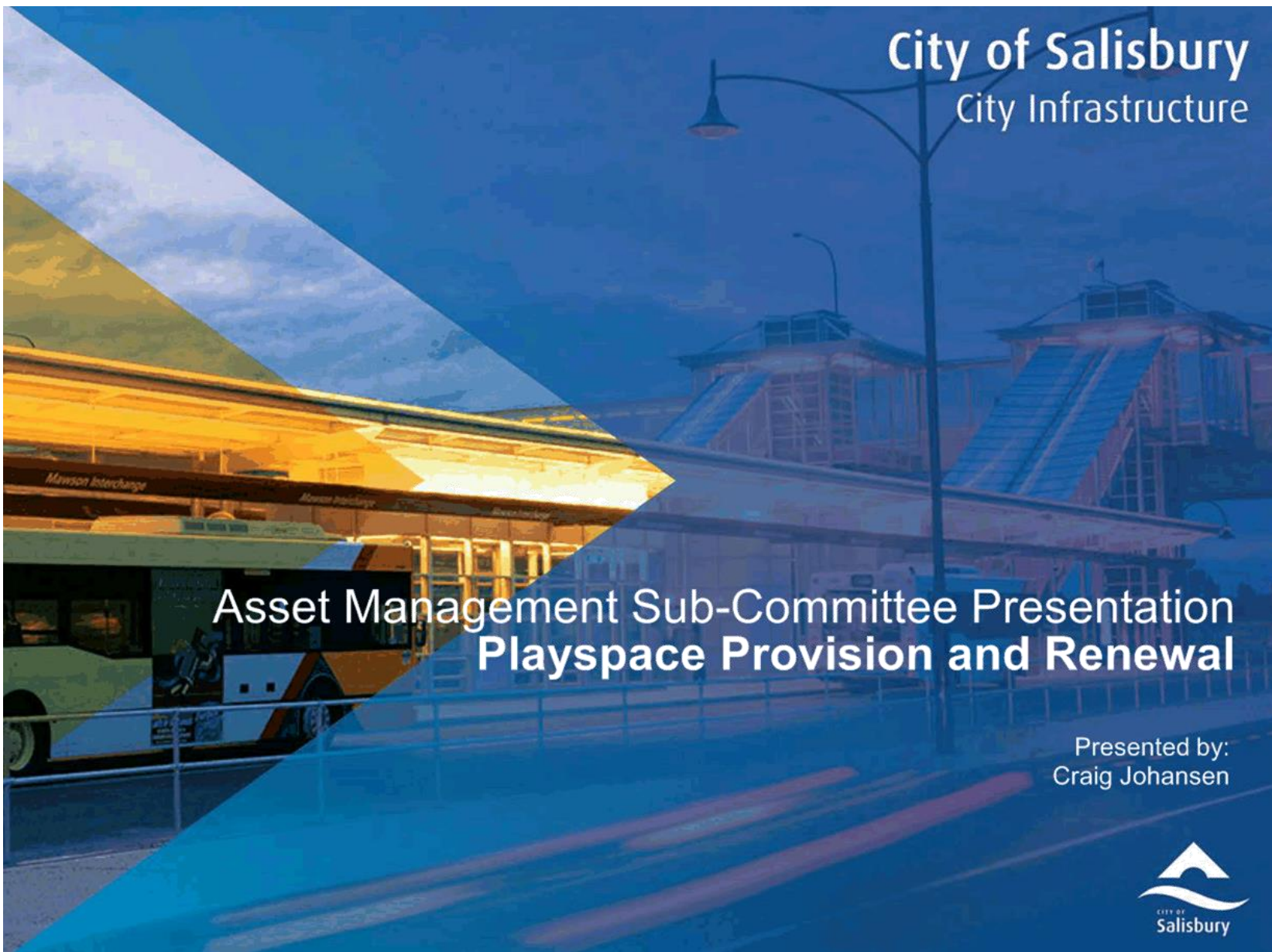
1. Presentation of Playspace Provision and Renewal

#### **CO-ORDINATION**

Officer: A/GMCI Executive Group  
Date: 3/10/2019 08/10/2019

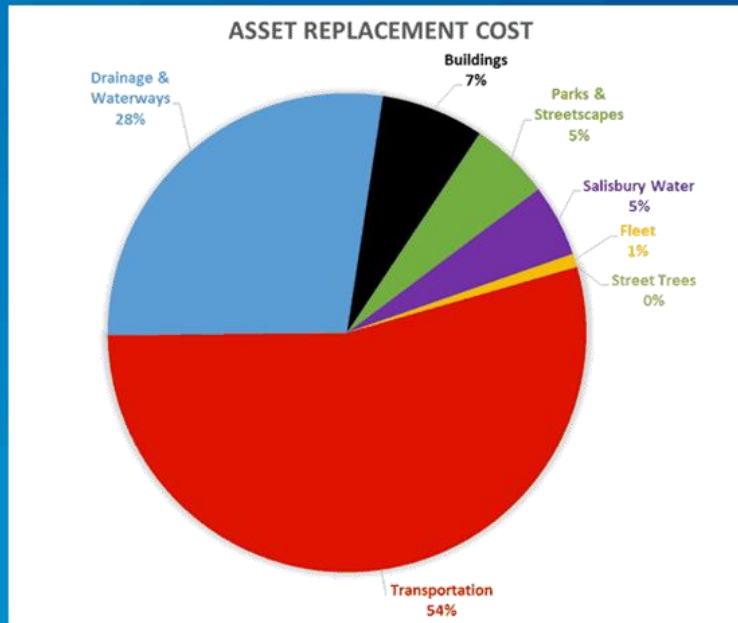






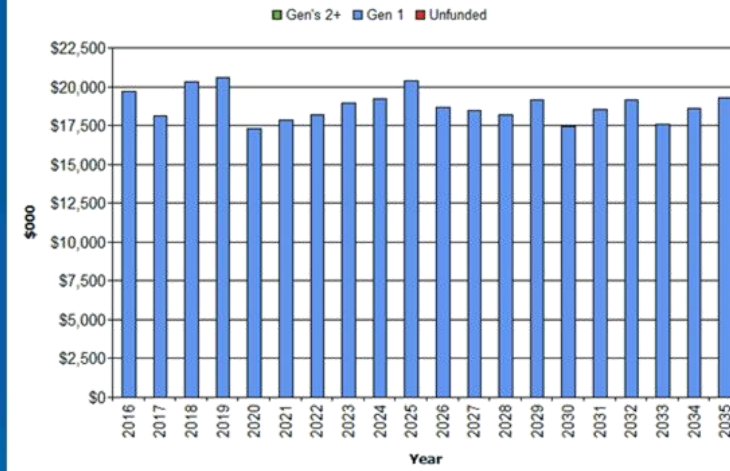
# SAMP Asset Values and Renewal Expenditure

## Asset Replacement Cost by AMOP



## Strategic Asset Management Plan forecasted renewal expenditure

### Salisbury CC - Projected Capital Renewal Expenditure (Strategy)



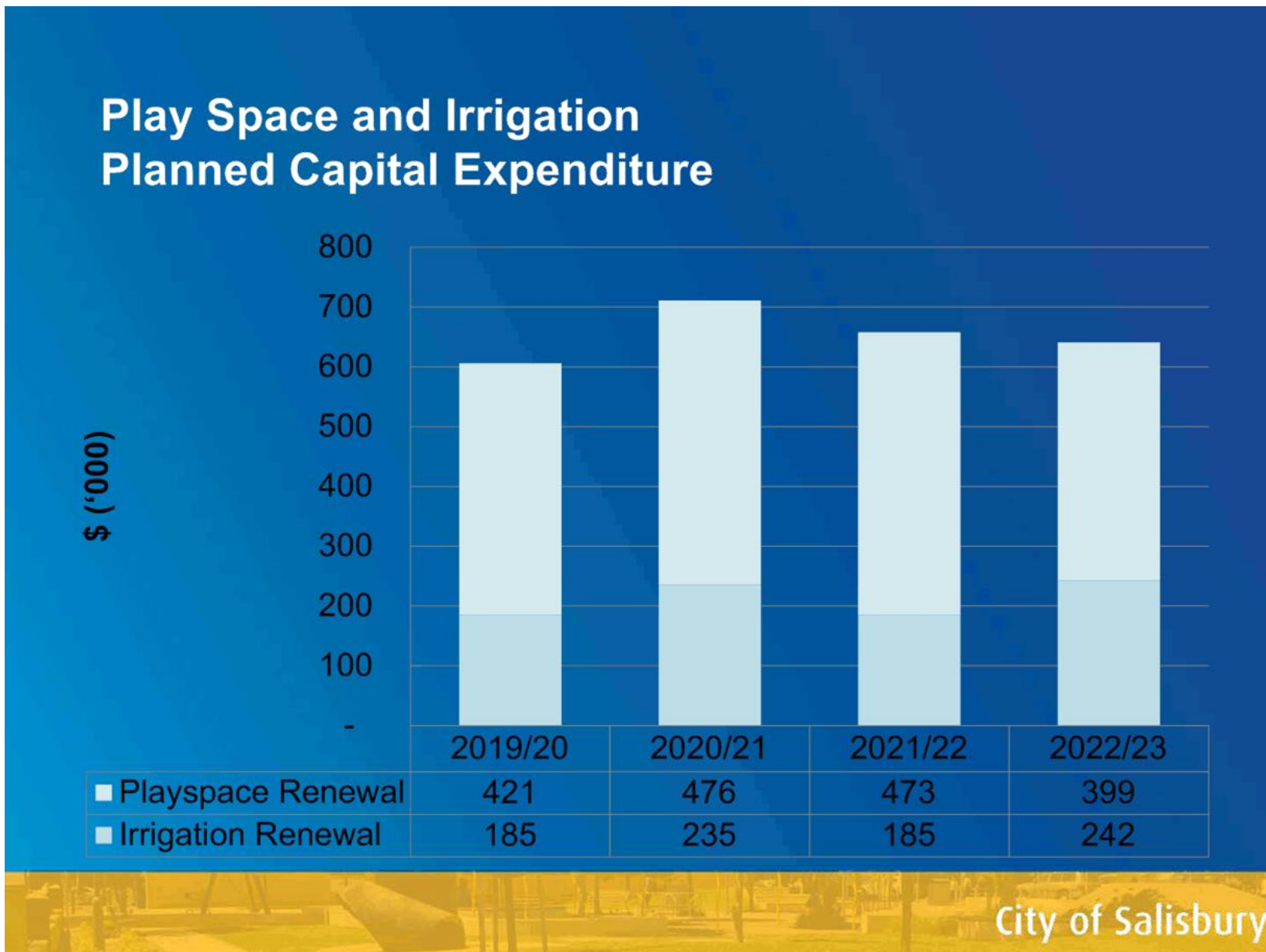
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## Parks AMOP Asset Value

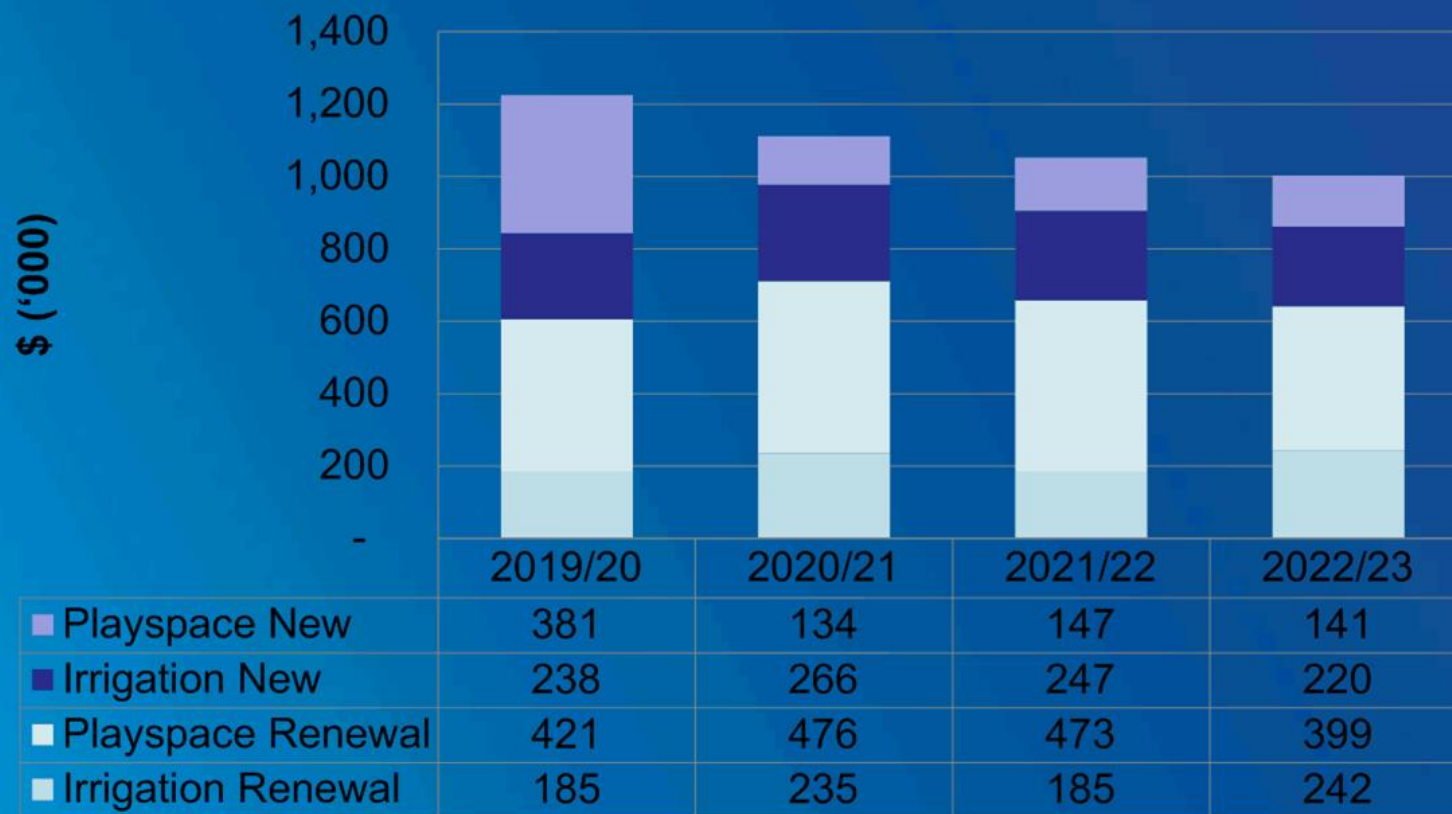
Category	Replacement Cost	Useful Life
Irrigation Equipment	\$7.98 M	25 Years
Playground Equipment	\$15.79 M	20 Years

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## Play Space and Irrigation Planned Capital Expenditure



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## Context:

- Currently the provisioning of Playspaces across the City and the Renewal Program is directed by the Strategy contained within The Game Plan under

*Direction 4: Active Healthy Community, Strategy 9*

*9.1 Broaden Council's existing playground replacement program to provide a hierarchy of appealing and diverse playgrounds that cater for the needs of young people and families as identified through the open space user survey*

*as being important to encourage community use of open space.*

*9.2 Develop and maintain a number of parks which significantly provide facilities for youth.*

- Current program working with the useful of life 25 years, other local governments useful life vary from 10 – 44 years
- Other benchmarking parameters used by local governments is that of catchments (playspace/ population head) of 1 playspace per 1200/1300 residents.
- Salisbury has approximately 160 playspaces across 148 site within the City. Which gives a catchment of 1 playspace per 862.5 residents.
- Current playspaces are managed to a Hierarchy of Regional 6, District 23 and Local 174.

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## Current Provision of Recreational Destinations:

- Will have a level of provision of facilities determined by the hierarchy and use of the reserve (active or passive).

### Regional Destinations currently 28 sites identified

- Will have the highest level of provision of facilities, as these locations have capacity to cater for larger gatherings and longer length of stay.

### District Destinations currently 29 sites identified

- Will have a level of provision of facilities to match use of the open space, as these locations have mixed capacity to cater for activities and length of stay.

### Local Destinations currently 163 sites identified

- Will have the lowest level of provision of facilities, as these locations are small in size and have limited capacity to cater for gatherings and have the shortest length of stay.

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## Issues:

- Accessibility to playspaces (400m walkability), is fractured due to City layout.
- Increasing residential densities within the City, leading to a higher dependency on Council Assets, Open Space and Playspaces.
- Having to develop quality play environments, community expectation changing. Rise of Nature Play or outdoor learning environments.
- The Place Activation Strategy, will provide a framework for the delivery of assets at a destination.
- Current budgets include delivery of shade structure (\$30k)
- The addition of Inclusive play budget line, which is a duplication process. As all playspaces should address Universal Design and inclusivity
- To what extent do we address inclusivity e.g. signage languages, braille.

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## Current 4 year Renewal Program

### 2020/21 Budget allocation \$580,000

- Parkview Drive Reserve, Mawson Lakes
- Orinoco Street Reserve, Paralowie
- Seville Avenue Reserve, Gulfview Heights
- The Paddocks, Para Hills West
- Prettejohn Gully Reserve, Para Hills

### 2021/22 Budget Allocation \$590,000

- Barker Gully Reserve, Gulfview Heights
- Baynes Green, Brahma Lodge
- Amsterdam Crescent Reserve, Salisbury Downs
- Yalumba Drive Reserve, Paralowie
- Resthaven Reserve, Parafield Gardens

### 2022/23 Budget Allocation \$510,000

- Cobbler Creek Reserve, Salisbury East
- Wesley Court Reserve, Salisbury Plain
- Andrew Street Reserve, Salisbury North
- Peppercorn Circuit Reserve, Mawson Lakes
- Baloo Street Reserve, Ingle Farm

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## Planned Renewal & Activation Works

### *Planned Irrigation Reactivation Sites (in budget)*

- Reserve Bean Park, Pooraka
- Reserve Rowe Park, Ingle Farm
- Fern Grove Boulevard, Salisbury East
- Reserve Damian Drive Reserve, Salisbury Heights
- Reserve Bayview Parade Reserve, Gulfview Heights
- Reserve Harnham Road Reserve, Salisbury North
- Camelot Drive Reserve, Paralowie
- Reserve Stowe Green, Salisbury North
- McInnes Avenue Reserve, Burton
- Parkway Circuit Reserve, Parafield Gardens

### *2023/24 Playspace Renewal Sites not currently identified in budget*

- Canterbury Drive Reserve - Salisbury Heights
- Carlyle Reserve - Pooraka
- Middleton Green - Salisbury
- Tregoning Green Upgrade - Salisbury Park
- Finniss Avenue Reserve - Ingle Farm

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# Playspace Policy Decisions

## *Policy Settings*

- 400m accessibility
- Minimum Provision Levels
- Hierarchy
- Distribution of Playspaces
- Gaps and provision to purchase land
- Rationalisation of equipment

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