



AGENDA

FOR ASSET MANAGEMENT SUB COMMITTEE MEETING TO BE HELD ON

**8 MAY 2023 AT THE CONCLUSION OF THE ENVIRONMENTAL
SUSTAINABILITY AND TREES SUB COMMITTEE**

**IN WITTBER & DR RUBY DAVY ROOMS, SALISBURY COMMUNITY HUB,
34 CHURCH STREET, SALISBURY**

MEMBERS

Cr A Graham (Chairman)
Mayor G Aldridge (ex officio)
Deputy Mayor, Cr C Buchanan
Cr D Hood
Cr P Jensen
Cr S McKell (Deputy Chairman)

REQUIRED STAFF

Acting Chief Executive Officer, Mr C Mansueto
General Manager City Infrastructure, Mr J Devine
General Manager Community Development, Mrs A Pokoney Cramey
General Manager City Development, Ms M English
Manager Governance, Mr R Deco

APOLOGIES

LEAVE OF ABSENCE

PRESENTATION OF MINUTES

Presentation of the Minutes of the Asset Management Sub Committee Meeting held on 14 March 2023.

REPORTS

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MOTIONS ON NOTICE

There are no Motions on Notice

QUESTIONS ON NOTICE

There are no Questions on Notice

OTHER BUSINESS

(Motions without Notice, Questions Without Notice, CEO Updates)

CLOSE



**MINUTES OF ASSET MANAGEMENT SUB COMMITTEE MEETING HELD IN
WITTBER & DR RUBY DAVY ROOMS, SALISBURY COMMUNITY HUB,
34 CHURCH STREET, SALISBURY ON**

14 MARCH 2023

MEMBERS PRESENT	Cr A Graham (Chairman) Mayor G Aldridge (ex officio) Deputy Mayor, Cr C Buchanan Cr D Hood Cr P Jensen Cr S McKell (Deputy Chairman)
OBSERVERS	Cr S Ouk Cr K Grenfell Cr B Brug Cr L Brug Cr M Mazzeo
STAFF	Chief Executive Officer, Mr J Harry General Manager City Infrastructure, Mr J Devine General Manager City Development, Ms M English General Manager Community Development, Mrs A Pokoney Cramey Manager Infrastructure Management, Mr D Roy Manager Governance, Mr R Deco Minute Taker, Ms H Prasad

The meeting commenced at 6.31pm.

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

APOLOGIES

Nil.

LEAVE OF ABSENCE

Nil.

PRESENTATION OF MINUTES

Moved Mayor G Aldridge
Seconded Cr D Hood

The Minutes of the Asset Management Sub Committee Meeting held on 13 February 2023, be taken as read and confirmed.

CARRIED
UNANIMOUSLY

REPORTS

AMSC1 Future Reports for the Asset Management Sub Committee

Moved Cr D Hood
Seconded Cr S McKell

That Council:

1. Notes the report.

CARRIED
UNANIMOUSLY

AMSC2 Playspaces Survey Results

Moved Cr C Buchanan
Seconded Mayor G Aldridge

That Council:

1. Notes that the community consultation with residents living within approximately 300m of nominated play spaces as outlined in paragraph 3.1 of the report (Item AMSC2 – Playspace Survey Results – Asset Management Sub Committee, 14 March 2023) has been completed.
2. Requests Administration bring back a further report to the September 2023 Asset Management Sub Committee on the recommendations identified in the survey results as outlined in paragraph 3.19 of the report (Item AMSC2 – Playspace Survey Results – Asset Management Sub Committee, 14 March 2023), with a view to the recommendations being included in Council's Playspace Policy and being incorporated in the Strategic Asset Management Plan for 2024/25.

CARRIED
UNANIMOUSLY

AMSC3 Draft Strategic Asset Management Plan 2023/24

Moved Cr P Jensen
Seconded Cr S McKell

That Council:

1. Notes the report and provides feedback on the Draft Strategic Asset Management Plan 2023/24.
2. Notes that in line with Section 126 (4)(ab) of *the Local Government Act 1999* the Draft Strategic Asset Management Plan 2023/24 will be presented to the Audit and Risk Committee in April 2023 for comment and noting.
3. Notes that comments from the Asset Management Sub Committee and Audit and Risk Committee on the Draft Strategic Asset Management Plan 2023/24 will be incorporated in the report to be presented to the April 2023 Policy and Planning seeking Council's approval of the draft document for the purpose of public consultation in May 2023.

CARRIED
UNANIMOUSLY

OTHER BUSINESS

Nil.

CLOSE

The meeting closed at 6.52pm.

CHAIRMAN.....

DATE.....

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ITEM	AMSC1
	ASSET MANAGEMENT SUB COMMITTEE
DATE	08 May 2023
HEADING	Future Reports for the Asset Management Sub Committee
AUTHOR	PA to GM City Infrastructure, City Infrastructure
CITY PLAN LINKS	4.2 We deliver quality outcomes that meet the needs of our community
SUMMARY	This item details reports to be presented to the Asset Management Sub Committee as a result of a previous Council resolution.

RECOMMENDATIONThat Council:

1. Notes the report.

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 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
25/10/2021	Motion on Notice: Playspaces Survey	Jamie Hosking
4.0.1-AMSC-MON1	3. Approves that a further report be presented to Council on the selected engagement via the Asset Management Sub Committee within nine months, detailing the outcomes of the engagement, including any recommendations on how the feedback can be incorporated in future play spaces.	
Due:	May 2023	

Meeting Item	- Heading and Resolution	Officer
Deferred:	September 2023	
Reason:	This will be included with the playspace program report to go to September 2023.	
25/07/2022	DIT and Council Joint Multi-Storey Car Park Proposal Mawson Lakes	John Devine
4.1.5-AMSC-MON2	4. The outcome of the Mawson Lakes Parking Study be brought back in a report to Council outlining the findings for further consideration as to the directions to be taken by the Council.	
Due:	May 2023	
Comment:	This will be included in a report on Mawson Lakes Road Management Study to Urban Services Committee in May 2023.	
27/2/2023	Playspace Program	Jamie Hosking
AMSC-OB1	1. Requests that Administration bring back a report to the March 2023 Asset Management Sub Committee meeting detailing the current Playspace program, including 4 years of proposed works.	
Due:	June 2023	
Deferred:	September 2023	
Reason:	Administration are awaiting completion of the scheduled routine playground audits. Once these have been completed administration will analyse the data and report back to Council.	
22/03/2021	Sustainable Verge Development	Jamie Hosking
	This report picks up the following reports and resolutions: 22/03/2021 - 4.0.2-AMSC4 - Verge Maintenance Trial and Streetscape Improvement Program 8. A report on the outcomes of the Streetscape Improvement Program be submitted to Council in late 2023 after completion of the two-year trial. 23/08/2021 - 4.0.3-AMSC3 - 2021/22 Street Tree Renewal Program, Streetscape Renewal Program, Verge Development Program and Verge Maintenance Trial 2. Approves that staff present a draft Resident Verge Incentive Scheme policy to the Asset Management Subcommittee in October 2021.	
Due:	May 2023	
Deferred:	July 2023	
Reason:	Administration is working through ways to	

Meeting Item	- Heading and Resolution	Officer
	consolidate, communicate, promote and incentivise various initiatives relating to verge development and will report back to Council with the proposed framework.	

4. CONCLUSION / PROPOSAL

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

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ITEM	AMSC2
	ASSET MANAGEMENT SUB COMMITTEE
DATE	08 May 2023
HEADING	Lake Windemere Amenities
AUTHORS	Team Leader Urban Built Assets, City Infrastructure Manager Strategic Development Projects, City Development
CITY PLAN LINKS	1.1 Our City is attractive and well maintained 4.2 We deliver quality outcomes that meet the needs of our community 4.4 We plan effectively to address community needs and identify new opportunities
SUMMARY	To provide an update on further improvements to Lake Windemere Reserve to support the planned residential subdivision.

RECOMMENDATION

That Council:

1. Approves that a budget bid of \$750,000, be prepared for consideration in the 2024/25 financial year for further upgrades to Lake Windemere including;
 - 1.1 Sealing of the path around the lake
 - 1.2 Installation of exercise equipment around the lake
 - 1.3 Installation of barbeque facilities
 - 1.4 Investigation of the installation of a water fountain in the ornamental lake for the purpose of preventing stagnant water and improving water quality
 - 1.5 Installation of a dog park.

ATTACHMENTS

There are no attachments to this report.

1. BACKGROUND

- 1.1 An integrated lake upgrade, recreation upgrade and residential project at Lake Windemere was first investigated in 2006 in response to flood mitigation studies which identified the need to increase the capacity of the lake and improve flood mitigation measures that were subsequently undertaken, including bunding and additional spillway location.
- 1.2 In August 2011, a community land revocation consultation process commenced over land incorporating and adjacent to the former Community Centre and carpark. The revocation was approved by the Minister in February 2013.
- 1.3 In 2014 Council received the Lake Windemere residential feasibility study and approved the project masterplan which was based on community consultation outcomes.

- 1.4 As part of the approved masterplan implementation, Council invested approximately \$1m to mitigate flooding and upgrade the lake and surrounds including the following landscape works:
- New neighbourhood playspace and shade structure
 - Native understorey planting beds
 - New irrigated turf and renovation of turf
 - New reserve furniture
- 1.5 The residential component of the masterplan is progressing with approval being granted from the Council Assessment Panel on 26 April 2023 to construct 35 dwellings on the site.
- 1.6 At its meeting held on Monday, 27 March 2023 Council resolved that:
- “...Administration bring back a report on the level of investment required to provide the following upgrades for the benefits of the local community:*
1. *sealing of the path around the lake*
 2. *installation of exercise equipment around the lake*
 3. *installation of barbeque facilities*
 4. *investigation of the installation of a water fountain in the ornamental lake for the purpose of preventing stagnant water and improving water quality*
 5. *investigation of a dog park option*

Considers a budget bid to deliver the above amenities as part of the 2024/25 budget considerations.”

Resolution Number 0197/2023

2. CONSULTATION / COMMUNICATION

2.1 Internal

2.1.1 Strategic Development Projects

3. REPORT

- 3.1 Lake Windemere is defined as a District level reserve, this category serves a large catchment area and would typically include facilities such as;
- Irrigated open space (>3000m²)
 - Shelter and seating accessible from the local footpath network
 - A rubbish bin
 - Sports court
 - Toilet
 - BBQ
 - Play space with shade and with an approximate footprint of 450-500m²
 - Other community facilities such as sports clubrooms and off street carparking that support events.

- 3.2 Since 2006 there have been several upgrades to the Lake Windemere reserve that have improved the amenity, function and use of the reserve. This has included:

2006 - Lighting upgrade

- Installation of 16 poles around the lake

2015 - Increasing the stormwater capacity of Lake Windemere

- Increase basin capacity
- Removal of silt
- Improvements to clay liner
- Rock armour protection
- New access paths and bunds
- Upgrade graded inlet outfall
- Upgraded overland flow path
- Tree planting
- Instant turf

2015 - Play space Upgrade

- New play equipment
- Cyclone Swing
- Flying Fox
- Double Rocker
- Climbing Structure
- Fencing
- Softfall
- Shelter
- Shade Structure
- Log seating
- Log steps
- Turf rehabilitation

- 3.3 The table below provides a high-level summary of the expected costs for the nominated improvements based on current projects and known costs for specific elements.

Item	Cost	Comment
<i>Sealing of the path around the lake</i>	\$180,000	Approx. 700m of existing path 2m wide asphalt path, re-use existing base material, trim and compact.
<i>Installation of exercise equipment around the lake</i>	\$70,000	Based on recently completed works at the Paddocks, complete with edging and soft fall (3 stations around the lake)
<i>Installation of barbeque facilities</i>	\$60,000	Based on recently completed works at Fairbanks Reserve, complete with BBQ, picnic setting, structure and concrete slab.
<i>Installation of a water fountain in the ornamental lake</i>	\$40,000	Based on recent installation at Cascades, Mawson Lakes 2 x aerators (costs may increase if changes to SAPN network required)

<i>Installation of a dog park</i>	\$200,000	Based on recent projects, includes fencing, irrigation, lighting, air-lock gates, drinking fountain and furniture.
<i>Installation of public toilet</i>	\$200,000	Based on recent installation at Fairbanks Reserve, complete with service connections.
Total	\$750,000	

Note: these costs include an estimate for design and project management

3.4 Sealing of the path around the lake

3.4.1 There is approximately 700m of rubble path lake around the lake which is in good condition. Sealing will require a trim/cut of the existing surface and re-compaction/re-use of existing material prior to asphalt sealing. This is dependent on the base material being suitably deep enough to support sealing.

3.4.2 Sealing of the paths would be consistent with a district classification.

3.5 Installation of exercise equipment

3.5.1 The installation of three fitness stations around the lake would create an opportunity to provide a fitness loop contributing to a healthy and active lifestyle.

3.5.2 While not specifically mentioned as part of a district level reserve, the site will not accommodate a sports court and fitness equipment would be a suitable alternative.

3.5.3 The diagram below indicates possible suitable locations for the exercise equipment.



3.6 Installation of barbeque facilities

- 3.6.1 A new BBQ, picnic and shelter would expand the function of the existing playground and create a space that facilitates longer stays at the reserve and playground.
- 3.6.2 The installation of a BBQ is consistent with a district level classification; the reserve currently does not include a BBQ.
- 3.6.3 The image below indicates a suitable location for a BBQ which would be adjacent the existing play equipment.



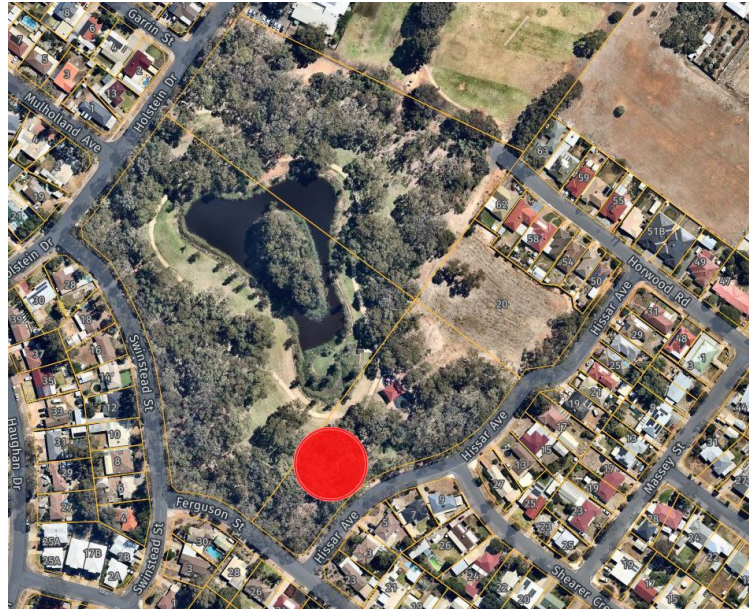
3.7 Installation of a water fountain in the ornamental lake

- 3.7.1 Based on recent installations at the Cascades in Mawson Lakes there are a number of complexities that would be required to be further considered including the size of the lake, depth, water quality, effective operation of an aerator and any required SAPN improvements.

3.8 Installation of a dog park

- 3.8.1 To minimise nuisance for existing and new residents and to provide separation from the existing playground and school the area to the south of the Reserve has been identified as a suitable location.
- 3.8.2 This is in close proximity to informal car parking, maintenance access and proposed new toilet location.

- 3.8.3 Dog parks are not typically provided at district level reserves. Council has adopted a strategy for the distribution and upgrade of dog parks across the city. There is an existing dog park approximately 1km away at Kingswood Reserve.
- 3.8.4 The image below indicates a suitable area for a proposed dog park.



3.9 Installation of new public toilet

- 3.9.1 The installation of a toilet is consistent with a district level reserve, the reserve currently does not include a toilet. The installation of toilet facilities would support increased use of the reserve.
- 3.9.2 A suitable location for the toilet would be adjacent the existing playground combined with the proposed BBQ and picnic facilities. This also represents the closest water and sewer mains connection points from Hissar Avenue and provides reasonable passive surveillance.
- 3.9.3 The image below indicates the preferred location for toilet facilities.



3.10 Other considerations

- 3.10.1 An increase in the function and facilities provided on the reserve will increase the usage and visitation. The installation of these additional facilities may require consideration of other works including;
- Off street car park to limit nuisance on the local street network.
 - Improved footpath connections to the site to promote walking and an active lifestyle.
 - Thinning of trees and possible tree removal to improve site lines.
 - Consideration of Crime Prevention Through Environmental Design (CPTED) for the overall site to improve safety.

4. CONCLUSION / PROPOSAL

- 4.1 As requested by Council, estimated costs in the order of \$750,000 have been calculated for the nominated improvements to Lake Windemere that will support new and existing residents and improve the use and function of the reserve.

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ITEM	AMSC3 ASSET MANAGEMENT SUB COMMITTEE
DATE	08 May 2023
HEADING	John Street Seating
AUTHOR	Manager Infrastructure Delivery, City Infrastructure
CITY PLAN LINKS	1.1 Our City is attractive and well maintained 4.2 We deliver quality outcomes that meet the needs of our community
SUMMARY	The revitalisation of Church and John Streets is nearing completion, with works being finalised on the Sexton and Judd Laneways respectively. This report provides an update on seating throughout the City Centre, specifically on John Street.

RECOMMENDATION

That Council:

1. Notes the report.

ATTACHMENTS

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

1. As-Installed Seating Plan

1. BACKGROUND

- 1.1 At its meeting held on Monday, 27 February 2023 it was resolved that Council:
“Requests the Administration to review options for additional outdoor street furniture (seating) for John Street and to present a report to the April 2023 Asset Management Sub Committee for further consideration”

Resolution Number 0146/2023

- 1.2 The Church and John Street Revitalisation Project is part of a wider City Centre Revitalisation project, which looks to redevelop the whole of the City Centre with respect to economic uplift, encouraging private investment, livability, creating a true city heart and accessibility as well as integrating both vehicle and pedestrian movement.
- 1.3 The three key objectives for the project are to enhance the activation and diversity of experiences of the Salisbury City Centre for residents, visitors and traders; set the foundations to encourage economic investment within the Centre; and improve community/visitor wellbeing and safety.

2. CONSULTATION / COMMUNICATION

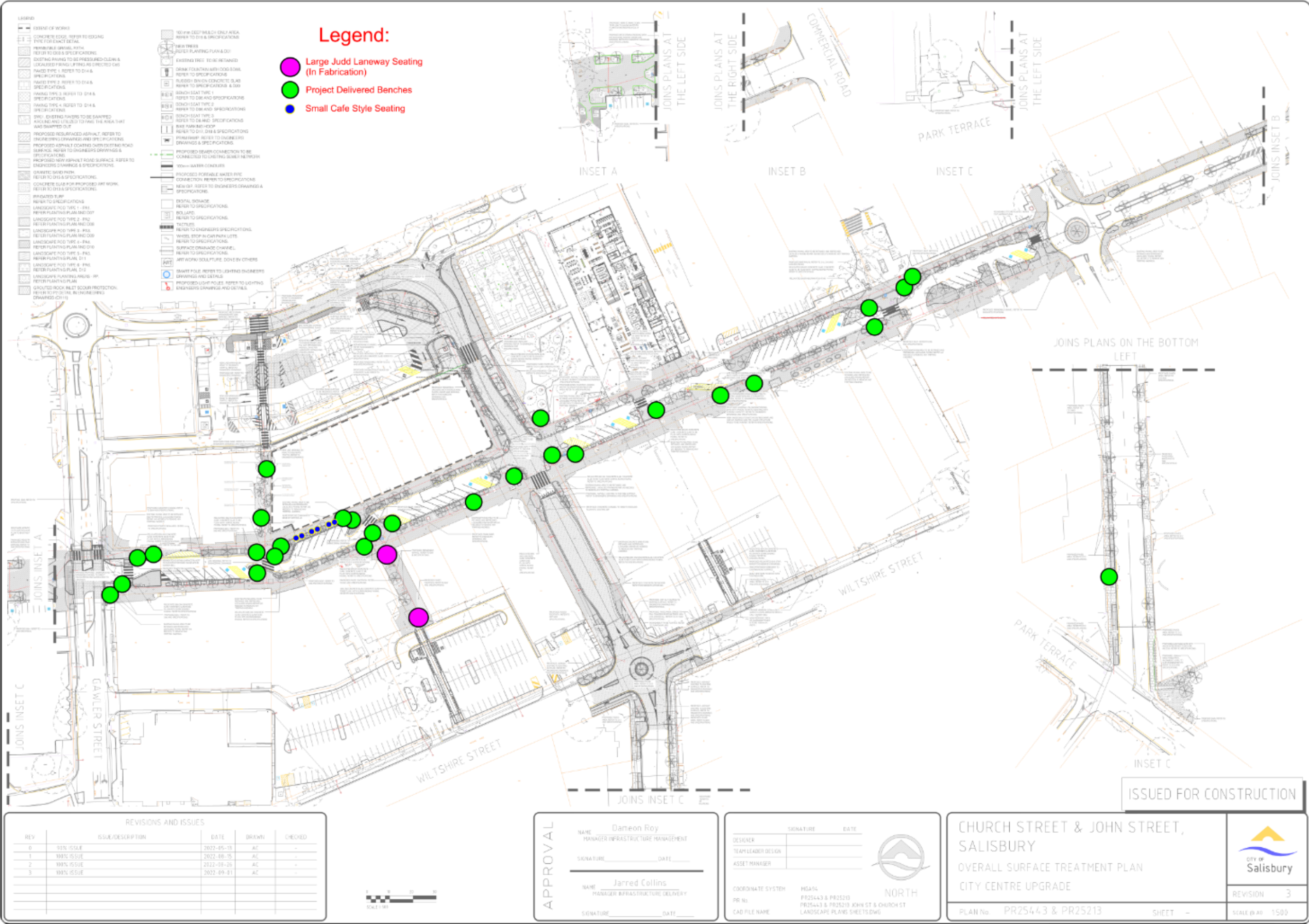
- 2.1 Ongoing discussions and communication with Salisbury Business Association, traders and property owners have, and continues to occur.

3. REPORT

- 3.1 As part of the Church and John Street upgrade, the design incorporated a series of key features which added to the amenity and uplift of the City Centre being;
 - 3.1.1 Bollard removal.
 - 3.1.2 Tree removal and additional planting.
 - 3.1.3 New lighting and street furniture.
 - 3.1.4 Larger Civic Plaza and bus stop changes.
 - 3.1.5 Paving upgrade, nodes and level discrepancies.
 - 3.1.6 Improved pedestrian walkways.
 - 3.1.7 Interchange upgrade.
 - 3.1.8 Laneway upgrades.
- 3.2 All of the upgrades collectively provide an enhanced user experience whilst in the City Centre.
- 3.3 As part of the upgrade seating was a key consideration, including the placement and location of the seats to coincide with the activation outcomes.
- 3.4 Design consideration included;
 - 3.4.1 Seating at nodes.
 - 3.4.2 Seating along the CAPT (Continuous accessible path of travel)
 - 3.4.3 Aesthetic treatment of Reinforced Concrete Beams replacing Trafficable Bollards.
 - 3.4.4 Volume of Pedestrian Traffic.
- 3.5 Since the February Council Meeting, the Project Team have assessed the street's revised furniture arrangement, and two additional seats been installed recently, one in front of National Pharmacies/ANZ and an additional seat in front of the Commonwealth Bank.
- 3.6 A sketch has been generated to articulate the street's seating provisions (attached) which shows the arrangement of the as-installed seating, it should be noted that where possible we have sought to limit the spacing of the seating to a maximum of 50m apart.

4. CONCLUSION / PROPOSAL

- 4.1 The Church and John Street revitalisation, has delivered an improved City Centre consistent with the principles of the project, with additional seating having been installed to support further activation.



Item AMSC3 - Attachment 1 - As-Installed Seating Plan