



## **AGENDA**

**FOR THE ASSET MANAGEMENT SUB COMMITTEE MEETING TO BE HELD ON  
13 JUNE 2023 AT THE CONCLUSION OF THE ENVIRONMENTAL  
SUSTAINABILITY AND TREES SUB COMMITTEE  
IN THE LITTLE PARA CONFERENCE 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**

Chief Executive Officer, Mr J Harry  
Acting General Manager City Infrastructure, Mr J Collins  
General Manager Business Excellence, Mr C Mansueto  
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 08 May 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**

**8 MAY 2023**

<b>MEMBERS PRESENT</b>	Cr A Graham (Chairman) Mayor G Aldridge (ex officio) Deputy Mayor, Cr C Buchanan Cr D Hood Cr P Jensen
<b>OBSERVERS</b>	Cr B Brug
<b>STAFF</b>	Acting Chief Executive Officer, Mr C Mansueto General Manager City Infrastructure, Mr J Devine General Manager City Development, Ms M English Manager Governance, Mr R Deco Personal Assistant to General Manager Business Excellence, Ms H Berrisford Administration Officer, City Development, Mr A Kalms Manager Infrastructure Delivery, City Infrastructure Mr J Collins Team Leader Urban Built Assets, City Infrastructure Mr J Hosking

The meeting commenced at 6.51pm.

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

**APOLOGIES**

An apology was received from Cr S McKell.

**LEAVE OF ABSENCE**

Nil.

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## PRESENTATION OF MINUTES

Moved Mayor G Aldridge  
Seconded Cr P Jensen

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

**CARRIED**  
**Unanimously**

## REPORTS

### AMSC1 Future Reports for the Asset Management Sub Committee

Moved Cr P Jensen  
Seconded Mayor G Aldridge

That Council:

1. Notes the report.

**CARRIED**  
**Unanimously**

### AMSC2 Lake Windemere Amenities

Moved Cr D Hood  
Seconded Cr C Buchanan

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 Installation of toilet facilities
  - 1.5 Installation of a dog park
2. Requests Administration to bring back a further report with costings for installation of a water fountain in the ornamental lake for consideration as part of the Quarter 1 Budget Review for the 2023/24 financial year.

**CARRIED**  
**Unanimously**

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**AMSC3 John Street Seating**

Moved Cr C Buchanan  
Seconded Mayor G Aldridge

That Council:

1. That Council notes the installation of additional seating (National Pharmacies and ANZ Bank)
2. Notes the improved seating as part of the laneway upgrades.

**CARRIED**  
**Unanimously**

**OTHER BUSINESS**

**AMSC-MWON1 Golding Avenue, Para Vista**

Moved Cr A Graham  
Seconded Mayor G Aldridge

That Council:

1. Requests the Administration present a report to the Asset Management Sub Committee regarding:
  - a. the recommissioning of the lights at Golding Avenue, Para Vista to extend the usage of the area into the evening hours, and.
  - b. A review of the current playspace elements.

**CARRIED**  
**Unanimously**

**CLOSE**

The meeting closed at 7.15pm.

CHAIRMAN.....

DATE.....

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<b>ITEM</b>	AMSC1 <b>ASSET MANAGEMENT SUB COMMITTEE</b>
<b>DATE</b>	13 June 2023
<b>HEADING</b>	Future Reports for the Asset Management Sub Committee
<b>AUTHOR</b>	PA to GM City Infrastructure, City Infrastructure
<b>CITY PLAN LINKS</b>	4.2 We deliver quality outcomes that meet the needs of our community
<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**That 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:

<b>Meeting Item</b>	<b>- Heading and Resolution</b>	<b>Officer</b>
<b>25/10/2021</b> 4.0.1-AMSC-MON1	<b>Motion on Notice: Playspaces Survey</b> 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.  <b>Due:</b> March 2023 <b>Deferred:</b> Sept 2023 <b>Reason:</b> This will be included with the playspace program report to go to Sept 2023	Jamie Hosking

<b>Meeting Item</b>	<b>- Heading and Resolution</b>	<b>Officer</b>
<b>27/2/2023</b> AMSC-OB1	<b>Playspace Program</b> 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.  <b>Due:</b> March 2023 <b>Deferred:</b> Sept 2023 <b>Reason:</b> Administration is awaiting completion of the scheduled routine playground audits. Once these have been completed administration will analyse the data and report back to Council.	Jamie Hosking
<b>22/03/2021</b>	<b>Sustainable Verge Development</b> <b>This report picks up the following reports and resolutions:</b>  <b>22/03/2021 - 4.0.2-AMSC4 - Verge Maintenance Trial and Streetscape Improvement Program</b> 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.  <b>23/08/2021 - 4.0.3-AMSC3 - 2021/22 Street Tree Renewal Program, Streetscape Renewal Program, Verge Development Program and Verge Maintenance Trial</b> 2. Approves that staff present a draft Resident Verge Incentive Scheme policy to the Asset Management Subcommittee in October 2021.  <b>Due:</b> May 2023 <b>Deferred:</b> July 2023 <b>Reason:</b> Administration is working through ways to consolidate, communicate, promote and incentivise various initiatives relating to verge development and will report back to Council with the proposed framework.	Jamie Hosking

#### 4. CONCLUSION / PROPOSAL

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



<b>ITEM</b>	AMSC2
	<b>ASSET MANAGEMENT SUB COMMITTEE</b>
<b>DATE</b>	13 June 2023
<b>HEADING</b>	Strategic Asset Management Plan Update
<b>AUTHOR</b>	Team Leader Strategic Asset Management, City Infrastructure
<b>CITY PLAN LINKS</b>	1.1 Our City is attractive and well maintained 3.3 Our infrastructure supports investment and business activity 4.4 We plan effectively to address community needs and identify new opportunities
<b>SUMMARY</b>	Update on the 2023/24 Strategic Asset Management Plan following public consultation and revision of the Asset Management Improvement Plan.

## RECOMMENDATION

### That Council:

1. Notes the result of the public consultation.
2. Adopts the revised 2023/24 Asset Management Improvement Plan as detailed in table of the report (Item AMSC1 – Strategic Asset Management Plan Update – Asset Management Sub Committee, 13 June 2023) for inclusion in the Strategic Asset Management Plan (SAMP).

## ATTACHMENTS

There are no attachments to this report.

## 1. BACKGROUND

- 1.1 At its meeting held on Monday, 24 April 2023, it was resolved that Council:

“3. Approves the Draft Strategic Asset Management Plan 2023/24 included in Attachment 1 of the report (Item 1.1.2 - Draft Strategic Asset Management Plan 2023/24 – Policy and Planning Committee, 17 April 2023) for the purpose of public consultation, as part of Council’s Strategic Management Plans.”

*Resolution Number 0224/2023*

## 2. CONSULTATION / COMMUNICATION

### 2.1 External

- 2.1.1 Community consultation was undertaken on Council’s consultation “Have your say” web page and advertised on the fifth of May in the *Advertiser*

### 3. REPORT

- 3.1 Following the public consultation, Council received a single submission from the Disability Access Inclusion Network (DAIN).
- 3.2 The DAIN submission covered a number of relevant areas which will be considered when Asset Management Plans and Council Universal Design Guidelines are next revised. Key points raised included:
  - 3.2.1 Lobby for a future Census question on wheelchair and mobility scooter usage in the footpath network.
    - a) Playspace design: should make it easy for children to mix as well as providing both universal play opportunities and also ability specific challenges.
    - b) should provide well maintained natural barriers not fencing for safety of children who abscond;
    - c) should offer numerous play experiences
  - 3.2.2 The Footpath Request Program should consider requests for:
    - a) Duplication of single footpaths especially in longer streets connecting other roads, with priority to footpaths adjacent to playspaces, local shops and schools to avoid double crossing of roads.
  - 3.2.3 Continuing to provide driveway crossover inverts or kerb ramps for residents with wheelchairs, mobility scooters or walking frames.
  - 3.2.4 Accessible and inclusive toilet facilities
    - a) Unisex accessible toilets should allow for more circulation space for larger wheelchairs and some mobility scooters;
    - b) Adult Change Facilities should also provide for independent use by people using mobility aids;
  - 3.2.5 Streetscapes
    - a) Consider rest points
    - b) Street tree selection should consider reducing high pollen count
  - 3.2.6 Following the public consultation, the 2023/24 Strategic Asset Management Plan will be updated and presented to Council for adoption.
  - 3.2.7 Council staff have revised the Improvement Plan in Table 10 to reprioritise the next asset classes to be reviewed.

Revised Table 10 from 2023/24 Draft Strategic Asset Management Plan

Task No	Task	Responsibility	Resources Required	Timeline
1	SAMP - Revise Strategic Asset Management Plan for Council endorsement to undertake public consultation	Manager IM/ TL Strategic Assets	T/L Strategic Assets / Asset Managers	APR 2023
2	SAMP - Revise Strategic Asset Management Plan following public consultations for final Council endorsement	Manager IM/ TL Strategic Assets	T/L Strategic Assets / Asset Managers	JUN 2023
3	Playspace - Complete Compliance Audit & Valuation	T/L – Urban Assets	Urban Assets / Strategic Assets Teams	JUL 2023
4	Playspace - Revise Council Policy Settings based on AMSC discussion and report results and works program following audit	T/L – Urban Assets / Manager IM	Urban Assets / Strategic Assets Teams	OCT 2023
5	Pathways - Complete Audit & Valuation	T/L – Urban Assets / T/L Strategic Assets	Urban Assets / Strategic Assets Teams	JUL 2023
6	Pathways - Revise Council Policy Settings, asset hierarchy, service level modelling based on AMSC discussion	T/L – Urban Assets / T/L Strategic Assets	Urban Assets / Strategic Assets Teams	OCT 2023
7	Public Lighting - Revise Council Policy Settings, asset hierarchy, service level modelling based on AMSC discussion	T/L – Urban Assets / T/L Strategic Assets	Urban Assets / Strategic Assets Teams	OCT 2023
8	Public Lighting – Draft Asset Management Plan	T/L – Urban Assets / T/L Strategic Assets	Urban Assets / Strategic Assets Teams	NOV 2023
9	Pathways – Draft Asset Management Plan	T/L – Urban Assets / T/L Strategic Assets	Urban Assets / Strategic Assets Teams	NOV 2023
10	Drainage – Draft Asset Management Plan	T/L – Civil Assets / T/L Strategic Assets / T/L Natural Assets	Civil Assets / Strategic Assets Teams	FEB 2024
11	Transport – Draft Asset Management Plan	T/L – Civil Assets / T/L Strategic Assets /	Civil Assets / Strategic Assets Teams	FEB 2024
12	Playspace – Draft Asset Management Plan	T/L – Urban Assets / T/L Strategic Assets	Urban Assets / Strategic Assets Teams	MAR 2024

13	Buildings – Draft Asset Management Plan	T/L – Urban Assets / T/L Strategic Assets	Urban Assets / Strategic Assets Teams	MAR 2024
14	Public Lighting - Review completed audit results and asset valuation. Report capital works program.	T/L – Urban Assets / T/L Strategic Assets	Urban Assets / Strategic Assets Teams	SEPT 2024
15	Sports Courts - Review completed audit results and asset valuation. Report capital works program.	T/L – Urban Assets / T/L Strategic Assets	Urban Assets / Strategic Assets Teams	SEPT 2024
16	Irrigation - Complete Audit & Valuation	T/L – Urban Assets / Coordinator Parks & Open Space	Urban Assets / Strategic Assets Teams	AUG 2025
17	Trees - Undertake a review asset hierarchy and Community Levels of Service for Street Trees and current Tree Management Practices	T/L – Urban Assets / Manager IM, Coordinator Parks & Open Space	Urban Assets / Strategic Assets Teams	OCT 2025
18	Irrigation - Revise Council Policy Settings based on AMSC discussion	T/L – Urban Assets / Manager IM, Coordinator Parks & Open Space	Urban Assets / Strategic Assets Teams	OCT 2025
19	AMPs - Revise remaining Asset Management Plans	Asset Managers	Asset Management Teams	OCT 2025

#### 4. CONCLUSION / PROPOSAL

##### 4.1 Council

- 4.1.1 Note the results of the public consultation
- 4.1.2 Note the updated Improvement Plan (Table 10)
- 4.1.3 Adopts the revised 2023/24 Asset Management Improvement Plan for inclusion in the updated SAMP.

<b>ITEM</b>	AMSC3 <b>ASSET MANAGEMENT SUB COMMITTEE</b>
<b>DATE</b>	13 June 2023
<b>HEADING</b>	Kings Road - Update
<b>AUTHORS</b>	Team Leader Urban Built Assets, City Infrastructure Senior Stormwater Engineer, City Infrastructure Team Leader Natural Assets, City Infrastructure
<b>CITY PLAN LINKS</b>	2.3 Our community, environment and infrastructure are adaptive to a changing climate 4.4 We plan effectively to address community needs and identify new opportunities
<b>SUMMARY</b>	To provide an update on the Kings Road stormwater issues and vegetation management.

## RECOMMENDATION

### That Council:

1. Notes Department for Infrastructure and Transport have identified King's Road for future road widening and upgrade; Administration is working with the Department to confirm timeframes and expected design outcome.
2. Notes the identified vegetation management for the tree screen as referenced in paragraphs 3.1 to 3.9 of the report (Item AMSC2 – King Road - Update - Asset Management Sub Committee, 13 June 2023) and that these will be undertaken within existing budgets.
3. Notes the completed works to manage stormwater and future investigations will be undertaken to identify further improvements.
4. Notes that the service road drainage system is regularly monitored with ongoing six-monthly maintenance.

## ATTACHMENTS

There are no attachments to this report.

## 1. BACKGROUND

1.1 At its meeting 25 July 2022, it was resolved that Council;

1. *Notes the engagement of Project Green to undertake an assessment and action plan for the trees along Kings Road from the expressway to Martins Road.*
2. *Notes that the action plan and the costs to remove the trees will be presented to the Tree Management Appeals Sub Committee in August 2022.*

*Resolution Number 1412/2022*

- 1.2 There has been ongoing discussion with the Department for Infrastructure and Transport (DIT) regarding future plans for the widening of the road with the CEO formally writing to the Department in March 2022 seeking an update on the timeframes and expected outcome. Administration has received no further update or feedback at this stage.

## **2. CONSULTATION / COMMUNICATION**

### **2.1 External**

#### **2.1.1 Department Infrastructure and Transport**

## **3. REPORT**

### **Vegetation Management**

- 3.1 Project Green have completed the arboricultural assessment of the trees along Kings Road between Bolivar Road and Salisbury Highway.
- 3.2 The assessment identified a total of 1019 trees and shrubs; 76 are classified as regulated trees and 11 are classified as significant trees. Approximately half are considered as shrubs, due to recorded height.
- 3.3 With a large portion of the tree screen found to be in good health and have fair structure with only 31 trees being in poor or declining health.
- 3.4 It is recommended that the 31 trees be removed due to their declining health with a further 12 identified for maintenance pruning to improve the form and structure. This work will be undertaken through existing maintenance budgets.
- 3.5 The vegetation along Kings Road provides an important screen for residents, helping to improve privacy and providing of cooling for the adjacent urban areas.
- 3.6 Removal of all vegetation would be a significant impact to the residents along Kings Road and would require detailed consultation to identify support for any proposed changes to the screen.
- 3.7 It is estimated that complete removal and replanting would range between \$1.5M to \$2M given the size of trees, the number and the constrained access. To deliver this scope of works funding would need to be outside of any currently approved budgets.
- 3.8 It is expected that DIT will be required to remove some or all of the vegetation within the screen to undertake road widening and therefore its scope of works would include landscaping to offset the amenity and environmental services lost due to the removal of the existing vegetation.
- 3.9 As the scope and timing of DIT works are not yet confirmed and the extent of impact on the existing vegetation is uncertain, it is not advisable for Council to undertake any works other than maintenance identified above at this time. This so that future State Government works do not impact or remove any Council replants.

### **Stormwater Drainage**

- 3.10 Council investigated the local flooding concerns raised by residents in properties located between 20 – 42 Kings Road, Parafield Gardens following the storm event that occurred on 30 May 2022.

- 3.11 Following consultation with the residents, it was identified the source of the flooding issues is largely due to the limited minor (pipe) and major (road) drainage capacity of the stormwater infrastructure along Kings Road. Both, the combination of the pipe and road drainage systems are not capable of managing moderate to significant storm flow events.
- 3.12 Council's focus has been to address the local minor drainage system and prevent surface flows entering the services road, which was found to be the main cause of property/building inundation during the May 30 2022 event.
- Three of the four access ways from Kings Road to the service road providing access to these properties were low and allowed water to wash into the service road with the westerly passing of traffic on Kings Road.
- 3.13 In response to this Council acted to lift the level of the three low service road accesses to limit water access into the service road. At the fourth location Council was unable to elevate the access way any further without restricting vehicle access to the properties.
- 3.14 Noting that DIT has plans to undertake road widening of Kings Rd., the existing stormwater network capacity will need to be increased, requiring 2km new drainage infrastructure through to outlet at Little Para River, at cost in excess of \$5 M, assuming the impact of existing underground service is minimal.
- 3.15 As the road and underground drainage systems operate together to provide the overall drainage capacity, it is most cost effective when constructed at the same time.
- 3.16 As discussion with DIT is still ongoing in relation to its scope of work, it is recognised that major works are required to improve the drainage capacity within Kings Road and it would not be advantageous for Council to undertake any works to upgrade the existing drainage network.
- 3.17 Council will continue to monitor the service road drainage system, via its 6 monthly maintenance program.

#### **4. CONCLUSION / PROPOSAL**

- 4.1 An arboricultural assessment has been completed for the vegetation along Kings Road. The assessment has identified that the majority of the vegetation is in good health and fair structure.
- 4.2 The assessment has identified 31 trees for removal based on declining health with a further 12 identified for maintenance pruning. This will be undertaken through existing maintenance budgets.
- 4.3 Any further removals will be discussed with the Department and aligned to works associated with the widening of Kings Road.
- 4.4 It is recommended that no renewal works of the tree screen are completed until the State Government has confirmed the extent of works associated with the road widening.
- 4.5 In collaboration with DIT, Council initiate drainage upgrade investigation and design as soon as advice is provided on the King Roads upgrade.
- 4.6 Council continues its frequent attention to the service road drainage system with its six-monthly maintenance activities.