



AGENDA

FOR ASSET MANAGEMENT SUB COMMITTEE MEETING TO BE HELD ON

**13 MAY 2024 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

Chief Executive Officer, Mr J Harry
General Manager City Infrastructure, Mr J Devine
Deputy Chief Executive Officer, 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 12 March 2024.

REPORTS

| | | |
|-------|---|----|
| AMSC1 | Future Reports for the Asset Management Sub Committee..... | 7 |
| AMSC2 | Ilberry Green - Valley View Tennis Club Lighting and Expansion..... | 11 |
| AMSC3 | Pooraka Tennis Club Precinct Plan | 17 |

QUESTIONS ON NOTICE

There are no Questions on Notice

MOTIONS ON NOTICE

There are no Motions on Notice

OTHER BUSINESS

(Questions Without Notice, Motions 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**

12 MARCH 2024

MEMBERS PRESENT Cr A Graham (Chairman)
Cr C Buchanan
Cr P Jensen (via Teams Video Conferencing)

STAFF General Manager City Infrastructure, Mr J Devine
Manager Governance, Mr R Deco
Manager Engineering Assets & Solutions, Mr M Purdie
Manager Urban, Recreation & Natural Assets, Mr J Foong
PA to GM City Infrastructure, Ms H Prasad
City Infrastructure Administration Officer, Ms J Hale

The meeting commenced at 7:34 pm.

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

APOLOGIES

Apologies have been received from Mayor G Aldridge, Cr D Hood and Cr S McKell.

LEAVE OF ABSENCE

Nil.

PRESENTATION OF MINUTES

Moved Cr C Buchanan
Seconded Cr P Jensen

The Minutes of the Asset Management Sub Committee Meeting held on
12 February 2024, be taken as read and confirmed.

CARRIED

REPORTS

AMSC1 Future Reports for the Asset Management Sub Committee

Moved Cr A Graham
Seconded Cr C Buchanan

That Council:

1. Notes the report.

CARRIED

AMSC2 Street Tree Renewal Program

Moved Cr C Buchanan
Seconded Cr A Graham

That Council:

1. Approves the 2024/2025 Street Tree Renewal Program presented in Attachment 1 of the report (Item No AMSC2 - Asset Management Sub Committee, 12 March 2024), in order to proceed to community consultation in 2023/2024.

CARRIED

AMSC3 Playspace Program

Moved Cr C Buchanan
Seconded Cr P Jensen

That Council:

1. Notes the report.
2. Approves for St Kilda Playground to be removed from the Playspace Renewal Program and be considered as a separate budget bid for 2024/25.
3. Requests Administration develop a separate policy framework for the ongoing renewal of regional playspaces within the City.

CARRIED

AMSC4 Road Safety Project Plan

Moved Cr A Graham
Seconded Cr C Buchanan

That Council:

1. Approves the scope of work and project brief (Attachment 1 Asset Management Sub Committee 12 March 2024, Item No. AMSC4) and sections 3.13-3.15 of this report.
2. Approves a non-discretionary budget bid of \$100,000 at the 2023/24 third quarter budget review to fund the Road Safety Project Plan.

3. Approves a non-discretionary budget bid of \$50,000 at the 2023/24 third quarter budget review to fund the procurement of infrastructure such as variable message signage and other traffic management solutions.
4. Requests that Administration, in consultation with relevant Ward Councillors, use current traffic data to determine priority locations for the installation of traffic management infrastructure as identified in part 3 of the resolution, and report these priority locations to Council in May 2024 for its consideration.

CARRIED
UNANIMOUSLY

AMSC5 Traffic Management Improvements - Settlers Farm Primary

Moved Cr C Buchanan
Seconded Cr P Jensen

That Council:

1. Approves the proposed traffic management improvements surrounding the Settlers Farm Primary School as outlined in the report (Item AMSC5 – Traffic Management Improvements – Settlers Farm Primary School, Asset Management Sub Committee, 12 March 2024).
2. Authorises Administration to proceed with the improvements, including any appropriate modifications following consultation with the Settlers Farm Primary School, to the value of \$106,282 on the condition that the variation to grant funding be approved under the Local Road and Community Infrastructure (LRCI), Phase 4 Grant Funding Program.
3. Approves a Third Quarter Non-discretionary Budget Review Bid for \$64,000, to complement the Local Roads and Community Infrastructure (LRCI) Grant Funding of \$106,282, providing the required \$170,282 budget to deliver the settler Farm Primary School traffic improvement project.

CARRIED

AMSC6 Asset Management Improvement Plan - Footpaths Policy and Upgrade Program 2023/2024

Moved Cr C Buchanan
Seconded Cr A Graham

That Council:

1. Adopts the Draft Footpath Policy as presented in Attachment 1: Draft Footpath Policy February 2024 of the report (Item AMSC6 – Asset Management Improvement Plan – Footpaths Policy and Upgrade Program 2023/24, Asset Management Sub Committee, 12 March 2024).

2. Adopts the Footpath Works Program as presented in Attachment 2: Forward Years Footpath Works Program of the report (Item AMSC6 – Asset Management Improvement Plan – Footpaths Policy and Upgrade Program 2023/24, Asset Management Sub Committee, 12 March 2024).
3. Approves the following budget for the following footpath program to be incorporated into Council’s Strategic Asset Management Plan:

| Type | Program Name | 2024/25 | 2025/26 | 2026/27 | 2027/28 |
|--------------|------------------------------|---------|---------|---------|---------|
| Upgrade/New | Bicycle Network Improvements | \$200 k | \$200 k | \$200 k | \$200 k |
| Upgrade/New | City Wide Trails | \$880 k | \$880 k | \$800 k | \$500 k |
| Maintenance | Footpath Maintenance | \$1.75M | \$1.75M | \$1.75M | \$1.75M |
| Renewal | Bituminous Footpath Renewal | \$200 k | \$200 k | \$200 k | \$200 k |
| Renewal | Footpath Renewal | \$0 | \$0 | \$0 | \$0 |
| New Footpath | FRET Program | \$400 k | \$500 k | \$300 k | \$300 k |

4. Approves the improvement in footpath trip step service level from 25mm to 20mm to be updated in the Footpath Asset Management Plan, finalised by June 2024.

CARRIED

QUESTIONS ON NOTICE

There were no Questions on Notice.

MOTIONS ON NOTICE

There were no Motions on Notice.

OTHER BUSINESS

(Questions Without Notice, Motions Without Notice, CEO Update)

There were no Other Business items.

CLOSE

The meeting closed at 8:52 pm.

CHAIRMAN.....

DATE.....

| | |
|------------------------|---|
| ITEM | AMSC1 |
| | ASSET MANAGEMENT SUB COMMITTEE |
| HEADING | Future Reports for the Asset Management Sub Committee |
| AUTHOR | Corina Allen, City Infrastructure Administration Coordinator, 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.

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 |
|---|--------------------------------------|----------------|
| 22/03/2021 | Sustainable Verge Development | Craig Johansen |
| <p>This report will address the following resolutions:</p> <p>22/03/2021 - 4.0.2-AMSC4 - Verge Maintenance Trial and Streetscape Improvement Program</p> <p>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.</p> | | |

| Meeting Item | - Heading and Resolution | Officer |
|---------------------|---|----------------|
| | <p>23/08/2021 - 4.0.3-AMSC3 - 2021/22 Street Tree Renewal Program, Streetscape Renewal Program, Verge Development Program and Verge Maintenance Trial</p> <p>2. Approves that staff present a draft Resident Verge Incentive Scheme policy to the Asset Management Subcommittee in October 2021.</p> <p>Due: April 2024 Deferred: June 2024 Reason: Administration are continuing to develop ways to communicate initiatives in relation to verges and will report back to Council in June 2024. There was no AMSC in April.</p> | |
| 22/08/2022 | <p>Strategic Asset Management Plan – Building Assets - Stage 2 - Levels of Service and Financial Impacts</p> <p>4. Notes Administration are undertaking a review on the utilisation of Council buildings over the next two years which may result in changes to the building portfolio in the future, and that this work will be the subject of a further report to Council for consideration.</p> <p>Due: August 2024</p> | Jon Foong |
| 24/7/23 | <p>CCTV Policy and Procedures - Community Safety CCTV</p> <p>4.4.1 Council has previously resolved this resolution to be confidential.</p> <p>Due: June 2024</p> | Ben Hopkins |
| 27/11/23 | <p>Motion on Notice: Carlyle Reserve Pooraka</p> <p>US-MON2 1. Requests the Administration to present a report to the Asset Management Sub Committee on options for improved amenities with regard to relevant policies for Carlyle Reserve at Pooraka (including, but not limited to, a small dog park).</p> <p>Due: June 2024</p> | Craig Johansen |
| 18/12/23 | <p>Motion on Notice: Road Safety</p> <p>US-MON1 4. Requests the administration to review all current road safety strategies, programs, initiatives and policies, and bring back a report to the August 2024 Asset Management Sub-Committee meeting.</p> <p>Due: August 2024</p> | Mark Purdie |

| | | |
|----------------|--|-------------|
| 25/3/24 | Playspace Program | Peter Young |
| AMSC3 | 3. Requests Administration develop a separate policy framework for the ongoing renewal of regional playspaces within the City. | |
| Due: | June 2024 | |

4. CONCLUSION / PROPOSAL

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

| | |
|------------------------|---|
| ITEM | AMSC2 |
| | ASSET MANAGEMENT SUB COMMITTEE |
| DATE | 13 May 2024 |
| HEADING | Ilberry Green - Valley View Tennis Club Lighting and Expansion |
| AUTHORS | Ben Hopkins, A/Manager Sport, Recreation & Community Planning, Community Development Craig Johansen, Team Leader Natural Assets, City Infrastructure Jonathan Foong, Manager Urban, Recreation and Natural Assets, City Infrastructure |
| CITY PLAN LINKS | 1.2 The health and wellbeing of our community is a priority 4.2 We deliver quality outcomes that meet the needs of our community |
| SUMMARY | The report presents information on the meetings held between staff and the Valley View Tennis Club, located at Ilberry Green Valley View. The report includes a capital cost estimate of a concept design for proposed upgrades requested by the Valley View Tennis Club. |



RECOMMENDATION

That Council:

1. Notes the report.
2. Notes that the upgrade to Valley View Tennis Club is not supported by Administration nor funded within the Long Term Financial Plan.
3. Approves Administration writing to the Valley View Tennis Club advising them that Council has no plans to upgrade the existing club facilities (two (2) new tennis courts and lighting and new carpark) and no funding for upgrade works in Council's long term financial plan.

ATTACHMENTS

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

1. Conceptual Layout for new courts and carparking  

1. BACKGROUND

- 1.1 At its meeting held on Monday, 26 February 2024, it was resolved that Council:

“4. Requests that the administration present a report to the Asset Management Sub Committee on the consultation outcomes from the Valley View Tennis Club and taking into consideration the clubs' alternate cost estimates.

Resolution No. 0599/2024.”

- 1.2 The administration undertook consultation with the residents surrounding Ilberry Reserve and the Valley View Tennis Club in November 2019. Seventy one (71) letters were distributed with seven (7) responses being received, with the majority of the concerns relating to car parking and traffic movements from the site.
- 1.3 More recently the administration has met with Jim Zissopoulos of Valley View Tennis Club.

2. EXTERNAL CONSULTATION / COMMUNICATION

- 2.1 Valley View Tennis Club

3. DISCUSSION

- 3.1 The administration has been in ongoing discussion with members of the Valley View Tennis Club (the Club) over the last number of years, about the club's desire to expand the courts and carparking at Ilberry Green, Valley View so that they can grow at the current location.
- 3.2 Public consultation was undertaken in November 2019, when previously the Club approached the Administration about upgrades (additional courts and carparking) at Ilberry Reserve.
- 3.3 Feedback from the consultation highlighted concerns of the local community, the majority of which related to carparking and traffic movements on the site and within the local streets.
- 3.4 During the last year a number of discussions have been held with the Club, and a concept meeting their requirements prepared. This includes 2 new tennis courts, additional car parks and additional sports court and carpark lighting. Council cost estimates determined the works to be over \$2m. The Club had their own estimates prepared, which show a cost of \$1.45m.
- 3.5 Administration met with the Club on 12 March 2024 and on 18 March 2024 with Cr Alan Graham to discuss the pricing difference and explained to them the exclusions which resulted in the difference in pricing. The main difference in cost was related to electrical infrastructure upgrades required to accommodate new lighting for the additional tennis courts and carparking.
- 3.6 The Club indicated that they would actively seek State and Federal funding to upgrade the tennis courts at Ilberry Reserve. The Club is seeking co-funding opportunities with Council. However, there are no funding opportunities at this time to upgrade the tennis venue.
- 3.7 The expansion of the additional tennis courts at Ilberry Reserve is not recommended for the following reasons:
 - 3.7.1 The administration has reviewed all tennis venues across the City, which are leased to tennis clubs. Refer to following table. The distribution and number of tennis courts across the City is considered to be adequate to meet the needs of the community and clubs.

| Club and Location | No. of Courts |
|---|---------------|
| Pooraka Tennis Club, Unity Park | 4 |
| Para Hills Tennis Club, Twell Green | 6 |
| Valley View Tennis, Ilberry Green | 6 |
| Salisbury Tennis Club, Happy Home Reserve | 8 |

- 3.7.2 Guidelines for the provision of community recreation and sport facilities (produced by Parks and Leisure Australia) indicate that district level courts should be provided at a ratio of 1:15,000 residents as a minimum. Using this suggested ratio, the City of Salisbury should have approximately ten (10) district level tennis courts.
- 3.7.3 As shown in the table at 3.9.1, the City of Salisbury currently provides more than enough tennis courts based on the suggested ratio.
- 3.7.4 There are regional tennis facilities in neighboring councils of City of Tea Tree Gully and City of Playford which would accommodate members of our community.
- 3.7.5 The proposed upgrade of the tennis venue is unfunded. Funding of the project should be in context of other funding arrangement priorities of Council.

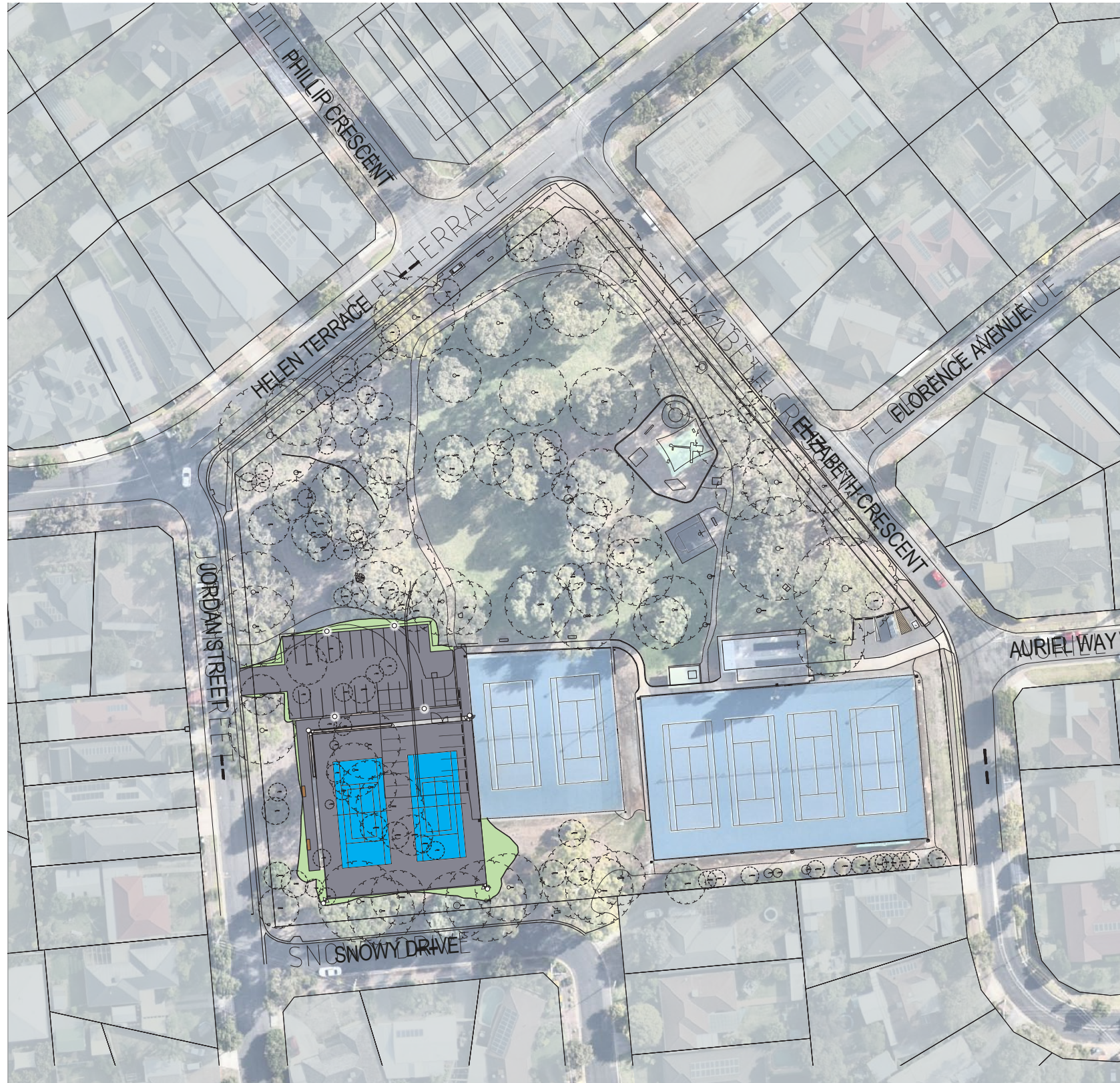
1. FINANCIAL OVERVIEW

- 1.1 At present there is no budget allocation in the Long Term Financial Plan for the development of new infrastructure at Ilberry Green to meet the request of Valley View Tennis Club.
- 1.2 While there is State Government funding possibly available via Office for Recreation, Sport and Racing, via the Community Recreation and Sport Facilities Program it requires 50% minimum contribution from the applicant.

2. CONCLUSION

- 5.1 Following the resolution dated 26 February 2024, Council staff and Cr Alan Graham met with the Valley View Tennis club to discuss the quote they had received from a contractor. The outcome of these meetings was a revised concept plan, see attachment, with the agreed upgrade being the area within the grey background, comprising of two (2) new courts and new carpark area. That is estimated to be \$2 million to deliver.

- 5.2 The Clubs proposed upgrade of tennis courts at Ilberry Reserve is not recommended for the following reasons:
- 2.1.1 The distribution and number of tennis courts across the City is considered to be adequate to meet the needs of the community and clubs.
 - 2.1.2 There are regional tennis facilities in neighboring councils of City of Tea Tree Gully and City of Playford which would accommodate members of our community.
 - 2.1.3 The proposed upgrade of the tennis venue is unfunded.



PLAN

| | |
|------------------------|--|
| ITEM | AMSC3 ASSET MANAGEMENT SUB COMMITTEE |
| DATE | 13 May 2024 |
| HEADING | Pooraka Tennis Club Precinct Plan |
| AUTHORS | Ben Hopkins, A/Manager Sport, Recreation & Community Planning, Community Development Craig Johansen, Team Leader Natural Assets, City Infrastructure Jonathan Foong, Manager Urban, Recreation and Natural Assets, City Infrastructure |
| CITY PLAN LINKS | 1.2 The health and wellbeing of our community is a priority 4.2 We deliver quality outcomes that meet the needs of our community |
| SUMMARY | The report was prepared in response to the development of a precinct plan for the Unity Park Tennis Courts, Pooraka in consultation with the Pooraka Tennis Club. |



RECOMMENDATION

That Council:

1. Notes the report.

ATTACHMENTS

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

1. Conceptual Layout for new courts and carparking  

1. BACKGROUND

- 1.1 At the meeting held Monday, 27 February 2023, Council resolved the following;

“Requests the Administration to develop a precinct plan in consultation with the Pooraka Tennis Club and the Ward Councillors by November 2023 with consideration being given to site constraints, the growth of the Club and the current site issues including location of trees, lack of carparking, disability access, limited number of courts, lighting and backstop fencing.

Resolution No. 0125/2023.”

- 1.2 In response to the consultation with the club in the 2023/2024 FY, the Unity Park Tennis Club will undergo renewal of its 4 tennis courts and lighting upgrade commencing in the 2024/2025 financial year (FY) at a total value of approximately \$1 million. These works will address the concerns relating to lighting, playing surface and backstop fencing.

2. EXTERNAL CONSULTATION / COMMUNICATION

2.1 Pooraka Tennis Club

3. DISCUSSION

- 3.1 The administration met with the President of the Pooraka Tennis Club (the Club) on 2 April 2024 to further discuss with the club in response to the resolution to develop a precinct plan for the Unity Park Tennis Courts in consultation with the Club.
- 3.2 Administration has consulted with the Ward Councillors, to discuss conceptual expansion options at the site with respect to constraints of the site.
- 3.3 The administration has developed a concept following this consultation to reflect the comments received from the club and Ward Councillors, as per attachment 1. The Pooraka Tennis club are seeking to expand from 4 tennis courts to 8 tennis courts. The cost estimate for the proposed upgrade is \$ 2 million.
- 3.4 Discussion with the club indicated that car parking was not a real concern because there was space on the site for informal car parking that could be used if required.
- 3.5 The expansion of the additional tennis courts at Unity Park is not recommended for the following reasons:
- 3.5.1 The administration has reviewed all tennis venues across the City, which are leased to tennis clubs. Refer to following table. The distribution and number of tennis courts across the City is considered to be adequate to meet the needs of the community and clubs.

| Club and Location | No. of Courts |
|---|---------------|
| Pooraka Tennis Club, Unity Park | 4 |
| Para Hills Tennis Club, Twell Green | 6 |
| Valley View Tennis, Ilberry Green | 6 |
| Salisbury Tennis Club, Happy Home Reserve | 8 |

- 3.5.2 Guidelines for the provision of community recreation and sport facilities (produced by Parks and Leisure Australia) indicate that district level courts should be provided at a ratio of 1:15,000 residents as a minimum. Using this suggested ratio, the City of Salisbury should have approximately 10 district level tennis courts.
- 3.5.3 As shown in the table at 3.5.1, the City of Salisbury currently provides more than enough tennis courts based on the suggested ratio.
- 3.5.4 While additional courts are not required based on the suggested ratio, it is imperative that the existing courts remain suitable for use by the community. As such, the surfaces of the courts should be maintained to standard that is safe and suitable for competition.

- 3.5.5 There are regional tennis facilities in neighboring councils of City of Tea Tree Gully and City of Playford which would accommodate members of our community.
- 3.5.6 The proposed upgrade of the tennis venue is unfunded. Funding of the project should be in context of other funding arrangement priorities of Council.
- 3.5.7 There are limitations on the site that would limit its potential for future growth such as:
- Club visibility and street presence. The only possible access is through Main North Rd.
 - Accessibility, with the site only being accessible for south bound traffic on Main North Road.
 - The available space of the reserve, due to the entrance statement to the south of the site and the deviation of Main North Road corridor toward the reserve and proposed court location which creates a pinch point. There is limited room for additional carparking to accommodate an increase to 8 tennis courts.

4. FINANCIAL OVERVIEW

- 4.1 There is \$1M allocated in 2024/25 for renewal works at Pooraka Tennis Club.
- 4.2 However, at present there is no budget allocation in the budget or Long Term Financial Plan for the development of new infrastructure at Unity Park to meet the request of the Pooraka Tennis Club.
- 4.3 The administration has developed an estimation of works required as per Attachment 1 with the total cost estimate being \$2M.
- 4.4 State Government funding is available via Office for Recreation, Sport and Racing, via the Community Recreation and Sport Facilities Program. This program is able to support the upgrade of an active recreation and sport facility or multi-use sport hub. This funding requires 50% minimum contribution from the applicant.

5. CONCLUSION

- 5.1 Following the resolution dated 27 February 2023, Council staff met with the Pooraka Tennis club to discuss the development of a precinct plan for the Unity Park Tennis Court.
- 5.2 A number of the Club's concerns such as lighting, backstop fence and trees will be addressed in the programmed renewal works for lighting and the existing tennis courts scheduled to commence in the 2024/2025 FY.

- 5.3 The proposed upgrade of tennis courts at Unity Park Reserve is not recommended for the following reasons:
 - 5.3.1 The distribution and number of tennis courts across the City is considered to be adequate to meet the needs of the community and clubs.
 - 5.3.2 There are regional tennis facilities in neighboring councils of City of Tea Tree Gully and City of Playford, which would accommodate members of our community.
 - 5.3.3 The proposed upgrade of the tennis venue is unfunded.
There are inherent limitations on the site that would limit its potential for future growth.



Item AMSC3 - Attachment 1 - Conceptual Layout for new courts and carparking