



AGENDA

FOR WORKS AND SERVICES COMMITTEE MEETING TO BE HELD ON 15 AUGUST 2016 AT CONCLUSION OF BUDGET AND FINANCE COMMITTEE IN THE COUNCIL CHAMBER, 12 JAMES STREET, SALISBURY

MEMBERS

Cr J Woodman (Chairman)
Mayor G Aldridge (ex officio)
Cr C Buchanan
Cr G Caruso (Deputy Chairman)
Cr E Gill
Cr S Reardon
Cr G Reynolds
Cr S White
Cr R Zahra

REQUIRED STAFF

General Manager Community Development, Ms J Trotter
General Manager City Infrastructure, Mr M van der Pennen
Manager Communications and Customer Relations, Mr M Bennington
Governance Support Officer, Ms K Boyd
Governance Coordinator, Ms J Rowett

APOLOGIES

LEAVE OF ABSENCE

PRESENTATION OF MINUTES

Presentation of the Minutes of the Works and Services Committee Meeting held on 18 July 2016.

REPORTS

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OTHER BUSINESS

CLOSE



**MINUTES OF WORKS AND SERVICES COMMITTEE MEETING HELD IN
COMMITTEE ROOM 1, 12 JAMES STREET, SALISBURY ON**

18 JULY 2016

MEMBERS PRESENT

Cr J Woodman (Chairman)
Cr C Buchanan
Cr G Caruso (Deputy Chairman)
Cr E Gill
Cr S Reardon
Cr G Reynolds
Cr S White
Cr R Zahra

STAFF

Acting Chief Executive Officer, Mr C Mansueto
General Manager Community Development, Ms J Trotter
General Manager City Infrastructure, Mr M van der Pennen
Manager Technical Services, Mr D Roy
Manager Governance, Ms T Norman
Governance Project Officer, Mrs M Woods

The meeting commenced at 9.20pm.

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

APOLOGIES

An apology was received from Mayor G Aldridge.

LEAVE OF ABSENCE

Nil.

PRESENTATION OF MINUTES

Moved Cr R Zahra
Seconded Cr G Caruso

The Minutes of the Works and Services Committee Meeting held on 20 June 2016, be taken and read as confirmed.

CARRIED

Moved Cr R Zahra
Seconded Cr S Reardon

The Minutes of the Confidential Works and Services Committee Meeting held on 20 June 2016, be taken and read as confirmed.

CARRIED

REPORTS

Administration

2.0.1 Future Reports for the Works and Services Committee

Moved Cr R Zahra
Seconded Cr S Reardon

1. The information be received.

CARRIED

Public Works

2.6.1 Capital Progress Report - June 2016

Moved Cr R Zahra
Seconded Cr C Buchanan

1. Amendments to PR22843 Plant & Fleet Replacement Program as set out in this report (Item No. 2.6.1, Works and Services Committee 18/07/2016) be endorsed for implementation. Balance of 2015/16 program funds to be returned as part of the closure of the financial year.
2. Transfer project PR23005 Fairbanks Drive Reserve Upgrade and its associated budget to PR23459 Fairbanks Drive/Byron Bay Traffic, Car Parking & Reserve Upgrade project. All work to be delivered under single project PR23459.

CARRIED

2.7.1 Speed Limit for Bicycles on Footpaths

Moved Cr G Reynolds

1. The report to be received.
2. External funding be sought under the Department of Planning, Transport & Infrastructure's State Bicycle Black Spot Program for the development, at a local level, of a "Share the Footpath" education campaign.
3. Following a strategic review of the Integrated Transport Plan (ITP), a review of the existing Footpath Policy be undertaken, which will involve changes (as appropriate) to the planning regulations for future residential land divisions to consider in some locations the provision of adequate footpath widths for combined use by cyclists and pedestrians.
4. A response, referencing issues identified within this report, be submitted to LGA Circular 23.6 - *Bill to Limit Speed of Bicycles on Footpaths* by the end of July 2016, as part of the LGA's consultation with all metropolitan and rural Councils.

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Moved Cr C Buchanan

Seconded Cr S White

1. The report to be received.
2. A response, referencing issues identified within this report, be submitted to LGA Circular 23.6 - *Bill to Limit Speed of Bicycles on Footpaths* by the end of July 2016, as part of the LGA's consultation with all metropolitan and rural Councils.

CARRIED

OTHER BUSINESS

WS-OB1 St Kilda Flood Mitigation - Update

Moved Cr C Buchanan

Seconded Cr R Zahra

1. Staff bring back a report on the flood mitigation works for St Kilda including Curnow Street.
2. Staff liaise with key stakeholders in relation to flood mitigation at St Kilda.

CARRIED

WS-OB2 Mangrove Trail – costs and budget for repairs to Southern side

Moved Cr C Buchanan
Seconded Cr G Reynolds

1. That staff report back on costings and a budget to undertake necessary repairs to the Southern side of the Mangrove Trail at St. Kilda.

CARRIED

WS-OB3 Bring Forward Playspace Renewal - Andrew Smith Drive

Cr C Buchanan declared a material conflict of interest due to holding the office of President at the North Pines Football Club, which is the reserve at which the playspace is located.

Cr C Buchanan left the meeting at 10:16pm.

Moved Cr R Zahra
Seconded Cr G Caruso

1. That staff report back on bringing forward the playground renewal at Andrew Smith Drive from 2017/18 to 2016/17 financial year.

CARRIED

Cr C Buchanan returned to the meeting at 10:21pm.

The meeting closed at 10.21pm.

CHAIRMAN.....

DATE.....

ITEM	2.0.1
	WORKS AND SERVICES COMMITTEE
DATE	15 August 2016
HEADING	Future Reports for the Works and Services Committee
AUTHOR	Michelle Woods, Projects Officer Governance, CEO and Governance
CITY PLAN LINKS	4.3 Have robust processes that support consistent service delivery and informed decision making.
SUMMARY	This item details reports to be presented to the Works and Services Committee as a result of a previous Council resolution. If reports have been deferred to a subsequent month, this will be indicated, along with a reason for the deferral.
RECOMMENDATION	
	1. The information be received.
ATTACHMENTS	
	There are no attachments to this report.
1. BACKGROUND	
	1.1 Historically, a list of resolutions requiring a future report to Council has been presented to each committee for noting.
2. CONSULTATION / COMMUNICATION	
	2.1 Internal
	2.1.1 Report authors and General Managers.
	2.2 External
	2.2.1 Nil.

3. REPORT

- 3.1 The following table outlines the reports to be presented to the Works and Services Committee as a result of a Council resolution:

Meeting Item	- Heading and Resolution	Officer
28/02/2011 2.1.3 Due:	Update of Council's Flood Management Strategy 4. On completion of the Flood Plain Mapping an amended Stormwater Management Plan be submitted to Council for endorsement. October 2016	Dameon Roy
28/07/2014 2.OB1 Due:	Localised Flooding Issues – Barker Road, Wilson Road and St Kilda Road (Verbal) 2. Staff bring back a report on the longer term resolution for drainage west of Port Wakefield Road taking into account the potential construction of the Northern Connector and development of Greater Edinburgh Park in collaboration with the City of Playford. October 2016	Dameon Roy
27/07/2015 1.10.1 Due:	Salisbury Oval Precinct Plan 5. A report to commence the community land revocation process required for the Salisbury Oval Precinct be presented to Council in September 2015. October 2016	Karen Pepe
24/08/2015 OB2(W.S) Due:	Pedestrian Safety - Beovich Road 2. That staff bring back a report on various options available to improve the safety of pedestrians on the stretch of Beovich Road bounded by sports fields. October 2016	Dameon Roy
28/09/2015 2.7.2 Due:	Pedestrian & Vehicle Safety - Bridge Street, Salisbury 4. Staff report back to Council 12 months after the commencement of the load limits providing an updated traffic report including usage statistics for Bridge Street October 2016	Tony Calandro

14/12/2015 NOM3	Traffic monitoring, Kesters Road between Main North Road and Ceafield Road 1. That following the opening of the Masters store and other new businesses on Main North Road, staff undertake traffic monitoring on the lower part of Kesters Road, between Main North Road and Ceafield Road to determine the impact of the operation of those businesses on traffic flow and volume in the area. The report should include consideration of: a. The requirement for additional parking restrictions in the area b. Vehicle movements of heavy and long vehicles through the area c. Risks to public safety as a result of changed traffic patterns. Due: October 2016	Dameon Roy
14/12/2015 2.7.1	Proposed works relative to the junction of Kings Road with Bolivar Road, Paralowie 4. A report be brought back to the Committee outlining options for improving traffic management between Port Wakefield Road and Salisbury Highway on Kings Road. Due: March 2017	Harry Pitrans
22/02/2016 2.1.1	Investigation of Costs Associated with Waterslide/Diving Platform Installation at Salisbury Recreation Precinct 2. A report be brought back to Council exploring the provision of a spray pad/play structure at the Salisbury Recreational Precinct for consideration in the 2017/2018 budget. Due: November 2016	Jane Trotter
22/02/2016 2.5.1	Road Closure Portion of Ryans Road Plantation, Parafield Gardens 5. A further report will be presented to Council following the public consultation period for consideration of any objections or applications received. Due: August 2016 Deferred to: October 2016 Reason: Objections received from a number of service providers. Will be presented in October.	Thuyen Vi-Alternetti

22/02/2016	Strategic Transport Plan and E-W Traffic Movements Across the City	Harry Pitrans
OB4	2. Within six months, Council consider a further report addressing the management of E-W traffic movements across the city. Due: August 2016 Deferred to: October 2016 Reason: Finalisation of the transport plan has been delayed due to the priority of providing Council inputs requested by the Department of Planning, Transport and Infrastructure to the design of the Northern Connector. The plan was also initially deferred to ensure incorporation of the outcomes of the City Plan 2030.	
29/03/2016	Implementation of Free Bike Hire Scheme (in conjunction with Bike SA) - investigation findings	Adam Trottman
2.2.2	3. The implementation of a Free Bike Hire Scheme within the City of Salisbury be considered again in three years. Due: March 2019	
29/03/2016	Change to Road Rules to Accommodate Cyclists - Application within the City of Salisbury	Tony Calandro
2.7.1	FURTHER MOTION: Council staff report on left/right lane separation marking on main road footpaths where cycling is allowed and there is currently high levels of cycling and pedestrian activity, as is currently provided on Park Way, Mawson Lakes. Due: October 2016	
29/03/2016	Waste to Resources Fund	Bruce Naumann
OB3	2. Staff bring back a report outlining potential projects which could be submitted by Council for funding from this fund. Due: October 2016	
23/05/2016	First Avenue Mawson Lakes - Road Closure	Tim Starr
2.5.1	4. A further report be presented to Council after the statutory notice period has elapsed for consideration of any objections received and whether to proceed with a Road Process Order under Section 15 of the Roads (Opening & Closing) Act 1991. Due: August 2016 Deferred to: September 2016 Reason: Public consultation period closes 11/8/16. Will be presented in September.	

23/05/2016	Road Closure Portion of Ann Street, Salisbury	Thuyen Vi-Alternetti
2.5.4	4. A further report be presented to Council following the public consultation period for consideration of any objections or applications received and consideration of the outcomes of commercial negotiations regarding the closure and transfer, prior to a formal decision being made in relation to proceeding with the road closure process. Due: August 2016 Deferred to: October 2016 Reason: Process is underway and will be presented in October.	
27/06/2016	Access Road from Main North Road to Newfield Road, Para Hills West	Dameon Roy
NOM1	1. Staff bring back a report to investigate costs and the logistics of making a new access road near Leibherr to access Newfield Road from Main North Road in an effort to make it easier for people to access the existing businesses and support the business community within the Para Hills West area. Due: August 2016 Deferred to: September 2016 Reason: Meeting with DPTI to discuss various traffic issues scheduled late August. Will report in September.	
27/06/2016	Proposal to Rename Portions of Melvina Road and Kings Road, Paralowie	Harry Pitrans
2.5.2	3. A further report be brought to the Works and Services Committee outlining the outcomes of public consultation and any recommended changes arising from the consultation process. Due: September 2016	
27/06/2016	Revocation of Community Land Status and Disposal of Joe Costello Reserve	Tim Starr
2.5.3	3. A further report be presented to Council for consideration of any objections received. In the event no objections are received, the Manager Property Services be authorised to prepare and submit the necessary documentation to the Minister for approval. Due: October 2016	
27/06/2016	Strategic Land Review Framework	Chantal Milton
2.5.4_SPDS C2	3. That a further report be presented to the Strategic Property Development Sub-Committee to review and confirm the priority list of projects for next stage feasibility investigations. Due: October 2016	

27/06/2016 2.5.4_SPDS C3	Tranche 2 - Update Report 3. Subject to a further Update Report to the Strategic Property Development Sub Committee in September, budget variances for Tranche 2 be reported to the 2016/17 Budget Review 1. Due: September 2016	Chantal Milton
27/06/2016 2.9.2	Minutes of the Confidential Strategic Property Development Sub Committee meeting held on Tuesday 14 June 2016 (SPDSC4: Tranche 1 Program Update Report) 3. Subject to a further report to the Strategic Property Development Sub Committee in September, budget variances for Tranche 1 be reported to the 2016/17 Budget Review 1. Due: September 2016	Chantal Milton
25/07/2016 WS-OB1	St Kilda Flood Mitigation – Update 1. Staff bring back a report on the flood mitigation works for St Kilda including Curnow Street. Due: October 2016	Dameon Roy
25/07/2016 WS-OB2	Mangrove Trail – costs and budget for repairs to Southern side 1. That staff report back on costings and a budget to undertake necessary repairs to the Southern side of the Mangrove Trail at St. Kilda. 2. As part of this report, staff investigate potential external funding and assistance options for these repairs including from the State and Federal Governments. Due: October 2016	Mark van der Pennen
25/07/2016 WS-OB3	Bring Forward Playspace Renewal - Andrew Smith Drive 1. That staff report back on bringing forward the playground renewal at Andrew Smith Drive from 2017/18 to 2016/17 financial year. Due: October 2016	Craig Johansen
25/07/2016 Cnl-OB2	Road Safety Issues – Salisbury Highway Intersections 4. A report be presented to Council outlining outcomes of all discussions and noting solutions, responsibilities of parties involved and any costs to be incurred by Council, if any. Due: November 2016	Tony Calandro

4. CONCLUSION / PROPOSAL

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

CO-ORDINATION

Officer:	Executive Group	GMCI	GMCID	GMCD	GMBE
Date:	08/08/16	03/08/16	03/08/16	08/08/16	08/08/16

ITEM	2.1.1
	WORKS AND SERVICES COMMITTEE
DATE	15 August 2016
HEADING	Para Hills Community Hub Concept Design Options
AUTHOR	Pippa Webb, Manager Community Capacity and Learning, Community Development
CITY PLAN LINKS	1.1 Have a community with the skills, knowledge and agility to participate in a rapidly changing economy. 3.2 Have interesting places where people want to be. 3.3 Be a connected city where all people have opportunities to participate.
SUMMARY	This report provides an update regarding the Para Hills Community Hub concept design consultation and seeks council endorsement to proceed to detailed design of the preferred concept variation.

RECOMMENDATION

1. That staff proceed to detailed design on Para Hills Community Hub – Floor Plan Option 3 as outlined in Attachment 4 (Item No. 2.1.1, Works and Services Committee, 15/08/2016).
2. That a Prudential Report, based on Para Hills Community Hub – Floor Plan Option 3 as outlined in Attachment 4 (Item No. 2.1.1, Works and Services Committee, 15/08/2016) be prepared and brought back to Council for consideration.

ATTACHMENTS

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

1. Consultation Report
2. Para Hills Community Hub - Floor Plan Option 1
3. Para Hills Community Hub - Floor Plan Option 2
4. Para Hills Community Hub - Floor Plan Option 3
5. Landscape concept

1. BACKGROUND

- 1.1 The recent review of Libraries and Community Centres has resulted in a future service framework for the Salisbury Council based on a Community Hub model for the delivery of integrated community services.
- 1.2 Para Hills was identified as a Community Hub for Council, however services in the Para Hills region are currently located disparately at The Paddocks (Community Centre) and the Para Hills local shopping centre (Library and Positive Ageing Service).

- 1.3 In 2012 a broad consultation took place with the Para Hills Community as the Master Planning Phase entered Stage 2. Over one month 193 people were engaged face to face with a range of written feedback also received. This research indicated that usage at the existing Community Centre was limited by the space, which was both not spacious enough and not well configured. The report also highlighted that a more modern look and feel that was “less dowdy”, “less hidden away” would be preferred. The consultation identified that accessibility, adequate transport, footpaths and parking were important. Adaptable open spaces were also identified as important to cater for the diverse range of needs.
- 1.4 Para Hills community population projections to 2031 indicate that the largest numbers of people in the area are expected to be between the ages of 30-49. Proportionally around one third of the population will be over 50, but the greatest number will be 30-49. This has service implications and the need to create attractive flexible spaces that can cater for the changes over the 30 year building life cycle.
- 1.5 On 21 September 2015, Council made a number of decisions relating to the building of a 500m2 extension to the Para Hills Library and Positive Ageing Centre, located at Wilkinson Road Para Hills. Those decision were:
 - 1.5.1 Council endorse Option 3 of the Paddocks Centre Review Stage 2 for further development.
 - 1.5.2 That Council note that Option 3 involves the demolition of the existing Paddocks community facility, but retention of the netball club rooms.
 - 1.5.3 Concept design is undertaken in 2015/16 (based on an extension size of 500m2) in consultation with the local community.
 - 1.5.4 That a further report is bought back to Council for endorsement of the proposed concept design before proceeding to detailed design.
- 1.6 After a tender process Thomson Rossi was appointed to develop the Concept Design on 29 March 2016.
- 1.7 This report provides an update of the development of the concept design consultation and provides 3 concept variations for Councils consideration.

2. CONSULTATION / COMMUNICATION

2.1 Internal

2.1.1 Informal Strategy 30 May 2016.

2.1.2 Briefing 02 August 2016

2.2 External

2.2.1 The Community Consultation feedback report is contained in Attachment 1.

2.2.2 The Paddocks Committee has been consulted regarding the design, room configuration, kitchen areas and external landscaping and car parking. 3 revisions were made based on their feedback have been developed. The main areas of change relate to the location of the reception and an office space. At a meeting on the 4th of August this issue was addressed by a small reduction in the storage area and the creation of an office inside the new extension. In addition the kitchen was moved to be closer to the staff reception point and an additional divider was inserted to create a smaller meeting room capability from the conference space.

3. REPORT

3.1 The preliminary Concept design was presented at Informal Strategy on 30 May 2016. Feedback from members related to concerns regarding the exterior treatments, the use of glass, the overall cost and a desire was expressed to ensure that the building was in keeping with the moderate standards expected of a modest neighborhood community facility.

3.2 A second presentation provided to elected members proposed 3 variations and these now form the basis of the recommendations for Council consideration.

3.3 Community Consultation on design elements was undertaken, and a full report is contained in Attachment 1. The consultation was conducted over a 3 month period from May-July 2016 and included:

- Wide consultation with the Community (at least 200 face to face contacts)
- Specific consultation with the Paddocks Management Committee (3 face to face consultations with the group)
- Specific consultation with existing user groups (3 face to face consultations with each group)
- Open day at the existing Paddocks Centre (located at the corner of Kesters Road and Bridge Road) to seek feedback regarding the design concepts
- Public advertising to seek feedback regarding the design
- Written feedback from key stakeholders
- Feedback to stakeholders regarding the preferred Option, including staff
- Production of a short film documenting the detailed design consultation process and outcomes

- 3.4 An additional consultation was added to the schedule taking advantage of the Paddocks Market Day. This allowed existing users of the Paddocks facility to have input and the Committee to have their views included in the initial consultation.
- 3.5 In summary the key design features which were identified by the community included:
- 3.5.1 Natural environment and landscape features
- Landscaped areas surrounding the building that enhance the area
 - Landscaped connection to the memorial garden
- 3.5.2 Access
- Improved access to the building for people with limited mobility
 - Pathways to and from the school
 - Easy access from the bus stop located on Wilkinson Road
- 3.5.3 Parking
- Additional car parking
 - Drop zones for people with low mobility/people with prams
- 3.5.4 Look and feel of the building
- Retention of the identity of the Paddocks Centre and acknowledgement to the past (words on windows, screens inside and out historical display)
 - Good connectivity to the existing building with seamless spaces
 - Modern look and feel with natural lighting
 - Natural finishes that are in keeping with the local area
- 3.5.5 Required spaces
- Café and kitchen for use by the community
 - Training spaces with good technology
 - A place for students and young people
 - A place for business people
 - A place for the Paddocks Markets
- 3.6 As a result of this feedback the Architects Thomson Rossi developed the three Concept Design variations.
- 3.7 All three design variations take account of both the features specified in the design brief as well as the views expressed during consultation. The design also takes account of the site specific considerations such as ensuring one level to maintain accessibility for customers, maximizing existing connectivity to features such as the playground, memorial and existing building. The building has been designed to ensure that the customer base plus the Paddocks Customers can be accommodated.

- 3.8 The building is designed in order to provide a vibrant and interesting place for the whole community. It will be a welcoming place for people of all ages and all backgrounds and a focus for a variety of business, cultural, learning and recreational opportunities. The new extension will have space for events, exhibitions, workshops and a multifunction space for hire accommodating around 120 people and be seamlessly integrated with the existing structure.
- 3.9 The design ensures that the extension will seamlessly integrate with the existing Library and Positive Ageing facility, complementing these existing assets. It will extend the availability of existing facilities to support lifelong learning, provide a new venue for many community activities and enable the precinct to strengthen its appeal to groups which have not traditionally been heavy community center users.
- 3.10 The use of open areas and the addition of the library extension not only facilitates this integration it also improves the integration of the old with the new.
- 3.11 In addition some programmed works will be brought forward to ensure that the older parts of the building receive fresh paint and the playground upgrade to an Autism friendly area will be brought forward to coincide with the building works.
- 3.12 The Budget for the project is split over two financial years. In 2016/2017 there is \$2.3 million and \$2.3 million has been allocated in the 2017/2018 budget. In addition in the 2015/2016 budget \$500,000 was allocated to undertake concept and detailed design if required.
- 3.13 The building design:
- Meets the principles of a Community Hub (for example co-location of like services)
 - Provides new, multipurpose areas which will be highly versatile
 - Maximises the whole Para Hills asset utilisation
 - Provides profile/visibility from major roads
 - Improves income generation capability for the Paddocks Association, as the community areas are more attractive and their available floor area has increased compared to the existing Paddocks Community Centre.
- 3.14 All three Concept variations have the following features in common:
- 3.14.1 The existing front entrance way has been maintained in order to minimise costs. The existing covered walkway area including paving is relatively new and well maintained. The area to the western side of the existing building has been designed as an open informal gathering space with some cover and landscape features to integrate and enhance the existing memorial site. As a result people will be able to access the memorial site easily and will be able to visually enjoy the memorial from all aspects of the footprint of the building.

- 3.14.2 The landscape design is contained in Attachment 5, and is a key feature of the building to integrate the extension into the existing site. The front section is designed to provide a welcoming interface between the building the memorial gardens and draw people to a welcoming usable outside space. One design feature which is proposed is a kitchen garden, which is in keeping with the desire of the community to be actively involved in teaching cooking, and having productive usable garden spaces.
- 3.14.3 Within the car parking solution there are garden beds to break the vista and to improve the amenity in order that markets and other activities can comfortably take place in the car park. This maximizes the use of the whole, site. Other features which also enhances the use of the whole site include the rear decking areas, a small amount of terracing extending the use of the areas towards the natural creek. Planting are also utilizes on the western face to shield form the sun along with sun shae protection built into the architecture. Small raised garden beds also act as informal seating on the western verandas.
- 3.14.4 Upon entering the building finishes and treatments will provide a seamless integration between old and new, with fresh painting and floor finishes.
- 3.14.5 The entrance access way to the new building will be provided via a section of the Library, by a walk way area. Lockers and storage space will ensure that visitors can secure their belongings and have ample room for storage of equipment for their activities.
- 3.14.6 The front of the building has been designed as an open welcoming space that has a kitchen and café area, which can be utilized as an open space for hire spilling over into the outdoor areas, or sectioned off for more intimate training courses. The design takes account of the need to provide for both larger and smaller groups.
- 3.14.7 The new facility has 2 hall spaces plus a number of meeting rooms, which is the minimum requirement if all the programs from the existing Paddocks Community Centre were transferred to the new facility. The flexible design of these rooms means that they are easily able to be used for multiple purposes, addressing the diverse needs of the community.
- 3.14.8 A separate reception point within the heart of the new extension, has been created to assist the Paddocks Committee continue to manage their programs. The reception point has a line of sight directly into the new extension and is close by the kitchen area.
- 3.14.9 Relocation of the Paddocks Markets was also indicated as a need. The parking areas have been designed with this in mind, in all 3 concepts, in addition to wide opening doors on the Western facing rooms to ensure that people can access these areas for selling at the markets.
- 3.14.10 During consultation there was a strong feeling regarding the need for the space to reflect the natural environment. This has been achieved via the use of wide opening doors which access the outside. The use of glass inside and outside (western side) of the building means that you will feel like the outside has been let inside.

- 3.14.11 Security was also raised as an issue and the use of glass in the interior of the building ensures that passive surveillance and increased security can be achieved without increased staffing. This has been achieved via the strategic use of glassed areas.
- 3.14.12 The amenities and office areas are located on the western wall of the new building and is centrally located to ensure easy access from all areas. The effect of having the amenities on the Western side reduces the need for shade treatments and reduces costs without compromising the openness of the building to the outside.
- 3.14.13 Parking has been increased in excess of the parking study's recommendation of 40 to 52 new spaces. Drop off zones have been created at the front of the building to improve access. Access ramps are provided from the car park on the western side to allow visitors with limited mobility to access the building.
- 3.14.14 Requirements for the provision of accessible parking is 1 space per 500m². In the concept designs proposed there are 10 accessible parking bays. The rationale for this is based on the nature of the business (seniors center) and the increased number of people with disabilities wishing to access community based services.
- 3.14.15 Parking is accessible from the front of the building entrance via 6 new parks. There is also room for a further 4 accessible parking areas on the western side and 2 adjacent the playground.
- 3.14.16 At the front of the building to improve accessibility, spaces have been incorporated into the design so that unloading passengers is easily achieved. The new drop off zone also ensure that there is level access to the front of the building, Currently there is a slope which makes the front entrance difficult for people with low mobility to access.
- 3.14.17 Access parking areas on the western side of the building are accessible to the building via ramps.
- 3.14.18 The shortest access point to the building is via the front entrance, hence the larger number of accessible parking bays.
- 3.14.19 The parking solution presented does require the shopping Centre owners agreement, as the parking solution at the front of the building would be on private land. Council has some existing car parking which is located at the north western end of the car park and a small section on the south western area. Preliminary discussions have been positive. If the discussions break down for any reason there is enough council land on the south western area to ensure that a car parking solution can be achieved. It should be noted that the earthworks involved in the car park and landscaping detail design will provide the levels required to ensure that the ground adjoining car parks match the kerb top. Retaining walls and /or landscaped terraces would blend from the car park to the walkway, ramps and verandas and below car park to the existing natural surface.

- 3.14.20 Connectivity between the school and the bus stop on Wilkinson road is improved via walkways which connect the new building.
- 3.14.21 There is the ability to ensure that the identity of the Paddocks Community Centre is reflected, in either display areas, and/or through the use of decals on both the interior and exterior of the building.
- 3.15 The main area of variation between the designs is in the building integration between the new and old and the extent of landscape features and design in the external areas, particularly to the rear of the building.
- 3.16 In all three variations presented, asset renewal works to the existing building will be undertaken during the 2018/2019 financial year to assist in the integration and to reduce the overall build costs. The works include re-painting, and some minor capital works to re-configure staffing areas. This work is currently being scoped and the works are likely to be in the order of approximately – \$150,000. It will be more efficient to undertake these works during the building phase.
- 3.17 It should be noted that the design brief specified sections of the design divided into a variety of areas but made no provision for circulation areas, as at that stage of the design process the orientation of the building had not been decided. The design brief also specified a total m² which was slightly under the requirements for the amenities areas. The effect of this is that there is additional meterage over the initial 500m² which was proposed. These elements are required to ensure that the building will work well and be compliant.
- 3.18 In order to create better connectivity between the new building and the library areas immediately adjacent a new space (45m²) has been created together with an informal learning area (75m²) which is a covered court yard. This area has been designed to cope with the gentle slope with the inclusion of some seating and raised garden beds. These areas are both to ensure adequate usable low cost space but also increase the passive surveillance opportunities through the building. The reading area is a design feature which adds to the existing library connecting the old with the new. The internal courtyard is a garden space which brings the outside into the other spaces adjacent and provides a see through light filled area which can be accessed by adjacent rooms. Access of this kind brings a value added feature to the rooms without significant cost, and deals with the site level issue.
- 3.19 Feedback from other Councils who have recently built similar facilities indicates that they have experienced around a 20% increase in customers. It is also likely that due to the nature of the flexible, attractive space that additional customers could be expected and accommodated.
- 3.20 Projected daily usage rates for the new Hub are likely to be approximately 235 people per day, based on current usage at the two sites (Para Hills Library - 70,000 visits per annum and Positive Ageing Centre – 8,000 per annum and The Paddocks Community Centre – 8,000 per annum).

- 3.21 The Paddocks Management Committee have made numerous suggestions for changes to the concept designs. Feedback from the committee was that as the management model requires the Committee to pay for all operating costs they were keen to ensure that the areas relating to the new Paddocks Community Centre were able to be partitioned from the Council run areas. The Committee also noted that they felt their responsibility to deliver at least what the community currently have in terms of rooms, if not more and/or improved. As a result of the feedback, some areas were further partitioned to make additional meeting areas. The committee also requested a dedicated reception point and office space for volunteers and staff. A reception point specifically for the Paddocks Community Centre was designed. This solution involved the creation of a reception and office space in the heart of the new extension. The Committee have agreed that on balance this is the best solution.

4. OPTION 1 – SCOPE AND COST ESTIMATE -

Building costs	Existing building works	Landscape/ car parking/paving	Utilities	Paddocks works	Sub Total	Design/contingency	TOTAL
\$2,087,95	\$175,824	\$757,895	\$150,000	\$150,000	\$3,262,514	\$1,235,000	\$4,497,514

- 4.1 Design contingency consist of the following elements:
- Design services (including contractor preliminaries) \$785,000
 - Construction contingency \$450,000
- 4.2 Works at the existing Paddocks Community Centre site is estimated to be \$150,000, which includes demolition of the Community Centre, and some lighting to substitute for the lighting which is available on the exterior of the building.. This will be expended in 2017/2018 financial year.
- 4.3 This Option proposes delivering a 505m2 building adjacent the Para Hills Library and Positive Ageing Centre which contains:
- 2 multifunction spaces (both of which can be opening to accommodate 120 people each)
 - 6 meeting rooms (which can be used and training suites or for other program activities)
 - kitchen
 - storage and amenity areas
 - new foyer to connect the buildings
 - open access to the front of the building with an informal gathering space
 - increased parking including drop off zone
 - car parking which could be used as market space
 - minimal landscaping.
- 4.3.1 This option delivers an extension which is able to accommodate the existing Paddocks Community Centre needs if all the programs and services moved from the Paddocks to the new Centre.

- 4.3.2 This option does not cater for future need, as the population ages and population of the area increases, however it does leave space for future expansion adjacent the existing facility. As noted in section 3.18, feedback from other Councils who have recently built similar facilities indicates that they have experienced around a 20% increase in customers.
- 4.3.3 This option does not provide improved landscaping to the existing memorial site. This option proposes minimal landscaping and no integrated works with the exiting building.
- 4.3.4 This option does not allow for seamless service provision through the whole facility, or the capacity to be adaptable to changes in future governance, job roles and staffing profiles. It is essentially a new building attached to the old building with limited integration.
- 4.3.5 Undertaking expansion works at a later date are likely to be more expensive than if they were undertaken as a part of the original build.
- 4.3.6 A plan of this Option is contained in Attachment 2.

5. OPTION 2 –SCOPE AND COST ESTIMATE

Building costs	Existing building works	Landscape/ car parking/paving	Utilities	Paddocks works	Sub Total	Design/ contingency	TOTAL
\$2,078,985	\$364,483	\$947,631	\$150,000	\$150,000	\$3,691,109	\$1,275,000	\$4,966,109

- 5.1 Design contingency consist of the following elements;
- Design services (including contractor preliminaries) \$825,000
 - Construction contingency \$450,000
- 5.2 Works at the existing Paddocks Community Centre site is estimated to be \$150,000, which includes demolition of the Community Centre, and some lighting to substitute for the lighting which is available on the exterior of the building. This will be expended in 2017/2018 financial year.
- 5.3 This Option proposes delivering a 580m² building adjacent the Para Hills Library and Positive Ageing Centre which contains:
- 2 multifunction spaces (both of which can be opening to accommodate 120 people each)
 - 6 meeting rooms (which can be used and training suites or for other program activities)
 - kitchen café area
 - storage and amenity areas
 - new foyer to connect the buildings
 - open access to the front of the building with an informal gathering space
 - increased parking including drop off zone
 - car parking which could be used as market space
 - landscaping which improves the connection of the building to the existing memorial

- landscaping through the car parking areas to make this more attractive for markets and viewing from the building windows.
 - additional space accessible from the library to integrate the building
 - minor works to the existing building to better accommodate staff
 - provision for outside space that can be accessed from the rooms which improves amenity and space available for use at low cost
 - small amounts re-paving at the rear (but without decking and other treatments)
 - Side exit doors from west facing rooms onto walkway areas
- 5.4 This option proposes an integrated facility which is capable of catering for increased future usage immediately. It provides enough space to re-locate existing activities.
- 5.5 It features landscaping through the car parking to enhance the area, and provide a quality of amenity for the re-location of the existing Paddocks Markets.
- 5.6 This Option provides modest treatments at the external areas of the building with new paving and a small southern decked area. This could be utilized for example by the adjacent boxing club as informal training spaces or Library customers looking for a quiet space to read outside. It does not include landscaping to improve the existing courtyards.
- 5.7 This Option proposes one mobile reception desk at the front of the building and some re-location of commonly used office technology such as scanners and copiers. Check in and out for the Library is also re-located to a more central area, facilitating better integration of the functions of the building. Paddocks dedicated reception point is also a feature of this option.
- 5.8 This option proposes that an additional room be created from the existing library of around 45m² to maximize the library space and also facilitate a better flow through the building.
- 5.9 This Option does allow for seamless service provision through the whole facility, and the capacity to be adaptable to the possibility of changes in future governance, job roles and staffing profiles, which could occur over the 30 life of the building.
- 5.10 A plan of this Option is contained in Attachment 3.

6. OPTION 3 – SCOPE AND COST ESTIMATE:

Building costs	Existing building works	Landscape/ car parking/paving	Utilities	Paddocks works	Sub Total	Design/ contingency	TOTAL
\$2,099,015	\$364,483	\$1,057,044	\$150,000	\$150,000	\$3,820,637	\$1,275,000	\$5,095,637

- 6.1 Design contingency consist of the following elements:
- Design services (including contractor preliminaries) \$825,000
 - Construction contingency \$450,000

- 6.2 Works at the existing Paddocks Community Centre site is estimated to be \$150,000, which includes demolition of the Community Centre, and some lighting to substitute for the lighting which is available on the exterior of the building. This will be expended in 2017/2018 financial year.
- 6.3 This Option proposes delivering a 580m² building adjacent the Para Hills Library and Positive Ageing Centre which contains,
- 2 multifunction spaces (both of which can be opening to accommodate 120 people each)
 - 6 meeting rooms (which can be used and training suites or for other program activities)
 - kitchen café
 - storage and amenity areas
 - new foyer to connect the buildings
 - open access to the front of the building with an informal gathering space
 - increased parking including drop off zone
 - car parking which could be used as market space
 - landscaping which improves the connection of the building to the existing memorial
 - landscaping through the car parking areas to make this more attractive for markets and viewing from the building windows
 - additional space accessible from the library to integrate the building
 - minor works to the existing building to better accommodate staff
 - provision for outside space that can be accessed from the rooms which improves amenity and space available for use at low cost
 - large amounts of landscape terraces across the rear of the existing building for use by those accessing the existing playground
 - Improved court yards by landscaping in the existing areas
 - Side exit doors from west facing rooms onto walkway areas
- 6.4 This option proposes an integrated facility which is capable of catering for increased future usage immediately. It provides enough space to re-locate existing activities.
- 6.5 It features landscaping through the car parking to enhance the area, and provide a quality of amenity for the re-location of the existing Paddocks Markets.
- 6.6 This Option provides enhanced treatments at all the external areas of the building with terraces and decking which could be utilized right around the building. Including the courtyard adjacent the existing hall at the Positive Ageing Centre.
- 6.7 This Option proposes one mobile reception desk at the front of the building and some re-location of commonly used office technology such as scanners and copiers. Check in and out for the Library is also re-located to a more central area, facilitating better integration of the functions of the building.

- 6.8 This Option proposes that an additional room be created from the existing library of around 45m² to maximize the library space and also facilitate a better flow through the building. This area also allows greater flexibility the library to display displaced book shelving created by the new entrance way.
- 6.9 This option does allow for seamless service provision through the whole facility, and the capacity to be adaptable to the possibility of changes in future governance, job roles and staffing profiles, which could occur over the 30 year life of the building.
- 6.10 A plan of this Option is contained in Attachment 4.

7. COSTING OF OPTIONS

- 7.1 Rider Levitt Bucknall have provided cost estimates on the concept variations that sit marginally (7%) above the costs as presented. Taking into consideration this information in addition to the recent outcomes for the Underdown Park project, which resulted in a competitive pricing outcome, it is proposed to use Councils internal estimate as the basis of the budget for the works. The opportunity to continue to review these estimates will be a part of the value engineering that will occur as part of the next stage of works.
- 7.2 For the purposes of comparison the total estimates are provided for each option as follows:

Option 1	TOTAL
Internal costing	\$4,497,514
RLB	\$4,843,434
Option 2	
Internal costing	\$4,966,109
RLB	\$5,311,092
Option 3	
Internal costing	\$5,095,637
RLB	\$5,440,046

8. CONCLUSION / PROPOSAL

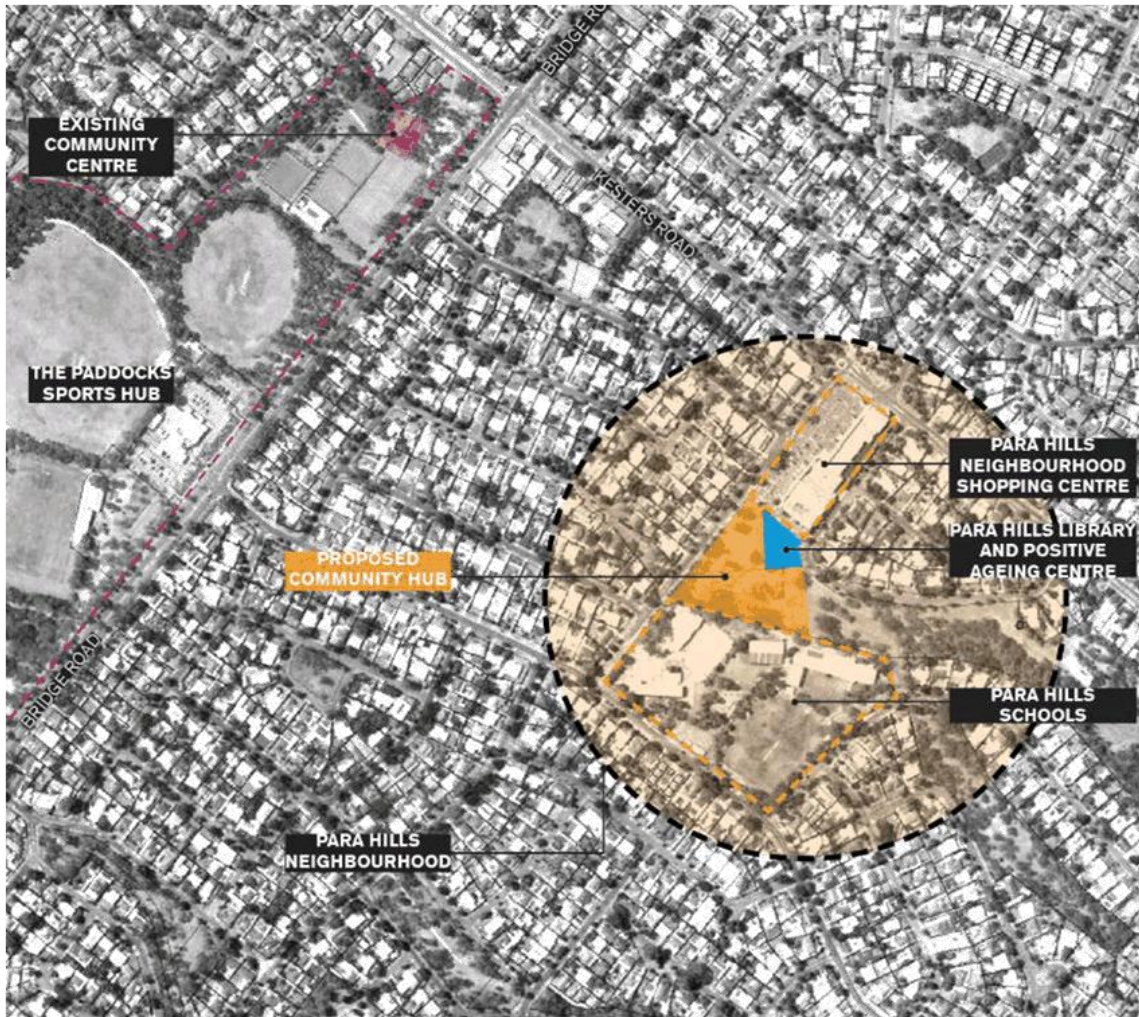
- 8.1 Option 1 is sufficient to meet current needs and is a low cost option. However this option misses the opportunity to properly integrate the existing and new building, and this may present issues. For example the look and feel of the building would be very much a new extension with little integration with the older areas which could lead people to access the newer section at the expense of the older sections. As a result increasing utilization of the existing building may not be realized. This represents a lost an opportunity. In addition this Option is not preferred as it will not provide flexibility to re-consider future staff job roles or allow for seamless service integration.
- 8.2 Option 2 has more modest treatments of the external areas and represents a good level of amenity for modest capital investment. Other landscaping works to improve the eternal court yards, and improve access to the rear of the building could be undertaken at a later stage, however the cost to undertake this work may increase over time.
- 8.3 Option 3 provides for a high level of amenity at the site with an increased level in the external areas of the facility such as the rear terraces and decking and the upgrades to the existing court yards. In comparison with Option 1 and 2 there is a small increase in the capital investment for this additional amenity.
- 8.4 Undertaking enhancement works at a later stage may cost Council more than if the work is undertaken as a part of the building works.
- 8.5 On balance Option 3 represents a good value for money option which is in keeping with the needs of the community now and into the future as well as being a prudent use of Councils funds. Given the focus on the external amenity during the community consultation undertaking full landscape design would be recommended, particularly as there is relatively small difference in costs between the Options. It will be important for the community to see a new building with completed works which integrate the building site with the existing environment.
- 8.6 In conclusion it is recommended that Option 3 concept contained in Attachment 4 be selected as the preferred option to proceed to the detailed design phase and tender for the building, providing the total project cost estimates obtained at the conclusion of the detailed design phase are no greater than project budget set at \$4.6m, approved over two years \$2.3m in 2016/2017 and \$2.3m in 2017/2018 and endorsed in the Councils budget.
- 8.7 As indicated in section 7, in order to ensure the maximum possible value for the planned investment, it is proposed that an assessment of engineering value be undertaken. Assessment of engineering value would identify the most cost effective surfaces, treatments and engineering solutions and how to minimize ongoing operational costs, before proceeding to detailed design. The aim would be to identify value for money options to potentially further reduce build and ongoing operating costs without compromising the concept design parameters. The results would then be used in detailed design to effectively deliver the project.

ITEM 2.1.1

- 8.8 Council note that a prudential report will be prepared by BRM Holdich for Council consideration, before seeking approval to proceed to detailed design.

CO-ORDINATION

Officer: Executive Group
Date: 08/08/2016



PARA HILLS COMMUNITY HUB COMMUNITY CONSULTATION REPORT

2016

A report summarising community consultation undertaken during the concept design development of the Para Hills Community Hub

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PARA HILLS COMMUNITY HUB COMMUNITY CONSULTATION REPORT

Executive Summary

This Community Consultation Report provides an overview of the Para Hills Community Hub project, consultation process, and key design directions identified by stakeholders and community during the concept design development stage of the project. The City of Salisbury acknowledges the value community participation provides to the development of a project such as the Para Hills Community Hub. Community consultation at this early stage has helped shape the siting and design of the hub building and associated external spaces. The consultation process has also enabled the design team to draw on local knowledge and understand the design elements of high value to local user groups and community.

The City of Salisbury has now completed the concept design phase of community consultation which included a series of stakeholder meetings, letterbox drop with feedback sheet, and community consultation events. Salisbury Council would like to thank the Paddocks Community Centre Board of Management, Property Agents for the Para Hills Neighbourhood Shopping Centre, staff and volunteers at the Paddocks Community Centre, Para Hills Library and Positive Ageing Centre for their assistance and participation.

During May and June 2016 over 350 people were engaged face to face and 16 feedback sheets were received. Two community consultation events were conducted, the first event was a stall at the Paddocks Market Day on Saturday 14 May 2016 to raise awareness of the project and encourage community to attend the Community Open Day. Some 60 people were engaged face to face at the Paddocks Market Day.

The second event was a Community Open Day at the Para Hills Library on Thursday 9 June 2016 where attendees had the opportunity to speak with members of the Community Hub Design Team (architects, landscape architect and Council staff) and provide design suggestions relating to the use of the hub and the design of internal and external spaces. Some 275 school children, youth and adults were engaged face to face over a four and a half hour period. Members of the Paddocks Committee and some users also took the opportunity to provide input at this event. The Open Day included children's activities and a free sausage sizzle and received positive feedback from participants.



The consultation of key stakeholders and community provided some excellent design suggestions which have influenced the development of the concept design for the new hub. There has been overwhelming positive support for the creation of a modern community hub with the extension of a community centre being directly connected to the Para Hills Library and Positive Ageing Centre. A small group of stakeholders, who maintain a close connection with the Paddocks Community Centre have reinforced the need for the new hub building to be welcoming and provides for existing user groups as well as attracting new groups. The group expressed a desire to maintain their identity.

PARA HILLS COMMUNITY HUB COMMUNITY CONSULTATION REPORT

There is a lot of support and excitement by the community around the new hub building being modern and flexible in its design. Stakeholders and community have also placed a big emphasis on the design of attractive useable outdoor spaces and gardens.

Community feedback collected has been grouped into nine key design directions, they are discussed in the report together with concept design responses.



Design Directions received from Stakeholders and Community

All points raised during the concept design stage were provided to Council's Community Hub Design Team and considered in the development of the Para Hills Community Hub Concept Design. The design suggestions have positively contributed to and influenced the development of the Para Hills Community Hub concept design.

Regular updates on the Para Hills Community Hub project will be provided to stakeholders and the broader community over the following twelve months as detailed design and construction takes place, ahead of the opening of the facility at the end of 2017.

PARA HILLS COMMUNITY HUB COMMUNITY CONSULTATION REPORT

Introduction

It is the intention of Salisbury Council to create a community hub at Wilkinson Road, Para Hills. The community hub will be a vibrant and inviting place for the whole community. The hub will welcome people of all ages and backgrounds and provide a focus for a variety of business, cultural, learning and recreational opportunities.

As an extension of the existing Para Hills Library and Positive Ageing Centre, the new community hub will have space for events, exhibitions, workshops and a multifunction space for hire accommodating around

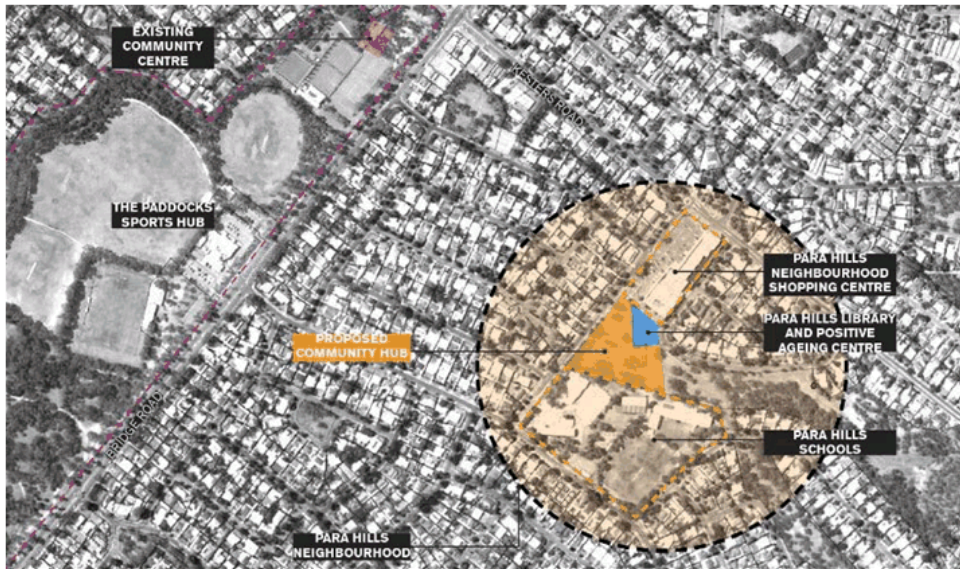


Figure 1: Para Hills Community Hub Location Plan

120 people.

The community currently has access to the Paddocks Community Centre located near the intersection of Bridge Road and Kesters Road, Para Hills West. Council did consider a number of options to upgrade the Paddocks Community Centre which has served the community well in the past. In recent years, the needs and expectations of the community have changed and at the same time the Paddocks Community Centre building has deteriorated despite regular maintenance by Council and support of the Paddocks Community Centre Board of Management.

The new community hub will be a landmark in Salisbury, demonstrating Council's commitment to modern and well-equipped facilities for those who reside in the City as well as those who visit. The new facility will

PARA HILLS COMMUNITY HUB COMMUNITY CONSULTATION REPORT

seamlessly integrate with the existing Library and Positive Ageing facility, complementing these existing assets.

The new hub will extend the availability of existing facilities at the Para Hills Library and Positive Ageing Centre to support lifelong learning, and provide a new venue for many community activities. It is expected that community activities based at the Paddocks Community Centre will relocate to the new hub where their existing and future needs will be accommodated.

Discussions with the community strongly indicate that the co-location of the new community hub with the Para Hills Library, Positive Ageing Centre and Para Hills Shopping Centre will appeal to groups which have not traditionally been community centre users, further strengthening long term use of the facility.

Salisbury Council is committed to engaging with community and stakeholders to maximise the potential of the community hub as a welcoming place for locals and visitors for years to come.

PARA HILLS COMMUNITY HUB COMMUNITY CONSULTATION REPORT

Project Overview

In September 2015, Council approved the development of a concept design in consultation with the local community for a new community facility as an extension of the existing Para Hills Library and Positive Ageing Centre. The new facility, "Para Hills Community Hub", will be ideally positioned adjoining the Para Hills Neighbourhood Shopping Centre and Para Hills Schools.

This project proposes the construction of a new 500 square metres extension to the existing Para Hills Library and Positive Ageing Centre to provide a building area totaling 1000 square metres. This will deliver a community hub and combined library, seniors' services and community centre. The new community hub has been designed to replace the existing Paddocks Community Centre which has served the community well in the past.

PROJECT BACKGROUND

In 2012 a broad consultation took place with the Para Hills Community as part of a master planning process. Over one month 193 people were engaged face to face with a range of written feedback also received. This research indicated that usage at the existing Community Centre at The Paddocks was limited by the space, which was both not spacious enough and not well configured.

The process also highlighted that a more modern look and feel that was "less dowdy", "less hidden away" would be preferred. The consultation identified that accessibility, adequate transport, footpaths and parking were important. Adaptable open spaces were also identified as important to cater for the diverse range of needs. A range of unmet community needs were identified, they included:

- A lack of suitable hire space (most were looking for 120-150 people).
- Parenting classes found the space as not sufficient and some rooms did not have access to kitchen areas, or were not private enough for some activities.

Community population projections to 2031 for Para Hills indicate that the largest numbers of people in the area are expected to be between the ages of 30-49. Proportionally around one third of the population will be over 50, but the greatest number will be 30-49. This has service implications and the need to create attractive flexible spaces that can cater for the changes over the buildings life cycle.

Community consultation undertaken in 2012-13 helped Council identify six key elements relevant to the development of a multipurpose community facility at Para Hills. These elements were integrated into the architect's design brief for the community hub project.

The outside environment and outdoor space

Open space was important to the majority of those consulted. The Paddocks was considered a treasured open space feature of Para Hills. While some people expressed concern about the size of the trees and potential damage from falling branches at The Paddocks, people held the general view that maintaining open space in Para Hills and not losing it to development would continue to be important in the years ahead.

PARA HILLS COMMUNITY HUB COMMUNITY CONSULTATION REPORT

Transport, access, car parking and associated infrastructure

The need for adequate transport for people, particularly those who have mobility disabilities, to gain access to community facilities was also seen to be very important. Promotion of existing transport options, particularly to older people was highlighted. People also wanted community facilities to be easily accessible by all with good car parking, footpaths and pedestrian access.

Location

The location of a new community hub near the Para Hills Neighbourhood Shopping Centre was liked by younger people and some older people because it is conveniently situated close to the shops and school and also the chemist for people to fill their prescriptions. Those who used the Paddocks Centre, particularly older people, liked the location of the Paddocks Centre because it is surrounded by open space and located conveniently on a main road with bus access, while others thought the Paddocks Centre was too "hidden away". The new Para Hills Community Hub will have main road frontage to Wilkinson Road and bus access.

Activities and services

With growing cultural diversity in Para Hills, it was believed that it will be important to provide activities and programs that help new migrants to the area integrate with the existing community. In addition, people felt that more intergenerational activities and those which brought community together regardless of their age or ability should be a focus of community facilities of the future. Importantly, there was recognition that facilities need to open longer so they can offer activities at times that appeal to a wider age range. It was also felt that activities on offer needed to remain affordable.

Community and cultural inclusion

Overall cultural inclusion is important to the Para Hills community including being able to accept different ways of life and standards of living. People were keen to ensure that barriers to participation by residents from all walks of life were broken down and buildings, spaces, activities and policies of community facilities encourage open participation.

Information needs including signage

Community feedback through the consultation process highlighted the ongoing issue of people not being fully aware of community facilities in the Para Hills region and what they have to offer. There was a sense that there is a lack of information about community facilities in general and / or that the current methods used to promote the Para Hills Community Hub and the Paddocks Centre were not effective in reaching the wider community.

Poor signage, lack of visible signage and wrongly positioned signage at the community facilities, particularly the Paddocks Centre was seen to contribute to people's lack of awareness about their location, opening hours and activities.

PARA HILLS COMMUNITY HUB COMMUNITY CONSULTATION REPORT

COMMUNITY HUB VISION

The new community hub will be a welcoming place for people of all ages and all backgrounds, and a focus for business, cultural, learning and recreational opportunities.

The Para Hills Community Hub will become a key meeting place that creates opportunity and learning in a relaxed environment.

The community hub will be a landmark facility with modern and well-equipped facilities for those who live in the City as well as those who visit. Spaces will be available for events, exhibitions, workshops and a multi-function space for up to 120 people, as well as spaces for events, exhibitions and workshops.

Complementing the existing Library and Positive Ageing Centre, the new hub will extend the availability of existing facilities to support many community activities. The extension creating new community centre facilities will acknowledge the past, combining unique interpretive areas which link the former Community Centre (located at the Paddocks corner of Kesters Road and Bridge Road) to the new site.

THE PARA HILLS COMMUNITY HUB IS A PLACE FOR:

- **Local community** to access training, community information and hold meetings.
- **Residents** to meet others, study or just spend time.
- **School students and young people** to meet, learn, and participate in group and individual activities.
- **Seniors** to access health and wellbeing information and be socially connected.
- **Business people** looking for internet access, networking opportunities and space to do business.
- **Families** to enjoy activity programs and access the internet.
- **Anyone** who would like to access local history, and information regarding local services, walking trails and events in the local area.
- **Volunteers** wanting to become involved in the local community.

PARA HILLS COMMUNITY HUB COMMUNITY CONSULTATION REPORT

COMMUNITY HUB TIMELINE

The Para Hills Community Hub timeline is described below in Figure 2.

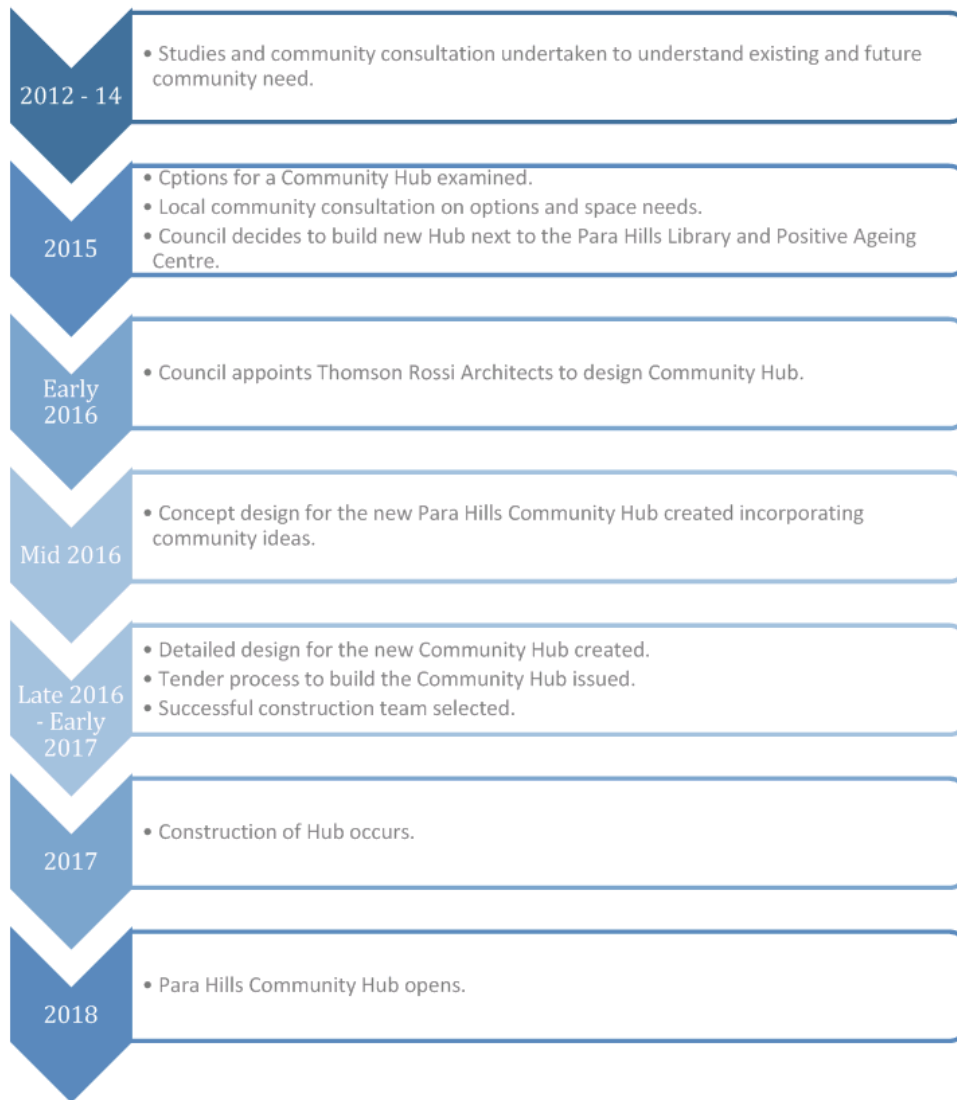


Figure 2: Community Hub Timeline

PARA HILLS COMMUNITY HUB COMMUNITY CONSULTATION REPORT

Concept Design Community Consultation Process

The City of Salisbury is strongly committed to open, accountable and responsive decision making, which is informed by effective communication and consultation between the Council and community. It is important that consultation is designed to best meet the needs of the community and Council to achieve the following outcomes:

- Establish engaging and sustainable partnerships.
- Build wellbeing and a sense of pride among our people.
- Develop a commitment to continuous improvement in our approach to consultation.
- Develop effective and ongoing consultation between Council and the local community.

COMMUNITY ENGAGEMENT PRINCIPLES

The City of Salisbury's Public Consultation Policy states six community engagement principles that are central to the City of Salisbury's approach to public consultation processes.

- **Participation:** Council views all members of its Community as being citizens and recognises that citizenship grows and develops with the participation of citizens in democratic processes.
- **Respect:** Council values and respects the diversity of the Community of the City of Salisbury and believes that all citizens have the right to be consulted and to participate in Council's consultative and decision-making processes.
- **Partnership:** Council will work in partnership with the Community to shape the future of the City of Salisbury because it believes that the City's future is best achieved through an active and informed citizenry.
- **Wellbeing:** Council believes that Community wellbeing, vibrancy and sustainability are enhanced by citizens participating in Council's decision-making process.
- **Accountability:** Council is accountable to its Community through Community participation and engagement for the management of its resources, assets and expenditure and for the decisions it makes.
- **Accessibility:** Council recognises that there are a number of groups within the Community who have particular requirements to enable them to participate effectively in decision making processes. Council will ensure that any barriers to effective Community participation and engagement are addressed.

Well planned stakeholder consultation and communication formed an integral part of the approach to the concept design development of the Para Hills Community Hub.

PARA HILLS COMMUNITY HUB COMMUNITY CONSULTATION REPORT

STAKEHOLDERS AND COMMUNITY ENGAGED

There are a wide range of stakeholders and community with an interest in the Para Hills Community Hub as illustrated in Figure 3.

Figure 3: Generic Stakeholder Groups

COMMUNICATION AND CONSULTATION TOOLS AND TECHNIQUES

To facilitate community consultation during the concept development phase a suite of communication and consultation tools were implemented. Refer below.

Information and Feedback Sheets

- Information sheets were produced to raise awareness and invite community comment on the concept design of the community hub. Information included:
 - Introductory Fact Sheet.
 - Frequently Asked Questions Fact Sheet.
 - Feedback Sheet inviting contributions to the concept design of the community hub.
 - Flyer promoting the Community Open Day at the Para Hills Library.



Council Website

- Information was uploaded to Council's website to raise awareness about the project and community consultation process including the Introductory Fact Sheet, Frequently Asked Questions Fact Sheet and promotion of the Community Open Day.

Local Media

- A public notice was placed in the 25 May 2016 Edition of the Northern Messenger (Page 19) to raise awareness about the project and inviting community to attend the Community Open Day.
- The community hub project was promoted on PBA-FM a community radio station providing entertainment, information and access programs to the local community broadcasting from the TWELVE25 Youth Enterprise Centre in Salisbury.

PARA HILLS COMMUNITY HUB COMMUNITY CONSULTATION REPORT

Distribution of Information to Raise Awareness

- A letterbox drop of the local Para Hills community and key stakeholders occurred attaching the Introductory Fact Sheet, FAQs Fact Sheet and Feedback Sheet inviting contributions to the concept design of the community hub.
- Emails were directed to key stakeholders, attaching the Introductory Fact Sheet, FAQs Fact Sheet and Feedback Sheet inviting contributions to the concept design of the community hub.
- Information and Flyers promoting the Community Open Day were hand delivered to a wide range of businesses and organisations within the local Para Hills area including the tenants of the Para Hills Shopping Centre, businesses along Kesters Road and Wilkinson Road, and the Para Hills School.
- Information was made available at the Paddocks Community Centre, Para Hills Library, and Community Centres and Libraries through the Salisbury Council area.

Briefings and Meetings

- Briefings and meetings were held with key stakeholders including the Mayor; Elected Member; Council Executive, The Paddocks Community Centre Board of Management, Property Agents for the Para Hills Neighbourhood Shopping Centre, and staff at the Centres.

Community Events

- A stall formed part of the Paddocks Market Day on Saturday 14 May 2016 to raise awareness of the project and encourage community to attend the Community Open Day. Some 60 people were engaged face to face during a 4 hour period.
- A Community Open Day was conducted at the Para Hills Library on Thursday 9 June 2016 where attendees had the opportunity to speak with members of the Community Hub Design Team (architects, landscape architect and Council staff) and provide design suggestions relating to the use of the hub and the design of internal and external spaces. Some 275 school children, youth and adults were engaged face to face over a four and a half hour period. Members of the Paddocks Committee took the opportunity to provide input. The Open Day, which included children's activities and a free sausage sizzle, received positive feedback from participants.

Short Film

- Filming of the two community events and various short interviews took place during the conduct of the concept design community consultation process. It is planned that a short film will be created documenting the concept design development process.

STAKEHOLDER AND COMMUNITY DESIGN DIRECTIONS

A summary of the key design directions raised during the stakeholder and community consultation process are summarised in the next section of this report.



PARA HILLS COMMUNITY HUB COMMUNITY CONSULTATION REPORT

Stakeholder and Community Design Directions

The consultation of key stakeholders and community provided some excellent design suggestions which have influenced the development of the concept design for the new hub. There has been overwhelming positive support for the creation of a modern community hub with the extension of a community centre being directly connected to the Para Hills Library and Positive Ageing Centre. A small group of stakeholders, who maintain a close connection with the Paddocks Community Centre, have reinforced the need for the new hub building to be welcoming and provides for existing user groups as well as attracting new groups. The group expressed a desire to maintain their identity.

There is a lot of support and excitement by the community around the new hub building being modern and flexible in its design. Stakeholders and community have also placed a big emphasis on the design of attractive useable outdoor spaces and gardens. Community feedback collected has been grouped into nine key design directions, they are summarises below together with concept design responses.



Figure 4: Design Directions received from Stakeholders and Community

PARA HILLS COMMUNITY HUB COMMUNITY CONSULTATION REPORT

DESIGN DIRECTION 1: AN ACCESSIBLE AND WELCOMING COMMUNITY HUB

Community comments

- We would use a covered drop-off area and parking spaces for the disabled near the entrance, ideally at the same gradient as the hub entrance.
- We need sufficient on-site parking to meet community need.
- I would like the path between the car park and hub entrance to be designed with mobility in mind and be suitable for gophers and wheelchairs.
- I would use bike racks near the hub entrance, including bike racks for wide-tyre bikes, and bike lockers.
- I need any steps to be well-designed, with minimal steepness, and maybe include rails on one side.

Concept design response

- The forecourt immediately in front of the Positive Aging Centre will be re-surfaced at grades that allow compliant disabled access. The new forecourt will include new bike racks.
- New compliant disabled access carparks are proposed at the existing shopping centre carpark strip immediately adjacent the community hub.
- New disabled carparks will also be included within the new carpark proposed on the site, providing over 50 new spaces for visitors.

DESIGN DIRECTION 2: STRONG CONNECTIONS TO ADJACENT FACILITIES

Community comments

- We need strong links to be created between the community hub and adjacent facilities including Para Hills School, Para Hills Shopping Centre, Boxing club, Existing playground, Memorial garden, Car parking and Prettejohn Gully.
- We need to encourage walking and cycling to and from the community hub.

“The Shopping Centre, Library and School do need something to draw them closer together – I commend the drivers of this HUB project” Community member comment

Concept design response

- The entire site development includes a “360 degree” approach to provide new landscaped grounds around the full community hub development.
- A variety of landscape elements and new pathways promote visitors and people “passing through” to enjoy new planting installations, gardens and terraced seating.

PARA HILLS COMMUNITY HUB COMMUNITY CONSULTATION REPORT

DESIGN DIRECTION 3: A VISION FOR THE ENTIRE SITE

Community comments

- We would use a range of flexible “outdoor rooms” and spaces suited to activities like yoga, relaxing, tai chi, outdoor fitness, sensory play, socialising, markets, performances and events.
- We need appropriate external lighting for safety and security, such as along the path to car park, and we need to make sure lighting does not adversely impact adjacent residential neighbours.
- We would suggest treatments like plazas with raised garden beds, lawn, decking, feature trees, courtyards, seating, outdoor kitchen/bbq, play elements and public art.
- We need to integrate the Para Hills Library memorial entry feature and seating, and the playground.
- I would like to see landscaping between the car park and Wilkinson Road.

Concept design response

- The extensive re-landscaped grounds incorporate the existing memorial garden within a new sensory garden layout.
- The new extension provides a diverse range of internal spaces that are immediately connected to outdoor courtyards, providing an unprecedented level of indoor/outdoor interaction.
- The proposed landscape scheme is extensive and offers a wide variety of green amenity to further reinforce the existing parkland setting.

DESIGN DIRECTION 4: A MODERN FLEXIBLE HUB THAT MEETS COMMUNITY DEMAND

Community comments

- We need to make sure the community hub is big enough to accommodate existing users and classes based at the Paddocks and Positive Ageing Centre, as well as new people.
- I would use meeting rooms and spaces for activities such as yoga, dance, meditation and for functions such as parties.
- We need well-designed reception areas and storage areas.
- We would use a modern tech hub and free Wi-Fi.
- We would like comfortable spaces to sit and read – this is lacking in the Library.
- We would use a community kitchen space, an indoor/outdoor café style area, and wet areas would be good for painting classes.

Concept design response

- The Paddocks Community Centre Board of Management has supported the new plans in providing much improved facilities in terms of small to large flexible meeting spaces with dedicated storage.
- The proposal also includes a reading room extension to the current library, providing greater visual connection to the new external landscaped spaces.



PARA HILLS COMMUNITY HUB COMMUNITY CONSULTATION REPORT

DESIGN DIRECTION 5: A HUB THAT IS FOR THE COMMUNITY – BY THE COMMUNITY

Community comments

We would like to see activities that promote community participation in the hub such as:

- Community garden growing fruit, herbs and vegetables for hub café/kitchen.
- Involving school children in the education of growing herbs, vegetables, fruit, etc.
- Involving school children in Tai Chi, meditation, etc.
- Cooking classes run for the community – by the community.
- Local businesses training/mentoring local youth.
- Sensory garden to assist children with special educational needs.

Concept design response

- The intricate landscape design provides a range of intimate to expansive outdoor areas with a wide range of features for community engagement.
- In addition to soft landscaping, the provision of a new north facing forecourt and south facing terraced courtyard introduces a new range of covered outdoor areas suitable for a wide variety of community events.

DESIGN DIRECTION 6: A PLACE THAT VALUES LOCAL COMMUNITY SERVICE AND HERITAGE

Community comments

- We would like to see a display of the history of the Paddocks Community Centre through archival, memorabilia and historical artifacts – to keep the Paddocks identity.
- We could have a garden area that recognises the Paddocks history.
- We could acknowledge the Aboriginal and multi-cultural character of the local community.
- We need to integrate the existing Para Hills Library memorial entry feature and seating – perhaps with more planting.
- We could incorporate the clay tiles around the Para Hills Library in courtyards, garden paths, or tiled seats.

Concept design response

- Consultation has acknowledged the desire to transfer of certain historical items from the existing Paddocks building that acknowledge a continuity of community commitment and the importance of identity.
- The extensively landscaped grounds will also generate multiple opportunities for customisation of gardens, whilst the new covered outdoor courtyards will promote cultural events where outdoor engagement is essential.



PARA HILLS COMMUNITY HUB COMMUNITY CONSULTATION REPORT

DESIGN DIRECTION 7: A WELCOMING PLACE FOR CHILDREN AND YOUTH

Community comments

- Kids would use a bag rack to put their school bags on when visiting after school.
- We would use places for kids to play.
- Spaces for teenagers to hang out would be a good feature.
- We would use a playgroup and a crèche at the hub.
- We would support activities for local children and youth, including after school and school holiday activities, for different age groups (e.g. 9-12, 13-16 years).
- I would use a small theatre production space or a space to watch a movie.

Concept design response

- The internal planning offers a range of intimate rooms that can be opened up and connected for larger group events.
- Outdoor terraces on the southern side of the extension will promote students to gather and enjoy their own 'space'.
- The northern forecourt and sensory garden will be ideal for supervising smaller children.



DESIGN DIRECTION 8: A PLACE THAT SUPPORTS EDUCATION AND TRAINING

Community comments

- More space for school students to do their homework.
- There are not enough computers for students and community to access, we could do with more.
- More reliable free Wi Fi through the whole building would be helpful and less frustrating.
- We would like to use white boards and have flexible access to power outlets.
- The hub could be a place young disabled or unemployed gain work experience and skills to find work.
- The hub could expand its programs, knowledge and support for independent living skills, and provide classes for all ages including cooking, computer, numeracy and literacy and languages.
- I would use the hub for youth classes in cooking, craft, computing (e.g. Photoshop, Garageband, movie making), how to run a business (sponsored by local business), gardening.

Concept design response

- The flexibility of all rooms proposed will allow spaces to be connected on demand to allow a variety of educational events to occur.
- All spaces will provide infrastructure for electronic media, plus storage for other educational equipment.
- A fully equipped commercial kitchen and café will support a wide range of catered events.

PARA HILLS COMMUNITY HUB COMMUNITY CONSULTATION REPORT

DESIGN DIRECTION 9: A PLACE THAT PROMOTES LOCAL BUSINESS

Community comments

- I would use the hub to hold business meetings.
- I would use the hub to hold business trade expos, workshops and conferences.
- I would need the meeting rooms to have modern technology.
- We could use the hub as a place for local businesses to network.
- I see opportunities for local businesses to sponsor community activities such as cooking demonstrations.

Concept design response

- As a fully transparent building, local businesses will have access to highly visible facilities to promote networking of local commercial activities.
- Proposed rooms are deliberately flexible in configuration and are all visually connected to outdoor landscaped spaces.

All points raised during the concept design stage were provided to Council's Community Hub Design Team and considered in the development of the Para Hills Community Hub Concept Design.

The design suggestions have positively contributed to and influenced the development of the Para Hills Community Hub concept design.



PARA HILLS COMMUNITY HUB COMMUNITY CONSULTATION REPORT



Community Open Day held at the Para Hills Library, June 2016 9



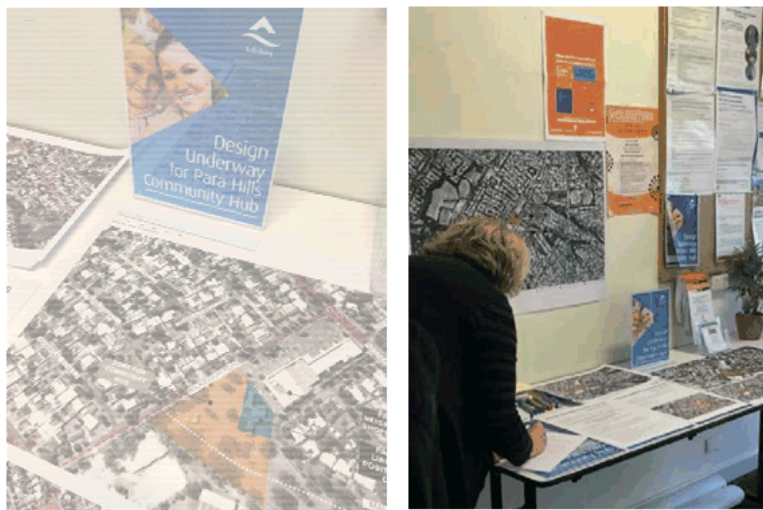
PARA HILLS COMMUNITY HUB COMMUNITY CONSULTATION REPORT

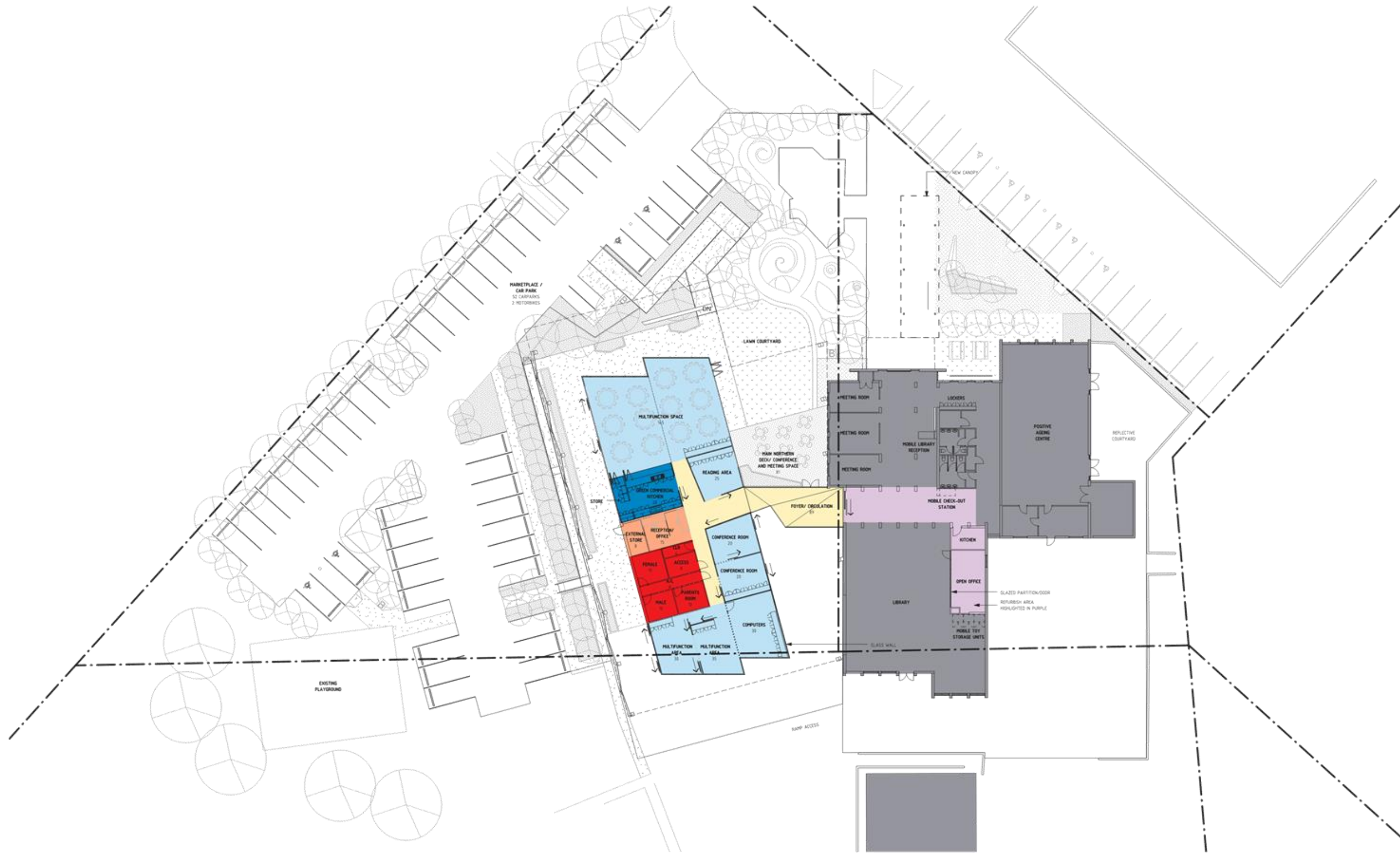
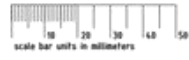
Conclusion and Next Steps

In August the Council staff will bring a report to Council with three (3) design variations for Council to consider proceeding to detailed design.

- Write a letter to stakeholders we met with during the concept design development stage, as well as community members who provided their contact details on their feedback form, to thank them for their time and update them on the concept design.
- Inform the wider community of the concept design through:
 - Public Notice in the Northern Messenger
 - Council's website
 - Display at the Para Hills Library / Positive Aging Centre
 - Display at the Paddocks Community Centre
 - Stall at the Paddocks Market Day on Sat 12 November 2016.

Regular updates on the Para Hills Community Hub project will be provided to stakeholders and the broader community over the following twelve months as detailed design and construction takes place, ahead of the opening of the facility at the end of 2017.





1
SD40
GROUND FLOOR PLAN - OPTION 01
1:200

3074-SALISBURY.PARA HILLS COMM. CENTRE

SD22 GROUND FLOOR PLAN - OPTION 01


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JULY 2016

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1
SD40 1:200
GROUND FLOOR PLAN - OPTION 03

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SD24 GROUND FLOOR PLAN - OPTION 03

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PROJECT PARA HILLS COMMUNITY CENTRE
 CLIENT THOMSON ROSSI
 DRAWING LANDSCAPE CONCEPT PLAN OPTION 1



DATE: 21/07/2016 BY: LJ
 DWG NO. OS537X_CP01 APPROVED BY: --

ITEM	2.6.1		
	WORKS AND SERVICES COMMITTEE		
DATE	15 August 2016		
PREV REFS	Works and Services Committee	0.0	15/02/2016
HEADING	Capital Progress Report - July 2016		
AUTHOR	Christy Martin, Manager Project Services, City Infrastructure		
CITY PLAN LINKS	3.2 Have interesting places where people want to be.		
SUMMARY	The following status report summarises the completion of the 2015/16 Capital Works Program. A selection of current construction highlights is also included within the report.		

RECOMMENDATION

1. The information be received.

ATTACHMENTS

There are no attachments to this report.

1. BACKGROUND

- 1.1 City Infrastructure Department is responsible for the capital works associated plant and fleet, building, traffic and civil engineering services, landscape and environmental works. Specifically these works involve the project management of design, specification development and construction. Service provision is undertaken by both internal service providers and external consultants/contractors. City Infrastructure provides periodical progress reports of these projects.

2. CONSULTATION / COMMUNICATION

- 2.1 As part of the management of the City Infrastructure Capital Works Program, communication of the program occurs on a monthly basis via the Works and Services Committee. In addition, a current program of works is available via the City of Salisbury internet site and highlights are included within the periodic publications of Salisbury Aware.

3. REPORT

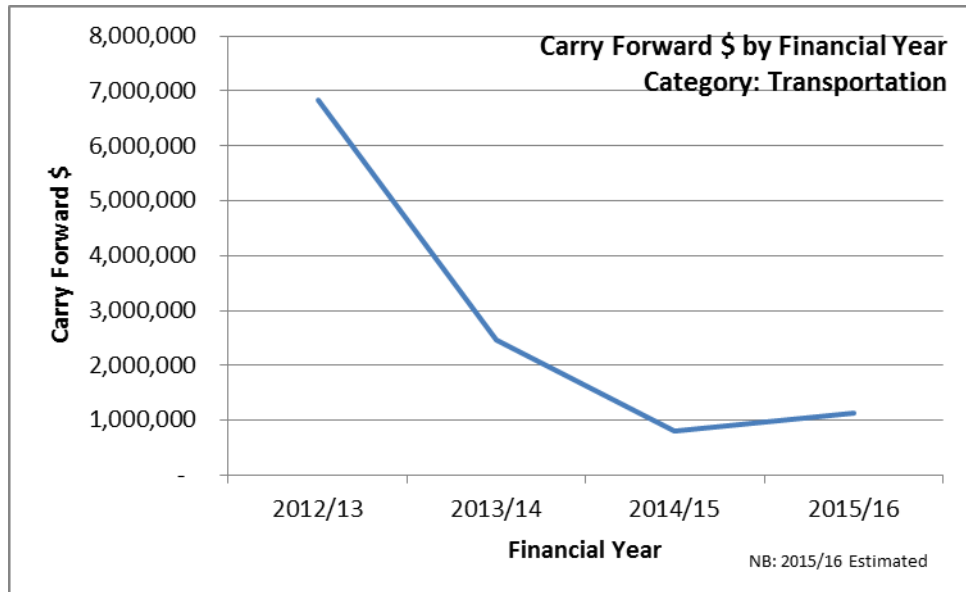
3.1 2015/16 Capital Works Program

2015/16 was a busy year of design and construction with some significant works delivered including the increased Street Trees Program which impacted across the Council area. City Infrastructure is currently forecasting approximately a 25% carry forward of the revised 2015/16 budget. The finalisation of 2015/16 projects is underway with 473 projects completed with an approximate spend of \$28m achieved within the financial year. To enable continuity of work for staff, a portion of the program is designed to carry across financial years.

3.2 Transportation

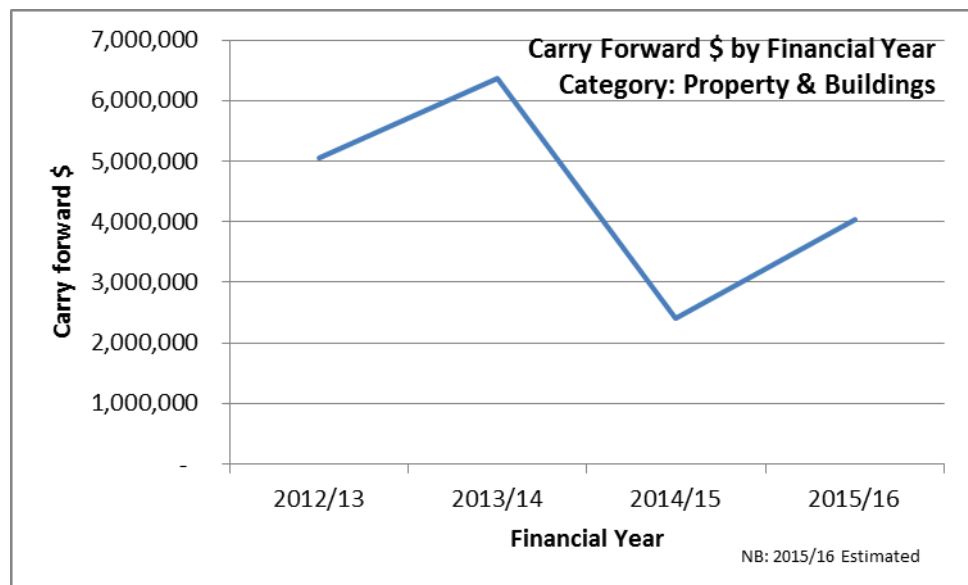
3.2.1 Approximately 250 projects were finalised in 2015/16 within the Asset Category of Transportation. Key works delivered include the Road Reseal Program, Footpath Construction Program, Bridge Renewal Program, Play Space Lighting and Traffic Signals Renewal

3.2.2 Significant efforts have been made to reduce the value of carry forward each year within this category, as can be seen in the graph below. The current forecast minor spike is primarily due to \$190k asphalt works on hold pending adjacent Dept Transport & Infrastructure rail corridor works, \$90k Rundle Park Lighting pending matching funding and \$ 515k Diment Road upgrade awarded late 2015/16.



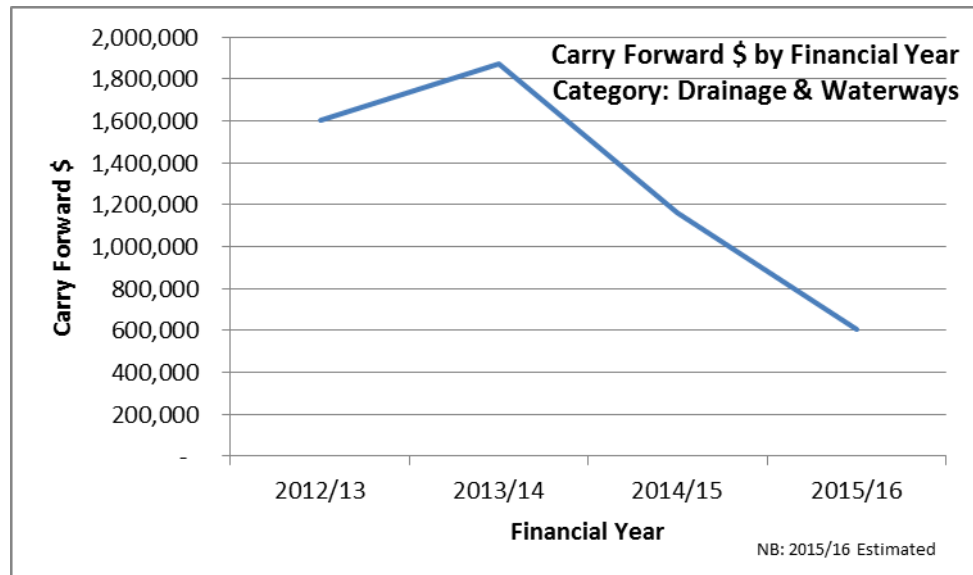
3.3 Property & Buildings

- 3.3.1 Within the Property and Buildings category, works have continued to be progressively delivered. Significant achievements in 2015/16 include the completion of the North Pines Clubroom Facilities, 27 Building Renewal projects finalised, 6 Minor Capital Grants Program projects completed and the commencement of the construction of new clubroom facilities at Underdown Park.
- 3.3.2 Approximately half, i.e. \$2.3m, of the current projected carry forward can be attributed to the new facilities at Underdown Park which will continue construction into 2016/17. The other main carry forward which has increased this year's value is \$690k land acquisition at Salisbury Bowling Club. This is progressing and has been reported to Council.



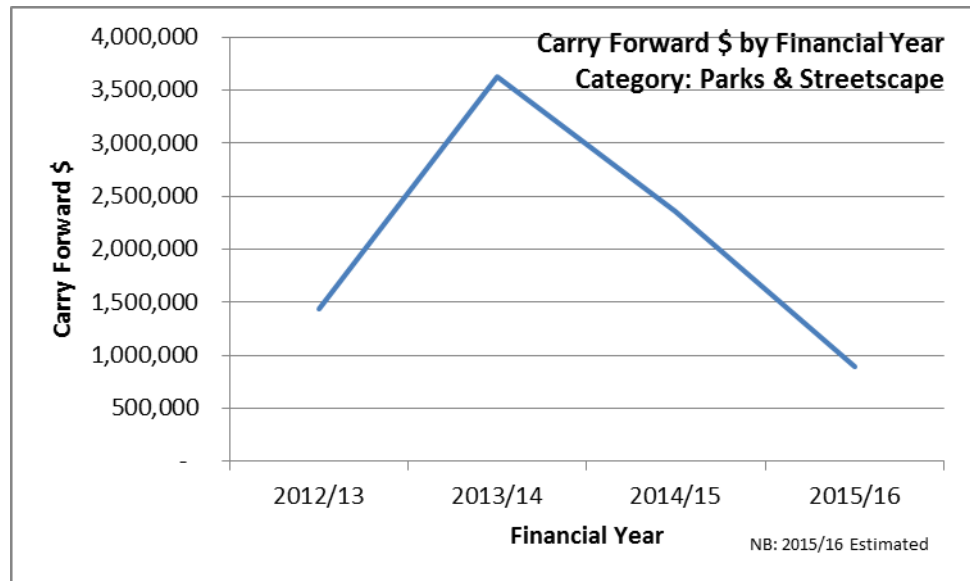
3.4 Drainage & Waterways

- 3.4.1 The Drainage and Waterways asset category encompasses new and renewal drainage, flood mitigation, local flooding, coastal works and watercourse management. The graph below shows the overall downward carry forward trend in the last few financial years. As with Parks and Streetscape works, Drainage and Waterways projects include a capital plant establishment period which crosses financial years. Planting is an important element in the management of erosion control within waterways.
- 3.4.2 The completion of two sections of Montague Road storm water drainage infrastructure renewal occurred in 2015/16. Program planning delivered Closed Circuit Television (CCTV) inspections of drainage infrastructure. Further CCTV inspections are planned in 2016/17 and future years to assist with asset management planning and developing future programs of works.



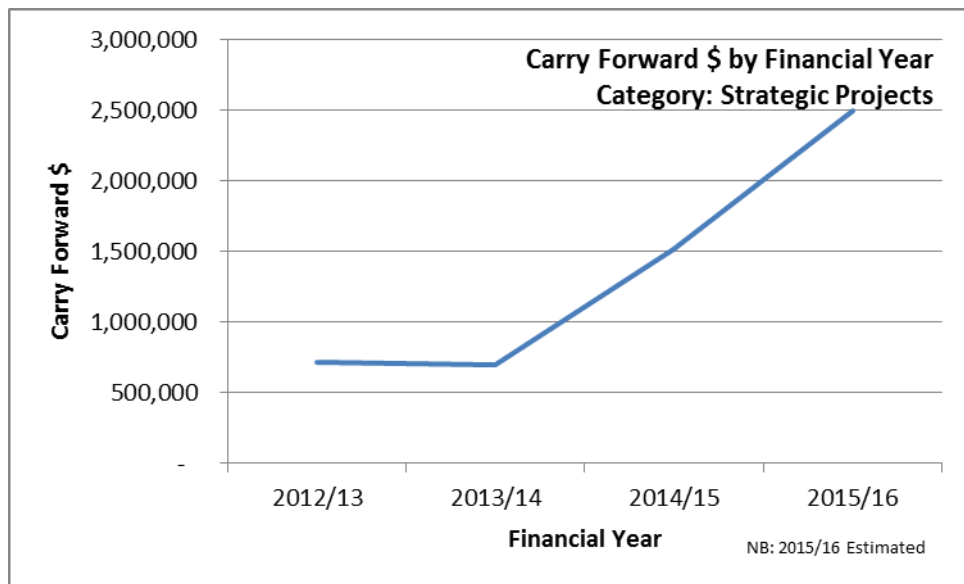
3.5 Parks & Streetscape

- 3.5.1 The Parks and Streetscape asset categories, deliver visual and recreational outcomes for the community to enjoy. The renewed St Kilda Playground was successfully opened in November 2015, with further renewal works proposed for 2016/17. In addition, a further 6 playground renewals were completed in 2015/16.
- 3.5.2 The graph below shows the reduction in funds carried forward over time. There will always remain a level of carry forward attributable to the capital plant establishment periods.



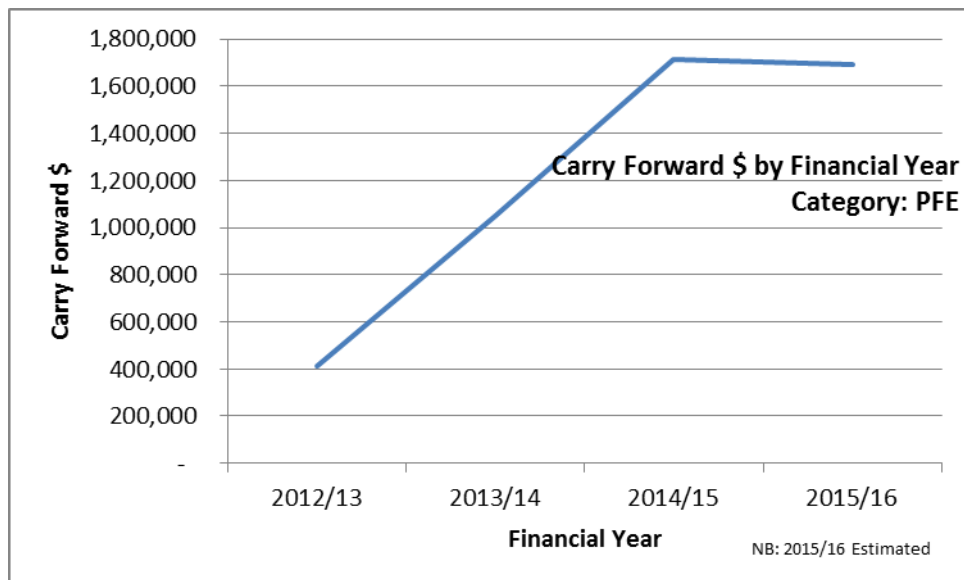
3.6 Strategic Projects

- 3.6.1 Strategic Projects will deliver some significant new facilities and amenities to the community over the next few years. Following the \$1.3m spent on drainage and site preparation at Bridgestone Park, work has now commenced on the development of a passive recreation space for the community to enjoy, with \$2.2m carrying forward to complete this. Works being completed include turf establishment on the two open spaces, fitness equipment, playground, ablution facility, car park and landscape works. This project is the main basis for the carry forward within this asset category with the final stage of construction awarded late 2015/16. Timing of these works was important to allow planting of trees/landscapes and their establishment to occur in 2016/17.
- 3.6.2 Para Hills Community Hub concept design development commenced in 2015/16 and will progress to completion of full detail design in 2016/17. Further funds for construction were identified during the annual budget process of \$2.3m in 2016/17 and \$2.3m in 2017/18. This project was the other main component of carry forward, \$470k, within the Strategic Projects asset category.



3.7 Plant, Furniture & Equipment

- 3.7.1 The Plant, Furniture & Equipment category primarily covers the management of the City’s plant and fleet which assist staff to deliver valued services to the community. This asset category has been impacted by organisational program reviews and some funds have carried forward from 2014/2015. While Divisions are under review, fleet and plant renewal is placed on hold pending the outcome.
- 3.7.2 This program also encounters supply delays with some plant and fleet items requiring significant build and/or import times. Staff have been working on strategic acquisition planning to assist with management of this program.
- 3.7.3 The restoration of the 1947 Bedford ute has commenced, with CoS working with the Military Museum to complete the restoration. As reported January 2106, staff are continuing to monitor progress however with volunteers undertaking majority of the work a specific completion date cannot be guaranteed.



3.8 JULY 2016 HIGHLIGHTS

Item 2.6.1

Construction Underway



Underdown Park, Salisbury North, New Clubroom Facilities



Harry Bowey, Salisbury Park
Car Park Renewal, recycling road pavement

Dimint Road, Burton/Direk
Road Reconstruction



Construction Underway



Riverdale Primary School Pedestrian Crossing



Bolivar Road Minor Traffic Access Parking



Daniel Avenue Reserve
New Playground Shade Structure

Commencing Soon

Stowan Park Playground Renewal &

Reserve Upgrade



4. CONCLUSION / PROPOSAL

- 4.1 Detailed carry forward information will be included in the end of year financial report to Council.
- 4.2 This summary report regarding City Infrastructure Capital Works Program be received.

CO-ORDINATION

Officer: Executive Group
Date: 08/08/2016

ITEM	2.6.2		
	WORKS AND SERVICES COMMITTEE		
DATE	15 August 2016		
PREV REFS	Council	NOM1	29/03/2016
	Works and Services Committee	2.6.1	16/05/2016
HEADING	St Kilda Slides - Further information and status update		
AUTHOR	Craig Johansen, Team Leader Landscape Design, City Infrastructure		
CITY PLAN LINKS	3.2 Have interesting places where people want to be.		

SUMMARY

This report outlines action to be taken on the two intermediate to advanced tube slides installed on the volcano to address a number of incidents resulting in injury that have occurred on the slides.

This report also provides further information on the costs/options for an additional Wave Slide as requested by Council in March 2016 along with an update on the renewal process for the existing Wave Slide.

RECOMMENDATION

1. To undertake renewal of the existing Wave Slide at the St Kilda Playground on a 'like for like' basis, additional funds of \$75,000 be approved, (bringing the total capital renewal budget for the project to \$225,000) as a 2016/17 First Quarter budget review non-discretionary budget item.
2. That modifications be undertaken to slide 6 and associated decking at St Kilda consistent with the actions outlined in the Works and Services Committee agenda report of 15 August 2016, with funding from within the existing 2016/17 project budget.
3. Decommission Slide 7 and report to Council on the potential reuse of some components at an alternate location as identified in the Works and Services Committee agenda report 2.6.2 of 15 August 2016.
4. A New Initiative Bid for the installation of a new Wave Slide at the location of the decommissioned Slide 7 be considered as part of the 2017/18 Budget deliberations.

ATTACHMENTS

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

1. Aerial image of Adventure Park showing slide numbering

2. Play DMC Consultants Report 1: St Kilda Adventure Park, Hill Tunnel Slides Assessment June 2016
3. Play DMC Consultants Report 2: St Kilda Adventure Park, Volcano Slides Design Changes Assessment July 2016
4. Additional Wave Slide and Slide 7 reuse location

1. BACKGROUND

- 1.1 At the March 2016 Council meeting, Council resolved:

NOM1 Duplication of 'Wave Slide' at St Kilda Playground

1. In preparation for the proposed upgrade to the 'Wave Slide' at the St Kilda Playground (as per information contained in the current budget preparation information), staff report back on opportunities to duplicate the slide, with the report to include details of:
 - Additional costs for the duplication of the 'Wave Slide'
 - A risk assessment and feasibility of the duplication

Resolution 0001/2016

- 1.2 Separately, following renewal of the St Kilda Playground which sought to provide varying levels of play experience and adventure to Playground users. The need has arisen to review the two tube slides (Slides 6 and 7) as a result of incidents resulting in injuries to the slide users.

2. CONSULTATION / COMMUNICATION

2.1 Internal

- 2.1.1 Projects staff
- 2.1.2 Parks and Landscape staff
- 2.1.3 Technical Services staff

2.2 External

- 2.2.1 Paul Grover, Director Play DMC (expert in play space assessment and advice)

3. REPORT

3.1 Volcano Tube Slides (Slides 6 & 7)

- 3.1.1 The two tube slides installed on the volcano (Intermediate (Slide 6) and Advanced (Slide 7) – refer Attachment 1) have been the subject of a number of incident reports related to injury sustained by users. Consequently, the two slides were closed to allow a review to be undertaken that is seeking to minimise and mitigate any further risk to users. It should be noted that both slides comply with relevant legislation and standards and were independently certified against AS4685.3:2014 following construction.

- 3.1.2 Staff engaged the services of an independent engineering business/consultant with expertise and qualifications in the area of play, to inspect the slides and identify causal factors for the incidents and provide advice as to how to minimise the occurrence of any incidents in future.
- 3.1.3 In June 2016 staff met with the consultant on site to undertake a full inspection of the slides in their current state (externally and internally). These investigations formed the basis of the Consultant's first report (refer Attachment 2) which identified recommendations to mitigate risks to users. The report identified that '*Slide 7 is at the limits of changes in declination and maximum steepness.... and has an inherent risk of high*'. The main concern from this relates to the speed of users generated because of the steepness that could cause adverse rotation and/or twisting of the user within the slides.
- 3.1.4 With reference to the risk assessment matrix in Attachment 2, the maximum risk rating recommended by staff for play elements should be moderate or below. It is apparent that compliance and meeting design parameters for play elements such as slides, may not result in an acceptable risk rating as identified in 3.1.3.
- 3.1.5 The Consultant Report identifies opportunities to reduce the risk to moderate and therefore reduce incidents by modifying the current slides. These recommendations are based on the assumption '*that if the speed of the slide is reduced then the level of risk would also be reduced*'.
- 3.1.6 The following modifications were proposed to the Slides:
- *reduce the maximum angle (to ~50 degrees) of the top section of Slide 7 by having the slide at or near deck level. If required, it may be possible to lower the deck.*
 - *The angle of Slide 6 could also be reduced by lowering its starting section.*
 - *the offset join on Slide 7 on the curve at the base of the steep section should be reset to reduce the internal bump at this join*'.
 - *the dent in the side of Slide 7 should be removed.*
- 3.1.7 Staff considered these recommendations and investigated possible options to achieve them, determining that the opportunity to lower the height of the slide entry and associated deck by approximately 1.5 metres is easily achievable. This would allow for the angle and the length of the straight sections of both slides to be reduced, which as stated in the Consultant's report (Attachment 2) would result in '*the speed of the slides [being] reduced*', thus reducing the level of risk for users.
- 3.1.8 Staff modelled the scenarios of the proposed changes to the slide alignments and returned these to the consultant for consideration against AS4685.3:2014 and the information provided in the initial Consultant report (Attachment 2).

- 3.1.9 Further advice was provided by the Consultant to staff in a report received on 29 July 2016 (Attachment 3) regarding the proposed changes and referencing compliance with the Australian Standard, along with the ability to reduce the risk of further incidents.
- 3.1.10 In the 29 July 2016 report the Consultant indicated that the course of action requiring least intervention is to alter slide 6 as per the proposed alignment with the lower level deck and entry. This alters the angle of decline from 51.5 degrees to 45 degrees, which when compared to the angle of decline of the long, straight slide from the Castle of 30 degrees is still greater, thereby offering a slightly different play experience to users.
- 3.1.11 In considering the proposed alignment and reduced angle of decline to a maximum of 45 degrees, a risk assessment was undertaken. Slide users would be travelling at a slower rate which would result in less likelihood of an injury. There is always the potential for a serious consequence from an accident and therefore when applying the risk matrix of Unlikely to occur, results in an acceptable risk of "Moderate". Slide 6 modifications would result in an acceptable risk to Council. It is important to note that the 45 degree angle of decline is considered the maximum acceptable to Council to retain a moderate risk rating.
- 3.1.12 The proposed intervention to modify Slide 7 was to reduce the angle of decline from 59.9 degrees to 52.3 degrees resulting in a better transition from the straight sliding section to the bottom run out. This angle of decline of 52.3 degrees is greater than 45 degrees and would still result in an unacceptable risk to Council as mentioned in 3.1.11. Significant modifications would be required to the slide to reduce the angle to less than 45 degrees and it is recommended that this slide be decommissioned and investigations be undertaken on the potential reuse of some components to create a new low-intermediate slide at an alternate location between Slides 5 and 6. (Attachment 4)
- 3.1.13 An option to consider replacing Slide 7 with a new Wave Slide is in section 3.3.
- 3.1.14 The cost to modify the deck and Slide 6 is estimated at \$70,000, (Deck modification \$30,000, Slide 6 modification and certification \$40,000). This can be undertaken from the current budget allocation of \$100,000, from within uncommitted funds.

3.2 Existing Wave Slide

- 3.2.1 Since the renewal of elements at St Kilda Adventure Park there has been an increased visitation and demand on the overall site. Within this, use of the Wave Slide has also increased.
- 3.2.2 The Wave Slide is one of the most popular play elements as it allows 2 people to use at the same time, often this is an adult and child together.
- 3.2.3 Replacement of the Wave Slide was identified as part of the Asset Management Plan to be undertaken in this financial year (2016/17) and \$150,000 is approved within the budget for that purpose. The Slide is at the end of its useful life requiring increased monitoring and maintenance.

- 3.2.4 The Slide has a moderate risk rating with minor incidents as a result of the deteriorating surface. These are currently being maintained by daily inspections and remediation work undertaken immediately.
- 3.2.5 The current slide is 1.2m wide and has a length of approximately 33m. This slide sits at an opening of the new deck and has an exit matching into the existing ground level. The exit of the slide sits in an opening of approximately 3m between the rock retained earth mounds.
- 3.2.6 Improvements will be required to match current standards when renewing the slide infrastructure on site. There are two options to achieve the required level of compliance with the standard:
- closing in the top section of approximately one third of the slide; or
 - significant fill and reshaping of the volcano under the slide to remove the risk of associated rocks/ foreign elements within the fall zone of the slide. This requires a clear distance of a minimum of 1.5m from any point where the slide base is greater than 600mm above ground level to reduce the risk to users of a fall from height where no impact attenuating surface is installed.
- 3.2.7 A revised estimate to undertake all the works to renew the Wave Slide on a 'like for like' basis from the Volcano is \$225,000. It is recommended to increase the capital renewal budget of \$150,000 via a non-discretionary first quarter bid by \$75,000.

3.3 Duplication of Wave Slide

- 3.3.1 After the decommissioning of Slide 7, the option to duplicate the Wave Slide was considered at that location. Preliminary investigations on constructing a similar/'like for like' Wave Slide confirmed it is a suitable location:
- 3.3.2 The length would be similar to the existing of approximately 33 metres. Concept estimate \$270k (Slide and associated structure \$240k, soft fall, platform modification and certification \$30k) and has a preferred alignment due to southerly aspect.
- 3.3.3 It is recommended that a New Initiative Bid be included in the 2017/18 budget for consideration by Council at that time.

4. CONCLUSION / PROPOSAL

- 4.1 To facilitate the renewal of the existing Wave Slide an additional \$75,000 is required to renew to match current standards. This funding is in addition to the existing \$150,000 capital renewal budget. Should Council wish to proceed on this basis, and to enable work to commence as soon as possible, it is proposed that the \$75,000 be approved as a first quarter budget review non-discretionary bid.
- 4.2 The proposed modifications to Slide 6 and the decking are able to be delivered from within the existing budget allocation. In light of potential risks to slide users, it is considered a suitable course of action to modify Slide 6 by reducing the initial angle of decline.

- 4.3 Due to the unacceptable residual risk after the proposed modifications to Slide 7, it is recommended to decommission Slide 7 and report to Council on the potential reuse of some components at an alternate location between Slides 5 and 6.
- 4.4 Develop a New Initiative Bid for the installation of a new Wave Slide at the location of the decommissioned Slide 7 and it be considered as part of the 2017/18 Budget deliberations.

CO-ORDINATION

Officer: Executive Group
Date: 08/08/2016



Attachment 1: ST KILDA SLIDES NUMBERED FOR IDENTIFICATION

Item 2.6.2 - Attachment 1 - Aerial image of Adventure Park showing slide numbering



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24 June 2016
File Ref. D3001.406

Att: Craig Johansen

Dear Craig

St Kilda Adventure Park, Hill Tunnel Slides Assessment

1 Introduction

On 9 June 2016, Play DMC undertook an inspection of the two hill tunnel slides at the St Kilda Adventure Park in the City of Salisbury. This inspection was undertaken at the request of Council in response to reports of injuries occurring on the slides. It is understood that there were two incidents in March and April 2016 where a user has suffered a broken leg. The exact circumstances are not known, but it is understood the users have reported to Council that something has got caught as they went down the slide. These incidents took place on Slide 7 (the steeper northernmost slide).

Provided below are notes on the inspection. Where Standards can be applied to the slide design, the comments provided below are, where possible, in relation to the relevant parts of Australian play equipment Standard AS4685 (2014)¹.



¹ AS4685 (set) – 2014, *Playground equipment: Safety requirements and test methods*.

The information provided is based only on the aspects of the Standard that can be visually assessed and does not include structural integrity and materials assessment. Note that the Forward of AS4685.1 indicates that "risk-taking is an essential feature of play provision" and the Scope states that the Standard "has been prepared with full recognition of the need for supervision of young children and of less able or less competent children". The Standard's existence will not necessarily prevent injuries and like other physical activities, the use of playspaces involves the risk of injury. This document and the adoption of any recommendations listed is not a guarantee that an incident will not occur. Accidents can occur anywhere regardless of design be it through misuse, skylarking, rough play, poor supervision, use by inappropriate age groups, misfortune, vandalism or poor maintenance, etc..

2 Risk Assessment

Play is an important tool for a child's development – mentally, physically and socially. Children are inquisitive and spontaneous by nature, they need and want to take risks when playing, and it is fundamental that they do so. Play encourages children to discern between risks and develop skills in decision making for the future. It is vital that some challenging play environments are created for children to discover and explore, and ultimately have fun.



However when playground designs are reviewed, potential injury risk situations are assessed and if they are deemed moderate, high or extreme Level of Risk, changes may be recommended to ameliorate the risk, subject to benefits assessment and whether the risk is inherent. The matrix below is used as the basis for risk assessment with the following taken into consideration:





- The likelihood of an accident occurring (i.e. no chance to highly probable).
- The expected consequences of the accident (e.g. minor to permanent injury).


Injury Type		Little/None	Minor	Moderate	Serious	Permanent
		1	2	3	4	5
Highly unlikely	E ⁽¹⁾	Very Low (1)	Very Low (2)	Low (3)	Low (4)	Moderate (5)
Unlikely	D ⁽²⁾	Very Low (2)	Low (4)	Moderate (6)	Moderate (8)	High (10)
Possible	C ⁽³⁾	Low (3)	Moderate (6)	Moderate (9)	High (12)	High (15)
Likely	B ⁽⁴⁾	Low (4)	Moderate (8)	High (12)	High (16)	Extreme (20)
Very likely	A ⁽⁵⁾	Moderate (5)	High (10)	High (15)	Extreme (20)	Extreme (25)

Ultimately, it is the decision of the playground owner / operator as to what Levels of Risk they deem acceptable taking into account the benefits of play provided and the play setting.

3 Slide Attributes and Assessment Notes

Notes	Photo
<p>Starting Sections AS4685.3 Cl.4.3.1 requires that starting sections are to be at least 350 mm length with a downward slope tolerance from 0° to 5° in the direction of the sliding section.</p> <p>Slide 6: Length=1130mm. Angle=~2.0°. OK. Slide 7: Length=1100mm. Angle=~1.5°. OK.</p> <p>The width of the starting sections is equal to that of the sliding sections and aligned with the direction of the initial sliding movement, as required by AS4685.3 Cl.4.3.3.</p> <p>The height of the starting sections above the deck is 660mm. AS4685.1 indicates that fall heights greater than 600mm require impact attenuating surfacing. However Cl.4.2.8.4 states that parts of the equipment bearing or containing the user may be in the falling space, and the deck does bear the user. In addition Cl.4.2.8.5.4 indicates that adjacent platforms can have up to 1m height difference for the lower platform not to require impact attenuation. While the starting section is not a platform this clause should be taken into consideration, as well as the low relative increase in risk due to the height being 60mm greater than 600mm.</p> <p>As such the 660mm starting height is deemed acceptable. In any case, there is a recommendation to lower the starting section heights as discussed in <i>Section 4</i>.</p>	 <p style="text-align: center;">Slide 6</p>  <p style="text-align: center;">Slide 7</p>

Notes	Photo
<p>Sliding Section Angles AS4685.3 Cl.4.4.1 requires that “the angle of declination to the horizontal of the sliding section shall not exceed 60° at any point and shall not exceed an average of 40°. The declination of the sliding section shall be measured from the centreline”.</p> <p>In addition “if the changes in angle of declination of slides are greater than 15°, other than for the transitional part between the starting section and the sliding section, the angle shall have a radius”.</p> <p>Slide 6: Average angle is less than 40°. OK. Maximum angle is ~52°. OK. There are no radii at the changes in declination, however the changes in declination were measured to be ~12° at the four joins at the top of the slide.</p> <p>Slide 7: Average angle is less than 40°. OK. Maximum angle is ~62°. See note*. There are no radii at the changes in declination, however the changes in declination were measured to be ~15° at the four joins at the top of the slide.</p> <p>*Note: The angles were measured using a smartphone tiltmeter/protractor for which the accuracy is unknown. Council staff reported that they have measured 60° using a digital level.</p> <p>In any case Slide 7 is at the limits of changes in declination and maximum steepness and whether this be at 60° or 62° degrees the inherent level of risk would be similar (C4 – high).</p>	 <p style="text-align: center;">Slide 6</p>  <p style="text-align: center;">Slide 7</p>
<p>Tunnel Slide Diameter AS4685.3 Cl.4.9.1 requires that “enclosed sections of tunnel slides shall have a minimum internal height of 750 mm, when measured perpendicular to the sliding surface, and a minimum internal width of 750 mm”.</p> <p>Tunnel diameter=900mm. OK.</p>	 <p style="text-align: center;">Slide 7</p>
<p>Runout Section AS4685.3 Cl.4.5 indicates that the runout section of long slides (>7.5m) should be at least 1500mm long with a maximum angle of 10°.</p> <p>These slides have a 1520mm long runout at 10°. In fact the entire open section beyond the end of the tunnel was between 10 to 15 degrees steep meaning that exit speed was relatively slow. However exit speeds can vary from user to user depending on a number of factors such as user size and clothing type worn.</p>	 <p style="text-align: center;">Slide 7</p>

Notes	Photo
<p><u>Interior Smoothness</u> The joins of the slide have only slight bumps.</p> <p>However there was one join on Slide 7 on the curve at the base of the steep section where the flanges are slightly offset (when looking from the outside), resulting in a more significant bump on the inside of this join.</p> <p>In addition there is a small dent in the outer side of the curve on Slide 7.</p> <p>It is possible that these bumps could be significant enough to catch a foot, however this is not something that can be assessed or quantified. In addition, it could be possible for a shoe to grip even on a smooth section of a slide.</p>	 <p data-bbox="975 479 1283 501">Outer side of curve on Slide 7</p> <p data-bbox="1015 651 1243 674">Dent in side of Slide 7</p>

4 Summary and Recommendations

Slide 7 is at the limits of changes in declination and maximum steepness. In addition it has two relatively significant bumps (compared to other join bumps on the slides) on the outer side of the curve at the base of the steep section of the slide.

However it is not possible to definitively determine the cause of the accidents that have occurred on these slides. One can speculate that it may be due to users spreading their legs to try to control their speed and then having a shoe grip the side of the slide, be it at a bump or on a smooth section. This may then cause some form of rotation or twisting of the user within the slide.

Regardless it is expected that if the speed of the slides is reduced then the level of risk would also be reduced, so the following is proposed.

- Reduce the maximum angle (to ~50 degrees) of the top section of Slide 7 by having it start at or near deck level. If required, it may be possible to lower the deck.
- The angle of Slide 6 could also be reduced by lowering its starting section.
- Reducing the angle will most likely require the three short transition sections between the top and steepest sections to be replaced, as the change in declination between each will need to be smaller. Alternatively, it might be possible for one section to be removed.
- The offset join on slide 7 on the curve at the base of the steep section should be reset to reduce the internal bump at this join.
- The dent in the side of Slide 7 should be removed.
- As the slides will then have a starting section near deck level, access to the slide deck should be made more difficult so that it is not easily accessible to toddlers. For example, a wall greater than 600mm high could be constructed across the entry to the deck.

Play DMC can discuss options with Council and review proposed design changes. If you require any further information or clarifications, do not hesitate to contact me.

Yours sincerely



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29 July 2016
File Ref. D3001.406

Att: Craig Johansen

Dear Craig

St Kilda Adventure Park, Volcano Slides Design Changes Assessment

1 Introduction

This report outlines the results of a design review of the proposed upgrades of the two hill tunnel slides at the St Kilda Adventure Park in the City of Salisbury. In addition comments are provided on the existing wave slide. The information assessed included the relevant parts of the following documents:

- "STK31 Sheet 51 Wave Slide Details smkaa174 (2).pdf" with the title of "Adventure Playground Wave Slide (Volcano) Details".
- "slide angles July 2016-ADVANCED 1.5 down change only of straight section to first flange.pdf" with the title of "Design Changes July 2016 Advanced Slide opt 1".
- "slide angles July 2016-ADVANCED 1.5 down change of straight section and first scallop.pdf" with the title of "Design Changes July 2016 Advanced Slide opt 2".
- "slide angles July 2016-INTERMEDIATE 1.5 down.pdf" with the title of "Design Changes July 2016 Intermediate Slide".

Where Standards can be applied to the documentation, this review is primarily in relation to the relevant parts of the Australian Standard AS4685 (2014)¹.

Reference should also be made to the Play DMC letter dated 24 June 2016, summarising notes of an inspection of the tunnel slides undertaken on 9 June 2016.



¹ AS4685 (set) – 2014, *Playground equipment: Safety requirements and test methods*.

This document is subject to physical assessment of the equipment, and the information provided is based only on the aspects of the Standard that can be visually assessed and does not include structural integrity and materials assessment. Note that the Forward of AS4685.1 indicates that "risk-taking is an essential feature of play provision" and the Scope states that the Standard "has been prepared with full recognition of the need for supervision of young children and of less able or less competent children". The Standard's existence will not necessarily prevent injuries and like other physical activities, the use of playspaces involves the risk of injury. This document and the adoption of any recommendations listed is not a guarantee that an incident will not occur. Accidents can occur anywhere regardless of design be it through misuse, skylarking, rough play, poor supervision, use by inappropriate age groups, misfortune, vandalism or poor maintenance, etc.

2 Risk Assessment

Play is an important tool for a child's development – mentally, physically and socially. Children are inquisitive and spontaneous by nature, they need and want to take risks when playing, and it is fundamental that they do so. Play encourages children to discern between risks and develop skills in decision making for the future. It is vital that some challenging play environments are created for children to discover and explore, and ultimately have fun.

However when playground designs are reviewed, potential injury risk situations are assessed and if they are deemed moderate, high or extreme Level of Risk, changes may be recommended to ameliorate the risk, subject to benefits assessment and whether the risk is inherent. The matrix below is used as the basis for risk assessment with the following taken into consideration:

- The likelihood of an accident occurring (i.e. no chance to highly probable).
- The expected consequences of the accident (e.g. minor to permanent injury).

Injury Type		Likelihood				
		Little/None 1	Minor 2	Moderate 3	Serious 4	Permanent 5
Highly unlikely	E ⁽¹⁾	Very Low (1)	Very Low (2)	Low (3)	Low (4)	Moderate (5)
Unlikely	D ⁽²⁾	Very Low (2)	Low (4)	Moderate (6)	Moderate (8)	High (10)
Possible	C ⁽³⁾	Low (3)	Moderate (6)	Moderate (9)	High (12)	High (15)
Likely	B ⁽⁴⁾	Low (4)	Moderate (8)	High (12)	High (16)	Extreme (20)
Very likely	A ⁽⁵⁾	Moderate (5)	High (10)	High (15)	Extreme (20)	Extreme (25)

Ultimately, it is the decision of the playground owner / operator as to what Levels of Risk they deem acceptable taking into account the benefits of play provided and the play setting.

3 The Wave Slide

Play DMC did not undertake an assessment of the wave slide when on site beyond noting that there were rocks to the side. The drawing of the wave slide provided by Council indicates that the slide angles are acceptable. This slide has 600mm high vertical sides hence highly unlikely that a user would fall out of the slide, especially when in the sitting position.

However the risk of this could be minimised by providing impact attenuating surfacing 1.5m to the sides of the slide. Where the slide bed is greater than 600mm above the embankment, the surfacing will need to be rated to the height of the slide. Where the slide is less than 600mm above the embankment unrated surfacing (e.g. grass, garden bed with soft plantings) could be used.

4 Volcano Tunnel Slides

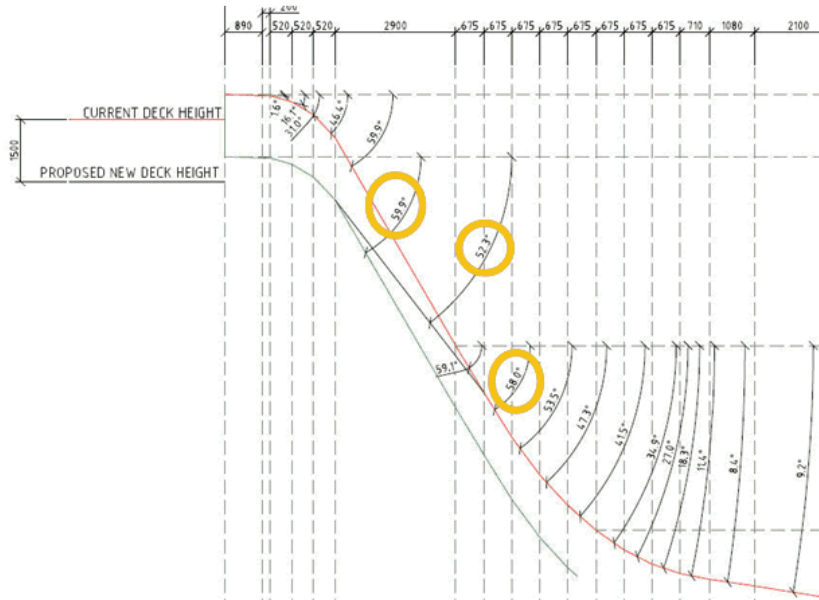
In the Play DMC report dated 24 June 2016, it was recommended that the maximum angle of the steeper tunnel slide (Slide 7) be reduced, and indicated that the angle of the other tunnel slide (Slide 6) could also be reduced.

The design changes drawings provided by the City of Salisbury in July 2016 indicate that the deck to which the two slides are attached is to be lowered by 1.5m, thereby reducing the angle of the slides and maximum travel speed.

The following is noted for Slide 7 (the steeper slide):

- Two options are provided.
The first option is to lower the slide starting point and then have the long straight section join at the existing first flange at the base of this long straight section.
The second option is to have the long straight section join at the existing second flange at the base of the long straight section.

- The angle change from one segment to the next is required to be less than 15 degrees but the less the better for the join at the base of the long straight section. As such Option 2 would be preferable for Slide 7 as joining it at the second flange instead of the first flange results in an angle change of approximately 2 degrees less.
- The Council supplied drawing for option 2 is provided below. This indicates that the steepness of the long straight section would reduce from 59.9° to 52.3° and that the change in angle at the base of the long straight section would be 6.7° (58.0-52.3).



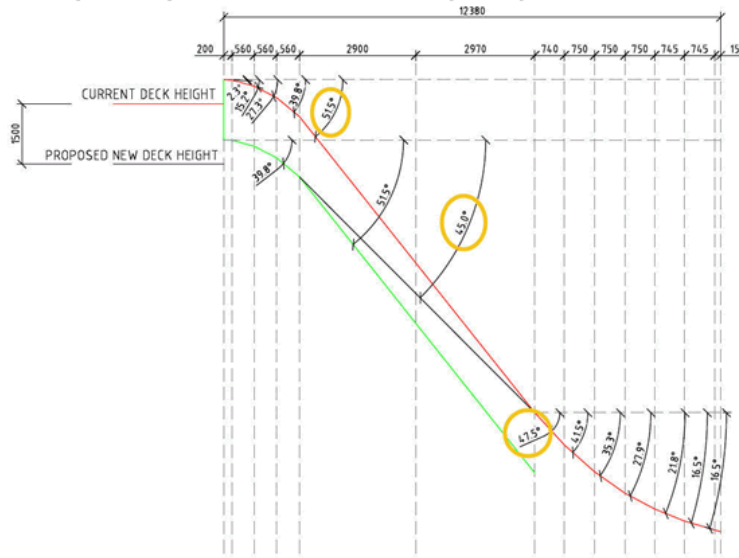
- The fall-lines shown above do not match the augmented photo below prepared by Play DMC, although possible photo line of sight parallax errors should be taken into consideration in the following discussion.



Both photos indicate that the maximum angle of the long straight section could be less than the 52.3° indicated in the Council drawing. However the main thing to note is that first photo shows the long straight section angling slightly up relative to the end of the curved top section, whereas the second photo has one segment of the curved top section removed. The latter can be done (and would be preferable) should the change in angle between the final short top segment and the long straight section be less than 15 degrees.

The following is noted for Slide 6 (the less steep slide):

- Slide 6 has a longer straight section than Slide 7 hence only the one option is provided, this being to lower the slide starting point and then have the long straight section join at the existing first flange at the base of this long straight section.
- The Council supplied drawing is provided below.
This indicates that the steepness of the long straight section would reduce from 51.5° to 45.0° and that the change in angle at the base of the long straight section would be 2.5° (47.5-45.0).



- Similar to Slide 7, the angles could differ from those above.

Summary for both Slides 6 and 7:

- Lowering the deck 1.5m will decrease the maximum angles of the slides, although the maximum steepness could actually be a bit less than those shown on the Council sketches.
- Regardless, the angle change from one segment to the next should be less than 15 degrees. It is recommended that it be significantly less than this at the ends of the straight steep sections.
- **A possible alternative to lowering the decks could be to increase the angle of part of the lower open section of the slides hence making it possible to decrease the angle of the upper tunnel sections without the need to lower the deck.** The open sections of both slides are relatively slow hence increasing the angle of a part of these should be acceptable. However where the slide bed height of the open section increases to greater than 600mm, rated impact attenuating surfacing 1.5m to the sides would be required. In addition, a runoff at least 1500mm long at an angle of less than or equal to 10 degrees shall be maintained.

Play DMC can discuss options with Council and review any further proposed design changes. If you require any further information or clarifications, do not hesitate to contact me.

Yours sincerely

PAUL GROVER
Register of Playground Inspectors Australia Level 3 (Comprehensive)
Chartered Professional Engineer (CPEng)
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Attachment 4: Site of Additional Wave Slide and Possible Site for Slide 7 reuse.



Item 2.6.2 - Attachment 4 - Additional Wave Slide and Slide 7 reuse location