



AGENDA

FOR ASSET MANAGEMENT SUB COMMITTEE MEETING TO BE HELD ON

**12 AUGUST 2024 AT THE CONCLUSION OF THE ENVIRONMENTAL
SUSTAINABILITY AND TREES SUB COMMITTEE**

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

MEMBERS

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

REQUIRED STAFF

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

APOLOGIES

LEAVE OF ABSENCE

PRESENTATION OF MINUTES

Presentation of the Minutes of the Asset Management Sub Committee Meeting held on 13 May 2024.

REPORTS

AMSC1 Future Reports for the Asset Management Sub Committee..... 7
AMSC2 Improved Amenities for Carlyle Reserve Pooraka..... 11

QUESTIONS ON NOTICE

There are no Questions on Notice

MOTIONS ON NOTICE

There are no Motions on Notice

OTHER BUSINESS

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

CLOSE



**MINUTES OF ASSET MANAGEMENT SUB COMMITTEE MEETING HELD IN
LITTLE PARA CONFERENCE ROOMS, SALISBURY COMMUNITY HUB,
34 CHURCH STREET, SALISBURY ON**

13 MAY 2024

MEMBERS PRESENT

Cr A Graham (Chairman)
Deputy Mayor, Cr C Buchanan
Cr D Hood

STAFF

Chief Executive Officer, Mr J Harry
General Manager City Infrastructure, Mr J Devine
Deputy Chief Executive Officer, Mr C Mansueto
Acting General Manager City Development, Ms S Klein
Manager Governance, Mr R Deco
Manager Urban, Recreation and Natural Assets, Mr J Foong
Manager Engineering Assets & Systems, Mr M Purdie
Team Leader Parks & Landscape, Mr N John
Personal Assistant - Executive Office, Ms M Healy

The meeting commenced at 7.44pm.

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

APOLOGIES

Apologies were received from Mayor G Aldridge, Cr P Jensen and Cr S McKell.

LEAVE OF ABSENCE

Nil.

PRESENTATION OF MINUTES

Moved Cr D Hood
Seconded Cr C Buchanan

The Minutes of the Asset Management Sub Committee Meeting held on

12 March 2024, be taken as read and confirmed.

CARRIED

REPORTS

AMSC1 Future Reports for the Asset Management Sub Committee

Moved Cr A Graham
Seconded Cr D Hood

That Council:

1. Notes the report.

CARRIED

AMSC2 Ilberry Green - Valley View Tennis Club Lighting and Expansion

Moved Cr C Buchanan
Seconded Cr D Hood

That Council:

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

CARRIED

AMSC3 Pooraka Tennis Club Precinct Plan

Moved Cr A Graham
Seconded Cr D Hood

That Council:

1. Notes the report.
2. Notes that the Administration will assist the club with regard to a minor capital works application.
3. Approves the Administration to write to the Club advising that Council has no further plans in relation to the precinct.

CARRIED

OTHER BUSINESS

Nil.

CLOSE

The meeting closed at 7.51pm.

CHAIRMAN.....

DATE.....

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

RECOMMENDATIONThat Council:

1. Notes the report.

ATTACHMENTS

There are no attachments to this report.

1. BACKGROUND

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

3. REPORT

- 3.1 The following table outlines reports to be presented to the Asset Management Sub Committee as a result of a previous Council resolution:

Meeting Item	- Heading and Resolution	Officer
22/03/2021	Sustainable Verge Development	Craig Johansen
<p>This report will address the following resolutions:</p> <p>22/03/2021 - 4.0.2-AMSC4 - Verge Maintenance Trial and Streetscape Improvement Program</p> <p>8. A report on the outcomes of the Streetscape Improvement Program be submitted to Council in late 2023 after completion of the two-year trial.</p> <p>23/08/2021 - 4.0.3-AMSC3 - 2021/22 Street Tree Renewal Program, Streetscape Renewal Program, Verge Development Program and Verge Maintenance Trial</p>		

Meeting Item	- Heading and Resolution	Officer
	2. Approves that staff present a draft Resident Verge Incentive Scheme policy to the Asset Management Subcommittee in October 2021. Due: April 2024 Deferred: September 2024 Reason: There was no AMSC in June or July	
22/08/2022	Strategic Asset Management Plan – Building Assets - Stage 2 - Levels of Service and Financial Impacts 4. Notes Administration are undertaking a review on the utilisation of Council buildings over the next two years which may result in changes to the building portfolio in the future, and that this work will be the subject of a further report to Council for consideration. Due: August 2024 Deferred: March 2025 Reason: Administration are currently undertaking an audit and will present a report to Asset Management Sub Committee when completed.	Reuben Thangarajan
24/7/23	CCTV Policy and Procedures - Community Safety CCTV 4.4.1 Council has previously resolved this resolution to be confidential. Due: June 2024 Deferred: September 2024 Reason: Council has previously resolved this resolution to be confidential.	Ben Hopkins
18/12/23	Motion on Notice: Road Safety	Mark Purdie
US-MON1	4. Requests the administration to review all current road safety strategies, programs, initiatives and policies, and bring back a report to the August 2024 Asset Management Sub-Committee meeting. Due: August 2024 Deferred: November 2024 Reason: Administration desktop research has almost been completed and procurement of trial safety measures are underway.	
25/3/24	Playspace Program	Jon Foong
AMSC3	3. Requests Administration develop a separate policy framework for the ongoing renewal of regional playspaces within the City. Due: June 2024 Deferred: August 2025 Reason: Administration will present a report to Council after	

Meeting Item	- Heading and Resolution	Officer
	the completion of the Asset Management Plan for Playspaces expected June 2025 There was no June or July AMSC	

4. CONCLUSION / PROPOSAL

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

ITEM	AMSC2
	ASSET MANAGEMENT SUB COMMITTEE
DATE	12 August 2024
HEADING	Improved Amenities for Carlyle Reserve Pooraka
AUTHORS	Tamika Cook, Senior Natural Assets Officer, City Infrastructure Robert Hutchison, Open Space Technical Lead, City Infrastructure
CITY PLAN LINKS	1.1 Our City is attractive and well maintained 4.2 We deliver quality outcomes that meet the needs of our community
SUMMARY	In response to Council’s resolution 27 November 2023, this report provides options to improve amenities at Carlyle Reserve, Pooraka.

RECOMMENDATION

That Council:

1. Notes the presented options to improve amenities at Carlyle Reserve, Pooraka as included from section 3.7 of this report (Item AMSC2, Asset Management Sub Committee, 12 August 2024)
2. Notes that the construction of a dog park is not recommended at Carlyle Reserve due to the reasons outlined from section 3.3-3.8 of this report (Item AMSC2, Asset Management Sub Committee, 12 August 2024).
3. Notes that there is no funding allocated within Council’s Annual Business Plan or Long Term Financial Plan for the construction of a dog park at Carlyle Reserve, Pooraka.
4. Notes that the current provision of assets on Carlyle Reserve complies with the requirements of current Council strategies, plans and policies.
5. Notes that the suggested improvements to Carlyle Reserve, Pooraka detailed in Paragraph 3.11 – 3.12 and Image 2 of this report (Item AMSC2, Asset Management Sub Committee, 12 August 2024) align with the site’s current classification and the associated development standards.
6. Notes that the cost of the suggested improvements to Carlyle Reserve, Pooraka, is \$85K, and that there is no funding arrangement within Council’s Long Term Financial Plan allocated to deliver the suggested improvements to Carlyle Reserve, Pooraka detailed in Paragraph 3.11 – 3.12 and Image 2 of this report (Item AMSC2, Asset Management Sub Committee, 12 August 2024).

ATTACHMENTS

There are no attachments to this report.

1. BACKGROUND

- 1.1 At its meeting held on Monday, 27 November 2023 it was resolved that Council:
- “1. Requests the Administration to present a report to the Asset Management Sub Committee on options for improved amenities with regard to relevant policies for Carlyle Reserve at Pooraka (including, but not limited to, a small Dog Park).”*

2. EXTERNAL CONSULTATION / COMMUNICATION

- 2.1 Nil.

3. DISCUSSION

- 3.1 [Carlyle Reserve, Pooraka](#) is located on Henderson Avenue, Pooraka. Current assets on site include:

- Playground(s) one with a shade structure and one without.
 - Playground equipment was installed in 2007, with some elements renewed in 2021 to diversify the play experience.
- Irrigated turf throughout the Reserve
- Park seating, a picnic setting and shelter
- Footpaths
- Carparking x 4 spaces onsite, plus on-street parking
- Bollards
- Reserve Trees, including juvenile and mature shade trees to path edges and surrounding the reserve perimeter.

- 3.2 Council manages its open space in accordance with a number of Strategies, Plans, Policies and operational procedures including but not limited to:

- Place Activation Strategy
- Strategic Asset Management Plan
- City Landscape Plan
- Parks and Streetscape Asset Management Plan
- Playspace Policy
- Landscape Design Policy

The current provision of assets on Carlyle Reserve complies with the requirements of these documents.

Consideration of a Dog Park at Carlyle Reserve

- 3.3 The below schematic plan (Image 1) shows the available land at Carlyle Reserve overlaid with the Dog Park areas provided at Unity Park and Golding Oval. This comparison demonstrates that Carlyle Reserve is not suitable to accommodate a contemporary Dog Park, including both large and small dog areas, without complete loss of the usable irrigated turf / catch and kick space for informal recreation.
- 3.4 The Administration do not recommend the development of a Dog Park at Carlyle Reserve.

Image 1 – Site aerial with existing Dog Park size overlays



- 3.5 The dedication of Carlyle Reserve as community open space, as part of the original land development, was required to ensure suitable recreation space was provided for the residents and families who elected to reside in the surrounding streets. Noting specifically that many of the homes are built ‘boundary to boundary’ and therefore have very little outdoor area of their own. This reduction in backyard space arguably increases the need and recreational value of Carlyle Reserve for community use, informal and active recreation and social interactions.
- 3.6 Should apportion, minimum 25%, of the available land at Carlyle Reserve be allocated to a small Dog Park the wellbeing outcomes which are attributed to the provision of such spaces will be greatly reduced for the surrounding community.
- 3.7 The development of a Dog Park on this site is not recommended, considering the following:
- 3.7.1 Availability of land to accommodate an appropriately sized contemporary Dog Park:
- An aerial image of Carlyle Reserve with existing Dog Park areas overlaid as provided in Image 1 above. This demonstrates the land area required to accommodate a contemporary Dog Park and the sites inability to accommodate such a space whilst maintaining the original intent and program of the space as a passive and active recreational reserve.
 - Smaller Dog Parks can become overcrowded and present a higher risk for conflict between dogs and owners, as well as other reserve users.
 - Overcrowded Dog Parks require higher levels of maintenance to maintain surfaces to be able to continue to meet operational service standards and community expectation. This increase in maintenance would result in increased maintenance costs.

- 3.7.2 Potential impacts the development of a dog park in close proximity to houses could have:
- Loss of function and connectivity / walkability of the park and the existing connections throughout the reserve and to the surrounding pathway network.
 - Complaints from surrounding residents and other reserve users due to increased noise from barking dogs, increased visitation to the park and the resulting increased congestion in surrounding streets loss of visual amenity currently provided by the park.
 - The Table 1 outlines the distances between existing Dog Parks and surrounding homes and the potential distance between a dog park and surrounding homes at Carlyle Reserve. Assuming the proposed dog park has a similar footprint as the dog park in Golding Reserve, the buffer distance between homes and the proposed dog park is 15m. Landscaped features can be used to mitigate against potential noise, odour and aesthetic impacts. However, this site provides little to no opportunity to establish such features.
 - The next comparable Dog Parks (in close proximity to local homes) are located at Canterbury Drive and Baltimore Reserves, at approximately 22m and 21m respectively from the nearest homes. Unlike Carlyle Reserve both sites having mitigating factors. Notably existing road noise from Main North Road at Canterbury Drive and established woodlands at Baltimore Reserve, each of which provide background noise which acts to mask any additional noise from the Dog Parks.

TABLE 1: Distances between Dog Parks and surrounding homes*			
	Distance from homes	Location of Dog Park from surrounding homes	Other Mitigation
Proposed Dog Park Location			
Carlyle Reserve** Henderson Street, Pooraka	15m	Front of property	NIL
Current Dog Park Location			
Dry Creek Linear Park Park Way, Mawson Lakes	83m	Side of property	Dog Park located on side of homes
The Paddocks Maxwell Road, Para Hills West	Located in commercial area over 300m to closest residential property (rear of property)		
Unity Park South Terrace, Pooraka	108m	Front of property	Established vegetation
Golding Oval Redhill Road Valley View	38m	Side of property	NIL
Jenkins Reserve Saints Road, Salisbury Park	65m	Rear of property	Ground level change
Kingswood Crescent Reserve Bolivar Road, Paralowie	52m	Front of property	Tree screening

Happy Home Reserve Waterloo Corner Road, Salisbury	50m	Rear of property	Landscape mounding
Canterbury Drive Reserve Canterbury Drive, Salisbury Heights	22m	Rear of property	Proximity to Main North Road
Baltimore Reserve Oleander Drive, Parafield Gardens	21m	Rear of property	Established Woodland
Fairbanks Drive Reserve Fairbanks Drive, Paralowie	31m	Front of property	NIL

*distances shown reflect the shortest distance from the nearest point of Dog Park fence to exterior wall of the home.

**indicative location of Dog Park used – Small Dog Park (Golding Oval) as shown in Image 1.

3.8 Tables 2 and Table 3 show the current provision of dog parks in the City of Salisbury and the travel distance/time of dog parks that are in close proximity to Carlyle Reserve. The key points that can be drawn from this information that support Paragraph 2.6 are as follows:

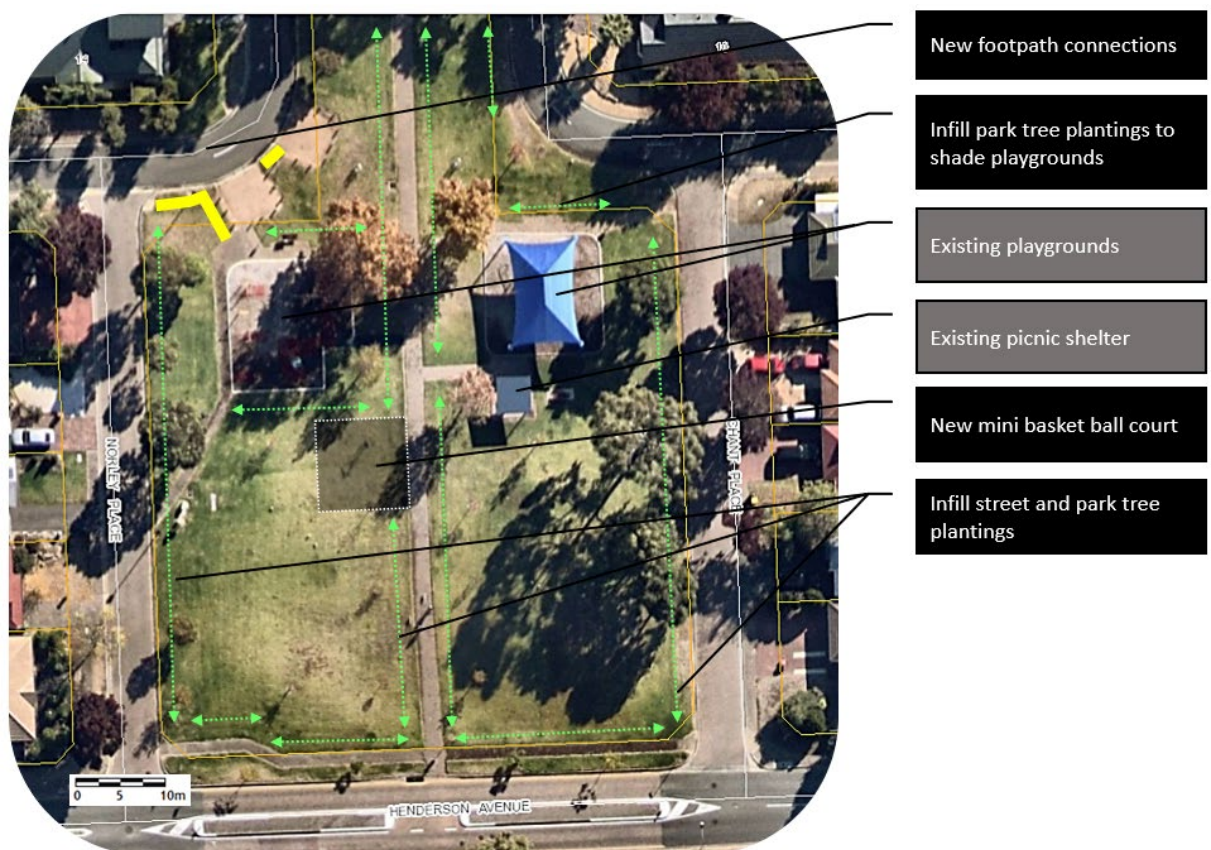
Council Area	Current provision / number of Dog Parks	Provision of Dog Parks by km ² of Council Area.	Provision of Dog Parks by head of population
		One park per xx km ²	One Dog Park per no. of residents
City of Tea Tree Gully	2	47.5	50,500
The City of Port Adelaide Enfield	2	48.5	66,000
The City of Playford	3	115.5	54,000
City of Salisbury (Current)	12	13	12,000
<i>City of Salisbury (Proposed - should Carlyle be supported)</i>	13	12	11,000

Current Dog Park location	Distance from Carlyle Reserve		Travel time from Carlyle Reserve	
	Walking	Driving	Walking	Driving
Dry Creek Linear Park Park Way, Mawson Lakes	1.5km	2.5km	22 minutes	5 minutes
The Paddocks Maxwell Road, Para Hills West	2.2km	4.0km	30 minutes	7 minutes
Unity Park South Terrace, Pooraka	2.9km	3.4km	42 minutes	7 minutes
Golding Oval Redhill Road Valley View	3.1km	3.1km	48 minutes	6 minutes

Possible Amenity Improvements

- 3.9 The following potential amenity improvements to Carlyle Reserve are identified and shown in Image 2. These suggested improvements consider the fore mentioned open space management documents listed in section 3.2 and existing character and use of the reserve.
- 3.10 The potential impact of any significant development on the Reserve is to be acknowledged, and it is therefore recommended that community consultation be undertaken to provide the local community the opportunity to provide input and for their feedback to be considered when considering any development on site.
- 3.11 Potential amenity improvements are described in the below aerial image (Image 2)

Image 2 – Potential site improvements



- 3.12 Amenity improvements may include but are not limited to:
- 3.12.1 Infill reserve and street tree planting – replacement of failed tree stock with existing species to maintain and enhance current avenue planting and character. These works would result in:
- Increased shade to footpaths and roadways which in turn increases walkability and wellbeing outcomes and passive cooling of the area
- 3.12.2 Review of turf maintenance practices with the view to improve overall turf condition. These works would result in:
- Increase usability of irrigated turf areas for active and unstructured / passive recreation

- Increase visual amenity to park users and surrounding residents
- Increase passive cooling of reserve
- 3.12.3 Installation of half / mini basketball court. These works would result in:
 - Increased play value for older users noting the existing playground equipment is targeted towards younger users.
 - Activation of the irrigated turf areas
- 3.12.4 Installation of additional shade over the unshaded playground equipment
 - Noting that the western playground is shaded by the mature tree located on the north eastern corner of the playground and therefore a shade structure may not be justified / required due to the proximity of the natural shade.
 - The consideration of additional park tree plantings around both playgrounds is recommended to provide shade to these areas in the future decades.
- 3.12.5 Construction of new footpath connections between the two existing parking bays located on Carlyle Crescent and from the existing pram ramps, at the intersection of Carlyle Crescent and Norley Place into the existing path network within the reserve. These works would result in:
 - increase accessibility, walkability, functionality and visual amenity of the space and reduce maintenance requirements
- 3.13 Additional facilities such as barbecues and toilet facilities as well as the potential expansion and fencing of the existing playgrounds are not recommended in this location as such developments:
 - 3.13.1 Are considered to exceed the provision for a local playspace and reserve and their inclusion will result in the over servicing of the reserve and surrounding area. With the playground being designated as a local playspace. As such local playspaces have a target duration of stay of 30mins, while district and regional playspaces might range from 1hr to 3hr plus visits. The provision for public toilets is limited to regional and district level playspaces where people come from further afield.
 - 3.13.2 Will likely result in increased visitation rates and duration of stay at the reserve. These increases will, due to the limited reserve parking available, result in congestion in the surrounding streets and an increase in parking complaints from surrounding residents.
 - 3.13.3 Significant capital costs including construction and service connections
 - 3.13.4 Increase and on-going operational and maintenance costs
 - 3.13.5 Increased renewal costs

4. FINANCIAL OVERVIEW

- 4.1 There is currently no budget allocated for improvements to Carlyle Reserve, Pooraka in either the current 2024-2025 Capital Works Program or Long-Term Financial Plan.

- 4.2 Below are high level estimates for the requested and suggested improvements for Carlyle Reserve:

TABLE 4: Estimated project costs				
		<i>Estimated cost only – remain subject to detailed design and market costing</i>		
	Item(s)	Capital / Construction Cost Estimate	Funded / Unfunded	Ongoing maintenance cost per annum
1	Dog Park	\$250,00	Unfunded	On-going maintenance costs will be reported should work be supported and a capital budget allocated, based on the endorsed scope of works
a.	Reserve and street tree infill planting	\$85,000	Unfunded	
b.	Turf renovation*			
c.	Replacement of bollards			
d.	Mini / half-court basketball			
e.	Playground shade			
f.	Footpath connections			
<i>* No capital cost review of maintenance service standard only</i>				

5. CONCLUSION

- 5.1 The development of a Dog Park on Carlyle Reserve is not recommended for the following reasons:
- 5.1.1 Potential negative impacts to the local community outweigh the benefits, in particular the need for informal open space because of the absence of private open space.
 - 5.1.2 City of Salisbury has a good distribution of existing dog parks and has four times more dog parks than neighbouring councils.
- 5.2 Administration has provided a number of options to improve the amenity and function of the reserve for further consideration by Council. These recommendations are aligned with Councils current service levels. The cost of the amenity improvements are estimated to be \$85,000, which include improvements to connectivity, half court basketball court and landscaping.
- 5.3 All suggested options are provided for consideration only, remain subject to community consultation and are currently unfunded.