



## AGENDA

**FOR ASSET MANAGEMENT SUB COMMITTEE MEETING TO BE HELD ON**

**14 OCTOBER 2024 AT 6:30PM**

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

### **MEMBERS**

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

### **REQUIRED STAFF**

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

### **APOLOGIES**

### **LEAVE OF ABSENCE**

### **PRESENTATION OF MINUTES**

Presentation of the Minutes of the Asset Management Sub Committee Meeting held on 12 August 2024.

### **REPORTS**

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AMSC2	Asset Management Updates - Sport Lighting, Bridges and Ornamental Lakes .....	11

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**QUESTIONS ON NOTICE**

AMSC-QON1 Question on Notice: Deputy Mayor, Cr Chad Buchanan  
- Mario Drive Playspace ..... 17

**MOTIONS ON NOTICE**

There are no Motions on Notice.

**OTHER BUSINESS**

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

**CLOSE**



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

**12 AUGUST 2024**

**MEMBERS PRESENT** Cr A Graham (Chairman)  
Mayor G Aldridge (ex officio)  
Cr C Buchanan  
Cr D Hood  
Cr S McKell (Deputy Chairman)

**STAFF** Chief Executive Officer, Mr J Harry  
General Manager City Infrastructure, Mr J Devine  
Deputy Chief Executive Officer, Mr C Mansueto  
Manager Governance, Mr R Deco  
Manager Urban, Recreation and Natural Assets, Mr J Foong  
PA to General Manager City Infrastructure, Ms H Prasad

The meeting commenced at 8.05 pm.

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

**APOLOGIES**

An apology has been received from Cr P Jensen.

**LEAVE OF ABSENCE**

Nil.

**PRESENTATION OF MINUTES**

Moved Cr S McKell  
Seconded Cr D Hood

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

**CARRIED**

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**REPORTS**

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

Moved Cr D Hood  
Seconded Mayor G Aldridge

That Council:

1. Notes the report.

**CARRIED**

**AMSC2 Improved Amenities for Carlyle Reserve Pooraka**

Moved Cr C Buchanan  
Seconded Cr S McKell

That Council:

1. Notes the report.
2. Approves a budget bid of \$85,000 for playspace improvements at Carlyle Reserve be considered as part of the 2025/26 budget deliberation process.

**CARRIED**

**QUESTIONS ON NOTICE**

There were no Questions on Notice.

**MOTIONS ON NOTICE**

There were no Motions on Notice.

**OTHER BUSINESS**

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

**AMSC-OB1 Sub Committee Meeting Schedule Order**

Moved Cr C Buchanan  
Seconded Cr A Graham

That Council:

1. Approves for the Asset Management Sub Committee to be listed as the first meeting scheduled for Sub Committee weeks of Council.

**CARRIED**

**AMSC-QWON1 Mario Drive Playspace**

Cr C Buchanan asked a question in relation to status of the Mario Drive additional playspace considerations.

The General Manager City Infrastructure took the question on notice and the Chairman allowed for the reply to be given at the next meeting.

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**CLOSE**

The meeting closed at 8:10pm.

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.

**RECOMMENDATION**

That Council:

1. Notes the report.

**ATTACHMENTS**

There are no attachments to this report.

**1. BACKGROUND**

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

**2. REPORT**

2.1 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><b>22/03/2021 - 4.0.2-AMSC4 - Verge Maintenance Trial and Streetscape Improvement Program</b></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><b>23/08/2021 - 4.0.3-AMSC3 - 2021/22 Street Tree Renewal Program, Streetscape Renewal Program, Verge Development Program and Verge Maintenance Trial</b></p>		

<b>Meeting Item</b>	<b>- Heading and Resolution</b>	<b>Officer</b>
	<p>2. Approves that staff present a draft Resident Verge Incentive Scheme policy to the Asset Management Subcommittee in October 2021.</p> <p><b>Due:</b> October 2024  <b>Deferred:</b> December 2024  <b>Reason:</b> Administration is finalising the promotion materials and communications plan for Councils consideration in December 2024.</p>	
<b>22/08/2022</b>	<p><b>Strategic Asset Management Plan – Building Assets - Stage 2 - Levels of Service and Financial Impacts</b></p> <p>4. Notes Administration are undertaking a review on the utilisation of Council buildings over the next two years which may result in changes to the building portfolio in the future, and that this work will be the subject of a further report to Council for consideration.</p> <p><b>Due:</b> March 2025</p>	Jon Foong
<b>24/7/23</b>	<p><b>CCTV Policy and Procedures - Community Safety CCTV</b></p> <p>4.4.1 Council has previously resolved this resolution to be confidential.</p> <p><b>Due:</b> October 2024  <b>Deferred:</b> December 2024  <b>Reason:</b> Council has previously resolved this resolution to be confidential.</p>	Craig Groke Julian Maio
<b>18/12/23</b>	<p><b>Motion on Notice: Road Safety</b></p> <p>US-MON1 4. Requests the administration to review all current road safety strategies, programs, initiatives, and policies, and bring back a report to the August 2024 Asset Management Sub-Committee meeting.</p> <p><b>Due:</b> December 2024</p>	Mark Purdie
<b>25/3/24</b>	<p><b>Playspace Program</b></p> <p>AMSC3 3. Requests Administration develop a separate policy framework for the ongoing renewal of regional playspaces within the City.</p> <p><b>Due:</b> August 2025</p>	Jon Foong
<b>26/08/24</b>	<p><b>Fit Out of Council Owned Clubrooms</b></p> <p>MWON1 Requests the Administration to review the building levels of service for major club rooms with consideration to be given to meeting functional requirements of relevant sporting associations and report back to Council in December 2024.</p>	Jon Foong



<b>Meeting Item</b>	<b>- Heading and Resolution</b>	<b>Officer</b>
<b>Due:</b>	December 2024	
<b>23/09/24</b>	<b>Motion Without Notice: Footpaths at Lolands Road, Salisbury Plain and Willochra Road, Salisbury Plain</b>	Craig Johansen
MWON3	1. Requests Administration to present a report to the Asset Management Sub Committee at the next meeting including options and associated costings for the installation of footpaths on either side of Lolands Road, Salisbury Plain and Willochra Road, Salisbury Plain.	
<b>Due:</b>	December 2024	

### 3. CONCLUSION / PROPOSAL

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



**INFORMATION ONLY ITEM**

AMSC2

**ASSET MANAGEMENT SUB COMMITTEE**

**DATE** 14 October 2024

**HEADING** Asset Management Updates - Sport Lighting, Bridges and Ornamental Lakes

**AUTHOR** Robert Hutchison, Open Space Technical Lead, City Infrastructure

**CITY PLAN LINKS**

- 1.1 Our City is attractive and well maintained.
- 2.3 Our community, environment and infrastructure are adaptive to a changing climate.
- 4.2 We deliver quality outcomes that meet the needs of our community.

**SUMMARY** This report presents an update on the Strategic Asset Management Plan Improvement Plan Tasks 7, 15 and 16, 17 and 18 as they relate to the review of policy settings, asset hierarchies, service levels and the development of asset management plans for Sports Lighting, Bridges and Ornamental Lakes respectively.

**RECOMMENDATION**

That Council:

- 1. Notes the report.

**ATTACHMENTS**

There are no attachments to this report.

**1. BACKGROUND**

- 1.1 At its meeting held on Monday, 24 June 2024, it was resolved that Council:
  - 1. *Adopts the final Strategic Asset Management Plan 2024/25 as presented in Attachment 1 of the report (Item 1.1.2, Policy and Planning Committee, 17 June 2024).*
- 1.2 The Strategic Asset Management Plan (SAMP) Improvement Plan (IP) contains twenty-two tasks which seek to improve Councils performance and maturity in its applied practices and processes for asset management.
- 1.3 This information report focuses specifically on the Administrations progression of tasks:

<b>SAMP IP Task Number</b>	<b>Asset Category Actions</b>
7.	Sports Lighting - Revise Council Policy Settings, asset hierarchy, service levels.
15.	Bridges - Revise Council Policy Settings, asset hierarchy,

SAMP IP Task Number	Asset Category Actions
	service levels.
16.	Bridges - Draft Asset Management Plan.
17.	Ornamental Lakes - Revise Council Policy Settings, asset hierarchy, service levels.
18.	Ornamental Lakes - Draft Asset Management Plan.

## 2. EXTERNAL CONSULTATION / COMMUNICATION

2.1 Nil.

## 3. DISCUSSION

### *Task 7 – Sports Lighting – Revise Council Policy Settings, Asset Hierarchy, Service Levels*

- 3.1 The Administration have received the results from a Structural Condition / Quality Audit. The audit scope included all Council owned Sports Light Poles.
- 3.2 The Administration presented a report to Council in September 2024 to action urgent works to remove poles that were at risk of imminent failure, identified during the Structural Condition Audit.
- 3.3 The structural assessment audit data has identified 305 poles across all sporting fields. With nine poles being identified with a remaining useful life of less than 5 years, with 3 poles being the subject of the above report.
- 3.4 With larger grouping of poles being identified with a remaining useful life of 11-15 years and 21-25 years, with numbers being 148 and 135 respectively. From experience the useful life of sportsfield poles is 50 years, in consideration of this and the audit data 97% of the Councils poles are halfway through their useful life.
- 3.5 The Administration have the results for the Lighting Performance Audit. The audit scope was limited to approximately half of Councils Sports Lighting Systems.
- 3.6 The outcomes of both the Structural and Performance Audits will inform both future capital replacement, upgrade, and operational maintenance programs.
- 3.7 The Administration have considered the current sports association specific service standards for the provision of sports lighting systems. Noting that these are regularly being reviewed and some codes are now compliance checking against their service standards.
- 3.8 Current funding for Service Continuity of Sportsfield Lighting is approximately \$400K annually, this budget is insufficient to cover both maintenance and capital renewal works.
- 3.9 It is estimated from recent works that minor lighting works is \$500k per sportsfield and major works are \$1M per sportsfield. This provides sportsfield lighting which is compliant to the current sports association specific service standards. Noting that there is insufficient funding to achieve this across all locations and there is also an increased operational cost for increased demand, which some clubs will not be able afford.

- 3.10 Consideration needs to be given to which locations and sportsfields are to be provided to the highest level of provision for that code if we are to meet the codes specific service standards. As well as the distribution of these sites across the City.
- 3.11 There are numerous criteria that need to be considered in any future programed works, such as lease and licence arrangements across the following categories Category A B1, B2 C and D leases. One such criteria is participation numbers with Category A sites having in excess of 5,000 participants and comparatively category B1, B2, C and D leased sites which have less than 2,000 participants combined.
- 3.12 Current practice for renewal of lighting considers the lessee's functional requirements and the lessee's current level of competition and associated peak sporting body requirements for competition (where applicable).
- 3.13 Currently the Administration utilise the Australian Standard 2560 Sports Lighting Part 1 and Part 2 to assess minimum lighting levels for all applicable sports.
- 3.14 It is anticipated that final service standards and renewal modelling for Sport Lighting will be presented to Council in early 2025.

***Task 15 – Bridges – Revise Council Policy Settings, Asset Hierarchy, Service Levels & Task 16 – Bridges – Draft Asset Management Plan***

- 3.15 Administration are currently investigating appropriate options to define asset hierarchy and service levels for Bridges within the City of Salisbury. Bridges and walkways were previously included in the Transportation Asset Management Plan, however it is deemed suitable that they be managed under their own Asset Management Plan category. These considerations include community expectations as well as sustainable on-going maintenance, management and renewal, whilst ensuring financial sustainability.
- 3.16 Items currently being investigated as part of the hierarchy and service levels considerations include:
- 3.16.1 Asset age
  - 3.16.2 Construction type
  - 3.16.3 Clearance width
  - 3.16.4 Barrier compliance
- 3.17 Administration will present a report to the December 2024 Asset Management Sub Committee seeking approval of asset hierarchy and service level. Following approval, Administration will update the technical Asset Management Plans.

***Task 17 – Ornamental Lakes – Revise Council Policy Settings, Asset Hierarchy, Service Levels & Task 18 – Ornamental Lakes – Draft Asset Management Plan***

- 3.18 Administration are currently investigating appropriate options to define asset hierarchy and service levels for Ornamental Lakes within the City of Salisbury. These considerations include community expectations as well as sustainable on-going maintenance, management and renewal whilst ensuring financial sustainability. The following water bodies are categorised as Ornamental Lakes:
- 3.18.1 Sir Douglas Mawson Lake, Mawson Lakes
  - 3.18.2 Keyhole Park, Mawson Lakes
  - 3.18.3 Paquita Park, Mawson Lakes
  - 3.18.4 Shearwater Lake, Mawson Lakes
  - 3.18.5 Shearwater Lake East, Mawson Lakes
  - 3.18.6 Nelson Crescent Lake Reserve, Mawson Lakes
  - 3.18.7 The Drive Reserve, Mawson Lakes
  - 3.18.8 The Bridges Village Reserve, Mawson Lakes
  - 3.18.9 Cascades Village Reserve, Mawson Lakes
  - 3.18.10 Cascades Village South Reserve, Mawson Lakes
  - 3.18.11 Elder Drive Reserve, Mawson Lakes
  - 3.18.12 The Paddocks Wetlands, Para Hills West
  - 3.18.13 Unity Park, Pooraka
  - 3.18.14 Wynn Vale Gullies, Gulfview Heights
  - 3.18.15 Springbank Waters, Burton
  - 3.18.16 McQueen Court Reserve, Paralowie
  - 3.18.17 Myall Boulevard Reserve, Salisbury
  - 3.18.18 Pitman Park, Salisbury
  - 3.18.19 AGH Cox Reserve, Parafield Gardens
  - 3.18.20 Lake Windemere Reserve, Salisbury North
- 3.19 The Asset Management Plan that will be prepared will also address the following Council resolution:
- “Request a future report to be presented by December 2024 outlining the overall structural integrity and potential maintenance works required at Sir Douglas Mawson Lakes, as part of the Asset Management Plan for ornamental lakes within City of Salisbury.”*
- 3.20 Administration will present a report to the December 2024 Asset Management Sub Committee on the Ornamental Lake Asset Management Plan.

**4. FINANCIAL OVERVIEW**

4.1 The financial implications of any proposed changes to policy settings, asset hierarchies, service levels and or Asset Management Plans will be addressed in future reports to Council relating to the specific asset classes, Asset Management Plans and Council budget considerations.

**5. CONCLUSION**

***Sports Lighting***

5.1 The condition and lighting quality audits for Sportsfield Lighting have now been completed and the results are being analysed prior to reporting to presenting the findings to Council.

***Bridges***

5.2 Administration will be submitting a report to the December 2024 Asset Management Sub Committee for Council's consideration on Bridges asset class hierarchy and levels of service.

***Ornamental Lakes***

5.3 Administration will be submitting a report to the December 2024 Asset Management Sub Committee for Council's consideration on the Ornamental Lake Asset Management Plan.





**INFORMATION  
ONLY  
ITEM**

AMSC-QON1

**ASSET MANAGEMENT SUB COMMITTEE**

**HEADING**

Question on Notice: Deputy Mayor, Cr Chad Buchanan - Mario Drive Playspace

At its meeting held on Monday, 12 August 2024 Cr Buchanan asked a question without notice in relation to the status of the Mario Drive additional playspace considerations.

The General Manager City Infrastructure took the question on notice and the Chairman allowed for the reply to be given at the next meeting of the Sub Committee.

**Administration Response**

Community consultation for a proposed new playground at Mario Reserve was undertaken in late 2022. Due to the shortfall in renewal funding for playspaces Council resolved, in August 2022, that for 2022/23 and beyond to reallocate the funding program for major upgrades of playgrounds to renewal. Consequently, the proposed new playspace at Mario Reserve was put on hold, with funding diverted to renewal. There is currently no funding in Council's Long Term Financial Plan to undertake these works.