



# INFRASTRUCTURE AND PUBLIC WORKS COMMITTEE AGENDA & REPORTS

for the meeting

Tuesday, 19 September 2023  
at 7.00 pm

in the Colonel Light Room, Adelaide Town Hall

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Members – The Right Honourable the Lord Mayor, Dr Jane Lomax-Smith  
Councillor Couros (Chair)  
Councillor Elliott (Deputy Chair)  
Councillors Abrahamzadeh, Davis, Giles, Hou, Li, Martin, Noon, Dr Siebentritt and Snape

**1. Acknowledgement of Country**

At the opening of the Infrastructure and Public Works Committee meeting, the Chair will state:

‘Council acknowledges that we are meeting on traditional Country of the Kurna people of the Adelaide Plains and pays respect to Elders past and present. We recognize and respect their cultural heritage, beliefs and relationship with the land. We acknowledge that they are of continuing importance to the Kurna people living today.

And we also extend that respect to other Aboriginal Language Groups and other First Nations who are present today.’

**2. Apologies and Leave of Absence**

On Leave -

Councillor Giles

**3. Confirmation of Minutes - 15/8/2023**

That the Minutes of the meeting of the Infrastructure and Public Works Committee held on 15 August 2023, be taken as read and be confirmed as an accurate record of proceedings.

View public 15 August 2023 Minutes [here](#).

**4. Reports for Noting**

4.1 Capital Project Update – August 2023 3 - 14

**5. Reports for Recommendation to Council**

5.1 Recommended Levels of Service for Building Asset Management Plan 15 - 19

**6. Closure**

## Capital Project Update – August 2023

Strategic Alignment - Thriving Communities

Public

Tuesday, 19 September 2023

**Infrastructure and Public  
Works Committee**

**Program Contact:**

Mark Goudge, Associate Director  
Infrastructure

**Approving Officer:**

Tom McCready, Director City  
Services

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## EXECUTIVE SUMMARY

This report provides a summary view of the Capital Works Program financial performance as of 31 August 2023 including a snapshot of headline projects either complete or in progress, future procurement activities and upcoming community consultation and engagement activities.

The Infrastructure Program will present a monthly report to the Infrastructure & Public Works Committee reflecting the previous monthly performance.

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## RECOMMENDATION

### THAT THE INFRASTRUCTURE AND PUBLIC WORKS COMMITTEE

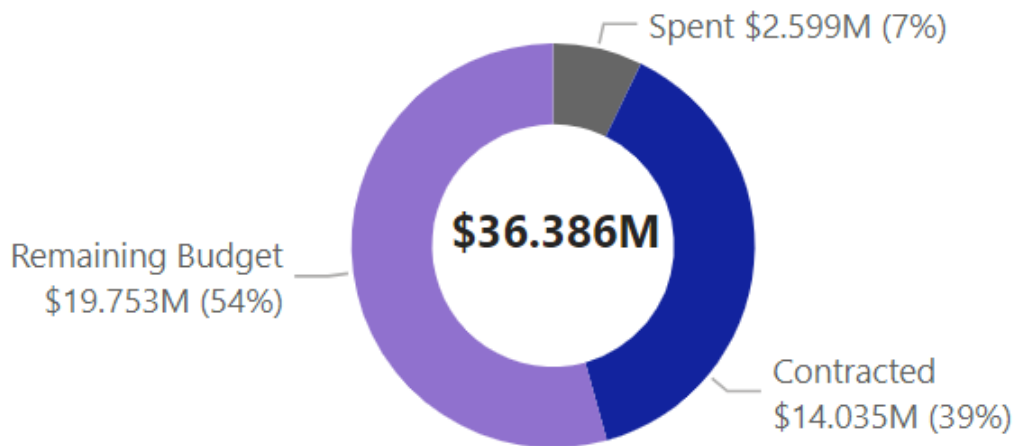
1. Notes the Capital Works Program Update for August 2023 as contained within this report and Attachment A to Item 4.1 on the Agenda for the meeting of the Infrastructure & Public Works Committee held on 19 September 2023.
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## IMPLICATIONS AND FINANCIALS

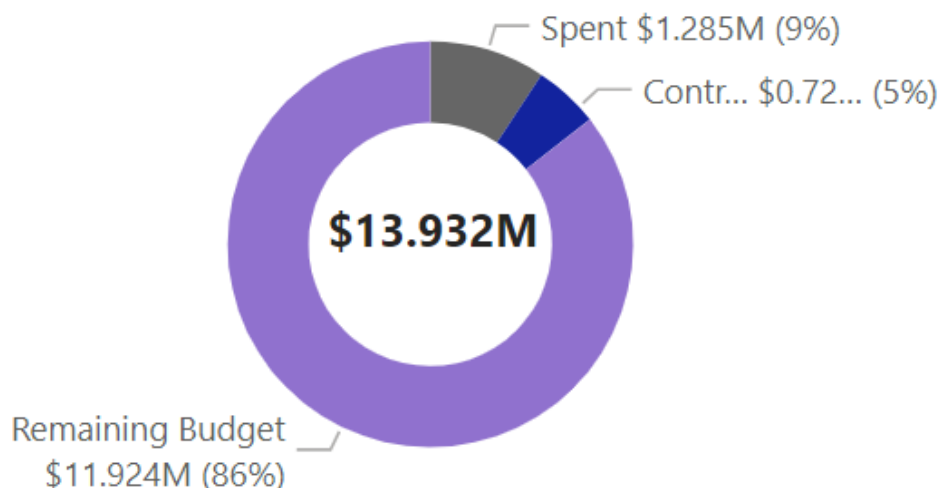
City of Adelaide 2020-2024 Strategic Plan	<b>Strategic Alignment – Thriving Communities</b>
Policy	Not applicable
Consultation	Consultation to various levels as required for the delivery of each project has or will be undertaken.
Resource	Projects delivered through a combination of Council resources, contract staff and external contractors and suppliers.
Risk / Legal / Legislative	Not applicable
Opportunities	Not applicable
23/24 Budget Allocation	This report tracks capital works performance against the 2023/24 Capital Works budget of \$100.734m.
Proposed 24/25 Budget Allocation	Not as a result of this report
Life of Project, Service, Initiative or (Expectancy of) Asset	Life expectancy of assets varies by asset class.
23/24 Budget Reconsideration (if applicable)	Not as a result of this report
Ongoing Costs (eg maintenance cost)	Ongoing costs for the maintenance of new and/or renewed assets will be factored into future Asset Management and Maintenance Plans, Business Plans and Budgets.
Other Funding Sources	Projects reported on are primarily funded from Councils Capital Budget, however various State and Federal grant funding opportunities have been leveraged against a number of projects.

## DISCUSSION

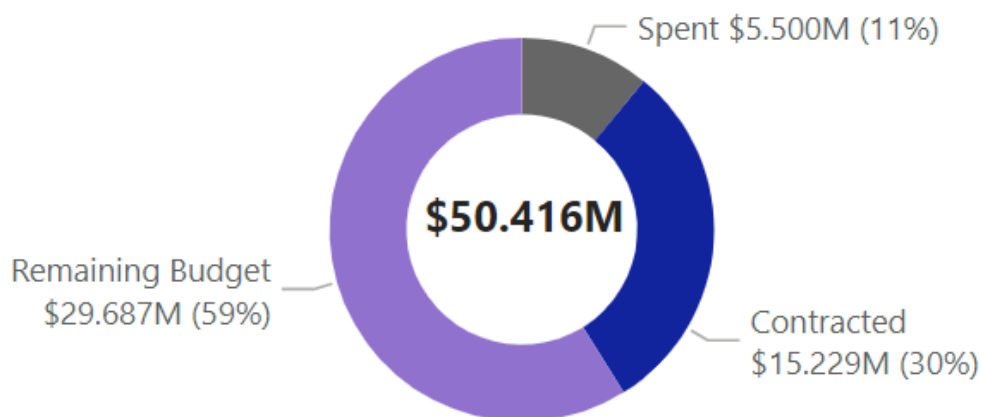
1. The total Capital Expenditure Budget for 2023/24 financial year approved by Council is \$100.734m.
2. The Capital Works Program is itemised as follows.
  - 2.1. Major Projects are defined as complex projects identified through Council strategies and plans; the funding allocated within 2023/24 financial period total \$36.386m.
  - 2.2. New and Upgrade Projects are defined as installation of new infrastructure and upgrades to existing infrastructure, identified through Council strategies and plans, the funding allocated within 2023/24 financial period total \$13.932m.
  - 2.3. Renewal Projects are defined as renewals and maintenance works which are aligned to Asset Management Plans and current assets, the funding allocated within 2023/24 financial period total \$50.416m.
3. The monthly Capital Works Update will provide the status of these three capital programs as at the end of each calendar month.
4. Major Projects as at the 31 August 2023 reflects \$2.599m in spend and \$14.035m in contracted works.



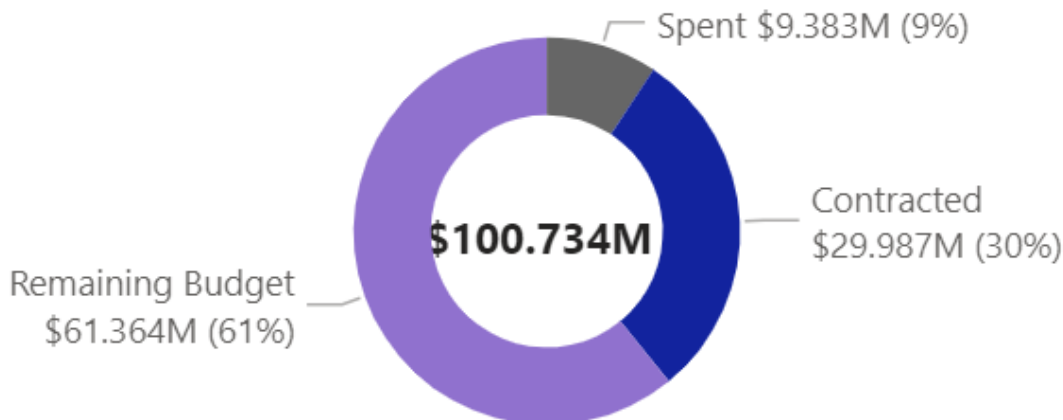
5. Example of Major Projects within the category are.
  - 5.1. Central Market Arcade Redevelopment
  - 5.2. City of Adelaide Bikeways – North / South
  - 5.3. City Safe CCTV Network Upgrade
  - 5.4. Rymill Park / Murlawirrapurka (Park 14) Lake Upgrade
6. New and Upgrade Projects as at the 31 August 2023 reflects \$1.285m in spend and \$0.723m in contracted works.



7. Example of New and Upgrade Projects within the category are.
  - 7.1. Field Street Improvements
  - 7.2. Torrens Retaining Structure
  - 7.3. Rymill Park / Murlawirrapurka (Park 14) Sustainable Water Supply (Construction)
  - 7.4. South West Community Centre
  - 7.5. Greener City Streets Program
8. Renewal Projects as at the 31 August 2023 reflects \$5.5m in spend and \$15.229m in contracted works.



9. Example of Renewal Projects within the category are.
  - 9.1. Adelaide Town Hall Facade Conservation Works
  - 9.2. Jeffcott Street South Renewal Project
  - 9.3. Parking Meter Solution Renewal
  - 9.4. Torrens Weir Rehabilitation
  - 9.5. Road Renewals
10. There are 411 projects within the approved 2023/24 financial year.
11. Within the 2023/24 Capital Works Program there are currently 87 projects in the Initiate, Concept, and or Detailed Design Phase with a total value of \$8.64m.
12. There are 324 projects in the Delivery Phase with a total value of \$92.09m.
13. The total expenditure against the Capital Works Program to the end of August 2023 spent \$9.38m with a further \$29.987m contracted, totalling \$39.37m in the first two months.



14. Examples of those works completed or in progress are reflected in **Attachment A - Capital Works Projects in Focus – August 2023**.

15. Summary of commitments and expenditure by asset class for August 2023.

Capital Works	No. of Projects	Approved Budget	Commitments	Expenditure	Remaining Budget
▣ <b>Asset Renewals</b>	<b>314</b>	<b>50.416M</b>	<b>15.229M</b>	<b>5.500M</b>	<b>29.687M</b>
Corporate Overhead		5.500M	0.000M	0.953M	4.547M
Major Projects	9	2.279M	0.716M	0.728M	0.835M
New/Upgrade Projects	15	1.544M	0.099M	0.073M	1.373M
Bridges	4	0.250M	0.000M	0.110M	0.140M
Buildings	52	10.423M	4.677M	0.372M	5.373M
ICT Renewals	9	1.793M	0.626M	0.031M	1.136M
Light'g & Electrical	27	2.380M	0.463M	0.014M	1.904M
Park Lands Assets	18	0.605M	0.576M	0.064M	-0.035M
Plant and Fleet	5	2.834M	0.160M	0.480M	2.195M
Traffic Signal	13	2.382M	1.133M	0.004M	1.246M
Transport	108	15.065M	5.160M	2.361M	7.544M
Urban Elements	47	4.124M	0.460M	0.133M	3.531M
Water Infrastructure	7	1.237M	1.159M	0.180M	-0.102M
▣ <b>Major Projects</b>	<b>28</b>	<b>36.386M</b>	<b>14.035M</b>	<b>2.599M</b>	<b>19.753M</b>
▣ <b>New/Upgrade Projects</b>	<b>91</b>	<b>13.932M</b>	<b>0.723M</b>	<b>1.285M</b>	<b>11.924M</b>
<b>Total</b>	<b>411</b>	<b>100.734M</b>	<b>29.987M</b>	<b>9.383M</b>	<b>61.364M</b>

**Future Procurement Activities:**

16. The following procurement activities are currently being undertaken.
- 16.1 Minor Works Building Lift Upgrade.
  - 16.2 Colonel Light Centre - Vertical Transport Renewal (Lifts).
  - 16.3 Adelaide Central Market - Glass Canopy & Lighting upgrade.
  - 16.4 Adelaide Central Market Electrical, Mechanical & Fire Service Renewal & Upgrade.
  - 16.5 ACMA Roof Renewal Design & Cost Estimate.
  - 16.6 Field Street Redevelopment.
  - 16.7 Tree Uplighters Park 20 & Park 5.
  - 16.8 Stormwater Management Plan.
  - 16.9 Adelaide Bridge Level 3 Investigation and Renewal Options Analysis.

**Future Community Consultation and Engagement Activities:**

17. The following community consultation activities and engagement are ongoing or planned.
- 17.1 Melbourne Street Upgrade - Government of South Australia funded (October 2023).
  - 17.2 Hutt Street - Entry Rejuvenation Community engagement (October 2023).
  - 17.3 Adelaide Town Hall Façade Conservation Works (ongoing).
18. The information provided reflects the first two months of the financial year, future reports will provide more detail in terms of delivery against Council 2023/24 Capital Program.
19. Should Council Members wish to understand the progress of a specific project/s outside of those highlighted the Director, City Services and Associate Director, Infrastructure can be contacted to discuss.

## ATTACHMENTS

**Attachment A – Capital Works Projects in Focus – August 2023**

# Capital Works

## August Update

### Infrastructure & Public Works Committee

This report provides an overview of Capital Projects either complete or progressing for the month of August 2023.





## Rymill Park Lake: Major Project



Contract will be awarded early September 2023 comprising two separable portions across the base-lake works and ancillary structures.

Contractor has established the site, including set-up of perimeter fencing and establishment of a laydown area for materials and worker accommodation.

Community notification has included information signage now installed around the Park Land, 'YourSay' feedback, social media information and layout flyers.

Construction is anticipated between September 2023 until April 2024, coordinated carefully around major events including Harvest-Rock, Gluttony, Adelaide 500 and 3-Day Event.

## Jeffcott Street: Renewal Project



High profile renewal of bluestone kerb and water table infrastructure project, with minor ancillary works between Wellington Square and Montefiore Hill.

Scope includes road resurfacing, line marking, and heritage kerb 'bluestone' works, while navigating major tree roots and underground services.

Works are on time and budget.

Close resident interface with street works. Contractor has established solid community relationships and engages regularly.

## Pitt Street: Major Project



Final stage of the Market to Riverbank project joint venture between Government of South Australia and City of Adelaide.

Preferred tenderer is selected. Contract award to be presented to Council September 2023.

On-site commencement expected October 2023. With construction anticipated for 6-8 months.

Close community engagement with impacted stakeholders to be undertaken throughout works.

## River Torrens Earth Retaining structure: New and Upgrade Project



The project is new and upgrade work and will deliver a structure (piled retention system) to stabilise and prevent further slumping of the riverbank and pathway near the University foot Bridge.

This work is approaching completion with challenges being constructing works around the embankment and over water.

Works are on track awaiting some minor ancillary and stonemasonry works.

## Roads – resurfacing: Renewal Project



Combined projects have a budget of approximately \$6.260m.

As of 31 August, the following projects have been completed.

- Linnington Place
- Red Lane
- Cavan Lane
- Ling Place West
- First and Second Streets
- Morphett Street between South Terrace and Whitmore Square
- East Terrace, Shannon Place
- Eliza Street
- Clarendon Street

In addition, the following have been resealed.

War Memorial Drive between Montefiore Road and the Adelaide Oval raised pedestrian crossing.

Asphalt crews have also completed roads of Considine, Evans and Hocking just east of Whitmore Square, as well as the car park behind the Tynte Street Post Office.

## North-South Bikeways: Major Project



North-South bikeways is in the final stages of design (@95%) awaiting endorsement from the Department of Infrastructure and Transport.

This project will deliver the remaining three stages under the Deed – Rundle to North Terrace, North Terrace to Victoria Street, and Victoria Street to Albert Street Bridge.

Works are forecast to be undertaken from January to June 2024 and will be scheduled to avoid busy event timeframes.

There remain design challenges with the last section Victoria Street to Albert Street Bridge this will be carefully considered and presented to the Department of Infrastructure and Transport for consideration.

## Central Market Redevelopment (One Market): Major Project



Main demolition and construction work commenced late May 2023. To enable the works, changes within the site and surrounding area have been undertaken.

Modifications to the circulation of UPark Central Market have been made to separate it from the Arcade site being demolished. The car park continues to operate and support Market trade along with surrounding Andrew Street and Grote Street UPark.

The building contractor is fully established on site for the demolition phase with the installation of hoardings on both Grote and Gouger Streets. Further hoardings have been fully installed along the full length of the ground floor of the Eastern Roadway of the Markets as well as within the car park.

Material removed (where practical) is being recycled by ResourceCo, a South Australian business leading the country in resource recovery.

Progress is on schedule and the following milestones on track to be met.

- June to September 2023: Main works demolition is now 95% complete.
- October 2023 to February 2024: Piling and basement excavation.

Installation of refreshed site hoarding for the Market Square project has commenced and includes project branding and images, partner branding, and directional signage to the Central Market.

The developer has announced the signing of SH Hotels and Resorts as the hotel operator at Market Square. This will be Treehouse Hotels' first destination in Australia.

# Outcomes:

Outcomes – index:

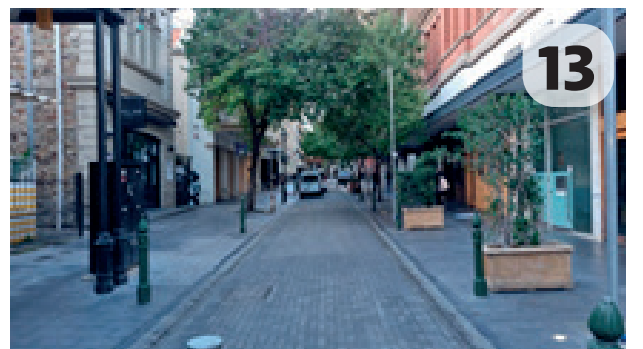
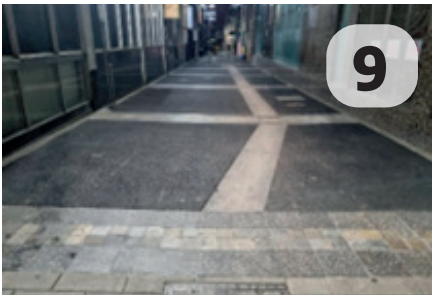
No	Project	Cat.	Budget (\$)
1.	Compliant handrailing to Weir 3 Footbridges, River Torrens	N&U	122,487
2.	Place of Reflection	N&U	344,647
3.	Jeffcott Street South – stoneworks	AR	2,616,037
4.	Morphett Street – footpath section	AR	3,078,156
5.	New shared use path – Rundle Park	MP	657,277
6.	Chinese Gateways restoration	AR	15,000
7.	Moonta Street – Zebra Crossing	MP	405,000
8.	Depot – Petrol & Bowser replacement	N&U	103,000
9.	Peel Street resurfacing	AR	190,000
10.	Public Artwork – Ebenezer/Vardon	AR	45,000
11.	Veale Gardens: reticulated creek	AR	463,254
12.	NAGL: Kitchen reinstatement/renewal	AR	444,328
13.	Leigh Street Footpath: rehabilitation	AR	347,527

## Category (Cat):

MP – Major Project

N&U – New and Upgrade

AR – Asset Renewal

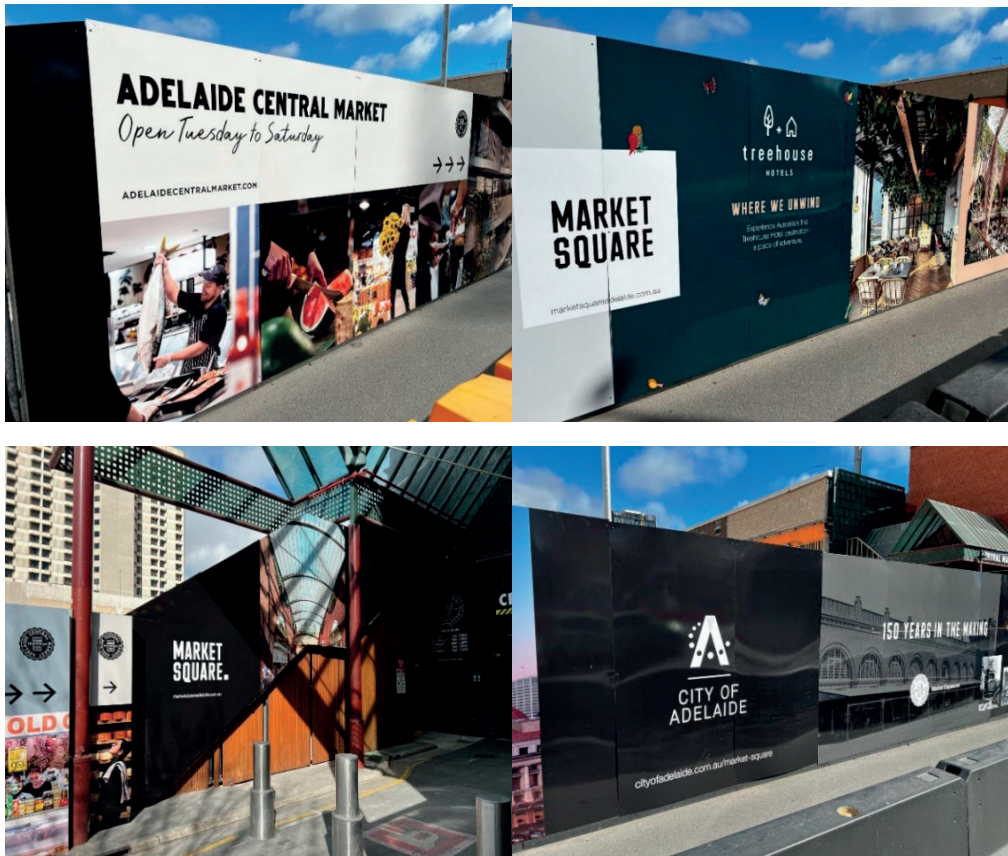


# Construction Signage:

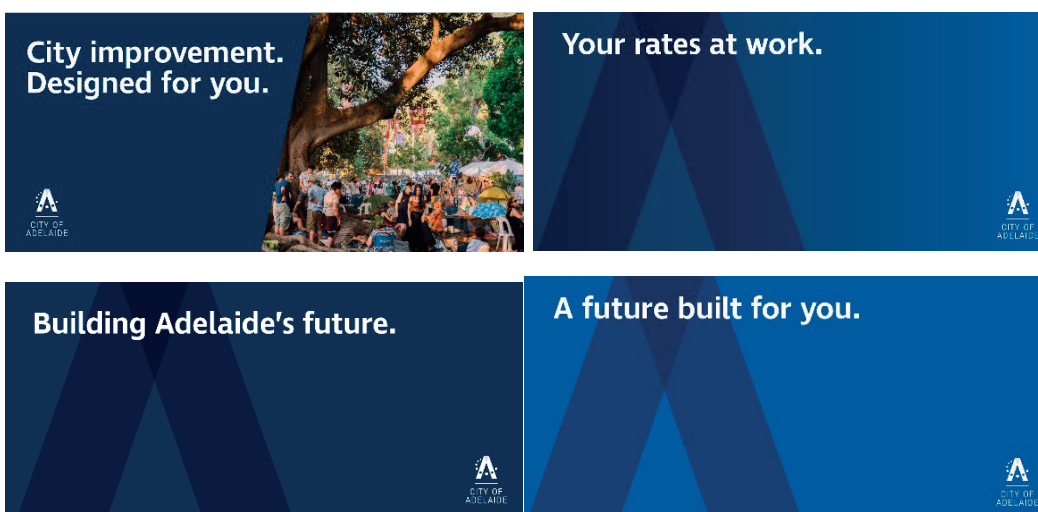
As part of the ongoing capital works program and the scale of the current program, we have and will be initiating signage on key projects that reflects the nature of the project, funding partners (if applicable) and informing the community that these works are being delivered by the City of Adelaide.

Please see below examples of signage provided and proposed.

## Installed:



## Sample:



# Public Realm Condition Audits

We will be undertaking a series of public realm condition audits (quarterly) to be presented to Council for consideration. The purpose being to develop a program to implement the findings prior to the end of June 2024. It is recommended that these audits consist of Council Members, invited key stakeholders, and supported by the Administration.

This will assist in providing insights and valuable feedback towards forming the design outcomes for a series of Mainstreet's future capital allocations and maintenance activities to those not within the proposed Mainstreet allocation.

The following streets/precincts are recommended for review.

- October 2023 – undertake Hindley Street Public Realm Condition Audits (will assist in assisting the development of the Mainstreet design and focus on those items that can be addressed quickly in terms of quick wins).
- November 2023 – provide details of the previous audits and the actions undertaken at the following locations, Hindley, Gouger, King William and Hutt streets.
- January 2024 – undertake Rundle Street Public Realm Condition Audits and surrounding area – focus on maintenance and presentation activities prior to the event season in the East End.
- March 2024 – undertake Gouger Street Public Realm Condition Audits (will assist in assisting the development of the Mainstreet design and focus on those items that can be addressed quickly in terms of quick wins).

## Recommended Levels of Service for Buildings Asset Management Plan

Strategic Alignment - Dynamic City Culture

Public

Tuesday, 19 September 2023

Infrastructure and Public Works Committee

**Program Contact:**

Mark Goudge, Associate Director Infrastructure

**Approving Officer:**

Tom McCready, Director, City Services

### EXECUTIVE SUMMARY

The City of Adelaide (CoA) is the custodian of assets which provide the community with services that are essential to their quality of life. Asset Management is a key business function for all councils to manage their infrastructure portfolio responsibly and effectively. We coordinate infrastructure-related objectives through our Asset Management Plans, per legislation Section 122 of the *Local Government Act 1999 (SA)*.

The Buildings Asset Management Plan will forecast the cost and timing of maintenance and renewal requirements to ensure we manage our assets to the agreed level of service, while managing any associated risks. It is critical to note that asset renewal funding on its own limits the ability to increase the quality of our existing assets. Upgrade funding is often required in conjunction with renewal funding to ensure our assets provide services in line with community expectations and our strategic objectives. While our Asset Management Plans will not identify financial forecasts associated with upgrade/new projects, integrated planning will ensure required renewal scheduling is aligned (where feasible) with key upgrade/new initiatives associated with our Strategic Plan objectives or Council Decisions. Such opportunities will be workshopped with Council on an annual basis through the Business Plan and Budget process.

This report presents the recommended asset management strategies and levels of service for the City of Adelaide's Building portfolio and has been informed by a community consultation process. A recommended asset management strategy is presented for each building category, which will inform the development and updates to the Buildings Asset Management Plan and associated re-forecasting of the Long-Term Financial Plan (LTFP).

The recommended levels of service allow for the continued provision of safe and well-maintained buildings, providing services in line with community expectations to ensure we manage our assets in a financially sustainable manner over the short, medium and long term.

It is anticipated that additional upgrade/new funding will be required in conjunction with renewal funding, to ensure our public toilets and Park Lands sporting clubs meet the growing needs of our community. Such upgrade/new initiatives will be guided by the Public Toilet Strategy (currently under development), the Community Buildings in the Park Lands Policy (currently under development) as well as identified capital related opportunities to increase revenue for our commercial generating assets.

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### RECOMMENDATION

THAT THE INFRASTRUCTURE AND PUBLIC WORKS COMMITTEE RECOMMENDS TO COUNCIL THAT COUNCIL

1. Notes the results of the community consultation undertaken to benchmark current user satisfaction for building assets.
  2. Approves the development of the Buildings Asset Management Plan (AMP) based on the planning principles, consultation feedback and recommended management strategies presented within this report.
-

## IMPLICATIONS AND FINANCIALS

City of Adelaide 2020-2024 Strategic Plan	<p><b>Strategic Alignment – Dynamic City Culture</b></p> <p>The approval of the planning principles and recommended asset management strategies presented within this report will inform the development and updates to the Buildings Asset Management Plan (Amp) and inform the Long-Term Financial Plan.</p> <p>These Strategic Management plans support the delivery of our strategic objectives, ensuring we continue to create a beautiful, diverse city that celebrates its natural, cultural, and built heritage.</p>
Policy	<p>Asset Management Policy</p> <p>Strategic Asset Management Plan</p> <p>Public Communication and Consultation Policy</p>
Consultation	<p>In September 2022, an engagement process was undertaken with City residents, visitors and City of Adelaide staff to better understand and measure levels of satisfaction of users who utilise the services provided by our building assets. Additional consultation was also undertaken in August 2023 with internal staff responsible for operating and managing specific building facilities. The results are presented within this report and inform the recommended levels of services/asset management strategies.</p>
Resource	Not as a result of this report
Risk / Legal / Legislative	<p>The review and update of Asset Management Plans, including levels of service, is required every four years or within two years of a general Council election pursuant to section 122 of the <i>Local Government Act 1999 (SA)</i>.</p>
Opportunities	<p>The review of building asset levels of service provides an opportunity to ensure building assets are meeting the community's current and future requirements.</p>
23/24 Budget Allocation	Not as a result of this report
Proposed 24/25 Budget Allocation	Not as a result of this report
Life of Project, Service, Initiative or (Expectancy of) Asset	<p>Currently under assessment, to understand the future lifecycle management strategies and funding required for our building portfolio, including operation, maintenance and renewal of assets. The review and findings will be presented and discussed in detail within the Buildings Asset Management Plan.</p>
23/24 Budget Reconsideration (if applicable)	Not as a result of this report
Ongoing Costs (eg maintenance cost)	<p>To be determined. The review and findings will be presented and discussed in detail within the Buildings Asset Management Plan.</p>
Other Funding Sources	<p>Once Asset Management Plans and the re-forecast Long Term Financial Plan are endorsed by Council, external funding opportunities will continually be pursued to offset costs, bring forward works, or provide for additional enhancements.</p>



## DISCUSSION

1. The purpose of this report is to present the recommended asset management strategies and levels of service for the City of Adelaide's (CoA) building portfolio, which has been informed by a community engagement process undertaken in September 2022.

### Background

2. Our building portfolio is made up of 238 individual assets and is valued at approximately \$532 million. These assets are vital to the health and wellbeing of our community and provide services for recreational activities through facilities including libraries, community centres, sporting clubs and public toilets. Our building portfolio also includes assets which provide accommodation for the civic, administrative and operational functions as well as a number of commercial (income generating) assets.
3. With Council's strategic objectives to create a beautiful and diverse city that is welcoming, inclusive and accessible to all, it is critical to ensure that our building portfolio continues to be appropriately managed, ensuring we provide appropriate services and benefits for both current and future generations.
4. We are currently reviewing our Asset Management Plan for buildings, which is legislated in the *Local Government Act 1999 (SA)*. A level of service review is one of the first steps in this process.
5. An overview into the concepts of 'Levels of Service' was presented to Council through a Business Plan and Budget Workshop on 24 January 2023, as well as to the Infrastructure and Public Works Committee on 18 July 2023.

### Strategic Context

6. The Buildings Asset Management Plan will forecast the cost and timing of maintenance and renewal requirements to ensure we manage our assets to the agreed level of service, while managing any associated risks.
7. The primary objective of asset renewal is to intervene at the optimal time to minimise whole of life asset costs (increased capital costs, growing maintenance costs) and asset risk, to ensure services continue to be provided in line with our community's expectations.
8. Asset renewal funding on its own limits the ability to raise the quality of our existing assets. Upgrade funding is often required in conjunction with renewal funding to ensure our assets provide services in line with community expectations and our strategic objectives.
9. While the Asset Management Plans will not identify financial forecasts associated with upgrade/new projects, they will ensure required renewal scheduling is aligned (where applicable) with key upgrade/new initiatives associated with our Strategic Plan objectives or Council Decisions through integrated planning. Such opportunities will be workshopped with Council on an annual basis through the Business Plan and Budget process.
10. This report discusses the recommended levels of service for our existing assets. The adopted levels of service will be used to guide the asset renewal planning within the Building's Asset Management Plans and inform required updates for the LTFP.

### Community Engagement

11. A community engagement process was undertaken in 2022 with City residents and visitors as well as internal staff to better understand and measure levels of customer satisfaction from those who utilise the services provided by our building assets. Additional consultation was also undertaken with key internal staff responsible for managing and operating specific building facilities including Libraries and Community Centres, Town Hall, UPark, Park Lands Community Sports Buildings and Leased Buildings to better understand feedback they receive from customers on a day-to-day basis.
12. The insights from the survey are intended to be used to identify where current levels of service are not meeting the community's expectations. This will enable recommendations to be made to Council regarding future resourcing requirements for specific services and activities.
13. The engagement process was primarily undertaken through questionnaire surveys, where information was collected online using the 'YourSay' platform, as well as through on street intercepts at various locations across the city.

14. The overall feedback generally confirmed appropriate levels of customer satisfaction for all building types, with the exception of Park Lands Community Buildings, North Adelaide Golf Course Club House, Public Toilets and our Horticulture Nursery and Hubs in the Park Lands. It is evident that there is a gap between current service provisions and the expectations of the users for these building groups.
15. Generally, as a portfolio, our Park Lands Community Buildings were not considered fit-for-purpose, based on feedback received directly from clubs. A number of assets will need to be upgraded to meet evolving community needs and ensure facilities appropriately cater for the emergence of new sports and increasing female and junior participation. It is anticipated that the development of a Community Buildings in the Park Lands Policy in conjunction with functionality being a key consideration through renewal planning (with provision of supporting upgrade funding) will incrementally bridge the gap between customer expectations and service provisions over time.
16. The North Adelaide Golf Course Club House was not considered fit-for-purpose based on feedback received directly from club members. There is a lack of female facilities within the building and improvements are required for changing rooms and toilet facilities.
17. Responses received relating to Public Toilets facilities indicated that there was a perceived lack of facilities across the city and within the Park Lands and there was a requirement for further investment in public conveniences.
18. It is anticipated that the completion of a public toilet strategy (currently under development in 2023/24) and the subsequent initiation, funding and delivery of this strategy in line with upgraded public toilet projects will incrementally bridge the gap between customer expectations and service provisions over time.
19. A comprehensive summary of the community engagement is presented in Link 1 view [here](#).

#### **Renewal Intervention Levels**

20. Renewal intervention levels have been established considering feedback from community engagement, risk management principles, engineering assessments and the objective of minimising whole of life costs.
21. Condition based renewal intervention levels aim to ensure that structural and services building components are replaced or rehabilitated prior to deteriorating into a poor condition, with fit-out and fittings being replaced when they reach an average condition to ensure buildings do not appear dated or tired. Our heritage assets have an alternate rehabilitation strategy to ensure they are managed in accordance with their Conservation Management Plans. A summary of the condition-based renewal intervention criteria is presented in Link 2 view [here](#).
22. It is recommended that asset functionality is also considered in our renewal planning for Park Lands Sporting Clubs, North Adelaide Golf Course Club House, Public Toilets as well as our Horticulture Nursery and supporting Park Lands Hubs. A key challenge will be ensuring that the supporting upgrade/new funding requirements are incorporated into the LTFP and Business Plan and Budget.

#### **Summary & Next Steps**

23. The recommended levels of service allow for the continued provision of safe and well-maintained buildings, providing services in line with community expectations and ensuring we manage our assets in a financially sustainable manner over the short, medium and long term.
24. Ongoing operations and maintenance requirements of our assets will continue to be reviewed on a year-by-year basis and incorporated into future revisions of the Asset Management Plan.
25. Pending Council endorsement of the recommendations within this report, the next steps will involve integrating the planning principles and recommended management strategies into the Buildings Asset Management Plan.
26. A draft Buildings Asset Management Plan (AMP) will be submitted to Council in January 2024, requiring approval to progress into the final stage of community consultation (6-week period, scheduled from February 2024).
27. This will be followed by a final report to Council in April 2024 for consideration and adoption of the Buildings Asset Management Plan.

## DATA AND SUPPORTING INFORMATION

**Link 1** – Community Engagement Summary

**Link 2** – Renewal Intervention Levels

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## ATTACHMENTS

Nil

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- END OF REPORT -