

PROPOSAL FOR REVOCATION OF CLASSIFICATION AS COMMUNITY LAND

**Neales Green, Margaret Avenue, Salisbury
Contained in Certificate of Title Volume 6001 Folio 623
Portion of Salisbury Oval Brown Terrace, Salisbury
Contained in Certificate of Title Volume 5841 Folio 217
and
St Jays Orange Avenue, Salisbury
Contained in Certificate of Title Volume 5827 Folio 379**

Section 194 Local Government Act 1999

REPORT

1. Reasons for the Proposal.

Council owns a significant number of properties throughout the city which are classified under the Local Government Act as Community Land, ranging from highly developed sporting complexes incorporating modern clubroom buildings, playing fields and supporting infrastructures, to single undeveloped allotments of land, most of which are classified as community land. Council has specific statutory management requirements in regard to its Community Land.

The City of Salisbury City Plan 2030 sets out a clear strategic direction for the revitalisation of the Salisbury City Centre, and the development of the Salisbury Oval precinct as an integrated recreation and residential precinct as a critical action.

The zoning and land use policies that apply to the Salisbury Oval Precinct including the introduction of new medium density residential housing immediately adjacent to the oval were reviewed through the Salisbury City Centre Development Plan Amendment (DPA) which was approved by the Minister for Planning in December 2016, having undergone community consultation earlier in 2016. The new zoning and policy support the range of development outcomes proposed by the Salisbury Oval Precinct Master Plan.

After 2 years of investigation and comprehensive community engagement, Council endorsed a Masterplan for the Salisbury Oval precinct as part of Council's commitment to the renewal of the Salisbury City Centre.

Key features of the Master Plan are:

- **Open Space**
 - To be a regional destination for sport
 - To encourage community interaction, recreation and congregation in passive open space and streets
 - To improve quality of facilities and open spaces
 - To provide a safe and accessible public realm
 - To enhance the natural character of the Oval
- **Social and Economic**
 - To deliver open space that supports the community's health and wellbeing
 - To encourage broader investment in the City Centre across both private and public land
 - To ensure efficient use of open space

- To improve community safety within the precinct
- **Built Form**
 - To create opportunities for vibrant, high quality mixed use and residential use
 - To promote high architectural standards which incorporate sustainability principles and quality urban design
 - To provide conveniently located car parking to support the Oval precinct
 - To upgrade existing assets and better integrate them into the upgraded precinct
- **Movement**
 - Creation of continuous, safe and easily accessible pathways for the public throughout the Oval precinct
 - Creation of a road network that allows for easy access for traffic through and around the Oval precinct
 - Provision of strong links to and from the City Centre to support walking and cycling
 - Provisions of connections to existing public transport services

This Masterplan identified that the Salisbury Oval precinct will continue to have an important role to play in the provision of open space and passive recreation facilities within the area. The Masterplan identified the area of open space that was needed for all identified sporting and recreation functions and future forecast population growth prior to identification of any land within the precinct that could be used for alternative purposes including residential development.

This proposal specifically impacts three separate allotments being;

- Neales Green, Margaret Avenue Salisbury,
- Portion of Salisbury Oval, Brown Terrace, Salisbury and
- St Jays, Orange Avenue, Salisbury

These allotments have been identified as not heavily utilised for sport and recreation activities and potentially suitable for alternative use. With the recent opening of the recreation space at Bridgestone Park within a short distance and the proposed renewal of Salisbury Oval, there is an adequate provision of usable open space for passive recreation purposes to meet the needs of the surrounding community. Provision of open space would continue to be well above the amount considered appropriate according to current ‘best practice’ benchmarks.

Having regard to these issues and considerations, Council proposes to revoke the community land classification of Neales Green described as Allotment 123 in Deposited Plan 6430, Portion of Salisbury Oval described as Allotment 300 in Deposited Plan 55257 and St Jays described as Allotment 303 in Deposited Plan 55257. See plan(s) attached.

2. Statement of any Dedication, Reservation or Trust.

The subject properties are;

- Neales Green and described as Allotment 123 in Deposited Plan 6430 and described in Certificate of Title Volume 6001 Folio 623.

The Land is classified as community land in accordance with the provisions of the Local Government Act 1999.

There is no dedication or trust.

- Salisbury Oval described as Allotment 300 in Deposited Plan 55257 and described in Certificate of Title Volume 5841 Folio 217.

The Land is classified as community land in accordance with the provisions of the Local Government Act 1999.

There is no dedication or trust.

- St Jay's described as Allotment 303 in Deposited Plan 55257 and described in Certificate of Title Volume 5827 Folio 379.

The Land is classified as community land in accordance with the provisions of the Local Government Act 1999.

There is no dedication or trust.

3. Purpose of Proposal.

The purpose of the proposal to revoke the community land classification to provide for the potential for residential development within the Salisbury Oval precinct, that will include delivery of new passive nodal open space to support new and existing housing in addition to improvement of existing surrounding sporting and recreation facilities consistent with the Salisbury Oval Master Plan.

An upgrade to the remaining open spaces will be funded by Council as part of its Long Term Financial Plan and will increase usability through improved playgrounds, new shared paths and re-investment into the established active sporting infrastructure to be delivered as part of the precinct masterplan over the next five years.

This Council investment will result in improved usability and amenity of the oval precinct in comparison to the current situation, with large areas of underutilised screening buffer, surplus land currently containing a closed recreation centre (to be demolished) and irrigated reserve space that is currently located immediately adjacent to the oval be converted to residential housing to improve surveillance and introduce a residential population into the Salisbury City Centre within walking distance of the shops, services and public transport.

The future sale of any properties under the provisions of Section 194 of the Local Government Act 1999, subject to compliance with all legal requirements thereof, shall, deliver project outcomes detailed in the business case endorsed by Council, with net proceeds transferred to the property disposal reserve, and used to repay debt or reduce future borrowings.

4. Affect of the Proposal.

With the recent opening of the recreation development of Bridgestone Park and the proposed renewal of Salisbury Oval, there is an adequate provision of usable open space for passive and active recreation purposes to meet the needs of the surrounding community. Considering the availability of larger recreational open space within a short distance, the locality will continue to be well served with passive and active recreation facilities, as well as new development within the Salisbury Oval Precinct contributing to passive surveillance and community safety objectives.

5. Owner of the Land

The subject land is owned by the City of Salisbury.

See Map and Plans Attached

Neales Green Allotment 123 in Deposited Plan 6430 and described in Certificate of Title Volume 6001 Folio 623



Neales Green, known as Allotment 123 in Deposited Plan 6430, described in Certificate of Title Volume 6001 Folio 623 and measuring approximately 9,602sqm

Portion of Salisbury Oval Allotment 300 in Deposited Plan 55257 described in Certificate of Title Volume 5841 Folio 217



Portions of Salisbury Oval, known as Allotment 300 in Deposited Plan 55257 and described in Certificate of Title Volume 5841 Folio 217 and measuring approximately 17,453sqm

St Jays Allotment 303 in Deposited Plan 55257 described in Certificate of Title Volume 5827 Folio 379



St Jays Recreation Centre, known as Allotment 303 in Deposited Plan 55257 and described in Certificate of Title Volume 5827 Folio 379 and measuring approximately 11,550sqm

Portions of Land Proposed to Be Revoked of Community Land Classification Showing Dimensions



**Salisbury Oval
Community Land
Revocation Plan
FOR CONSULTATION**

St Jays	1.155 ha
Salisbury Oval 1	1.176 ha
Salisbury Oval 2	0.577 ha
Neales Green	0.960 ha
Total	3.868 ha

— Proposed Revocation Boundary