



AGENDA

FOR POLICY AND PLANNING COMMITTEE MEETING TO BE HELD ON

20 MARCH 2017 AT 6:30 PM

IN THE COUNCIL CHAMBER, 12 JAMES STREET, SALISBURY

MEMBERS

Cr D Pilkington (Chairman)
Mayor G Aldridge
Cr D Balaza
Cr S Bedford
Cr D Bryant
Cr C Buchanan
Cr G Caruso
Cr L Caruso
Cr R Cook
Cr E Gill
Cr S Reardon
Cr D Proleta
Cr G Reynolds
Cr S White
Cr J Woodman (Deputy Chairman)
Cr R Zahra

REQUIRED STAFF

Chief Executive Officer, Mr J Harry
General Manager Business Excellence, Mr C Mansueto
General Manager City Development, Mr T Sutcliffe
General Manager City Infrastructure, Mr M van der Pennen
General Manager Community Development, Ms P Webb
Manager Governance, Ms T Norman
Manager Communications and Customer Relations, Mr M Bennington
Team Leader Corporate Communications, Mr C Treloar
Governance Coordinator, Ms J Rowett
Governance Support Officer, Ms K Boyd

APOLOGIES

LEAVE OF ABSENCE

PRESENTATION OF MINUTES

Presentation of the Minutes of the Policy and Planning Committee Meeting held on 20 February 2017.

Presentation of the Minutes of the Confidential Policy and Planning Committee Meeting held on 20 February 2017.

PRESENTATIONS

REPORTS

Administration

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OTHER BUSINESS

CLOSE



**MINUTES OF POLICY AND PLANNING COMMITTEE MEETING HELD IN THE
COUNCIL CHAMBER, 12 JAMES STREET, SALISBURY ON**

20 FEBRUARY 2017

MEMBERS PRESENT

Cr D Pilkington (Chairman)
Mayor G Aldridge
Cr D Balaza
Cr S Bedford
Cr D Bryant
Cr C Buchanan (*from 6:38 pm*)
Cr G Caruso
Cr L Caruso
Cr R Cook
Cr E Gill
Cr S Reardon
Cr D Proleta
Cr G Reynolds
Cr S White
Cr J Woodman (Deputy Chairman)
Cr R Zahra

STAFF

Chief Executive Officer, Mr J Harry
General Manager Business Excellence, Mr C Mansueto
General Manager City Development, Mr T Sutcliffe
General Manager City Infrastructure, Mr M van der Pennen
General Manager Community Development, Ms P Webb
Acting Manager Governance, Ms J Rowett
Manager Communications and Customer Relations, Mr M Bennington
Team Leader Corporate Communications, Mr C Treloar
Governance Project Officer, Ms M Woods
Governance Support Officer, Ms K Boyd

The meeting commenced at 6:30 pm.

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

APOLOGIES

There were no apologies.

LEAVE OF ABSENCE

Nil.

PRESENTATION OF MINUTES

Moved Cr L Caruso
Seconded Cr R Zahra

The Minutes of the Policy and Planning Committee Meeting held on 23 January 2017, be taken and read as confirmed.

CARRIED

REPORTS

Administration

1.0.1 Future Reports for the Policy and Planning Committee

Moved Cr R Zahra
Seconded Cr S Reardon

1. The information be received.

CARRIED

1.0.2 Appointment of Deputy Chairman - Policy and Planning Committee

Moved Cr R Zahra
Seconded Cr R Cook

1. Cr Julie Woodman be appointed as Deputy Chairman of the Policy and Planning Committee for the remainder of the term of Council.

CARRIED

Community Development

1.1.1 SAPol; Organisational Reform - Introduction of District Policing Model

Moved Cr S White
Seconded Cr S Reardon

RECOMMENDATION

1. That the information be received.

CARRIED

1.1.2 Mawson Centre Board Representation and Future of Commercial Catering Services at the Centre

Cr D Bryant declared a perceived conflict of interest on the basis of owning a business in Mawson Lakes. Cr Bryant managed the conflict by remaining in the meeting and voting in the best interest of the community.

Moved Cr L Caruso
Seconded Cr R Cook

1. That advice to be provided to University of South Australia that Council supports the recommendation of the University and the Department of Education and Child Development for the Aroma Café site to close.
2. That Council seek in principal support from the University of South Australia and the Department of Education and Child Development for the operation of a social enterprise café.
3. That staff prepare a detailed business case for Council consideration of the operations of a social enterprise café within the Mawson Centre, conditional on the agreement of the University of South Australia and the Department of Child Development to support in principal the operation of a social enterprise café at the site.
4. Cr Steve White and the General Manager of Community Development be appointed as the Council's two representatives to the Mawson Centre Management Committee.
5. That the Manager of Community Capacity and Learning negotiate a swap of the priority rooms of use from the existing upstairs room (room MC2.03) for a room directly opposite the existing community programs area (room MC1.01) within the budgeted contribution.

CARRIED

*The majority of members present voted IN FAVOUR of the MOTION.
Cr Bryant voted IN FAVOUR of the MOTION.*

1.1.3 Minutes of the Youth Council Sub Committee meeting held on Tuesday 14 February 2017

1.1.3-YC1 Appointment of Youth Council Sub Committee Chairperson and Deputy Chairperson - 2017

Moved Cr R Zahra

Seconded Mayor G Aldridge

1. Joel Winder be appointed to the position of Chairperson of the Youth Council Sub Committee for 2017.
2. Taylor Sawtell be appointed to the position of Deputy Chairperson of the Youth Council Sub Committee for 2017.

CARRIED

1.1.3-YC2 Youth Council Resignations

Moved Cr R Zahra

Seconded Mayor G Aldridge

1. That the resignation of Cresilda Daitol be accepted.
2. That the resignation of Teagan Kelsh be accepted.

CARRIED

1.1.3-YC3 Youth Council Project Teams 2017

Moved Cr R Zahra

Seconded Mayor G Aldridge

1. The following project teams be endorsed to be undertaken in 2017 by the Youth Council:
 - i. Safe City
 - ii. Pathways and Opportunities
2. Joel Winder be appointed to the position of Team Leader, Safe City Project Team.
3. Bianca Bilsborow be appointed to the position of Deputy Team Leader, Safe City Project Team.
4. Nick Griguol be appointed to the position of Team Leader, Pathways and Opportunities Project Team.

CARRIED

1.1.3-YC4 Youth Action Plan - Status Update February 2017

Moved Cr R Zahra
Seconded Mayor G Aldridge

1. That the information be received.

CARRIED

1.1.3-YC5 Twelve25 Salisbury Youth Enterprise Centre - February Update

Moved Cr R Zahra
Seconded Mayor G Aldridge

1. That the information be received and noted.

CARRIED

OTHER BUSINESS

Nil

CONFIDENTIAL ITEMS

1.10.1 Salisbury Community Hub Site

Moved Cr J Woodman
Seconded Cr S Reardon

1. *Pursuant to Section 90(2) and (3)(b)(i) and (b)(ii) and (d)(i) and (d)(ii) of the Local Government Act 1999, the principle that the meeting should be conducted in a place open to the public has been outweighed in relation to this matter because:*
 - *it relates to information the disclosure of which could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or to prejudice the commercial position of the council; and*
 - *information the disclosure of which would, on balance, be contrary to the public interest; and*
 - *commercial information of a confidential nature (not being a trade secret) the disclosure of which could reasonably be expected to prejudice the commercial position of the person who supplied the information, or to confer a commercial advantage on a third party; and*
 - *commercial information of a confidential nature (not being a trade secret) the disclosure of which would, on balance, be contrary to the public interest.*

2. *In weighing up the factors related to disclosure,*
 - *disclosure of this matter to the public would demonstrate accountability and transparency of the Council's operations*
 - *Report contains information the disclosure of which could reasonably be expected to confer a commercial advantage on a person with whom Council is conducting, or proposing to conduct, business, or to prejudice the commercial position of Council;*

*On that basis the public's interest is best served by not disclosing the **Salisbury Community Hub Site** item and discussion at this point in time.*

3. *Pursuant to Section 90(2) of the Local Government Act 1999 it is recommended the Council orders that all members of the public, except staff of the City of Salisbury on duty in attendance, be excluded from attendance at the meeting for this Agenda Item.*

CARRIED

The meeting moved into confidence at 6:36 pm.

Cr C Buchanan entered the meeting at 6:38 pm.

The meeting moved out of confidence and closed at 6:44 pm.

CHAIRMAN.....

DATE.....

ITEM	1.0.1
	POLICY AND PLANNING COMMITTEE
DATE	20 March 2017
HEADING	Future Reports for the Policy and Planning 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 Policy and Planning 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 Policy and Planning Committee as a result of a Council resolution:

Meeting Item	- Heading and Resolution	Officer
27/01/2015	Mawson Lakes and Salisbury City Centre Parking Fund	Peter Jansen
1.2.1	2. A review of the effectiveness of this proposal in generating economic activity and its impact on parking availability be undertaken within two years.	
Due:	March 2017	
Deferred to:	April 2017	
Reason:	Being integrated into the Carparking Review Discussion Paper for April 2017.	
29/03/2016	Tourism and Visitor Sub Committee Establishment	Michael Bennington
NOM3	6. The Tourism and Visitor Sub Committee be reviewed after 12 months.	
Due:	June 2017	
29/03/2016	Development of Fairbanks Drive Reserve for Joint use with Schools	Chantal Milton
1.1.1	4. Further consideration is given towards the future uses of unused portions of the Reserve for strategic development in the next iteration of projects for consideration and that the outcomes of this analysis is presented to the Strategic Property Development Subcommittee in due course.	
Due:	June 2017	
26/04/2016	Review of the Twelve25 Advisory Group	Rick Henke
1.1.1	1. The Twelve25 Youth Advisory Group continue with a further review to be conducted in February 2017.	
Due:	March 2017	
Deferred to:	April 2017	
Reason:	Competing priorities have delayed report.	
26/04/2016	Mawson Lakes DPA - requirements to receive approval from Minister for Planning	Peter Jansen
GB1	3. That a further report be provided to Council in relation to the proposed Mawson Lakes DPA Part 2 for consideration of the proposed amendments following consideration of appropriate policy content and further discussions with the Department for Planning Transport and Infrastructure.	
Due:	May 2017	

25/07/2016	Request for Sister City Relationship from the City of San Agustin, El Salvador	Pippa Webb
1.1.4-SIPSC3	1. A report be prepared setting out a proposed program for a delegation visit from the City of San Agustin, including resource implications, to enable the Strategic and International Partnership Committee to determine whether an invitation for a delegation can be extended to the City of San Agustin.	
Due:	March 2017	
Deferred to:	June 2017	
Reason:	Staff are still waiting on a response from San Agustin.	
26/09/2016	Waste Education Program to reduce waste to landfill and Zero Waste Levy costs	Sam Kenny
NOM6	1. Staff report back in relation to opportunities to develop and implement an education strategy for the City of Salisbury designed to reduce the amount of waste to landfill, increase recycling and ultimately reduce the financial cost of the Zero Waste Levy to residents, including: a. Simple information sources for residents, for example stickers for bins, brochures, website information; b. Consideration of a pilot program in the first instance, to confirm effectiveness of such a program prior to a whole of city roll out.	
Due:	April 2017	
26/09/2016	Rural (Aircraft Noise) Direk Industry and Residential Interface Development Plan Amendment - Public Consultation	Peter Jansen
1.3.1	4. That a further report be provided to Council on the outcomes of the Rural (Aircraft Noise) Direk Industry and Residential Interface Development Plan Amendment public consultation process upon conclusion of the consultation period.	
Due:	March 2017	
Deferred to:	September 2017	
Reason:	Awaiting authorisation from the Minister for Planning to undertake public consultation.	
24/10/2016	Permit Parking Program for City Centre Traders	Peter Jansen
OB1_Cnl	1. Staff provide a report into options for a permit parking program for traders in the city centre. 2. Staff to liaise with Parabanks to discuss possible assistance with outcomes to be included in this report.	
Due:	March 2017	
Deferred to:	April 2017	
Reason:	Being integrated into the Carparking Review Discussion Paper for April 2017.	

28/11/2016	Update on Smoking Bans at Outdoor Recreation Venues	Adam Trottman
1.1.1	3. An update report be prepared for the February 2017 Policy and Planning Committee meeting, outlining progress to facilitate and promote smoke-free areas at sporting clubs.	
Due:	March 2017	
Deferred to:	April 2017	
Reason:	Further information required from clubs.	
19/12/2016	Rural (Aircraft Noise) Direk Industry and Residential Interface Development Plan Amendment update	Peter Jansen
1.3.1	4. That a further report be provided to Council on the outcomes of the Rural (Aircraft Noise) Direk Industry and Residential Interface Development Plan Amendment public consultation process upon conclusion of the consultation period.	
Due:	March 2017	
Deferred to:	September 2017	
Reason:	Awaiting authorisation from the Minister for Planning to undertake public consultation.	
19/12/2016 P&P-OB1	RAAF AP-3C Tailfin for Purposes of Display That staff prepare a report working with Salisbury RSL to obtain an AP-3C Tailfin from RAAF for purposes of display within the Salisbury Council area, potentially as part of the Salisbury Oval Precinct upgrade.	Pippa Webb
Due:	March 2017	
Deferred to:	May 2017	
Reason:	Pending meeting with RSL to discuss Defence requirements.	

4. CONCLUSION / PROPOSAL

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

CO-ORDINATION

Officer: EXECUTIVE GROUP
Date: 14.03.2017

ITEM	1.0.2
	POLICY AND PLANNING COMMITTEE
DATE	20 March 2017
HEADING	Adapting Northern Adelaide Plan Update
AUTHOR	Tim Kelly, Coordinator - Northern Adelaide Adaption Strategy, City Development
CITY PLAN LINKS	2.4 Have urban and natural spaces that are adaptive to future changes in climate. 1.2 Be the place of choice for businesses to invest and grow within South Australia, nationally and internationally. 2.1 Capture economic opportunities arising from sustainable management of natural environmental resources, changing climate, emerging policy direction and consumer demands.
SUMMARY	This report provides a progress update on the implementation of priority actions in the Adapting Northern Adelaide regional climate adaptation plan.

RECOMMENDATION

1. That progress against Adapting Northern Adelaide's key priority areas and actions be noted.

ATTACHMENTS

There are no attachments to this report.

1. BACKGROUND

- 1.1 At its meeting on 27 June 2016, Council endorsed the Adapting Northern Adelaide regional climate adaptation plan. The plan was a joint regional initiative of the City of Salisbury and the City of Playford, undertaken with the support of the Government of South Australia. The Plan identified the following long-term priority areas:
 - Building natural buffers to sea level rise;
 - Creating liveable communities through climate ready developments;
 - Reducing the risk of climate hazards to community health and wellbeing;
 - Adapting the economy through investment in horticulture and green industries;
 - Smart investment in urban green space and natural environments; and
 - Supporting resilient natural landscapes.
- 1.2 Adapting Northern Adelaide was recognised as a finalist in the State Government's Climate Leaders Awards in November 2016.
- 1.3 As part of the 2016-17 budget process, the Cities of Salisbury and Playford each contributed 50% towards the funding of a twelve month contract position to

commence implementation of the plan, conclude the Climate Change Sector Agreement with the South Australian Government (which was a condition of funding attached to the development of the plan) and investigate the potential for the development of a green economy sector in northern Adelaide.

2. CITY PLAN CRITICAL ACTION

2.1 The implementation of Adapting Northern Adelaide is consistent with two critical actions contained in the City Plan 2030:

2.1.1 Enhance the Polaris Centre's ability to support industry development (including food processing and green industries), international trade, entrepreneurship and engage meaningfully with business.

2.1.2 Planning for adaptation to future changes in climate through the resourcing and implementation of the Adapting Northern Adelaide Plan.

3. CONSULTATION / COMMUNICATION

3.1 Internal

3.1.1 Adapting Northern Adelaide recognises that responsibility for its ongoing implementation is dependent on the policy development and program delivery distributed across numerous Divisions of Council. Accordingly there has been a significant level of engagement across Council to establish a foundation for this to occur following the cessation of the coordinator's twelve month contract at the end of June 2017.

3.2 External

3.2.1 External engagement has occurred with:

- Local businesses through the day to day work of the coordinator and through an Adaptive Economy Forum held on 30 November 2016.
- State Government agencies to reach agreement on the final Climate Change Sector Agreement.
- State Government agencies including Department of State Development, Department of Environment, Water and Natural Resources, Department of the Premier and Cabinet and Green Industries SA to progress initiatives contained in Adapting Northern Adelaide.
- The City of Playford through the shared funding and accommodation of the coordinator.
- An Adapting Northern Adelaide Steering Group was established and includes officer-level representation from the Cities of Salisbury and Playford, the State Government, University of South Australia, Salisbury Water and the Northern Adelaide Waste Management Authority.

4. REPORT

4.1 Progress Against Priority Action Areas (as extracted directly from the ANA Action Plan).

4.1.1 Prepare guidelines on how to encourage greater use of climate ready building techniques and site development:

- Aspirational principles to incorporate sustainability and Climate Adaptation were provided for inclusion in the Civic Hub Project and the City of Playford CBD Masterplan.
- An in-principle agreement reached with Renewal SA that if Council's developer partners can be identified who are able to provide affordable and sustainable housing projects, then Renewal SA could promote such developments as a project partner.
- Three potential developers have been identified to advance climate resilient and affordable housing.

4.1.2 New Stormwater and Storm Surge plans to incorporate sea level rise spill maps and revised rainfall and runoff guidelines in modelling, incorporating key infrastructure and future urban densification & development.

- Stormwater mapping undertaken taking into account climate adaptation and management of other risks such as increased runoff coefficients and longer system design life. Spatial layers will be incorporated to identify at risk locations for flooding and storm surge, and will inform development plan amendments and zoning.
- A National Disaster Resilience Funding application was submitted for an integrated flow monitoring and flood alarm system for the Smiths Creek and Adams Creek catchments in the City of Playford. If successful, this initiative will in part provide for Salisbury in regard to stormwater information and earlier flood alerts.

4.1.3 Plan and Seek funding for regional vegetation cover & heat islands using LandSat / iTrees Assessment / heat island mapping

- Salisbury is working with the Adelaide Mount Lofty Ranges NRM Board to undertake a targeted vegetation canopy cover assessment using aerial photography. This is due to be completed in April 2017.
- In Playford, a review of 'Landsat' heat data is being undertaken as a first step at identifying urban heat areas for potential further investigation.

4.1.4 Restore/maintain coastal and marine habitats (Sea grass beds, samphire etc.) - Support DEWNR to investigate a Coastal Retreat Plan with councils spatially identifying the limited potential areas for samphire & mudflat restoration

- Through participation on the Adelaide International Bird Sanctuary Economic Development Taskforce, Adapting Northern Adelaide has communicated the Adapting Northern Adelaide priority areas for coastal adaptation and retreat planning for inclusion in the Park Management Plan which is currently being developed.

4.1.5 Development of connected green and blue spaces and corridors for multiple benefits, including wetlands, streetscapes, reserves etc.:

- Review of council owned land parcels to identify those with potential to create or maintain connected green spaces and corridors, particularly along rivers, creeks and coastal areas and where there are benefits for people and movement. The priority areas were communicated to the teams undertaking Council's Strategic Land Review.
- Similarly, the Adapting Northern Adelaide objectives for biodiversity and open space corridors were communicated to the City of Playford team undertaking a similar review during 2017 and 2018.

4.1.6 Northern Adelaide Green Industries Region

- An initial list of businesses interested in developing green and low carbon opportunities in Northern Adelaide has been compiled and continues to grow.
- On 30 November 2016, an Adaptive Economy Forum was held at the Technology Park Conference Centre and was attended by 65 people. This Forum identified projects and opportunities to progress low carbon economy initiatives. Discussions have been held with the DSD Northern Economic Plan secretariat on supporting the outcomes of the forum.
- As a precursor to the Forum, a low carbon economy discussion paper was prepared and circulated to stakeholders to generate discussion on potential opportunities for firms in northern Adelaide.
- The coordinator worked with various firms to address issues/opportunities as diverse as off grid energy supply, soil and salinity, waste to energy, large scale solar projects, irrigation management, eco-tourism.
- An Energy Speed Networking event is planned for 23 March 2017 to bring together energy solution providers with businesses in northern Adelaide seeking to reduce energy costs. Government Agencies will also attend to answer questions relating to the \$21 million Energy Productivity Grants Program, Retail Energy Efficiency Scheme and Building Upgrade Finance (early adopters programme).
- A partnership with the University of South Australia is progressing with regular attendance at the UniSA Carbon Neutral Reference Team meetings. The aspirations of the University will be formalised and made public in the near future which may lead to greater opportunities for local businesses engage in research around renewable energy, energy storage and energy management technologies.

5. CONCLUSION / PROPOSAL

- 5.1 The immediate actions identified in the Adapting Northern Adelaide climate adaptation plan are largely implemented (or will be concluded by the end of 2016-17). A longer term foundation has been laid for the regional progression of the plan through the establishment of the Adapting Northern Adelaide Steering Group. However the full benefits are more likely to be demonstrated where climate adaptation principles are integrated into new projects for infrastructure, civic buildings and residential precincts.
- 5.2 The future success of Adapting Northern Adelaide will therefore require an approach that integrates the ANA Climate Adaptation Plan into annual business planning such that:
- Climate adaptation aspirations identified in the ANA Plan and rolling action plan are properly integrated into all new projects;
 - Operational teams embrace procedures and programs that include climate adaptation (such as in open space and land management, and in emergency response);
 - Business support services (Polaris and/or Stretton Centres) provide support and assistance for green and low carbon industries growth;
 - Councils can respond to opportunities such as planning and grant opportunities to advance climate adaptation and green industries growth; and
 - Incorporates a level of coordination relating to Steering Group Meetings, the upkeep of the Adapting Northern Adelaide Plan, progress reporting and review of actions.
- 5.3 An end of financial year report will be provided to Council in July 2017 further updating on the first year of implementation of the Adapting Northern Adelaide Plan.

CO-ORDINATION

Officer: EXECUTIVE GROUP
Date: 14.03.17

ITEM 1.0.3

POLICY AND PLANNING COMMITTEE

HEADING Minutes of the Tourism and Visitor Sub Committee meeting held on Tuesday 14 March 2017

AUTHOR Michael Bennington, Manager Communications & Customer Relations, Business Excellence

CITY PLAN LINKS 3.1 Be an adaptive community that embraces change and opportunities.
3.4 Be a proud, accessible and welcoming community.

SUMMARY The minutes and recommendations of the Tourism and Visitor Sub Committee meeting held on Tuesday 14 March 2017 are presented for Policy and Planning Committee's consideration.

RECOMMENDATION

1. The information contained in the Tourism and Visitor Sub Committee Minutes of the meeting held on 14 March 2017 be received and noted and that the following recommendations contained therein be adopted by Council:

TVSC1 Tourism and Visitor Strategy - Priority Project Briefs

1. That the project scoping documents which outlines the objectives, deliverables and budgets for the:
 - a. Tourism and Visitor information is consolidated and made available on the internet, and
 - b. Develop core tourism and visitor marketing and promotional materials as set out in Attachment 1 and Attachment 2 to this report (Item No. TVSC1, Tourism and Visitor Sub Committee Meeting, 14/03/2017) be endorsed.
2. That a new initiative bid be submitted for \$30,000 per year to implement the Tourism and Visitor Strategy Projects over three years.

ATTACHMENTS

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

1. Minutes Tourism and Visitor Sub Committee - 14 March 2017

CO-ORDINATION

Officer: A/GMBE
Date: 16/03/2017



MINUTES OF TOURISM AND VISITOR SUB COMMITTEE MEETING HELD IN COMMITTEE ROOMS, 12 JAMES STREET, SALISBURY ON

14 MARCH 2017

MEMBERS PRESENT

Cr S Reardon (Chairman)
Cr R Cook (4.32pm)
Cr R Zahra
Kevin Collins
Marilyn Collins
Jeffrey Pinney
David Stockbridge (Deputy Chairman) (4.33pm)

OBSERVERS

Cr L Caruso (5.18pm)

STAFF

Acting General Manager Business Excellence, Mr B Naumann
Manager Communications and Customer Relations, Mr M Bennington
Administrative Coordinator - Business Excellence, Mrs M Potter

The meeting commenced at 4.30 pm

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

APOLOGIES

Nil

PRESENTATION OF MINUTES

Moved Cr R Zahra
Seconded M Collins

The Minutes of the Tourism and Visitor Sub Committee Meeting held on
12 September 2016, be taken and read as confirmed.

CARRIED

REPORTS

TVSC1 Tourism and Visitor Strategy - Priority Project Briefs

Cr R Cook entered the meeting at 4.32 pm

David Stockbridge entered the meeting at 4.33 pm

Moved Cr R Zahra

Seconded Cr R Cook

1. That the project scoping documents which outlines the objectives, deliverables and budgets for the:
 - a. Tourism and Visitor information is consolidated and made available on the internet, and
 - b. Develop core tourism and visitor marketing and promotional materialsas set out in Attachment 1 and Attachment 2 to this report (Item No. TVSC1, Tourism and Visitor Sub Committee Meeting, 14/03/2017) be endorsed.
2. That a new initiative bid be submitted for \$30,000 per year to implement the Tourism and Visitor Strategy Projects over three years.

CARRIED

OTHER BUSINESS

OB1 Recreational Vehicle Sites

Moved Cr R Zahra

Seconded J Pinney

That a report be brought back outlining possible Recreational Vehicle sites in the City of Salisbury with a focus on the CBD.

CARRIED

CLOSE

The meeting closed at 5.48pm.

CHAIRMAN.....

DATE.....

ITEM	1.3.1		
	POLICY AND PLANNING COMMITTEE		
DATE	20 March 2017		
PREV REFS	Policy and Planning Committee	1.1.2	19/09/2016
	Policy and Planning Committee	1.10.1	19/09/2016
HEADING	Salisbury Oval Precinct Master Plan		
AUTHORS	Greg Ratsch, Manager Economic Development & Urban Policy, City Development Amanda Berry, Policy Planner, City Development		
CITY PLAN LINKS	1.4 Have well planned urban growth that stimulates investment and facilitates greater housing and employment choice. 2.3 Have natural resources and landscapes that support biodiversity and community wellbeing. 3.2 Have interesting places where people want to be.		
SUMMARY	Consultation on a draft Master Plan for the Salisbury Oval precinct was undertaken in late 2016. This report provides details of the feedback raised during consultation, discussion of options and key changes recommended in response to this feedback, and presents the Master Plan with for final consideration and approval		
RECOMMENDATION	<ol style="list-style-type: none"> 1. That the outcomes of the community consultation on the Salisbury Oval Master Plan, forming attachment 1 to the Policy and Planning Committee Agenda Report of 20 March 2017, be noted 2. That the revised Salisbury Oval Precinct Master Plan forming Attachment 4 to this report (Item No. 1.3.1, Policy and Planning Committee, 20/03/2017) be endorsed. 3. That respondents to the community consultation process (where known) be advised of the outcomes of consultation and Council's decision. 4. That a communication strategy to keep affected and interested residents informed of progress of the Salisbury Oval Master Plan and related projects be developed. 		
ATTACHMENTS	<p>This document should be read in conjunction with the following attachments:</p> <ol style="list-style-type: none"> 1. Attachment 1: Consultation Report Salisbury Oval Precinct Master Plan 2. Attachment 2: Summary of feedback from Salisbury Oval Sporting Clubs 3. Attachment 3: Concept drawing of mounding area 4. Attachment 4: Salisbury Oval Draft Masterplan Concept 		

1. BACKGROUND

- 1.1 Following a period of initial stakeholder and community engagement in late 2015, and design workshops with staff and Elected Members, a draft Master Plan for the Salisbury Oval precinct has been developed.
- 1.2 Council endorsed the draft Master Plan and vision for the purposes of consultation at its meeting in September 2016.
- 1.3 The draft vision for the area is for it to be developed as a:
“High quality integrated precinct that provides a complementary mix of amenities including a premier sporting facility, open space, community services and residential areas which are accessible and have strong links to the Salisbury City Centre and surrounding areas”
- 1.4 The objectives for the precinct are:
 - 1.4.1 **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; and
 - To enhance the natural character of the oval.
 - 1.4.2 **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; and
 - To improve community safety within the precinct.
 - 1.4.3 **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; and
 - To upgrade existing assets and better integrate them into the upgrade precinct.
 - 1.4.4 **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; and
 - Provision of connections to existing public transport services.
- 1.5 The zoning and land use policies that apply to the Salisbury Oval Precinct 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.
- 1.6 The new zoning and policy support the range of development outcomes proposed by the Salisbury Oval Precinct Master Plan.

2. CITY PLAN CRITICAL ACTION

- 2.1 Council's City Plan 2030 identifies the development of Salisbury Oval as an integrated recreation and residential precinct as a critical action. This action links closely with another critical action relating to revitalisation of the broader Salisbury City Centre area.

3. CONSULTATION / COMMUNICATION

3.1 Internal

- 3.1.1 A project team with representatives from the Community Planning and Vitality, Property Management, Technical Services, Strategic Development Projects, Field Services and Economic Development and Urban Policy Divisions have been involved throughout the development of the Master Plan.
- 3.1.2 Elected Member workshops and presentations were held in February and September 2016, and February 2017.

3.2 External

- 3.2.1 Consultation with stakeholders and the community was undertaken between October and December 2016, and included:
- Meetings with sporting club representatives;
 - Direct mail out of a comprehensive information flyer to all residents and landowners within 500 metres of the oval precinct;
 - An interactive community information session;
 - Online survey; and
 - Information was also made available on Council's website, at the Council Office and the Len Beadell Library.
- 3.2.2 54 responses were received via the online survey and other written formats.
- 3.2.3 Approximately 35-40 people attended or were engaged with during the community information session.
- 3.2.4 A consultation report providing details of the outcomes of the public consultation is provided as **Attachment 1**.

- 3.2.5 A summary table providing details of the feedback received from sporting clubs within the Salisbury Oval precinct is provided as **Attachment 2**.
- 3.2.6 Feedback raised during consultation is summarised and discussed below.

4. REPORT

- 4.1 Consultation identified that there was significant support for the vision and direction of the draft Master Plan, with only 16 percent of survey respondents indicating they did not support it.
- 4.2 Likewise, the majority of the key components of the Master Plan received support, particularly the proposed improvements to pedestrian accessibility, the new entrance off Brown Terrace, new change room and toilet facilities, community safety initiatives and upgrade of the playground.
- 4.3 Responses were mixed towards the proposed removal of sections of the raised mound (49 percent support, 24 percent neither support or not support, 27 percent do not support), and the inclusion of new homes within the precinct (27 percent support, 35 percent neither support or not support, 38 percent do not support).

Key Issues

Indoor Cricket Facility

- 4.3.1 The South Australian Cricket Association (SACA) sees Salisbury Oval as a key cricket facility for the northern area and strongly support development of a multi-use indoor cricket training facility at the site. The Northern Districts Cricket Club (NDCC) considers that provision of an indoor cricket training facility is essential at Salisbury Oval.
- 4.3.2 *Response:* Staff are continuing discussions with the NDCC and SACA in relation to a multi-use indoor facility at the site, in addition to investigations to identify potential funding sources. The project is currently uncommitted and unfunded. Cost estimates for the facility are in the order of \$1.75 to \$2.11 million but the indicative location for the future facility was a key consideration in the development of the masterplan, and an area has been preserved in the masterplan in the event of a future Council decision to support the project.
- 4.3.3 The proposed demolition of St Jays by June 2017 has been communicated to the NDCC and they are in the process of investigating potential options for relocation of indoor training during the winter months. Council staff met with representatives from the Northern District Cricket Club on 1 March 2017. The NDCC indicated they were still seeking a venue for winter training and were likely to write to Council seeking compensation/reimbursement for lost income (previously they sub-leased/on hired St Jays) and the write-down value of fixtures and fittings at St Jays due to the decommissioning. The Club is however supportive of the investment Council is putting in to the oval precinct as part of the Master Plan and that they will work with Council on the feasibility study for the multi-use facility, acknowledging that this is yet to be funded.

Proposed development of Neale's Green

- 4.3.4 The Salisbury Football Club considers that they will require an additional training space if the Club grows as they expect, particularly for women's and junior teams. Neale's Green, which is identified for future residential and local park development, has previously been used by the Club for this purpose. However the lack of lighting and distance from toilets has been an issue, particularly for junior teams. The Club ceased using Neale's Green part way through the last football season because of these limitations but makes use of Neale's Green for the over flow purpose of junior football pre-season training.
- 4.3.5 *Response:* The need to support ongoing growth of clubs within the Oval precinct is reiterated by several objectives of the Master Plan. Noting the limitations of Neale's Green, the need to identify a potential future space for use by the Salisbury Football Club as membership grows is recognised.
- 4.3.6 Bridgestone Reserve is approximately 600 metres from the existing clubrooms at Salisbury Oval, and is not currently committed to any other users. Bridgestone Reserve is considered to be more appropriate as a training space due to the dimensions of the playing fields, the existing provision of 130 car parks and existing toilet facilities (change room facilities are not considered necessary for training and junior games).
- 4.3.7 Existing underground infrastructure would also enable installation of lighting if necessary, with limited interface concerns with adjoining land uses (unlike Neale's Green). Lighting could be provided on one oval at Bridgestone Reserve for approximately \$80,000, with potential for grant funding through the Office for Recreation and Sport.

Removal of mounding/vehicle access around oval

- 4.3.8 Concerns were raised about the impact of the proposed removal of sections of mounding on the character of the precinct, the loss of car parking and spectator viewing areas, and removal of vehicle access around the perimeter of the oval.
- 4.3.9 *Response:* One of the key objectives of the Master Plan is to provide a safe and accessible public realm. Removal of sections of the mounding was proposed to open up view lines into the oval and increase passive surveillance from Brown Terrace. This was an issue that was identified during the first stage of community engagement. It is noted that 49 percent of respondents to the online survey supported the proposed removal of sections of the mounding. The draft Master Plan has been revised in response to community engagement and proposes retaining a section of mounding for spectator viewing and to reinforce the existing character of the oval. However the detailed design of this component is yet to be undertaken (flexibility exists within the Plan to enable the mound to be used either for car parking or restricted to non-vehicle spectator viewing).

- 4.3.10 A concept has been prepared which identifies how the mounding may be retained to facilitate spectator viewing, car parking and increased access around the north-eastern portion of the oval (see Attachment 3). Should vehicles not be allowed to access or park on the mound, the potential for safety issues occurring with users of the play space would be minimised. Should vehicles be permitted to park on the mound access entry/exit could be restricted to the roundabout off Brown Terrace and/or via the existing access off Brown Terrace, mid-way between Herbert Street and Jago Street. The detailed design phase will consider placement of bollards or gating on the access track to prevent it from becoming a through route and thus compromising the safety of users of the play area. Increased activity and use of the playground areas is anticipated from the upgrade and the new population to be established from the introduction of a new residential community.
- 4.3.11 Significant areas of car parking are proposed to be retained in the south-western and north-western sections of the precinct. The masterplan proposes the creation of over 200 formal car parks. Currently there are approximately 60 formal car parks on site with a number of informal car parks, including around the oval perimeter. Carparking is proposed to be improved along the rail line edge closest to the sporting clubs to separate everyday use and garner the benefit from improved connection and shared use opportunities between the clubs including the bowling club (which will need to be negotiated through the design process).
- 4.3.12 In relation to parking, several options, or variations of those options, exist:
- Restricting parking to the formal parking areas in the south western and north western sections of the precinct;
 - Enabling parking on the mound adjacent to Brown Terrace and the boundary area immediately in front of the mound (noting the detailed design process would need to consider safety issues potentially arising from the interface between the playspace and this area;
 - Boundary parking may potentially be accommodated at the northern end of the oval. This would require the oval to be shortened and at this stage this is not recommended.
 - General vehicle access at the south-eastern edge of the oval. However due to limited separation distance between the proposed residential development on this side this is not recommended. This concept seeks to strike a balance between ongoing provision of car parking, elevated viewing and vehicle access whilst also delivering improved sight lines into the oval and facilitates upgrade of the existing playground. Potentially this area could be used for overflow parking during finals or significant events, and access restricted outside these events.

The Master Plan does not preclude any of the above options but more detailed discussions with clubs and analysis of usage patterns would need to be undertaken as part of the technical design process to arrive at a preferred option.

- 4.3.13 It is acknowledged that for a few days each year during events such as finals or significant games there may be a requirement for visitors to park on the surrounding road network, however this is considered to be manageable.

Croquet Club site

- 4.3.14 The Salisbury Croquet Club considers that a better outcome than currently proposed in the draft Master Plan would be relocation of the Club to the front of the Bowls Club (on the land recently purchased by Council, adjacent Orange Avenue, and proposed to be developed for residential purposes). The Club considers that this would improve visibility and surveillance of the Croquet Club and enable use of the existing bowling green and lighting, supporting evening games and potentially enhancing viability of the Club. They consider this option would also improve the residential development outcome for Council, enabling contiguous development of the existing Croquet Club site.
- 4.3.15 *Response:* Cost benefit analysis prepared during initial concept development of the Master Plan identified that relocation of the Croquet Club is not justified. Several proposed components of the Master Plan seek to enhance visibility of the Croquet Club site, including the new road which will essentially provide the site with direct road frontage, and more open fencing. The proposed residential development adjoining the site will also contribute towards enhanced surveillance.
- 4.3.16 The provision of open fencing along the southern boundary, similar to that proposed for the bowling club site, is considered appropriate to improve surveillance in addition to providing a consistent theme throughout the precinct.
- 4.3.17 There is potential for the Croquet Club to apply for funding to support provision of lighting through Council's Minor Capital Works Grant program.
- 4.3.18 Accordingly, relocation of the Croquets Club is not recommended.

Proposed residential development

- 4.3.19 Feedback was mixed towards the proposed residential development within the Oval Precinct. Online survey results showed 27 percent support, 35 percent neither support or not support, and 38 percent do not support.
- 4.3.20 Concerns were largely in relation to the potential impact of residential development, particularly higher density and 3 to 4 storey buildings, on the existing character, increased traffic generation and potential interface issues with sporting uses.
- 4.3.21 *Response:* The response to the proposed residential components of the Master Plan are consistent with that received during a rezoning or master planning process, particularly where intensification of development is proposed.

- 4.3.22 Several components of the Master Plan have been provided specifically to address some of the expected concerns, including retention of character and statement trees, retention of sections of the raised mounding and development of the new entrance and road off Brown Terrace.
- 4.3.23 Concerns about potential interface issues with sporting uses and internal traffic issues are considered to be able to be overcome, particularly through the design stage of future residential development.
- 4.3.24 Feedback identified that where residential is included new footpaths and road connections, adequate provision of resident and visitor parking, open front fencing and the inclusion of new green spaces and street trees are high priorities for new residential development. This information will be used in the refinement of feasibility and design stages for future residential projects.

Salisbury Bowls Club

- 4.3.25 The Salisbury Bowls Club is currently undertaking a significant development to build an undercover bowling green, with synthetic turf and all-weather roof structure. This will enable year-round games and is expected to increase the Club's potential to host significant competitions. There will be potential for bowls competitions to coincide with football games, raising the potential for issues with car parking provision.
- 4.3.26 Future design of car parking and road network will need to consider the needs of Clubs, particularly when games coincide (i.e. bowling competitions may now coincide with football games during winter).
- 4.3.27 *Response:* The significant investment by the Bowling Club is noted and supported. The development of the undercover green will potentially increase visitation to the Oval precinct and the City Centre quite significantly during competitions.
- 4.3.28 Further engagement with the sporting clubs at the Oval is required throughout the detailed design process to ensure car parking provision and access is appropriately managed, noting the coordination and shared carparking proposed as part of the Masterplan for all uses within the precinct.

Loss of Open Space

- 4.3.29 Concerns were raised about the reduction in the area of open space available to the local community, particularly due to the proposed residential development within the precinct.
- 4.3.30 *Response:* The Salisbury Oval Precinct plays an important role in the provision of open space and passive recreation. The Master Plan seeks to ensure appropriate provision of open space to meet the needs current and future users and the future population. A critical element of the Master Plan was analysis to ensure any proposed reduction of open space was evaluated to understand the impact this would have on local community access to open space and passive recreation.

- 4.3.31 With the inclusion of Bridgestone Reserve in the Salisbury catchment, there are a range of open space and recreation opportunities, and provision of open space would continue to be well above the amount considered appropriate according to current 'best practice' benchmarks (8.4 hectares above). Upgrade to the remaining spaces to increase usability through larger irrigated spaces and improved playground and walking trails is critical. This will result in improved usability and amenity of the oval precinct in comparison to the current situation, with large areas of underutilised screening buffer currently located around the oval.
- 4.3.32 The Master Plan proposes to continue to provide a range of different open space and recreation spaces and functions to meet current and future needs.

Proposed changes to Salisbury Oval Precinct Master Plan

- 4.4 Having considered the feedback received during consultation, the following amendments are proposed to the Master Plan:
 - 4.4.1 Include open rail fencing along southern boundary of Croquet Club to enhance visibility and improve passive surveillance into the site, whilst also providing a consistent appearance with the Bowling Club fence line.
 - 4.4.2 Retain part of the existing mounding for spectator viewing, car parking and vehicle accessibility around part of the Oval adjacent to Brown Terrace.
 - 4.4.3 Include identification of the significant investment that is currently being undertaken by the Bowls Club to develop an undercover green for year-round use.
 - 4.4.4 Reword the component relating to the existing grandstand to clarify that the grandstand is proposed to be upgraded (not replaced) and that the memorial to AB Jolly is to be retained.
 - 4.4.5 Inclusion of a review and update of signage within the Oval Precinct to improve wayfinding and enhance links to the broader Salisbury City Centre and surrounds.

The Salisbury Oval Precinct Master Plan, amended to incorporate the changes discussed above, is provided as **Attachment 4**.

- 4.5 Budget implications
 - 4.5.1 The proposed upgrade of the existing grandstand, clubrooms and construction of a new change room facility are proposed to be funded from the existing Building Renewal Budget totaling \$1.347m in 2017/18.
 - 4.5.2 Upgrades proposed as part of the Masterplan, notably the new entrance road and roundabout from Brown Terrace, contribution to the existing playground renewal budget to lift the playground from neighbourhood to district level along with footpath and streetscape improvements to all existing roads with an interface to planned residential areas are part of the strategic development residential feasibility previously presented to Council as confidential item.

- 4.5.3 The following components of the Master Plan are unfunded and are considered essential to deliver the objectives of the Master Plan. Indicative budget years for delivery are included, based upon the 2017/18 New Initiative Bid for Salisbury Oval Master Plan Implementation (STN 23921).

Master Plan Component	Cost for delivery
Installation of open rail fencing along the southern boundary of the Bowls and Croquet Clubs to open site-lines and improve passive surveillance	\$41,500 (2017/18)
Installation of additional CCTV cameras within the precinct	\$100,000 (2017/18)
Carparking and Access Design concepts	\$80,000 (2017/18)
Reconstruction and reconfiguration of car parking areas, potentially including linkage of the Bowling Club car park to improve traffic flow and capacity for major events, including the reconstruction of a new bitumen maintenance/walking track surrounding the oval	\$1,180,000 (Staged over 2018/19 to 2019/20)
Upgrade of stormwater management and flood mitigation within the precinct with new infrastructure to connect the Bowls Club to the southern edge of the precinct along the railway line	\$200,000 (2017/18)
Upgrade of the Brown Terrace verge (outside of the proposed residential area) and undertake works to protect and retain the health of existing statement gum trees along the southern boundary of the oval	\$27,000 (2018/19)
Improvements to the war memorial site to improve visual surveillance and capacity for large events	\$30,000 (Not scheduled)
Total cost for essential items	\$1,785,500

- 4.5.4 Several of these components are proposed for delivery in 2017/18 (pending Council endorsement of the Master Plan) and a new initiative bid totaling \$341,500 has been prepared. Should this bid be successful, the total value of the unfunded components for delivery from 2018 to 2022 is \$1,237,000.

- 4.5.5 The remaining budget shortfall could be addressed through a combination of grant funding, future Council budget allocations and the financial capacity or loan funding capacity generated from returns from strategic property development projects.

- 4.5.6 In addition to the above, there are a number of uncommitted (non-essential) projects within the Master Plan, including:

Master Plan Component (non-essential)	Cost to deliver
Construction of an indoor multi-purpose training facility (see discussion in 4.3 above)	\$1.75 - \$2.1million
Construction of a single multi-use games area (sealed court) as an extension to the existing playground (which would transition this space from an upper level neighbourhood to district level play space)	\$100,000
Cycle connection adjacent to the rail corridor throughout the precinct to link to the Salisbury Interchange and the broader Salisbury City Centre area, including improvement to the Park Terrace crossing	\$90,000
External upgrade and landscape works to the existing Scouts facility to improve integration into the broader precinct, with a focus on external fencing	\$30,000
Modifications to trunk recycled water systems and connection of existing and new landscaping to the recycled water system	\$150,000
Construction of a small nature/art play area adjacent the existing clubrooms for young children	\$25,000
Total cost for uncommitted (non-essential) items	\$2.145 - \$2.495 million

5. CONCLUSION / PROPOSAL

- 5.1 The Salisbury Oval Precinct Master Plan provides a high-level concept to guide future development. Detailed design of components identified within the Salisbury Oval Master Plan has not yet commenced. A number of the issues raised during engagement with the sporting clubs and community relate to issues that will be resolved through detailed design. The feedback received during consultation will be valuable in helping to inform the detailed design process.
- 5.2 Given the number of interested stakeholders, the extended timeline and dispersed delivery responsibilities of the different Master Plan components, a process to support coordination and ongoing engagement with stakeholders during implementation of the Master Plan will be established.

- 5.3 This process should also support regular and coordinated engagement with the stakeholder groups at Salisbury Oval to facilitate regular feedback as project elements proceed through more detailed planning, while also supporting exploration of grant and other funding opportunities that may become available.
- 5.4 A communication strategy to keep affected and interested residents informed of progress of the project will also be developed.
- 5.5 Pending endorsement of the Master Plan, the next stages will include:
 - 5.5.1 Commencement of community land revocation, including a period of statutory community consultation (report to Council in April 2017);
 - 5.5.2 Demolition of St Jays by the end of the 2016/17 financial year;
 - 5.5.3 Design and returns from the residential project will only be confirmed post approval of the Masterplan and completion of the community land revocation process that will allow the project Business Case to be refined for consideration by the Strategic property Development Sub-Committee prior to the project proceeding. Timing is anticipated for early 2018 post completion of the revocation process;
 - 5.5.4 First stage implementation, including upgrade of grandstand, upgrades to the existing Clubrooms, upgrade of the stormwater system, expansion of the CCTV network and provision of open fencing to the Bowls and Croquet Clubs; and
 - 5.5.5 Presentation of feasibility investigations for development of mixed-use indoor training facility.

CO-ORDINATION

Officer: EXECUTIVE GROUP

Date: 14.03.17



City of Salisbury
20 December, 2016

A large green rectangular area occupies the center of the page. It features a stylized white circular graphic on the left side, composed of several concentric, slightly irregular lines, similar to the URPS logo. The text 'Salisbury Oval Precinct Master Plan Community Engagement Report' is centered in white within this green area.

Salisbury Oval Precinct Master Plan Community Engagement Report



Salisbury Oval Precinct Master Plan Community Engagement Report

20 December 2016

Lead consultant	URPS
Prepared for	City of Salisbury
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Executive summary

The City of Salisbury has developed a Master Plan for the Salisbury Oval Precinct which identifies opportunities to 'breathe new life' into the Precinct.

This Engagement Report summarises the community engagement undertaken in relation to the Draft Salisbury Oval Precinct Master Plan and the feedback received by this process. The information provided in this report is provided to Council for consideration in finalising the Master Plan for Council endorsement.

Based on the feedback documented in section 2 of this report the following aspects are identified for consideration by Council in finalising the Master Plan:

- There is overall support for the vision and direction of the Master Plan.
- There were a number of key components of the Master Plan that received very strong support, including:
 - > improved pedestrian accessibility
 - > creating a new Salisbury Oval entrance
 - > retaining the oval for AFL football and cricket and improving the facilities associated with the oval
 - > developing new public toilets
 - > retention of statement gum trees
 - > improved community safety, and
 - > upgrading the playground and delivery of multi-use courts.
- Responses were mixed regarding the removal of the raised mounds with just under 50% of survey respondents in support of their retention and 27% which did not support their removal.
- Responses were mixed in relation to the establishment of new residential development within the precinct, with 35% non-committal, 38% who did not support it and 27% in support. Support for any type of residential development was generally limited to conventional low density housing forms rather than 2-3 or 3-4 storey housing.
- There was slightly less support for the sale of surplus land to fund the improvements in the precinct with 44% of survey respondents identifying they did not support the sale of land and 39% identifying they did support the sale of land.



1.0 Introduction

The City of Salisbury has a long term vision to revitalise the Salisbury City Centre through initiatives that attract more people to live, work and play in and around the City Centre. Given its proximity to the City Centre, and the range of facilities already provided there, the Salisbury Oval Precinct can play an important role in supporting the revitalisation of the City Centre as well as become a more vibrant place for local residents and visitors alike.

The City of Salisbury has therefore developed a Master Plan for the Salisbury Oval Precinct which identifies opportunities to 'breathe new life' into the Precinct.

1.1 What is the role of this report?

The Engagement Report summarises the community engagement undertaken in relation to the Draft Salisbury Oval Precinct Master Plan and the feedback received by this process. The information provided in this report is provided to Council for consideration in finalising the Master Plan for Council endorsement.

1.2 What community engagement activities were undertaken?

The Draft Salisbury Oval Precinct Master Plan was available for consultation from 27 October to close of business on 9 December 2016.

The following community engagement activities were undertaken to gather community feedback on the Draft Salisbury Oval Precinct Master Plan:

- Distribution of information brochure summarising the Draft Master Plan and opportunities to provide feedback (refer Appendix A). The information brochure was directly delivered to 2,500 properties within proximity to the Salisbury Oval Precinct
- Online survey (note a hard copy of the survey was available on request)
- Community Café.

The online survey and community café were promoted via:

- Signage established at the Salisbury Oval
- Council's website and social media
- The information brochure
- Consultation Zone in Council's James Street office and poster display at the Len Beadell Library.

Section two of this report summarises the information collected by these engagement activities.





2.0 What did community members tell us?

This section of the report summarises the feedback received on the Draft Master Plan via the various engagement opportunities provided.

2.1 Online survey

In total, 44 online surveys¹ were completed and 6 hard copy responses were received.

Of the 50 survey responses received²:

- 20 respondents identified they currently participate in organised sport at the Salisbury Oval
- 25 respondents identified that they watch organised sport at the Salisbury Oval
- 19 respondents currently use the Salisbury Oval for informal recreation
- 4 respondents do not use the facilities provided by Salisbury Oval.

The survey respondents had the following suburbs of residence³:

Salisbury	7	Prospect	1
Salisbury Park	1	Burton	1
Salisbury Heights	1	Penfield	1
Salisbury Plain	2	Edinburgh North	1
Salisbury North	5	Salisbury East	4
Hillbank	1	Pooraka	1
Para Hills	1	Broadview	1
Paralowie	3	Greenwith	1
Gulfview Heights	1	Parafield Gardens	2
Wynn Vale	1	Andrews Farm	1

¹ It should be noted that minor edits were made to the online survey part way through the consultation period (refer section 2.1.4).

² Note, respondents could provide multiple responses to this question

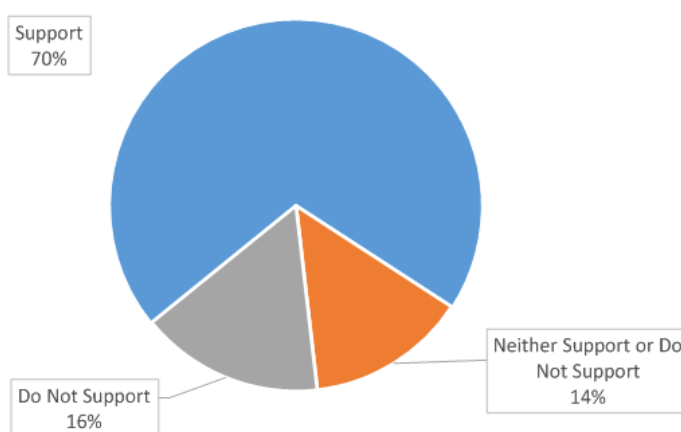
³ Not all respondents identified a suburb of residence

2.1.1 Support for draft Master Plan

Overall there was strong support for the Master Plan with 70% of respondents in support of the Master Plan with 16% not in support (refer Figure 1).

Figure 1 Overall support for the draft Master Plan

After reviewing the information provided about the Draft Salisbury Oval Precinct Master Plan what is your level of support for its overall vision and direction?



Comments provided by those respondents that did not support the vision or direction of the Master Plan included⁴:

- "Get rid of AFL put Soccer in much more demand for soccer".
- "What a waste of money why would you think doing it that way ... maybe ask the people that use it what is needed like change rooms with toilets separate female change rooms bigger clubroom..."
- "Money to spend only benefit few people".
- "Salisbury Oval is not just an oval, but a heritage home for many families across the Northern Suburbs... I'd suggest transforming Parabanks, around the Para Trail, instead of swiping out our oval".
- "I would love to see a skate park positioned close to Salisbury city centre. A skate park brings youth to the city, parents and business while they are here. It's a great way to encourage children to come out of the house and into the yard."

⁴ These comments are quoted verbatim and have not been edited for grammar or spelling



2.1.2 Support for key components of the Master Plan

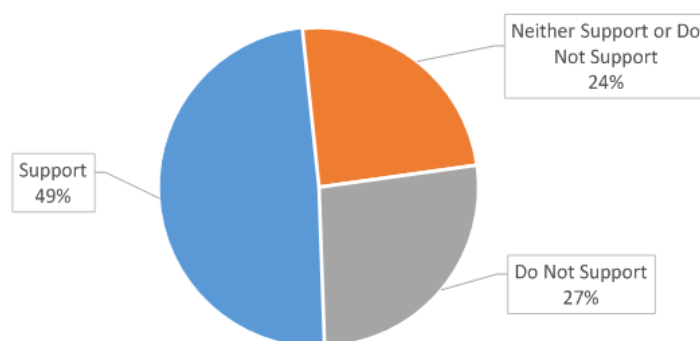
The survey sought views on key components of the Draft Master Plan. Respondents were strongly in favour of:

- improved path networks, footpaths and tree planting - 78% support, 4% do not support
- creating a new Salisbury Oval entrance from Brown Terrace including a roundabout to manage traffic - 75% support, 9% do not support
- Retaining the oval for AFL football and cricket, and improving facilities associated with sporting club use of the oval (eg new change room/upgraded grandstand) – 89% support, 2% do not support
- developing new public toilets as part of the new change rooms – 87% support, 7% do not support
- retention of statement gum trees – 78% support, 4% do not support
- improved community safety (eg CCTV, improved surveillance between sporting facilities and from housing) – 89% support, 11% do not support, and
- upgrading the playground and delivery of multi-use game area courts – 89% support, 7% do not support.

Respondents' opinions were mixed regarding the removal of sections of the raised mounds and trees that surround the Salisbury Oval with less than half of respondents in favour of the removal of these features and just under a quarter opposed to their removal (refer Figure 2). Key reasons for respondents not supporting the removal of the mounds included concerns that it would impact spectator viewing of sport at the oval.

Figure 2 Response to the removal of mounds and trees

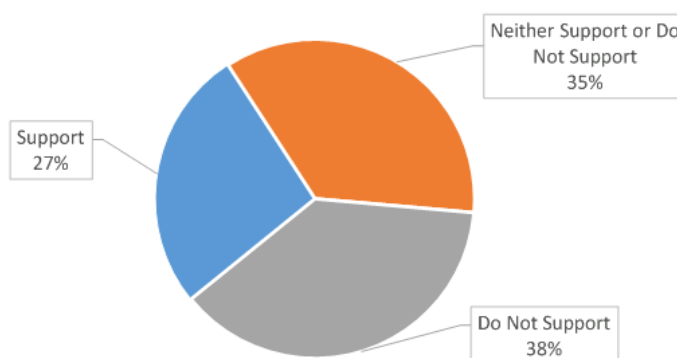
Removal of sections of the raised mounds and pine trees to improve views into the Oval from Brown Terrace



The proposed inclusion of new homes in the Precinct was the component of the master plan that received least support (27% support, 35% neither support or do not support and 38% do not support). Key reasons respondents did not support this component included concerns/complaints from new residents about noise and lighting from sporting activities, impact on the character of the oval and surrounding residential area and the loss of open space for community use.

Figure 3 Response to the inclusion of new homes within the upgraded precinct

The inclusion of new homes within the upgraded precinct



2.1.3 Design Features

The top five design features most important to respondents for any new residential neighbourhoods delivered as part of the Master Plan included (refer Figure 4):

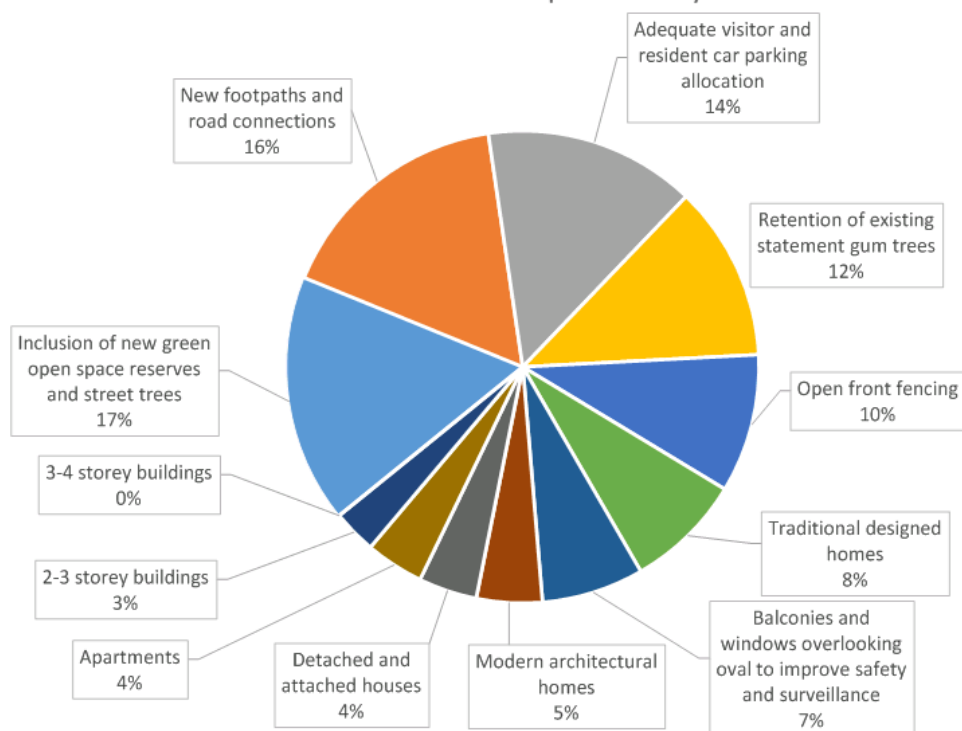
- Inclusion of new green open space reserves and street trees
- New footpaths and road connections
- Adequate visitor and resident car parking allocation
- Retention of existing statement gum trees
- Open front fencing

Given the mixed support for housing within the precinct, the design elements that related to housing ranked very low in comparison to those that involved access, new and improved vegetated areas and adequate car parking.

Buildings of 3-4 storeys were not rated in the top five design features by any respondent. Six respondents identified 2-3 storey development within the precinct in their top 5 design features.

**Figure 4 Top new design features**

For any new residential neighbourhoods delivered as part of the Salisbury Oval Precinct Master Plan what five design features are most important to you?



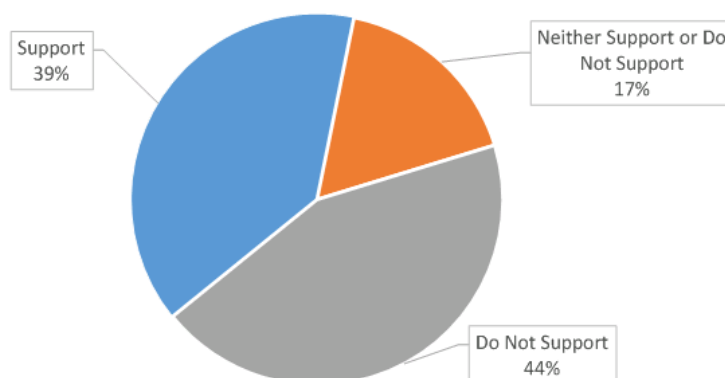
2.1.4 Sale of Surplus Land⁵

The number of respondents who did not support the sale of surplus land within the precinct marginally exceeded those who did support the sale of surplus land (18 to 16) (refer Figure 5). Key reasons for not supporting the sale of land included that Council should be able to fund the upgrades without selling off community land, that the benefit to the community will be minimal compared to the Council which will receive increased rates revenue and that once given over to housing, open space will never be returned to the community.

⁵ Part way through the consultation process the question relating to the sale of land to fund initiatives in the Precinct was edited. Response to both versions of the question have been combined for reporting purposes.

**Figure 5 Support for the sale of surplus land**

What is your level of support for the sale of surplus land to fund improvements in the Precinct?



2.1.5 General comments

When asked their views on what respondents liked most about the draft Master Plan, respondents were strongly supportive of new play spaces, toilet and changing facilities, improvements to the sporting facilities and clubrooms generally and expenditure within the area.

Respondents also requested:

- improved access from the other side of the railway line (and train station/stop)
- play equipment that catered for children of all ages
- more usable playing grounds and function areas
- retention of the second reserve (in place of housing)
- retention of the grandstand and recognition of Bruce Jolly.



2.2 Conversation café

A conversation café was held on Thursday 24 November from 3pm to 6pm out the front of the Len Beadall Library at 55 John Street, Salisbury.

In total it is estimated that 40 people were engaged with or stopped and provided feedback at the conversation café.

A range of posters with information and activities⁶ to gather feedback about the Draft Master Plan were available at the conversation café, as well as Council and other staff on hand to answer questions, clarify information and discuss people's feedback. This section summarises feedback provided at the conversation café with all responses documented in Appendix B.

Use of Salisbury Oval

Respondents identified a broad use of the Oval and its surrounds. This included participants and spectators in organised sport as well as casual users using the grounds for walking and accessing other facilities (such as the nearby Jack Young Centre and the Scout Hall).

Sale of Surplus Land

The sale of surplus land was generally not supported by those who attended the conversation cafe and it was noted by a number of respondents that the second oval is not surplus to the needs of the Community. One respondent noted that "18 teams DO NOT all fit on 1 oval".

The sale of surplus land was strongly opposed by one respondent who highlighted the need to retain the land for sporting and other open space.

Important Design Features

Although the sale of land was generally not supported by respondents, those who were supportive of new residential development within the precinct were more supportive of traditional designed detached and semi-detached dwellings. Few respondents favoured apartments while a similar number of respondents were opposed to any kind of medium-density development.

Other design features that were favoured included adequate residential and visitor car parking, and open front fencing to residential development. Respondents' views were mixed as to whether significant gums should be retained or removed.

Respondents were supportive of improved path networks and tree planting, retaining the oval for football and cricket, development of new public toilets and improved community safety (including cctv, lighting and general surveillance).

The majority of respondents also favoured the creation of a new entrance to the oval from Brown Terrace and a new roundabout, although one respondent suggested that the current vehicle and pedestrian traffic can be managed on Orange Avenue.

⁶ Activities replicated a number of key questions asked by the online survey



Comments also highlighted that the Draft Master Plan would remove green space and “counters green initiatives” that are supported by other Councils.

The retention of the oval appeared a high priority with respondents also supporting the retention of Neale’s Green, the training space at one end of the oval, new bar and cool room, new clubrooms and also the retention of the car parking around the oval. Other respondents also highlighted the retention of the mounds for parking and viewing, although this was contrasted by other respondents who favoured the removal of all trees and mounds around the oval.

Other comments

Other comments highlighted the need to maintain the precinct for users of all age groups and also noted that sporting groups that use the site would look to grow and require more space. The retention of the Bruce Jolly Grandstand was also favoured by a number of respondents and the ongoing recognition of his contribution at the oval.



2.3 Written submissions

Four written submissions were received with key comments made about the design and density of proposed housing, support or lack of support for proposed housing, car parking issues that may result if mounding is removed and if housing goes ahead. A full summary of comments is provided in Table 1.

Table 1 Summary of written submissions

Respondent	Comment
1.	<ol style="list-style-type: none"> 1. Precinct boundary should be extended to include existing properties that front Brown Terrace and Orange Avenue (both residential and industrial) 2. The core precinct bounded by the railway line, Orange Avenue and Brown Terrace should be for recreational purposes only. 3. Encouragement provided to redevelop properties with frontage to the precinct for medium density residential (up to three stories), including the existing industrial zoned properties. 4. Residential development on Neales Green should be medium density (up to three storeys) and promoted as an example for private redevelopment of adjoining sites overtime. 5. Residential development on Neales Green should be designed to provide a pedestrian and cycle friendly linkage between Salisbury Oval and Margaret and Amanda Streets. 6. The core recreation area precinct should be pedestrian and cycle friendly, with motor vehicles to be restricted to service vehicles and vehicles with a disability parking permit. 7. Car parking to be consolidated at the St Jays site with pathways radiating in a quadrant to all recreation facilities. Some of the car park could be used by the school and church when not required for activities at the Oval. 8. The proposed new entrance and roundabout opposite Herbert Street should be relocated to opposite of Compuda Street, where the car park (7 above) would be located. 9. Medium density residential development around the perimeter of the precinct, rather than within it, frees up space for future recreational use and expansion. 10. Pedestrian/cyclist bridge over the railway to York Terrace
2.	<ol style="list-style-type: none"> 1. Since when has Salisbury Council allowed multi-storey housing? Council has previously refused two storey buildings, but buildings up to 4 storeys have been mentioned for the Oval precinct. 2. Concerned about adequacy of car parking, particularly if multi-storey development occurs. 3. Existing mounding around the oval is used for parking during game day. If this is removed car parking will be required to be provided elsewhere. The surrounding streets are narrow and will become congested.
3.	<ol style="list-style-type: none"> 1. Concerned about impacts of housing development (particularly traffic and noise pollution), especially along Orange Avenue, which is already busy and noisy (traffic, trains, aircraft). 2. Council should seriously consider not including housing development at the oval precinct, or at the very least do not allow access into housing development in/from Orange Avenue.
4.	<ol style="list-style-type: none"> 1. Will rates for centres within Salisbury decrease given the additional rateable space that is being created?

3.0 Key findings for the finalisation of the Master Plan

The aim of the community engagement was to consult the community about the Draft Salisbury Oval Precinct Master Plan. Based on the feedback documented in section 2 of this report the following aspects are identified for consideration by Council in finalising the Master Plan:

- There is overall support for the vision and direction of the Master Plan.
- There were a number of key components of the Master Plan that received very strong support, including:
 - > improved pedestrian accessibility
 - > creating a new Salisbury Oval entrance
 - > retaining the oval for AFL football and cricket and improving the facilities associated with the oval
 - > developing new public toilets
 - > retention of statement gum trees
 - > improved community safety, and
 - > upgrading the playground and delivery of multi-use courts.
- Responses were mixed regarding the removal of the raised mounds with just under 50% of survey respondents in support of their retention and 27% which did not support their removal.
- Responses were mixed in relation to the establishment of new residential development within the precinct, with 35% non-committal, 38% who did not support it and 27% in support. Support for any type of residential development was generally limited to conventional low density housing forms rather than 2-3 or 3-4 storey housing.
- There was slightly less support for the sale of surplus land to fund the improvements in the precinct with 44% of survey respondents identifying they did not support the sale of land and 39% identifying they did support the sale of land.



Appendix A

Information Brochure



Appendix B

Community Café summary

**Identify the facilities at Salisbury Oval that you currently use**

	Number of Dots	Comments
Participating in Organised sports	5	
Watching organised sports	4	
Informal recreation	5	<ul style="list-style-type: none"> Walking the dog. Organised activities for intercultural activity. Facilities for social activity for inclusive intercultural activity. Cooling effects
I do not use the facilities at Salisbury Oval	4	<ul style="list-style-type: none"> Used to watch cricket (not anymore)
Other things you do at Salisbury Oval	2	<ul style="list-style-type: none"> Go to Jack Young Centre and Skate Hall on Orange Ave. Pick up other's dog poo.

Residential Development projects on surplus Council land

	Number of Dots	Comments
Support	0	
Neither support or do not support	0	
Do not support	3	<ul style="list-style-type: none"> Council has the financial responsibility to make these decisions. 2nd Oval is not surplus

Top 5 design features that are important to you and the new residential neighbours

	Number of Dots	Comments
Detached and attached house	4	
Apartments	2	<ul style="list-style-type: none"> No!
New footpaths and road connections	3	
Traditional designed homes	4	
Modern architectural homes	0	
Open front fencing	2	
Balconies and windows overlooking oval to improve safety and surveillance	0	
Adequate visitor and residential car parking allocation	3	
Retention of existing statement gum trees	2	
Inclusion of new green open space reserves and street trees	3	
2-3 storey buildings	1	<ul style="list-style-type: none"> No! will turn in ghetto



3-4 storey buildings	2	• No!
Removable of large / dangerous gum trees	3	

Identify your level of support for the following key components.

	Support	Neither support of do not support	Do not support	Comments
Improved path networks, footpath and tree plantings	6	-	-	
Creating a new Salisbury Oval entrance from Brown Terrace including a roundabout to manage traffic	7	-	1	<ul style="list-style-type: none"> Current vehicle and pedestrian traffic volume can be managed on Orange Ave (and it is wider than the average suburban street). This proposal removes green space when other LGA's are encouraging green initiatives. This proposal counters green initiatives.
Retaining the oval for AFL football and cricket and improving facilities associated with sporting club use of the oval (e.g. new change rooms/ upgraded grandstand)	17	-	-	<ul style="list-style-type: none"> Encourage the (5-30) age group to use this precinct. Co-ord this with active sport to improve the wider culture of youth and young adult fitness. I support the retention of the oval. But we lose the training space behind the goals. We also lose Neale's Green which gives us less training space for 18 teams. New Bar / cool room needed. OWS issues with the current bar and cool room. Club rooms are the lifeblood of a club. New facilities are needed (North pines style). Car parking around oval to be kept please.
Developing new public toilets as part of the new change rooms	8			Disable and female facilities a must.
Retention of statement gum trees	5	2	-	-
Removal of sections of the raised mounds and pine trees to improve views into the Oval from Brown Terrace	4	-	2	<ul style="list-style-type: none"> Removal all Leave for viewing sport!! Need to park around oval. Need to protect noise and lights for residents. LEAVE THE MOUNDS! For parking and standing enough vehicle and pedestrian traffic into oval area to encourage vehicle and people to attend.



Improved community safety (e.g. CCTV, improved surveillance between sporting facilities and from housing)	9	-	-	<ul style="list-style-type: none"> Improved lighting in car park.
The inclusion of new homes within the upgraded precinct	2	1	2	<ul style="list-style-type: none"> Not bit on Brown Tce as may limit sporting use of oval This is a community precinct not an opportunity for residential / commercial development. Kids need playing / sporting space. This proposal reduces opportunity for encouraging an already overweight age bracket. Vehement objection to commercial gain of developers!
Upgraded of the playground and delivery of multi-use game area courts	7	-	1	

Any other comments

- Loss of cooling effects of open space is a concern e.g. irrigation at night drops temp.
- If it isn't broke don't fix it.
- Concern about potential anti-social behaviour at small park proposed at Neale's Green.
- Speed is an issue along Brown Tce, Jago, Amanda – to get across to Cross Keys Rd – Burnouts.
- House Next to oval – NO – we need some space too warm up and train. 18 Teams DO NOT all fit on 1 oval.
- Improve disability access.
- Improve security
- Maintain facilities for all ages – “keep bringing the young ones in”.
- Neale's Green plays a huge role in our current team structure. We want to grow, but can grow + lose vital green space.
- New Bar / Cool room in clubrooms. Its old, unhealthy and not cost effective. Cool room leaks.
- Kitchen drain needs to be fixed. Constantly blocked. Smells rotten.
- 7) option ?? Neale's Green used for women's, juniors etc.
- Parking around oval needs to be retained. Adds to the atmosphere of Salisbury Oval.
- Clean up the industrial area.
- Support low density development – don't want high density.
- “Renew” grandstand sound like a “new” grand stand will be built.
- The JOLLY family are concerned re the grand stand maintain the memorial honour to AB Jolly – they would like to see this stay.
- Small playground on the clubroom side, better vision for parents.
- Retain the plaque name on the grand stand (Bruce Jolly).
- Maintain the ambience of the oval – surrounded by trees – part around it.
- Drainage of gutters off clubrooms is non-existence. It floods the verandah every time it rains. Needs to be fixed.
- Conflict between pedestrians / kids walking between play ground and clubrooms enough rooms.
- Maintain single storey development only – not “dog boxes”.
- Do not support medium density housing at / around Salisbury Oval for ANY reason including funding of improvements.
- Need to maintain the “openness” + “space” of existing oval – no residential development
- Residential development will ruin the “soul” and “character” of the area.
- Disabled facilities a must.
- Nets behind football goals particularly in front of new road.



- Retain car parking all around the oval.
- Housing so close to oval is HUGE concern to how we currently operate.
- Playford Council's playground – great example. Near the new shopping centre.
- Existing facilities need to better promoted so more people use them.
- Need a tree replacement program and start now so stagger and growth + retain trees in the area (gums).
- Community bus to run older people to link to City Centre + public transport.
- Wider footpath required to allow for older people walkers etc.
- Clubrooms are too small now.
- Clubrooms to be a multi-use facility for community use.
- Any new residential needs adequate parking provisions as there are issues now.
- Dawn Service is really well attended and continually growing.
- Upgrade to toilets/ change rooms a high priority.
- Will residential development impact use of oval for sports?
- Mounds help control dispersal of noise at Friday night football.
- Keep involving / consulting with community.
- Need to maintain focus for sport +recreation for children + young people.
- Need for regeneration of housing area on the other side of Brown Tce – buyout area for low income housing like on Spain's Road.

Salisbury Oval Precinct Master Plan - Summary of Feedback from Sporting Clubs

Respondent	Comments/Issues	Response	Suggested Changes to Master Plan
<p>Meeting with Keith Ferguson, Salisbury Croquet Club</p> <p>7 November 2016</p> <p>Written submission received also received</p>	<ol style="list-style-type: none"> 1. Concern about lack of visibility and access into both the Croquet Club and Bowls Club, increasing opportunity for vandalism and break-ins 2. Proposed layout will stop members of the public viewing and enquiring about the sport 3. Concern about loss of car parking for club members during game days and for events 4. Club needs lighting to enable night time games, enhancing membership potential and longer term viability for Club 5. Existing fencing is inappropriate (should be rail/mesh to enhance visibility into club, noting that this is proposed to be provided along the southern boundary of the Bowling Club) and lack of lighting encourages anti-social behaviour 6. Ideally, the Club sees that relocating them to front Orange Avenue (e.g. land being purchased by Council) is the best option to improve visibility, security and enhance their longer term viability. This would enable shared use of Bowls Club car parking and lighting (enabling night time programs), and may consolidate the area 	<ol style="list-style-type: none"> 1. Visibility and access to the Croquet Club will be significantly enhanced through several of the proposed components of the Master Plan. The new entrance and road off Brown Terrace will directly pass the Club providing new road frontage. The proposed residential development adjoining the Club will improve passive surveillance of the area generally. 2. See 1 above. 3. Location and design of car parking will be considered further through detailed design of the proposed new road and entrance off Brown Terrace, and as part of the future residential projects. Appropriate car parking for members and visitors of the Croquet Club will be facilitated as part of any redevelopment of the area. 4. The Croquet Club may seek funding for lighting through Council's Minor Capital Works Grant program. The Club may need to undertake some further work to review feasibility etc. to build a 	<p>Amend Master Plan to provide for open rail fencing along southern side of Croquet Club, adjoining the proposed new road, to improve visibility and enhance surveillance.</p>

Salisbury Oval Precinct Master Plan - Summary of Feedback from Sporting Clubs

	available for housing.	<p>case to justify this investment.</p> <p>5. New fencing may be appropriate, could be considered further as part of a review of fencing along the southern boundary of the Bowls Club. The specific design of fencing requires further consideration and will be discussed with the Club during the implementations stage.</p> <p>6. See above. Cost benefit analysis has determined that relocation of the Croquet Club is not justified, and that there are appropriate measures proposed in the Master Plan to address issues of visibility and security.</p>	
<p>Geoff Ambler, Salisbury Bowls Club</p> <p>7 November 2016</p>	<p>1. Master Plan is silent on the investment that the Bowls Club is undertaking at the site (undercover facility). This should be mentioned as it is a significant upgrade of the facility and will enhance the prominence of the Club significantly and contribute towards increasing visitation to the Salisbury City Centre more broadly.</p> <p>2. Concern that open rail fencing may have impacts in terms of wind on the greens. Design of fence needs to be discussed further with the Club.</p>	<p>1. Noted. The Master Plan has been prepared to identify the investment and initiatives proposed by Council for the Precinct, however it is recognised that there is significant private investment by the Club that will provide significant enhancements to the Bowls club and increase participation and visitors to the oval precinct.</p> <p>2. Noted. Further discussion with</p>	<p>1. Update Master Plan to identify the location and brief details of the investment and construction on the Bowls Club site (i.e. \$1.3 million investment for construction of undercover green to facilitate year round games and tournaments).</p> <p>2. Further discussion with Bowls Club required during implementation to identify appropriate style of fencing to</p>

Salisbury Oval Precinct Master Plan - Summary of Feedback from Sporting Clubs

	<p>3. The proposed construction of the covered green will enable games to be held during winter months, at the same time as football. Therefore vital that car parking provision is appropriately managed. Concerned about the potential for the car parking of the Oval and Bowls Club to be linked and want to be consulted further about what this actually means.</p> <p>4. There should be enhanced directional signage provided for the Club</p> <p>5. Trees/shrubs at the back of the Bowls Club site are impacting on the quality of the adjoining greens, and should be removed.</p> <p>6. Club is keen to explore opportunities for further promotion through Council</p>	<p>Club required.</p> <p>3. Noted. Increased participation and visitation is a key outcome of the Master Plan and Council supports the investment of the Bowls Club. Appropriate provision of car parking is vital to ensuring the precinct operates effectively. Further consideration required as to how car parking is managed in the Precinct, and this will involve ongoing discussions with the Bowls Club.</p> <p>4. Given the proposed demolition of St Jays and creation of the new entrance and road to the Oval precinct it would be timely to undertake a review of signage in the precinct.</p>	<p>ensure improved visibility, security and minimise impacts of wind on the playing surface.</p> <p>3. It is recommended that a review of signage within the Oval Precinct be undertaken in 2017/18.</p>
<p>Grant Ferguson, Scouts</p> <p>8 November 2016</p>	<p>1. Scouts are in discussions with Work Skill to discuss potential partnership with Centre Care (e.g. work for the dole) to undertake maintenance work on the Scout building including painting, new fencing etc.</p> <p>Supportive of the overall intent of the Master Plan</p>	<p>1. Noted and supported.</p>	<p>1. No change necessary</p>
<p>Marty McKee</p> <p>Scouts</p>	<p>1. Seeking clarity about details shown on the Master Plan:</p>	<p>1. The square marked on the plan does not refer to an existing or</p>	<p>1. Make minor amendment to Master Plan to remove small grey</p>

Salisbury Oval Precinct Master Plan - Summary of Feedback from Sporting Clubs

	<ul style="list-style-type: none"> - What is the square marked on the plan in the Scouts existing car park area? - Car park area is shown as green, is that conversion to grass <p>2. Concern about the isolation point of water supplying hall – currently on Orange Ave in front of bowls club, how will housing affect that? Scouts have a 5 year improvement plan to install an isolation point where the water point comes into their fence line. This may need to be looked at.</p>	<p>proposed building and should be removed. The Master Plan does not propose to replant the existing Scouts car parking with grass, this is an oversight.</p> <p>2. Stormwater upgrades are proposed as part of the design process to ensure stormwater infrastructure has capacity to manage expected flows. Detailed design of the system is proposed to be undertaken in 2016/17.</p>	<p>square near Scouts building, and show existing car park area as grey for consistency with other sealed areas.</p> <p>2. To be considered further during design and upgrade of precinct stormwater management (proposed to be undertaken in 2017/18). Further discussion should be had with the Scouts to understand the detail of their plans and any opportunities for this to be addressed as part of the overall system upgrade.</p>
<p>Salisbury Football Club</p> <p>Domenic Decrea and Liam Short (2017 President)</p>	<p>1. Support new entrance off Brown Terrace, will improve pedestrian safety and make it more legible from a wayfinding perspective. It will also better connect the various sporting clubs, making it more permeable, and reinforces the area as a sport and recreation precinct</p> <p>2. No concerns with housing proposed between Brown Terrace and oval – will improve passive surveillance and the proposed upgrade to the playground will activate the oval edges, creating another means of passive security.</p>	<p>1. Noted</p> <p>2. Noted</p> <p>3. The Master Plan identifies that sections of the mounding are proposed to be retained for spectator viewing, however the detailed design of this component is yet to be undertaken. The Master Plan proposes to provide a sealed walking and cycling track around the perimeter of the oval, and this would be restricted for maintenance vehicles only.</p>	<p>1. No change</p> <p>2. No change</p> <p>3. Noted. Refined concept development demonstrates that the objectives of the Master Plan can continue to be met, and sections of the mounding removed to increase visibility into the Oval precinct, whilst enabling retention of elevated spectator viewing, car parking and vehicle access to the north-eastern quadrant</p>

Salisbury Oval Precinct Master Plan - Summary of Feedback from Sporting Clubs

	<p>3. Concerned about removal of landscaping and mounding. This is quite unique for metro Adelaide ovals and allows for spectators to park their car and have a bbq on game day. Would like some to be retained and Club would like to be involved in detailed design process.</p> <p>4. Neale's Green was used last season for training for younger age groups, before switching to the main oval. If Club numbers increase as projected, the small oval at Neale's Green will be required to fit all teams in for training sessions.</p> <p>5. Critical/priority elements for the club are construction of new change rooms, upgrade to clubrooms and grandstand and demolition of old storage sheds and public toilets, due to:</p> <ul style="list-style-type: none"> • The speed at which club is growing • Facilities are not DDA compliant • Mechanical services in the club room are substandard • Current change rooms are not suitable or acceptable 	<p>Significant areas of car parking a proposed to be retained around the south-western and north-western boundaries of the oval. This is considered to be sufficient for ordinary game. It is acknowledged that for a few days each year during events such as finals there may be a requirement for visitors to park on the surrounding road network, however this is considered to be manageable.</p> <p>A more refined concept has been prepared by staff which identified how some of the mounding may be retained to facilitate spectator viewing, car parking and increased access around the oval, noting that general vehicle access would not be facilitated around the south-eastern boundary of the oval due to the need to retain adequate separation between the oval between the proposed residential development of Brown Terrace.</p> <p>4. There are limitations to the extent that Neales Green may be able to facilitate growth of the Salisbury Football Club due to the distance from toilets, the absence of</p>	<p>of the oval. This will need to be refined through the detailed design phase, and will involve ongoing engagement with Clubs.</p> <p>4. No change to Master Plan.</p> <p>Further discussions with Salisbury Football Club are recommended to understand long-term growth forecasts and potential timing for need for additional training space.</p> <p>Explore opportunities for potential funding for lighting at Bridgestone Park (expected to cost in the order of \$80,000).</p> <p>5. No change</p> <p>6. No change</p> <p>7. See discussion in 3 above.</p> <p>8. Further discussion with Clubs will be undertaken prior to upgrade of the Clubrooms.</p>
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Salisbury Oval Precinct Master Plan - Summary of Feedback from Sporting Clubs

	<p>6. Improved security is also a priority</p> <p>7. Seek for ability to park around the oval be retained</p> <p>8. Motorised roller shutters should be provided for the front of the clubrooms to improve OHS issues</p>	<p>lighting and the size and dimensions of the space.</p> <p>There is potential for use of the Bridgestone Park, which is only 600 metres away from the existing clubrooms at Salisbury Oval. Bridgestone Park has existing toilet facilities and car parking provision for 130 cars (on-site change room facilities are not considered necessary for training and/or junior games). Existing underground infrastructure would enable provision of lighting in the future should it be required for evening training.</p> <p>5. Noted</p> <p>6. Noted</p> <p>7. See discussion in 3 above</p> <p>8. Noted. The range of building upgrades to the Clubrooms will be considered in 2016/17 and discussed further with the relevant clubs</p>	
Northern Districts Cricket Club	<p>1. The indoor cricket facility at St Jays is a unique facility amongst clubs in the Premier Cricket Competition in Adelaide (the pinnacle of club cricket</p>	<p>1. Staff are continuing discussions with the NDCC and SACA in relation to a multi-use indoor facility at the site. The project is</p>	<p>1. Staff have met with the NDCC and SACA regarding potential development of an indoor facility. The Club is supportive of</p>

Salisbury Oval Precinct Master Plan - Summary of Feedback from Sporting Clubs

	<p>in the State). NDCC consider the provision of a new indoor training facility to be a priority to support growth of the sport in Northern Adelaide.</p> <p>2. Seeking clarify about the timing of demolition of St Jays. There are financial implications for the Club in relation to finding an alternative training facility (interim or longer term). The NDCC would like to arrange for retrieval of indoor equipment from St Jays prior to demolition</p>	<p>currently unfunded and not committed. Cost estimates for the facility are in the order of \$1.75 to \$2.11 million.</p> <p>2. Council has budgeted for demolition of St Jays by the end of June 2017, and this has been communicated to the NDCC.</p>	<p>the investment Council is putting in to the oval precinct as part of the Master Plan and that they will work with Council on the feasibility study for the multi-use facility, acknowledging that this is yet to be funded.</p>
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Salisbury Oval Precinct Master Plan



- 1 Retain full sized oval and upgrade club facilities
- 2 Upgrade surrounding streetscapes as part of any future residential development, and improve connections and view lines from surrounding streets
- 3 New central park with upgraded playground, irrigated grass and shelter as part of any future residential development
- 4 Provide an area of an appropriate size to support future Multi-Use Game Area for court sports (subject to funding)
- 5 Remove sections of earth mounding around the oval to open up view lines, retaining sections for elevated spectator viewing
- 6 Preserve existing statement gum trees
- 7 Provide opportunities for development of 1-3 storey housing (detached, small lot housing, town houses and apartments) with integrated passive nodal parks
- 8 Improve quantity, quality and connectivity of car parking for sport and community events including exploring linking the Bowling Club and Oval car parking together
- 9 Construct a new change room facility for football and cricket, incorporating new public toilets
- 10 Upgrade the grandstand to incorporate new storage area and minor upgrades to existing clubrooms to improve disability access and mechanical services
- 11 Demolish existing public toilets and storage sheds
- 12 Plan for future location of an indoor training and function centre to be integrated with the new change rooms (subject to further funding and business case development)
- 13 Improve pathways surrounding the oval for walking, cycling and running
- 14 Create a new entrance at Brown Terrace including a new roundabout and link to sporting club facilities and car parking
- 15 Improve connections to surrounding streets, Salisbury Interchange, Chidda Rail Station and Salisbury City Centre through improved path networks and wayfinding signage
- 16 Improve functionality and surveillance of the war memorial at Orange Avenue
- 17 Improve community safety with installation of CCTV security, open fencing and improved surveillance
- 18 Implement Crime Prevention Through Environmental Design (CPTED) principles including delivery of open rail fence edge to the Salisbury Bowling Club and Croquet Club to improve surveillance

ITEM	1.3.2
	POLICY AND PLANNING COMMITTEE
DATE	20 March 2017
HEADING	Paddocks Precinct Master Plan
AUTHORS	Greg Ratsch, Manager Economic Development & Urban Policy, City Development Amanda Berry, Policy Planner, City Development
CITY PLAN LINKS	2.3 Have natural resources and landscapes that support biodiversity and community wellbeing. 2.4 Have urban and natural spaces that are adaptive to future changes in climate. 3.2 Have interesting places where people want to be.
SUMMARY	This report presents the draft Project Brief for the Paddocks Precinct Master Plan, and provides rationale for the proposed expansion of the scope and study area of the project.

RECOMMENDATION

1. The Project Brief provided as Attachment 1 of this report (Item No. 1.3.2, Policy and Planning Committee, 20/03/2017) be noted.

ATTACHMENTS

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

1. Attachment 1: Draft Project Brief for Paddocks Precinct Master Plan
2. Attachment 2 - Master Plan Area Plan

1. BACKGROUND

- 1.1 At its meeting in March 2011, Council resolved to undertake a master planning process for the Paddocks area. This was to be done in three stages:
 - 1.1.1 Stage 1: Car parking and traffic study (complete).
 - 1.1.2 Stage 2: Paddocks Community Centre (complete).
 - 1.1.3 Stage 3: Paddocks Master Plan.
- 1.2 New Initiative Bids were approved in 2015/16 and 2016/17, identifying that Stage 3 of the Master Plan would identify options for the appropriate future development and use of this significant community asset.
- 1.3 A draft Project Brief for the Master Plan, including a map of the proposed study area, is provided as **Attachment 1**. The proposed study area incorporates the area encompassing the Paddocks and the adjacent residential area, bounded by Maxwell, Bridge and Kesters Roads and the Industry Zone boundary to the west, referred to from hereon as the Paddocks Precinct.

2. CITY PLAN CRITICAL ACTION

- 2.1 Delivery of a new community hub facility at Para Hills incorporating the existing library, seniors centre and a new community centre, and maximising future opportunities for the Paddocks redevelopment is identified as a critical action in City Plan 2030.

3. CONSULTATION / COMMUNICATION**3.1 Internal**

- 3.1.1 The draft Project Brief proposes for first stage engagement to commence in May 2017, with staff and Elected Member workshops to be held to identify issues, opportunities and set directions for development of the Master Plan.

3.2 External

- 3.2.1 Development of an engagement strategy is proposed to form a component of the project plan that will be prepared upon appointment of a consultant team to prepare the Master Plan.
- 3.2.2 Significant stakeholder and community engagement is expected to be undertaken throughout the process to help inform development of the Master Plan. A list of external stakeholders is identified within the draft Project Brief. This list is not exhaustive and will be expanded through the life of the project.
- 3.2.3 Two stages of community engagement are proposed, with the first stage proposed to commence in May 2017, subject to engagement of a consultant.

4. REPORT

- 4.1 The Paddocks is one of the most significant recreation and open space precincts within the City of Salisbury.
- 4.2 Development of a comprehensive strategic Master Plan is sought to guide renewal and regeneration of the Paddocks precinct, particularly in light of:
- 4.2.1 The age and condition of existing assets and infrastructure within the precinct;
- 4.2.2 The imminent relocation of the Para Hills Community Centre;
- 4.2.3 Community safety concerns;
- 4.2.4 The identification of the southern suburbs of the City as a future growth area in Council's Growth Action Plan; and
- 4.2.5 To guide and coordinate Council and community investment in the precinct (e.g. grant funding opportunities).
- 4.3 The Paddocks was established in 1975 on land originally proposed for residential development by the Housing Trust of South Australia. Local community opposition to the proposed development, largely due to a lack of recreation facilities in the area, saw the area preserved for open space and recreation purposes. The majority of the recreation and wetland area is owned by the State Government, under the care and control of the City of Salisbury, and is declared parklands.

- 4.4 The Paddocks provides a wide range of recreational opportunities to both local and regional communities, with playing fields, courts, clubrooms and facilities for soccer, Australian Rules football, cricket (turf wicket), netball and lawn bowls. The privately owned Para Hills Community Club is also a key stakeholder within the precinct.
- 4.5 The Paddocks forms a vital part of the local stormwater catchment, with water captured, cleaned and recycled through Council's wetland system. The wetland system therefore plays numerous roles in terms of stormwater management, water recycling, biodiversity and habitat, whilst also providing valuable amenity and passive recreation opportunities for the community.
- 4.6 In terms of passive recreation facilities, the precinct contains a fenced dog park, numerous unsealed walking trails, picnic tables and seating. There are currently no public toilets within the precinct.
- 4.7 Within the broader study area is an existing residential precinct containing a range of private and Housing SA owned properties, largely constructed in the late 1970s and early 1980s. This area has relatively low amenity, low property values and is largely disconnected from the wider Para Hills area. Highly fragmented ownership means large scale coordinated redevelopment of the area is unlikely in the short to medium term, however it is considered opportune to incorporate this area into the Master Plan to investigate opportunities to potentially stimulate private sector renewal of this area. Inclusion of this residential area will also enable consideration of improving connectivity between the recreation elements of the precinct and the surrounding community.
- 4.8 Given the size of the precinct, and the distinction between recreation and open space areas and the existing residential area, it is proposed that the Master Plan will have two parts of focus (prepared concurrently):
- Part A will be focused on the recreation, open space and wetlands areas.
 - Part B will focus on longer-term opportunities relating to redevelopment and regeneration of existing residential areas and the interface between open space areas, and how this may be influenced to contribute to revitalisation of the broader precinct.
- 4.9 The proposed project program (within Attachment 1) identifies that the project is expected to commence at the end of April 2017 with the appointment of a consultant team, and will take approximately 12 months to complete.

5. CONCLUSION / PROPOSAL

- 5.1 Development of a comprehensive strategic Master Plan for the Paddocks Precinct is considered necessary to ensure a coordinated approach towards investment and renewal of the Paddocks, to identify opportunities for revitalisation of the broader precinct and to improve connectivity between the recreation elements and the surrounding community.
- 5.2 The content of the draft Project Brief will be used as the basis for procurement activities to engage a consultant team to commence preparation of the Paddocks Precinct Master Plan.

- 5.3 First stage engagement with Elected Members, stakeholders and the community is anticipated to commence in May 2017.

CO-ORDINATION

Officer: EXECUTIVE GROUP
Date: 14.03.2017

PROJECT BRIEF

Project Number	PR22814
Project Title	Paddocks Precinct Master Plan (Stage 3)
Project Manager	Urban Planner (Economic Devt and Urban Policy Division)
Project Sponsor	Terry Sutcliffe

Description of Project

The Paddocks is one of the most significant recreation and open space precincts within the City of Salisbury, with an area of approximately 46 hectares. Development of a comprehensive strategic Master Plan is sought to guide renewal and regeneration of the precinct, particularly in light of the age and condition of existing assets and infrastructure, the relocation of the Paddocks Community Centre to Wilkinson Road, and the identification of the southern suburbs of the City of Salisbury, including Para Hills, as a future growth area.

The Paddocks area will be reviewed in its entirety, identifying opportunities to address current issues, increase usage of the precinct, and ensure it meets the needs and expectations of the current and future community. The Paddocks Precinct Master Plan will consider the whole Paddocks site, with the inclusion of the adjoining residential area to the west (see attached map of study area).

Given the size of the precinct, and the distinction between recreation and open space areas and the existing residential area, it is anticipated that the Master Plan will have two parts of focus (prepared concurrently). Part A will be focused on the recreation, open space and wetland areas, with Part B to focus on longer term opportunities relating to residential redevelopment and regeneration, and how this may be influenced to contribute to revitalisation of the broader precinct.

The Paddocks Precinct Master Plan will identify opportunities to:

- Ensure efficient provision of infrastructure to meet current and future sport and recreation needs
- Enhance community safety and increase activation and broader community visitation to the precinct, particularly areas for passive recreation (e.g. wetlands areas)
- Protect and enhance biodiversity values and water quality within the precinct, ensuring adaptation measures are incorporated to minimise impacts of climate change on the precinct and surrounding community
- Identify potential land use options and redevelopment opportunities for underutilised areas
- Facilitate renewal of the broader precinct area

The Master Plan may include, but not be limited to, identification of opportunities and recommendations to address the following:

- Vegetation management, replanting and succession planting to improve surveillance and open up vistas into the Paddocks whilst retaining biodiversity values
- Improve configuration and efficiency of sporting infrastructure (buildings and playing fields) to provide for current and future sporting and recreation needs
- Identify community infrastructure gaps that may be provided within the precinct (including identification of appropriate location).
- Attract new users to the precinct and increase day time use for passive recreation
- Reduce anti-social behaviour and improve passive surveillance and community safety within the precinct.
- Understand future plans for the Para Hills Community Club (privately owned and site is currently within

a zone that does not readily support commercial activity), and identify how this interacts with planning for the wider precinct.

- Identification of capacity of sporting infrastructure and options for management of the intensity of usages of fields and car parking areas
- Formalise walking trails
- Signage/wayfinding strategy
- Formalise car parking and link car parking areas to improve traffic flow
- Marketing/promotion and events
- Identify land use opportunities for under-utilised land (including the site of the old Community Centre), and opportunities to renew and regenerate the broader Paddocks precinct (including residential land within the precinct and its interface with the Paddocks)

The range of issues will be refined throughout the engagement process.

Project Objectives

Develop a Master Plan for the Paddocks Precinct that:

- Efficiently caters for current and future sporting and recreation needs of the community
- Is inclusive of the whole community and encourages greater activation and increased participation in formal and informal recreation
- Protects and enhances biodiversity values and water quality and is adaptable to a changing climate
- Identifies opportunities to stimulate and/or facilitate renewal of the broader precinct

Project Background

The Paddocks was established in 1975 on land originally proposed for residential development by the Housing Trust of South Australia. Local community opposition to the proposed development, largely due to a lack of recreation facilities in the area, saw the area preserved for open space and recreation purposes. The majority of the recreation and wetland area is owned by the State Government, under the care and control of the City of Salisbury, and is declared park lands.

The Paddocks provides a wide range of recreational opportunities to both local and regional communities, with playing fields, courts, clubrooms and facilities for soccer, Australian Rules football, cricket (turf wicket), netball and lawn bowls. The privately owned Para Hills Community Club is also a key stakeholder within the precinct.

The Paddocks precinct also forms a vital part of the local stormwater catchment, with water captured, cleaned and recycled through Council's wetland system. The wetland system therefore plays numerous roles in terms of stormwater management, water recycling, biodiversity and habitat, whilst also providing valuable amenity and passive recreation opportunities for the community.

In terms of passive recreation facilities, the precinct contains a fenced dog park, numerous unsealed walking trails, picnic tables and seating. There are currently no public toilets within the precinct.

Within the broader study area is a residential precinct containing a range of private and Housing SA owned properties, largely constructed in the late 1970s and early 1980s. This area has relatively low amenity, low property values and is largely disconnected from the wider Para Hills area. Highly fragmented ownership means large scale coordinated redevelopment of the area is unlikely in the short to medium term, however the Master Plan should investigate opportunities to stimulate private sector renewal of this area, potentially in partnership with Renewal SA. Parts of the Precinct have been identified for potential development

opportunities on Council land through the Council's Strategic Land Review, and the Review will need to be referenced in the Master Plan process.

Council at its meeting in March 2011 resolved that a master planning process would be undertaken for the Paddocks area, and that this would be done in three stages:

- Stage 1: Car Parking and Traffic Study (complete)
- Stage 2: Paddocks Community Centre (complete)
- Stage 3: Paddocks Master Plan

The New Initiative bids put to Council for 2015/16 and 2016/17 identified that Stage 3 of the Master Plan will identify options for the appropriate future development and use of this significant community asset.

Information Gaps

- Details of sporting club membership and growth forecasts
- Council-wide Asset Management Report by GHD due early 2017 (building condition report)
- Data surrounding visitation details - who is using the precinct? For those members of the local and broader community that do not visit or use the precinct, why not and what would encourage them to go there?

Project Scope

The Paddocks Precinct will be reviewed in its entirety, identifying opportunities to address current issues, increase community use of the precinct, and ensure it meet the needs and expectations of the current and future community, whilst also identifying opportunities to facilitate regeneration and options for underutilised sites.

Project Deliverables

Project Deliverables	Conceptual Master Plan for the Paddocks Precinct with identification of early wins (for delivery in 1-2 years), short (2-5 years), medium (6-10 years) and long term (11+ years) actions, including an implementation plan with cost estimates and identification of potential grant/funding opportunities.
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Establish links to Strategic Goals / Key Directions / Plans

2.3 Have natural resources and landscapes that support biodiversity and community wellbeing.

Critical Action: Deliver a new community hub facility at Para Hills incorporating the existing library, seniors centre and a new community centre and maximise future opportunities for the Paddocks development.

Related Projects

Para Hills Community Hub
Strategic Land Review

Resources

Human Resources	Consultant Team, Internal Project Team
Financial	NIB total value \$115,000

Project Stakeholders

Internal Stakeholders	Elected Members Council Land Coordination Group
External Stakeholders	Sporting Clubs (Soccer, Football, Netball, Cricket, Bowls) Sporting Peak Bodies (e.g. SACA) SA Police Para Hills Community Club Department of Education Department of Environment and Natural Resources Department of Planning Transport and Infrastructure (including Office for Recreation and Sport) Wider community including residents, landowners and adjoining business

Communication Strategy

Community Engagement Strategy to be prepared as part of the project, with early stakeholder engagement necessary to inform preparation of the Master Plan.

Reporting Requirements

Monthly update reporting to Executive Group, with workshops as required.

Program & Milestones

Item	Resource	Time allowance	End Date
Procurement process and appointment of consultant team (open tender process)	Project Manager	4 weeks	End April 2017
Development of detailed project plan including engagement plan	Consultant	2 weeks	Mid-May 2017
First stage engagement/workshop (information gathering/site appreciation) <ul style="list-style-type: none"> - Elected Members - Staff and Executive Group - Paddocks Stakeholders (clubs, sporting peak bodies, community, Para Hills Community Club) - Government Agencies - Wider community 	Consultant with assistance from project manager, and project team where necessary	6 weeks	End June 2017
Presentation of first stage engagement outcomes to Project Team/Executive Group	Consultant	2 weeks	Mid July 2017
Opportunity identification and concept development	Consultant with input from project team	8 weeks	Mid September 2017
Presentation of options (Executive and Elected Members)	Consultant	4 weeks	Mid October 2017
Council endorsement of draft Master Plan for consultation	Consultant with assistance from Project Manager	6 weeks	End November 2017
Community/Stakeholder Engagement	Consultant with	10 weeks	Mid

	assistance from Project Manager		February 2018
Master Plan refinement	Consultant with input from Project Team and Executive Group	8 weeks	Mid April 2018
Final Master Plan endorsement	Consultant with assistance from Project Manager	6 weeks	End May 2018

Estimated Project Cost

Operating budget of up to \$115,000 (from new initiative bids in 15/16 and 16/17)

Key Risks & Minimisation Strategies

Conflicting priorities/opinion from stakeholders –early and regular engagement to identify key issues and ensure buy-in from all stakeholders where possible.

Despite being prepared by a consultant team, the project will require significant input from numerous staff and different divisions of Council. It will be important that project team members are available for workshops and able to provide necessary input and information in a timely manner. Regular project team meetings with the project consultant will be required, with a clear list of actions (and timelines) arising out of each meeting to be communicated to the project team.

Project Governance

Project Team Members	Urban Planner (TBA) – Project Manager Adam Trottman Karen Pepe Dameon Roy Craig Johansen Mark Purdie Clint Watchman Jo Cooper
Project Board Members	Executive Group
Specialist Assistance	Water Business Unit Communications and Customer Relations Division Strategic Development Projects Division (re: development opportunities) Julie Douglas – Senior Social Planner (community safety) Jo Cooper – Manager, Community Capacity and Learning

