

AGENDA

FOR WORKS AND SERVICES COMMITTEE MEETING TO BE HELD ON 18 SEPTEMBER 2017 AT CONCLUSION OF BUDGET AND FINANCE COMMITTEE IN THE COUNCIL CHAMBER, 12 JAMES STREET, SALISBURY

MEMBERS

Cr G Reynolds (Chairman)
Mayor G Aldridge (ex officio)
Cr C Buchanan
Cr G Caruso
Cr E Gill
Cr S Reardon (Deputy Chairman)
Cr S White
Cr J Woodman
Cr R Zahra

REQUIRED STAFF

Chief Executive Officer, Mr J Harry
Acting General Manager City Infrastructure, Ms K Pepe
General Manager Community Development, Ms P Webb
Manager Communications and Customer Relations, Mr M Bennington
Governance Support Officer, Ms K Boyd

APOLOGIES

LEAVE OF ABSENCE

PRESENTATION OF MINUTES

Presentation of the Minutes of the Works and Services Committee Meeting held on 21 August 2017.

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OTHER BUSINESS

CONFIDENTIAL ITEMS

2.9.1 Minutes of the Confidential Strategic Property Development Sub Committee meeting held on Tuesday 12 September 2017

Pursuant to section 83(5) of the *Local Government Act 1999* the Chief Executive Officer has indicated that, if Council so determines, this matter may be considered in confidence under Part 3 of the *Local Government Act 1999* on that grounds that:

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
 - Non-disclosure of this matter would protect Council's commercial position as public disclosure may provide third parties with a commercial advantage.

*On that basis the public's interest is best served by not disclosing the **Minutes of the Confidential Strategic Property Development Sub Committee meeting held on Tuesday 12 September 2017** 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.

CLOSE



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

21 AUGUST 2017

MEMBERS PRESENT

Cr G Reynolds (Chairman)
Cr C Buchanan
Cr G Caruso
Cr E Gill
Cr J Woodman
Cr S White

STAFF

Acting General Manager City Infrastructure, Ms K Pepe
General Manager Community Development, Ms P Webb
Governance Support Officer, Ms K Boyd

The meeting commenced at 7:39 pm.

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

APOLOGIES

Apologies were received from Cr S Reardon and Cr R Zahra.

LEAVE OF ABSENCE

Nil

PRESENTATION OF MINUTES

Moved Cr S White
Seconded Cr J Woodman

The Minutes of the Works and Services Committee Meeting held on 17
July 2017, be taken and read as confirmed.

CARRIED

REPORTS

Administration

2.0.1 Future Reports for the Works and Services Committee

Moved Cr J Woodman
Seconded Cr C Buchanan

1. The information be received.

CARRIED

Property

2.5.1 New Lease Agreements with Uniti for existing telecommunication infrastructure at various Council sites

Moved Cr J Woodman
Seconded Cr G Caruso

1. The information in this report be received.
2. The Manager Property and Buildings be authorised to prepare a lease agreement over portion of land at 12 James Street, Salisbury, as indicated on the attached plan (Attachment 1, Item No. 2.5.1, Works and Services Committee, 21/8/2017), described as Lot 2 in Deposited Plan 50015 contained within Certificate Title Volume 5608 Folio 704, between the City of Salisbury and the applicant under the following conditions:
 - Until 31 December 2018
 - For rental fee of \$18,000 (net) plus GST
 - Applicant to cover Council's legal costs incurred in the negotiations of the lease agreement.
3. The Manager Property and Buildings be authorised to prepare a lease agreement over portion of land at 120 Cross Keys Road, Salisbury South, as indicated on the attached plan (Attachment 2, Item No. 2.5.1, Works and Services Committee, 21/8/2017), described as Lot 9 in Filed Plan 113393 contained within Certificate Title Volume 5360 Folio 948, between the City of Salisbury and the applicant under the following conditions:
 - For a period of 5 years plus option to renew for 5+5+5 years.
 - For rental fee of \$18,000 (net) plus GST
 - Applicant to cover Council's legal costs incurred in the negotiations of the lease agreement.

4. The Manager Property and Buildings be authorised to prepare a lease agreement on behalf of Strata Corporation 14356 Inc. over portion of land at Beovich Road, Ingle Farm, as indicated on the attached plan (Attachment 3, Item No. 2.5.1, Works and Services Committee, 21/8/2017) described as Unit 3 in Strata Plan 14356 contained within Certificate Title Volume 5720 Folio 248 between Strata Corporation 14356 Inc. and the applicant under the following conditions:
- For a period of 5 years plus option to renew for 5+5+5 years.
 - For rental fee of \$18,000 (net) plus GST
 - Applicant to cover Council's legal costs incurred in the negotiations of the lease agreement.

**CARRIED
UNANIMOUSLY**

Public Works

2.6.1 Capital Progress Report - July 2017

Cr G Caruso declared a perceived conflict of interest on the basis of his employment. Cr G Caruso managed the conflict by remaining in the meeting and voting in the best interests of the residents.

Cr C Buchanan declared a material conflict of interest for Part 2 of this motion on the basis of being President at a Sporting Club which is a lease holder on the Andrew Smith Drive Reserve. Cr C Buchanan left the meeting at 07:53 pm.

Moved Cr J Woodman

Seconded Cr S White

1. To facilitate the inclusion of Bardsley Avenue, Parafield Gardens, within the tree screen renewal program of works for 2017/18, funding of \$70,000 for PR17147 Tree Screen Renewal Program be approved as a non-discretionary budget review item at the 2017/18 First Quarter Budget Review with staff authorised to progress this work from the date of this resolution.
2. Transfer Andrew Smith Drive Oval Sports Court Renewal and Playground Renewal and their associated budgets into PR21456 Reserve Upgrade Program to aid delivery of the works.
3. To assist in the delivery of unforeseen lighting requests funding of \$70,000 for PR21478 Public Lighting Program be approved as a non-discretionary budget review item at the 2017/18 First Quarter Budget Review with staff authorised to progress this work from the date of this resolution.

-
4. Include Elder Drive Reserve, Mawson Lakes, within the 2017/18 Renewal of Feature Landscapes Program.
 5. Include Para Hills Football Clubrooms and Adams Oval Clubrooms into the 2017/18 Building Renewal Program.

CARRIED

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

Cr C Buchanan returned to the meeting at 07:55 pm.

OTHER BUSINESS

OB1-W&S Update on Council Community Buildings

Moved Cr G Caruso

Seconded Cr C Buchanan

1. That a report be prepared on the funds expended on new construction and updates of Council community buildings and facilities for a period of the last five years.

**CARRIED
UNANIMOUSLY**

The meeting closed at 8:03 pm.

CHAIRMAN.....

DATE.....

ITEM	2.0.1
	WORKS AND SERVICES COMMITTEE
DATE	18 September 2017
HEADING	Future Reports for the Works and Services Committee
AUTHOR	Joy Rowett, Governance Coordinator, 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 Works and Services 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 Works and Services Committee as a result of a Council resolution:

Meeting Item	Heading and Resolution	Officer
28/02/2011 2.1.3	<p>Update of Council's Flood Management Strategy</p> <p>4. On completion of the Flood Plain Mapping an amended Stormwater Management Plan be submitted to Council for endorsement.</p> <p>Due: September 2017 Deferred to: December 2017 Reason: A discussion paper concerning the management of flooding with respect to Council's Development Plan is being prepared. This combined with the report on Council's Flood Plain Mapping results will give Council a complete picture of what steps are to be taken in the future, with respect to flood management and future development.</p>	Dameon Roy
14/12/2015 NOM3	<p>Traffic monitoring, Kesters Road between Main North Road and Ceafield Road</p> <p>1. That following the opening of the Masters store and other new businesses on Main North Road, staff undertake traffic monitoring on the lower part of Kesters Road, between Main North Road and Ceafield Road to determine the impact of the operation of those businesses on traffic flow and volume in the area. The report should include consideration of:</p> <p>a. The requirement for additional parking restrictions in the area b. Vehicle movements of heavy and long vehicles through the area c. Risks to public safety as a result of changed traffic patterns.</p> <p>Due: December 2017</p>	Dameon Roy
29/03/2016 2.2.2	<p>Implementation of Free Bike Hire Scheme (in conjunction with Bike SA) - investigation findings</p> <p>3. The implementation of a Free Bike Hire Scheme within the City of Salisbury be considered again in three years.</p> <p>Due: March 2019</p>	Adam Trotman
26/04/2016 6.4.3	<p>Your Tutor Trial</p> <p>2. Report on Outcomes of the Your Tutor Trial to be included on the futures report for Works and Services, and scheduled for March 2017.</p> <p>Due: September 2017 Deferred to: December 2017 Reason: The report will form part of a broader digital collection strategy.</p>	Jo Cooper

24/10/2016	St. Kilda Mangrove Trail Status Update	Dameon Roy / Jarred Collins
2.4.1	3. That staff continue to investigate future options for the mangrove trail with a further update report to be provided in June 2017. Due: September 2017 Deferred to: December 2017 Reason: Discussion with DEWNR (the land owner) to occur about transfer of the boardwalk asset and the existing buildings.	
24/04/2017	Future Use of Leased Area - Ingle Farm Recreation Centre	Tim Starr
2.5.2	3. A further report be presented to Council on the outcome of the public registration of interest process and recommendations for Council's consideration. Due: October 2017	
22/05/2017	Investigation of Costs Associated with Waterslide/Diving Platform Installation at Salisbury Recreation Precinct	Adam Trottman
2.1.1	2. A decision regarding the installation of the water play feature be deferred pending council consideration of a long term plan for the aquatic facilities. Due: June 2018	
24/07/2017	Variation to Council Decision 1783/2017: St Kilda Master Plan – Stage 2	Greg Ratsch
NOM1	3. That authorisation to progress with priorities 3 to 8 inclusive provided in the St Kilda Stage 2 – Marine Recreation Precinct and Mangroves Master Plan be subject of consideration of further reports to Council. Due: February 2019	
24/07/2017	Dog Parks for Small Dogs	Craig Johansen
Council OB1	1. That staff report back with opportunities to establish dog parks specifically for small dogs throughout the City, preferably adjacent to existing dog parks, to enable consideration of a program of works as part of the 2018/19 budget if supported by Council. Due: October 2017	
28/08/2017	Reduction of Damage Caused by Fish/Animals – Mawson Lakes	Dameon Roy
NOM2	1. That staff report back on options for reducing the damage caused by fish/animals in the waters of Mawson Lakes such as Carp, including consideration of whether stocking the lake with alternative fish species will positively impact the native ecosystems. Due: October 2017	
28/08/2017	Update on Council Community Buildings	Charles Mansueto
W&S OB1	1. That a report be prepared on the funds expended on new construction and updates of Council community buildings and facilities for a period of the last five years. Due: October 2017	

28/08/2017	Dedicated Dog Park at St Kilda	John Darzanos / Craig Johansen
W&S OB1	1. That staff report back on options for installation of a dedicated dog park at St Kilda.	
Due:	November 2017	
28/08/2017	Flooding Issues – Anzac Plantation Catchment	Dameon Roy
Council OB2	1. Staff bring back a report and costings on providing a permanent long term solution at the Anzac Plantation Catchment at Salisbury Heights.	
Due:	October 2017	
28/08/2017	Recreational Use of Greenfields Wetlands	Lisa Cuculowskyj
Council OB6	1. That staff report back on what is required to enable people from the community to be able to kayak or canoe on the Greenfields Wetlands.	
Due:	October 2017	
28/08/2017	Barker Inlet Wetlands Program	Bruce Naumann
Council OB7	1. That staff report back on the impact of the City of Salisbury wetlands program on the Barker Inlet.	
Due:	October 2017	
28/08/2017	Wetlands Water Quality	Bruce Naumann
Council OB8	1. That staff report back on the water quality of City of Salisbury wetlands and any issues arising from the assessment.	
Due:	October 2017	

4. CONCLUSION / PROPOSAL

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

CO-ORDINATION

Officer: EXEC GROUP
Date: 11/09/2017

ITEM	2.5.1
	WORKS AND SERVICES COMMITTEE
DATE	18 September 2017
HEADING	Lease Renewal - Parafield Property Holdings - Cross Keys Road Reserve
AUTHOR	Liz Lynch, Property Officer, City Infrastructure
CITY PLAN LINKS	1.2 Be the place of choice for businesses to invest and grow within South Australia, nationally and internationally. 1.3 Have a thriving business sector that supports community wellbeing, is globally oriented and creates job opportunities.
SUMMARY	Approval is being sought to authorise exclusive use of portions of road known as allotments 201 and 203 in Deposited Plan 71027 and lease portions of community land known as allotments 200, 202 and 204 in Deposited Plan 71027 to Parafield Property Holdings Pty Ltd located at 168 – 182 Cross Keys Road, Salisbury South for a further 10 years.

RECOMMENDATION

1. The information in this report be received.
2. Staff be authorised to commence public consultation in relation to leasing portions of allotments 200, 202, and 204 in Deposited Plan 71027 and granting an Authorisation Agreement for exclusive use over allotments 201 and 203 in Deposited Plan 71027 to Parafield Property Holdings Pty Ltd as delineated in attached plan (Attachment 2 Item No. 2.5.1, Work and Services Committee, 21/08/2017), through notices in the News Review Messenger and letters to surrounding property owners and residents.
3. Should no objections be received, The Manager of Property and Buildings be authorised to prepare a lease agreement pursuant to section 202 of the Local Government Act 1999 over portions of community land known as allotments 200, 202, and 204 in Deposited Plan 71027 and an Authorisation Agreement over portions of road, known as allotments 201 and 203 in Deposited plan 71027, as delineated on the attached plan (Attachment 2 Item No. 2.5.1, Works and Services Committee, 21/08/2017) between the City of Salisbury and applicant under the following conditions:
 - For a period of 10 years.
 - At a commencing rental rate of \$41,945.97 (including GST) to increase by CPI annually and with market rent review at the 5 year period.
 - The Applicant be responsible for all costs incurred in the negotiations of the lease agreement and all costs in relation to Councils public consultation.

ATTACHMENTS

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

1. Aerial View - Prior to Revocation
2. Aerial View - Post Revocation

1. BACKGROUND

- 1.1 Parafield Property Holdings Pty Ltd was granted a ten (10) year lease over the whole of the land previously known as allotment 7, in Deposited Plan 32198 (located adjacent to their property located at 168-182 Cross Keys Road, Salisbury South) as delineated on the attached plan (Attachment 1) for a period of ten (10) years with the right to renewal for another ten years. This lease commenced on 1st May 2006 for a rental amount of \$29,000.00 per annum and has increased by CPI annually. During this time, market review increases have been conducted at the 5 and 10 year mark and the rental adjusted accordingly. The current rental amount for 2017/18 is \$41,945.97 + GST.
- 1.2 After commencement of the lease and in accordance with item 5.6.2 (1), Corporate Administration Committee 19th June 2006 (Minute 2200), Council resolved to revoke the community land classification on the whole of the land comprised in Certificate of Title Volume 5404 Folio 75, known as allotment 7 for the purpose of creating a street/road entry into 168 – 182 Cross Keys Road, Salisbury South.
- 1.3 A plan of division was prepared and lodged creating 3 separate drainage reserves known as allotments 200, 202 and 204 and now held as community land and a further two portions of road were created which are now known as allotments 201 and 203 in deposited plan 71027, as delineated in attached plan (Attachment 2).
- 1.4 As a result of the previous land division the original leased allotment no longer exists and therefore Council is not able to offer a renewal on the current lease.

2. CONSULTATION / COMMUNICATION

- 2.1 Internal
 - 2.1.1 City Development and City Infrastructure Departments
 - 2.1.2 Salisbury Water

3. REPORT

- 3.1 Upon expiration of the lease (which is now in the holding over period) Parafield Property Holdings Pty Ltd requested to purchase the land that they are leasing, as delineated in attached plan (Attachment 1). Due to this request, preparation of a lease was put on hold whilst staff then investigated the possibility of a sale.
- 3.2 Preliminary investigations determined that the land had been set aside for long term traffic management and future re-development of the T-Junction Intersection at Cross Keys and Kings Road and therefore disposal was not supported.

- 3.3 Upon further investigation, an opportunity may exist to dispose of portions without affecting the requirement for future re-development. This proposal requires further internal and external consultation and investigations.
- 3.4 The current lease agreement between Parafield Property Holdings Pty Ltd and Council is within the holding over provision of the lease. As Parafield Property Holdings Pty Ltd and their stakeholders require surety of access and use of the subject land they have requested to enter into a new agreement at the earliest convenience.
- 3.5 Should it been determined through further investigations, that the subject land is surplus to Council's requirements and can be disposed of and that a further report be presented to council.
- 3.6 As a result of the previous land division, the original leased allotment no longer exists and is now identified as allotments 200, 202 and 204 deposited plan 71027, described as Drainage Reserve and allotment 201 and 203 Deposited Plan 71027, described as road as delineated in attached plan (Attachment 2), hence why Council had not been able to renew the lease. A new lease is required to be drafted with the new allotments.
- 3.7 In accordance with Section 202 of the Local Government Act 1999 Council may alienate Community Land, by way of a lease agreement for a maximum of 5 years without public consultation. As the proposal is to grant a lease for a term of 10 years, Council is required to undertake public consultation as set out in its Public Consultation Policy.
- 3.8 In accordance with Section 221 of the Local Government Act 1999, Council may authorise an alteration of public road. This agreement may allow the Authorisation holder to erect or install a structure in or on or across the road. As the proposal is to grant the Authorisation which would result in the road being fenced and impeding the passage of traffic, Council is also required to undertake public consultation as set out in its Public Consultation Policy.
- 3.9 A report to be presented to Council for consideration of any objections received. In the event that no objections are received, the Manager Property and Building be authorised to grant a lease over allotments 200, 202, and 204 in deposited plan 71027 pursuant to section 202 of the Local Government Act 1999. Furthermore, the Manager Property and Building be also approved to grant an Authorisation Agreement over allotments 201 and 203 in deposited plan 71027 pursuant to section 221 of the Local Government Act 1999 to Parafield Property Holdings Pty Ltd for a period of ten years at a rental rate commencing at \$41,945.97 +GST.

4. CONCLUSION / PROPOSAL

- 4.1 Staff be authorised to conduct public consultation through publishing a notice in the News Review Messenger and conducting a mail out to all surrounding residents advertising of the proposal to lease portions of community land and grant an authorisation over allotments of road to Parafield Property Holdings Pty Ltd for a period of ten years. All costs associated with advertising and undertaking public consultation are to be borne by Parafield Property Holdings Pty Ltd.

- 4.2 A further report to be presented to Council for consideration of any objections received. In the event that no objections are received, pursuant to section 202 of the Local Government Act 1999, Council grant a lease over allotments 200, 202, and 204 in deposited plan 71027 and an Authorisation Agreement over road known as allotments 201 and 203 deposited plan 71027 the land delineated on attached plan (Attachment 2) to Parafield Property Holdings Pty Ltd adjacent to 168 – 182 Cross Keys Road, Salisbury South for a ten year term.

CO-ORDINATION

Officer: Executive Group
Date: 11/09/2017

Allotment 7 Deposited Plan 32198 located adjacent to 168-182 Cross Keys Road, Salisbury South



Allotments 200, 201, 202, 203 and 204 Deposited Plan 71027, located adjacent to 168-182 Cross Keys Road, Salisbury South



ITEM	2.5.2
	WORKS AND SERVICES COMMITTEE
DATE	18 September 2017
HEADING	Revocation of Community Land Classification for the whole of Neales Green, a portion of Salisbury Oval and the whole of St Jays Recreation Centre
AUTHOR	Tim Starr, Coordinator Property, City Infrastructure
CITY PLAN LINKS	1.4 Have well planned urban growth that stimulates investment and facilitates greater housing and employment choice. 3.2 Have interesting places where people want to be. 3.3 Be a connected city where all people have opportunities to participate.
SUMMARY	<p>To facilitate the outcomes of the Salisbury Oval Masterplan it is necessary to revoke the community land classification on three portions of Council owned land described as Allotment 123 Deposited Plan 6430 known as Neales Green, Portion of Allotment 300 Deposited Plan 55257 known as Salisbury Oval and Allotment 303 Deposited Plan 55257 known as St Jays Recreation Centre.</p> <p>This report considers objections received from the public consultation that was undertaken and recommends that Council continue with the proposal to revoke the community land classification on these portions of land and make a written submission to the Minister seeking approval.</p>
RECOMMENDATION	<ol style="list-style-type: none">1. The submissions in response to Council’s public consultation be received and noted2. The comments contained in section 4.3 of the Works and Services Committee Agenda of 18/9/17 (item 2.5.2) in response to the issues raised within the submissions be adopted and staff inform relevant parties of Council’s determination.3. The land delineated in Attachment 1 of Works and Services Committee Agenda of 18/9/17 (item 2.5.2)(Land proposed for revocation) and described as Allotment 123 Deposited Plan 6430 known as Neales Green, Portion of Allotment 300 Deposited Plan 55257 known as Salisbury Oval and Allotment 303 Deposited Plan 55257 known as St Jays Recreation Centre be declared surplus to Council’s requirements.4. Having complied with the public consultation requirements of the Local Government Act 1999 and having dealt with the submissions received Council resolves to proceed with the revocation process and authorises the Manager Property and Buildings to prepare and submit the necessary report and related documentation to the Minister for approval pursuant to Section 194 (3) of the Local Government Act 1999.

ATTACHMENTS

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

1. Land Proposed for Revocation
2. Consultation Area
3. Consultation Letter with Section 194 Report Attached
4. Submissions and Responses

1. BACKGROUND

- 1.1 Council endorsed an integrated recreation and residential masterplan for the development of Salisbury Oval as a key destination within the Salisbury City Centre Renewal (Item 1.3.1, Policy and Planning, 20/03/17 following extensive community engagement.
- 1.2 The first stage of delivery of the Salisbury Oval project, commenced in June 2017 with the demolition of the former St Jays Recreation Facility which was completed in August 2017.
- 1.3 At the Council meeting held on the 26th June 2017 (item 2.5.2 minute 1844/2017) Council resolved that Allotment 123 Deposited Plan 6430 known as Neales Green, Portion of Allotment 300 Deposited Plan 55257 known as Salisbury Oval and Allotment 303 Deposited Plan 55257 known as St Jays Recreation Centre be revoked of its community land classification.
- 1.4 Council further resolved that a public consultation program be implemented comprising of a public notice in the Northern Messenger and State Government Gazette with a copy of this wording to appear on Council's website. In addition, letters with a section 194 report (endorsed by Council) were to be posted to property owners likely to be impacted within the immediate vicinity and signage be erected on a clearly visible location of the site advising of the proposal.
- 1.5 It was further resolved that a further report be presented to Council for consideration of any objections received in response to community consultation. In the event that no objections are received the Manager Property and Buildings is authorised to prepare and submit the necessary documentation to the Minister for approval.

2. CITY PLAN CRITICAL ACTION

- 2.1 Develop Salisbury Oval to include an integrated recreation and residential precinct.

3. CONSULTATION / COMMUNICATION

- 3.1 Internal
 - 3.1.1 Manager Strategic Development Projects
 - 3.1.2 Coordinator Urban Policy

3.2 External

- 3.2.1 An external communication and media plan is in place to guide messaging and timing of project communication to external audiences at varying levels of detail. Fuller Brand and Communication have prepared the Salisbury City Centre Renewal – Marketing Communications Strategy 2017-2020. This was endorsed by Council on 26 June 2017, with the Salisbury Oval Precinct as a key destination and project within the overall Salisbury City Centre Renewal strategy communication plan.
- 3.2.2 On the 26 July 2017 a community consultation process was commenced, consisting of direct mail posted to 1937 residents and property owners within the area bounded by Cross Keys Road to the east, Park Terrace to the North, Salisbury Highway to the west and Spain's and Frost Road to the North as shaded in blue in the attached plan (attachment 2). This mail out consisted of a letter explaining the proposal with a copy of the endorsed Section 194 report, (please see attachment 3).
- 3.2.3 Advertisements were published in the Northern Weekly Messenger and State Government Gazette with notices published on Council's website and two signs placed on each portion of land to be revoked.

4. REPORT

- 4.1 At the conclusion of the public consultation period relating to the proposed revocation of Community Land, five submissions were received from residents, the approximate location of the properties owned by these respondents are delineated by red dots on the attached map (attachment 2). Staff have replied to all submissions in writing addressing all the concerns raised in the submissions. A summary of the concerns raised and staff responses are provided below. (Please see attachment 4 for each letter and response). Three responses were specific to Neales Green.

4.2

Summary of Concerns

- **Lack of consultation;**

Two submissions were received advising that they did not receive notification by direct mail, and the first time they became aware of the proposal was from signage erected. One submission acknowledged in writing that they were aware that Council had been consulting residents since 2016 and the other submission stated that they did not receive any previous advice regarding the proposed changes to the Salisbury Oval Precinct and have not been part of this process.

- **Character of the area / increased density of buildings / increased parking;**

Concerns were raised that the proposed development (two or three storey buildings) is not in character with the surrounding area and that the removal of open space would be a great loss to the community. This has been a recurring theme throughout the responses and has included concerns that medium and high density housing will lead to increased traffic flow and volume of traffic, overflow parking onto surrounding streets and an increase in driveways.

- **Loss of open space / disenfranchisement of community;**

That the open space proposed for development currently provides an informal space for the community to relax, play games and meet each other (this reference was made in a general sense, however Neales Green was specifically identified). It was also stated that Neales Green is a safe space for children to access without direct adult supervision.

Whilst a submission recognised that Bridgestone Reserve has been developed and Council was applauded for this, it was highlighted that Bridgestone Reserve is isolated. As it is located within an industrial precinct, adult supervision is required for children playing in the playground and being over 700 metres away from Neales Green it is too far to allow local children to walk and play unsupervised. Further statements were made that access along Brown Terrace is unsafe to walk often having dumped cars, is isolated having a train line on one side, light industrial on the other and soon to be empty factories.

- **Street Art / Graffiti;**

Two submissions were concerned that with the advent of the proposed development the area currently being utilised for street art would be lost to the community resulting in graffiti being placed on surrounding private residential properties. There was an alternative submission which was concerned that the area currently being utilised is decrepit and will remain and become a blight on the proposed development.

4.3

Response

- **Lack of consultation**

Staff provided a response and advised that letters were posted to 1937 residents and property owners within the area bounded by Cross Keys Road to the east, Park Terrace to the North, Salisbury Highway to the west and Spains and Frost Road to the North. Further to the direct mail out advertisements were published in the Northern Weekly Messenger and State Government Gazette with notices published on Council's website and two signs placed on each portion of land to be revoked.

Further broad community consultation occurred across 2016 in respect to both the integrated recreation and residential masterplan for the Salisbury Oval Precinct and associated policy changes to the Salisbury City Centre as part of the Salisbury City Centre Development Plan Amendment.

- **Character of the area**

Staff acknowledged that the Salisbury Oval precinct plays an important role in the provision of open space within the area. The respondents were advised that as part of the Masterplan, a review was undertaken to determine what the appropriate provision of open space is to meet the needs of current and future users and the future population and that a critical element of this review was an 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.

The respondents were further advised that the areas proposed for revocation, are within the Residential Zone and Urban Core (Salisbury) Zone Transition Area and, as part of the Salisbury City Centre masterplan, an increase in the density and type of housing within this precinct is proposed. The desired outcome of this proposal is to increase the number of people living within the centre given the close proximity to shops, services, public transport and open space areas. An extract from the Council's Development plan was also provided to clearly articulate the format for housing proposed at Salisbury Oval.

“Salisbury Oval and Surrounds

The area south of Park Terrace will continue to support a range of structured sport and recreation facilities, residential, education, community and open space uses. An increase in density of existing residential development within the area, combined with development of medium density dwellings integrated around the perimeter of the oval in strategic locations to take advantage of views over the open space is envisaged.

Dwelling design should seek to maximise vistas into the open space from surrounding streets and promote built form with open fencing and balconies that improve surveillance and maximise pedestrian legibility, safety, pleasure and comfort. Links between this area and the core area to the north of Park Terrace will be enhanced, and will include provision of a pedestrian and cycling path adjoining the railway corridor and improved connection across Park Terrace. Development will be designed and sited to minimise privacy impacts on adjoining and nearby residential development and other sensitive land uses.”

It was explained that whilst high density is proposed within the core area of the Salisbury City Centre, the area of Salisbury Oval and Neales Green was identified as a transition zone for medium density housing to blend into the character of existing suburbs and will likely include a mix of detached housing, small lot houses and townhouses of between one and three stories. A copy of the State Government Document “Understanding Residential Densities; A pictorial handbook of Adelaide Examples” was provided to the respondents who questioned the density of housing to assist them in understanding the definitions of density and what the different density calculations may look like.

The submissions were discussed with Council's Strategic Development Projects and Economic Development and Urban Policy Divisions who were advised of the respondents concerns. The respondents were further advised that any proposed development must be reviewed in accordance with the relevant principles and objectives of the Development Plan.

- **Loss of open space / disenfranchisement of community;**

Staff advised that whilst it is proposed to develop portions of Salisbury Oval and Neales Green, large areas of the Salisbury Oval precinct are to remain. Spaces around Salisbury Oval will be upgraded to increase usability through the provision of larger irrigated spaces, improved playgrounds and walking trails leaving space for the community to remain engaged in passive and active recreation within the immediate vicinity.

With the addition of Bridgestone Reserve in the near vicinity, there is a range of open space and recreation opportunities available for community use. In relation to the concerns that Bridgestone Reserve is isolated and unsafe it was explained that this area has been developed to accommodate for multiple users. Council has invested in over 130 carparks, playgrounds, toilet facilities, lighting and CCTV. The intention of this development is that the area will be activated to ensure passive and active surveillance to keep users safe.

In relation to comments that the access path along Brown Terrace is unsafe, the respondent was advised that Council have been working with the Department for Planning Transport and Infrastructure to develop a plan to connect the Chidda Railway Station directly adjacent to Bridgestone Park with the Salisbury Interchange. The proposal is to construct a shared use path allowing pedestrians and cyclist a safe well-lit passage between these facilities. This will enable the public safe access between Salisbury Oval and Bridgestone Park.

It was further explained that as part of the proposed development over 12.5% of the revoked area will be returned to the community as upgraded open space areas and redesigned to support the new housing proposed within the precinct. These areas may be used to improve walking trails and connections.

- **Street Art / Graffiti;**

The property which is currently utilised for Street Art is privately owned and is not subject to the proposed revocation or future development. It is not expected that this facility will be impacted by any proposed development and this will be subject to the private owner's future plans for their property. This property is currently within the Industrial Zone and the land is therefore being utilised for its designated purpose. As the property is privately owned Council cannot require the land owner change the existing use.

It was explained to the two respondents wanting street art that when consideration was given to how the spaces which make up the 12.5% open space would be developed, Council generally looks to the community for input and they were encouraged to make a submission in relation to allowing a space for street art.

- 4.4 All respondents were thanked for their feedback and comments, and advised that this report will be considered by Council's Works and Services Committee before being presented to full Council. They were advised that their objection would be attached with the responses provided.

- 4.5 An invitation was extended to the respondents advising that should they wish to appear as a deputation at the Council meeting and present any information, they must deliver a written request to Council's principal office by 5:00 pm five days prior to the Council meeting scheduled for Monday the 25th of September.

5. CONCLUSION / PROPOSAL

- 5.1 The concerns raised by the respondents in relation to the revocation of Community Land of Allotment 123 Deposited Plan 6430 known as Neales Green, Portion of Allotment 300 Deposited Plan 55257 known as Salisbury Oval and Allotment 303 Deposited Plan 55257 known as St Jays Recreation Centre have been addressed.
- 5.2 Having complied with Council's Public Consultation Policy and addressing the respondents concerns, it is recommended that Council continue with the revocation proposal by forwarding the necessary documentation with a request for the Minister's approval to revoke the Community Land Classification of Allotment 123 Deposited Plan 6430 known as Neales Green, Portion of Allotment 300 Deposited Plan 55257 known as Salisbury Oval and Allotment 303 Deposited Plan 55257 known as St Jays Recreation Centre.

CO-ORDINATION

Officer: Executive Group
Date: 11/09/2017

Attachment 1 – Portions of Land Proposed for Revocation



Item 2.5.2 - Attachment 1 - Land Proposed for Revocation

Attachment 2 Consultation Area



Attachment 3 Consultation Letter with Section 194 Report

	City of Salisbury ABN 82 615 416 895	Operations Centre Telephone 08 8406 8411 Facsimile 08 8281 5466 city@salisbury.sa.gov.au TTY 08 8406 8596 (for hearing impaired) www.salisbury.sa.gov.au
	120 Cross Keys Road Salisbury South 5106 PO Box 8 Salisbury SA 5108 Australia	

25 July 2017

+ Name? Address 1? Address 2?	
--	--

Dear Sir / Madam

Re: Proposed Revocation of Classification as Community Land

The City of Salisbury is breathing new life into the Salisbury Oval Precinct. We are creating a high quality integrated precinct featuring a premier sporting facility, open space, community services and residential areas which are accessible and have strong links to the surrounding areas. The Salisbury Oval Precinct Redevelopment is a significant element of the ongoing Salisbury City Centre Revitalisation, which is progressing Salisbury as a sustainable, vibrant city of the future built upon our strong foundations and rich history.

Notice is hereby given, pursuant to Section 194 (2) (b) of the Local Government Act 1999, that the City of Salisbury is considering the revocation of the community land classification of:

- Allotment 123 in Deposited Plan 6430 known as ~~Neales~~ Green and described in Certificate of Title Volume 6001 Folio 623
- Portion of Allotment 300 in Deposited Plan 55257 known as Salisbury Oval and described in Certificate of Title Volume 5841 Folio 217
- Allotment 303 in Deposited Plan 55257 and described in Certificate of Title Volume 5827 Folio 379

The Development of the Salisbury Oval Precinct as an integrated recreation and residential hub has been identified as a key strategic project of the Salisbury City Centre. 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 following community consultation earlier in 2016.

To achieve the objectives of the Masterplan, Council proposes to revoke the community land classification of Allotment 123 in Deposited Plan 6430, Allotment 303 in Deposited Plan 55257 and portion of Allotment 300 in Deposited Plan 55257. A Copy of Council's section 194 report with a plan regarding the proposal is attached for your information. A copy of the full Council report is available for your inspection upon request.

Any person is entitled to make a submission with regard to this proposal which will be presented to Council for consideration. Any person who makes an objection will be informed of the time and date of a meeting of Council for consideration of their submission should they wish to attend.

Any submissions in reference to the above proposal must be in writing addressed to Chief Executive Officer, City of Salisbury, PO Box 8, Salisbury SA 5108 and received by 15th August 2017. The Council will consider all submissions relating to the proposal received by the due date.

Further queries relating to the above can be directed to Tim Starr on 8406 8577.

Yours sincerely



Tim Starr
Coordinator Property
Phone: 08 8406 8577
Email: tstarr@salisbury.sa.gov.au

PROPOSAL FOR REVOCATION OF CLASSIFICATION AS COMMUNITY LAND

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

Section 194 Local Government Act 1999

REPORT

1. Reasons for the Proposal.

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

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

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

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

Key features of the Master Plan are:

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

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

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

This proposal specifically impacts three separate allotments being:

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

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

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

2. Statement of any Dedication, Reservation or Trust.

The subject properties are;

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

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

There is no dedication or trust.

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

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

There is no dedication or trust.

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

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

There is no dedication or trust.

3. Purpose of Proposal.

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

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

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

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

4. Affect of the Proposal.

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

5. Owner of the Land

The subject land is owned by the City of Salisbury.

See Map and Plans Attached

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



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

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



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



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



Attachment 4 – Submissions and Responses

Hi,

I contacted the Salisbury City Council several months ago regarding the development along Orange Ave, Salisbury Oval etc. I was told I would have an opportunity to address issues I may have regarding residential development in the area.

I own a property at [REDACTED] and am concerned about the proposed multi storey apartment /townhouse development where the existing lawn bowls site is. The drawings of the proposed site show a street entering into Orange Ave.

My concerns are directly related to increase traffic in Orange Ave and the very likelihood of severe increase in off street parking along Orange Ave. Orange Ave already experiences high levels of noise due to the railway line nearby and aeroplanes overhead. Multi storey accommodation as that proposed will increase the noise level in the street. Also from my experience, anywhere where multi storey dense residential housing exists introduces the very real problem of off street parking, on this occasion along Orange Ave.

Has the Council considered these issues before approving the development of the area for multistorey dwellings and if so considered any solutions.

Regards

[REDACTED]

7th September 2017

[REDACTED]

Dear [REDACTED]

Re: Proposed Revocation of Community Land Classification

Thank you for your correspondence regarding the proposed revocation of community land classification and particularly your concerns regarding the proposed future development and impacts this may have on traffic and parking within the area.

The areas proposed for revocation are located within the Residential Zone and as part of the Salisbury City Centre masterplan an increase in the density and type of housing within this precinct is proposed. The desired outcome of this proposal is to increase the number of people living within the centre given the close proximity to shops, services, public transport and open space areas.

The desired character statement contained within Council's Development Plan clearly articulates the format for housing proposed at Salisbury Oval.

"Salisbury Oval and Surrounds

The area south of Park Terrace will continue to support a range of structured sport and recreation facilities, residential, education, community and open space uses. An increase in density of existing residential development within the area, combined with development of medium density dwellings integrated around the perimeter of the oval in strategic locations to take advantage of views over the open space is envisaged.

Dwelling design should seek to maximise vistas into the open space from surrounding streets and promote built form with open fencing and balconies that improve surveillance and maximise pedestrian legibility, safety, pleasure and comfort. Links between this area and the core area to the north of Park Terrace will be enhanced, and will include provision of a pedestrian and cycling path adjoining the railway corridor and improved connection across Park Terrace. Development will be designed and sited to minimise privacy impacts on adjoining and nearby residential development and other sensitive land uses."

Any future residential application for housing on Salisbury Oval will be required to comply with the residential policies and objectives set out in the development plan that will require as part of any Development Plan assessment process the applicant to satisfactorily address parking (both on-site and on-street), any increased traffic generation, location of driveways and quantity of private open space.

Parking has been considered as part of the overall development and it is proposed as a result of the masterplan, 200 formal carparks will be created within the south western and north western sections of the precinct, currently there are 60. It is proposed that these parks will be available to all members of the public.

I have discussed your submission with Council's Strategic Development Projects & Planning Divisions and advised of your concerns in relation to the proposed development and am assured that any proposed development must be reviewed in accordance with the relevant principles and objectives of the development plan.

Thank you again for your feedback and comments, please be aware that a further report on the revocation process will be considered by Council's Works and Services Committee with a report expected to be presented on the 18th of September at the conclusion of the Budget and Finance Committee meeting for consideration before being presented to full Council. This report will detail your objection and this response provided to you.

Should you wish to appear as a deputation at the Council meeting and present any information, you must deliver your written request to Council's principal office by 5:00 pm 5 days prior to the Council meeting scheduled for Monday the 25th of September.

Yours sincerely

Tim Starr
Coordinator Property
Phone: 08 8406 8577
Email: tstarr@salisbury.sa.gov.au

Chief Executive Officer
 City of Salisbury
 PO Box 8
 Salisbury SA5108

15th August 2017

Dear Sir,

RE: Proposed Revocation of Classification of
 Community Land

I object to the revocation of:

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

The reasons for my objection lie within the intent of
 the City of Salisbury proposal as contained within
 the Salisbury Urban Precinct Masterplan. I believe
 whilst the intention may benefit parts of the community,
 the burden placed on those living in and around
 the area would be subject to significant daily disruption
 to:

1. Traffic Flow & Volume of Traffic
2. Excessive on street parking
3. Excessive increase in drive ways proposed on
 Margaret Ave & Jago Street.
4. The option to develop 3 storey housing.

1/3

Maker of the Genuine Swiss Army Knife™

In highlighting these issues, I understand it necessary to object in full to the resolution in order to ensure the council does not proceed with what I believe is a proposal that would over develop Neale's Green. I understand from other long term residents of the area Neale's Green was left to the council as a RESERVE, & subsequently re-classified to community land in the late 1990's. I do not believe the resolution is in line with how & why the City of Salisbury acquired the land originally.

I have looked at the surrounding area & am very familiar with the usage & parking that occurs intermittently in the surrounding street when Neale's Green is in use.

Should the City of Salisbury provide an alternative option for Neale's Green development that would for example be a Community Centre or a housing development that was limited to 1-2 story housing in line with the surrounding streets and include additional parking spaces with Neale's Green - I may reconsider my objection.

The council parking laws only require 1 parking space per dwelling - depending on the type of housing specified. With 1-3 story I do not believe there is a requirement for the council to provide additional spaces & on street parking is not a viable option for traffic around

2/3

Maker of the Genuine Swiss Army Knife™

Nantes Green. Given that most dwellings now have at least 2 vehicles per household, this issue is already creeping up on the area where 1 into 2 blocks are becoming more & more evident. The minimum parking which met according to council regulations does not meet the needs of the occupants & the visible presence of increased on-street parking is already creating reduced visibility and disruption of access to driveways in the Area.

If the City of Salisbury for example proposed access to Nantes Green limited to the entry & exit point on Brauns Terrace & turned it into a court, this would certainly reduce the impact on the surrounding area.

I compliment the City of Salisbury on the continued efforts to improve land usage (Bridgeway House) for the community, but can not sit back & watch particularly this area become over-developed at the expense of the local community.

Thank you for your consideration and I hope I have provided some useful feedback to the City of Salisbury. Understand the new extension is separate to the proposed development, however if the new extension goes ahead, the the City of Salisbury would perceive to have received the green light for the proposed housing development & this is not the case.

Regards,

3/3

7 September 2017

[REDACTED]

Dear [REDACTED]

Re: Revocation of Community Land Classification

Thank you for your correspondence in relation to the proposed revocation of community land classification and particularly Allotment 123 in Deposited Plan 6430 known as Neales Green.

In relation to your comments that "the land was left to Council as reserve and reclassified as community land in the late 1990's. I do not believe that the revocation is in line with how and why Council acquired the land." Council staff have researched the history of Neales Green and have determined that the land was vested to Council as part of a land division in 1959. The whole of the land was originally owned by Wakefield Land Company Proprietary Limited who subdivided the original allotment described in Certificate of Title Volume 2551 Folio 91 into various developments one of which was documented in Deposited Plan 6430 with Allotment 123 designated as Reserve, there are no further dedications or trusts.

With the introduction of the Local Government Act 1999, Section 193 "all local government land (except roads) that is owned by a Council or under Council's care, control and management at the commencement of this section is taken to be classified as community land". The revocation of the classification of land as community land frees the land from a dedication, reservation or trust affecting the land.

The areas proposed for revocation are located within the Residential Zone and as part of the Salisbury City Centre masterplan an increase in the density and type of housing within this precinct is proposed. The desired outcome of this proposal is to increase the number of people living within the centre given the close proximity to shops, services, public transport and open space areas.

The desired character statement contained within Council's Development Plan clearly articulates the format for housing proposed at Salisbury Oval and surrounds.

"Salisbury Oval and Surrounds

The area south of Park Terrace will continue to support a range of structured sport and recreation facilities, residential, education, community and open space uses. An increase in density of existing residential development within the area, combined with development of medium density dwellings integrated around the perimeter of the oval in strategic locations to take advantage of views over the open space is envisaged.

Dwelling design should seek to maximise vistas into the open space from surrounding streets and promote built form with open fencing and balconies that improve surveillance and maximise pedestrian legibility, safety, pleasure and comfort. Links between this area and the core area to the north of Park Terrace will be enhanced, and will include provision of a pedestrian and cycling path adjoining the railway corridor and improved connection across Park Terrace. Development will be designed and sited to minimise privacy impacts on adjoining and nearby residential development and other sensitive land uses."

While high density is proposed within the core area of the Salisbury City Centre, the area of Salisbury Oval and Neales Green was identified as a transition zone for medium density housing to blend into the character of existing suburbs and will likely include a mix of detached housing, small lot houses and townhouses of between 1 and 3 storeys. The definition of medium density and examples of the style and form of housing that is within this density target is articulated in the State Government document Understanding Residential Densities: A pictorial handbook of Adelaide examples (please see attached a copy of this handbook for your reference).

Any future residential application for housing on Salisbury Oval will be required to comply with the residential policies and objectives set out in the development plan that will require as part of any Development Plan assessment process the applicant to satisfactorily address parking (both on-site and on-street), any increased traffic generation, location of driveways and quantity of private open space.

Parking has been considered as part of the overall development and it is proposed as a result of the masterplan, 200 formal carparks will be created within the south western and north western sections of the precinct, currently there are 60. It is proposed that these parks will be available to all members of the public.

Whilst the entry and exit points into any proposal for development have not been finalised, your comments in relation to a singular entry and exit point to Browns Terrace from any proposed development have been noted. I have discussed your submission with our Strategic Development Projects & Planning Divisions and advised of your concerns in relation to the proposed development and have been assured that any proposed development must be reviewed in accordance with the relevant principles and objectives of the development plan.

Thank you, again for your feedback and please be aware that a further report on the revocation process will be considered by Council's Works and Services Committee with a report expected to be presented on the 18th of September at the conclusion of the Budget and Finance Committee meeting for consideration before being presented to full Council. This report will detail your objection and this response provided to you.

Should you wish to appear as a deputation at the Council meeting and present any information, you must deliver your written request to Council's principal office by 5:00 pm 5 days prior to the Council meeting scheduled for Monday the 25th of September.

Yours sincerely

Tim Starr
Coordinator Property
Phone: 08 8406 8577
Email: tstarr@salisbury.sa.gov.au

[Redacted]

2nd August, 2017

To: Chief Executive Officer,
City of Salisbury,
PO box 8,
SALISBURY SA 5108

Dear Madam/Sir,

I am writing with regards to my conversation on the 27th July with Tim Starr, Co-ordinator Property, at Salisbury Council.

I am happy that Salisbury Oval precinct is to be developed but I am very concerned to have so much of the present green area turned over to housing and that the decrepit industrial area facing the oval will remain as it is; basically a blight on this re-development.

I would very much like to make a submission to Council over my concerns.

Yours sincerely,

[Redacted]

7 September 2017

[REDACTED]

Dear [REDACTED]

Re: Proposed Revocation of Community Land Classification

Thank you for your recent correspondence in relation to the proposed redevelopment of the Salisbury Oval precinct in response to the proposed revocation consultation.

When planning for future development within this area and as part of the Salisbury Oval masterplan, consideration was given to understand the important role the Salisbury Oval and surrounds plays in the provision of open space and passive recreation within the area. A critical part of this analysis was to understand what impact any proposed reduction of this open space would have on the community. The Master plan seeks to ensure appropriate provision of open space to meet the needs of current and future users, as well as allowing for any future growth of population.

With the inclusion of Bridgestone Reserve in the Salisbury catchment, there are a range of open space and recreation opportunities available for community use the provision of open space within this area is considered appropriate. Large areas of the Salisbury Oval precinct are to remain with spaces around Salisbury Oval upgraded to increase usability through the provision of larger irrigated spaces and improved playground and walking trails.

In relation to your concerns regarding the industrial area facing the oval this property is currently within the Industrial Zone and the land is therefore being utilised for its designated purpose. As the property is privately owned Council cannot require the land owner change the existing use.

Thank you again for your feedback and comments, please be aware that a further report on the revocation process will be considered by Council's Works and Services Committee with a report expected to be presented on the 18th of September at the conclusion of the Budget and Finance Committee meeting for consideration before being presented to full Council. This report will detail your objection and this response provided to you.

Should you wish to appear as a deputation at the Council meeting and present any information, you must deliver your written request to Council's principal office by 5:00 pm five days prior to the Council meeting scheduled for Monday the 25th of September.

Yours sincerely

Tim Starr

Coordinator Property
Phone: 08 8406 8577
Email: tstarr@salisbury.sa.gov.au

From: [REDACTED]
Sent: Monday, 14 August 2017 7:34:29 AM
To: City of Salisbury
CC: Tim Starr
Subject: Objection - Neales Green

Dear Sir/ Madam

I have had discussions with Mr Tim Starr and he has advised that I am able to send my objection to the council via email.

[REDACTED]

Chief Executive Officer
City Of Salisbury
PO Box 8
Salisbury SA 5108

Dear Sir

Re Revocation of Community Land Allotment 123 in Deposited Plan 6430 known as **Neales Green** and described in Certificate of Title Volume 6001 Folio 623. Margaret Ave Salisbury.

I am writing to request reconsideration for the proposed change in use of Neales Green from open space park to domestic housing.

I have been a resident and ratepayer in Margaret Avenue for over 25 years. During this period Neales Green has been an integral part of my link to the City of Salisbury community and a huge recreational component of the local area..

Salisbury is a multicultural metropolis and we need to ensure that there are open green spaces for all to enjoy within safe walking distance of their homes in the local area. Where children can kick a ball and play safely unsupervised. Street artists have an open gallery for their contemporary art work.

Neales green meets all of these needs.

The objections to the changes to Neales Green are based on the following;

Lack of Consultation

The first notice of the proposed changes to the Salisbury Oval Precinct was when the signs were placed on the perimeter of the areas along Brown Terrace and Neales Green on Margaret Ave. I have not received any correspondence regarding these until I searched the Salisbury Council website. The reference was made in council minutes that community consultation had been sought. The very poor results could indicate the lack of consultation and lack of information provided to the local residents.

I certainly did not receive any information regarding proposed changes to the precinct. I have not been part of this consultation process.

I am employed full time and all contact with the council is via the internet for payments of rates and registrations. The local library is not accessed by myself.

Street Art

The wall adjacent to Neales Green is a street art gallery. The wall has designated areas that local street artists use as their canvas'. This artwork is to be applauded as innovative and recognises the unique talents of the street artist. The ever changing wall art is an innovative and exemplary example of the council's investiture of local artists. Too long as the reputation of street art been seen as graffiti. This showcases the artform with dedicated spaces and enables the art to be enjoyed by all.

Without this dedicated space for street art, the wall would be a blight on the area.

The surrounding houses all have high fences including the home where I reside has not had any tags or graffiti on their fences. This is the respect that the street art shows within the local area. Visitors have always commented about the wonderful gallery and how innovative the council is by having this gallery.

Out of Character

For over 25 years I have used Neales green daily. I have observed all activities on the green during the weekends and after hours. Community children of all nationalities converse on the green to play soccer or jog around the green. Children are able to walk there from their homes without adult supervision. The children are within walking distance to their homes and don't need adult supervision as there are no equipment to fall off and injure themselves. Many children are new arrivals and enjoy the opportunity to mix with others on a common green after school and on weekends. Safety is maintained by the green being informally observed by the surrounding neighbours.

The green has been an essential part the community for residents in the surrounding area. Bridgestone Park is an excellent playground that is over 700 meters from Neales Green. This playground needs to have adults supervise their children as it has play equipment, toilets and is surrounded by an industrial park, train line and cemetery on another. It is too isolated for school children to play unsupervised after school or weekends. It is too far and isolated for families to allow local children to walk and play unsupervised out of hours. Safety is unable to be maintained as there is no neighbours that can informally observe the playground, toilets and surrounding oval out of office hours or weekends.

Bridgestone park is over 700 meters walk along Brown Tce from the Salisbury oval. To access this wonderful children's playground from the local area is a long 700 meter walk along a deserted road with light industrial factories on one side and a train line on the other. The train line surrounds have high weeds and isolated. This poses a potential risk for anyone walking along this area. Cars continually race along this road. Cars have been dumped and it is unsafe to walk.

Playing at Bridgestone needs to be supervised by adults due to the location as it is isolated and has a train line and cemetery on one side, light industrial on the other and a soon to be empty factory on the other.

Neales Green can provide a safe space within walking distance for children and all to play sporting games or walk as it is surrounded by housing and within close walking distance of Salisbury Oval. Safety is maintained by the green being informally observed by the surrounding neighbours.

Opportunities for the local community to walk to the local area to kick a ball, play cricket or run needs to remain in the local street precinct.

The proposed medium density housing along Brown Tce will attract young families. These homes will not have the space for yard games or space to kick a ball or play games of cricket. Opportunities for the local community to come together to appreciate the street art, play games and be good neighbours are diminishing. Neales Green can provide this, children can walk safely to Neales Green when Salisbury Oval is being used and kick a ball or play cricket. As the surrounding houses in the area are replaced with smaller blocks and more medium density houses there needs to be a space for all to enjoy without the need for adult supervision. Neales Green can provide this.

Traffic Flow

Traffic flow will increase due to the addition of the homes. Brown Tce has speed humps that reduce the speed currently. This road will have additional traffic from the proposed housing developments along Brown Tce and Salisbury Oval. Neales Green will have high visitation by motorists and visitors to the oval, so it is important the Green is preserved. The street art gallery is vibrant and unique and will ensure the originality of the area is maintained and provide a real glimpse of the uniqueness of this green.

Links to Community

Salisbury Council City plan identifies that they will ;
Enhance our neighbourhoods, streets and public spaces so they are welcoming and connected.
Build on our community's strong sense of spirit and purpose, and Develop a community where people feel safe ;

The retaining of Neales Green as a space for the local community to come together to share informal common experiences by having a space that is safe and provide an areas to kick a ball, exercising or play a game of cricket and view exciting and innovative street art gallery will be met.

Salisbury Council's principle of Development Control number 3 - Development should provide a robust environment that is resistant to vandalism and graffiti. The removal of the street art gallery at Neales Green will have the surrounding fences as blank canvases for graffiti. Currently no graffiti is observed on any fences in the surrounds. this is the testament to the effect of having a controlled street art gallery. The respect for the art has been proven.

My children, grandchildren and the local children have used Neales Green as a communal safe green for their recreational activities for informal ball games such as cricket, soccer and football. I use the green daily to maintain my exercise regime as it is safe and visible. to the surrounding homes. During these times my family have met the local residents informally and enjoyed the wonderful street art that is present on the wall of the building at Neales Green.

Please consider the revocation of the community space at Neales Green. This green will provide future generations to enjoy a safe local open space and a contemporary street art gallery.

Yours Sincerely

[Redacted Signature]

7 September 2017

[REDACTED]

Dear [REDACTED]

Re: Revocation Community Land Classification

Thank you for your response in relation to the consultation to revoke the community land classification of portions of land surrounding the Salisbury Oval and particularly Lot 123 Deposited Plan 6430 known as Neales Green. In response to your concerns I provide the following advice;

Lack of Consultation

Letters were posted to 1937 residents and property owners within the area bounded by Cross Keys Road to the east, Park Terrace to the North, Salisbury Highway to the west and Spain's and Frost Road to the North. Further to the direct mail out advertisements were published in the Northern Weekly Messenger and State Government Gazette with notices published on Council's website and two signs placed on each portion of land proposed to be revoked.

Street Art

The property which is currently utilised for Street Art is privately owned and is not subject to the proposed revocation or future development. It is not expected that this facility will be impacted by any proposed development and this will be subject to the private owners future plans for their property.

Whilst we thank you for your compliments regarding Council's involvement in facilitating this gallery, Council have had no involvement at this site. Council do however through the Twelve 25 program have a legal aerosol art program facilitated from the Wiltshire Street Site in collaboration with Northern Adelaide Senior College and have previously run public mural art programs both on Council and private property.

Out of Character

It is acknowledged that the Salisbury Oval precinct plays an important role in the provision of open space within the area. As part of the Masterplan, a review has been undertaken to determine what the appropriate provision of open space is to meet the needs of current and future users and the future population. A critical element of this review was an 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.

Whilst it is proposed to develop Neales Green, large areas of the Salisbury Oval precinct are to remain. Spaces around Salisbury Oval will be upgraded to increase usability through the provision of larger irrigated spaces, improved playgrounds and walking trails leaving space for the community to remain engaged in passive and active recreation within the immediate vicinity.

With the inclusion of Bridgestone Reserve in the Salisbury catchment, there are a range of open space and recreation opportunities available for community use within the near vicinity. Bridgestone Reserve has been developed to accommodate for multiple users with over 130 carparks and toilet facilities. This will activate the space and ensure passive surveillance making for a safer location. In addition lighting and security cameras have been installed to further keep user safe.

Council have been working with the Department for Planning Transport and Infrastructure to develop a plan to connect the Chidda Railway Station directly adjacent to Bridgestone Park with the Salisbury Interchange. The proposal is to construct a shared use path allowing pedestrians and cyclist a safe well-lit passage between these facilities'. This will enable the public safe access between the Salisbury Oval precinct and Bridgestone Park. There is also alternative access through the current residential street network.

Traffic Flow

Any future residential application for housing on Salisbury Oval will be required to comply with the residential policies and objectives set out in the development plan that will require as part of any Development Plan assessment process the applicant to satisfactorily address parking (both on-site and on-street), any increased traffic generation, location of driveways and quantity of private open space.

Links to Community

As part of the proposed development over 12.5% of the revoked area will be returned to the community as upgraded open space areas redesigned to support the new housing proposed within the precinct, improve walking trails and connections. When designing these open spaces Council generally looks to the community for input and I would encourage you to make a submission in relation to allowing a space for street art.

Thank you again for your feedback and please be aware that a further report on the revocation process will be considered by Council's Works and Services Committee with a report expected to be presented on the 18th of September at the conclusion of the Budget and Finance Committee meeting for consideration before being presented to full Council. This report will detail your objection and this response provided to you.

Should you wish to appear as a deputation at the Council meeting and present any information, you must deliver your written request to Council's principal office by 5:00 pm 5 days prior to the Council meeting scheduled for Monday the 25th of September.

Yours sincerely

Tim Starr

Coordinator Property
Phone: 08 8406 8577
Email: tstarr@salisbury.sa.gov.au

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Chief Executive Officer

City of Salisbury

PO Box 8

Salisbury

SA 5108

To John Harry,

My name is [REDACTED]. I have lived at my current address in Salisbury for over 30 years.

I write to express my objection to the proposed change of Neale's Green (Allotment 123 in Deposited Plan 6430) from community use, to private use (residential).

My objection is not based on any single reason, but rather cumulative reasons affecting me and my community. This objection relates exclusively to Neale's Green, however several of the objections may also be pertinent to other areas being redeveloped.

Areas of my objection include -

- 1. Character of area.**
- 2. Disenfranchisement and alienation of local community users.**
- 3. Consultation.**
- 4. Increased traffic flow.**
- 5. Overflow parking.**
- 6. Graffiti / Street Art.**
- 7. Alternative areas.**
- 8. Historical use of land.**

1. Character of area.

Currently there are no two or three story residential buildings within at least a kilometer of Neale's Green. Medium density, multi level residences will be totally out of character with the surrounding community.

2. Disenfranchisement and alienation of local community users.

As a local resident I use Neale's Green several times a week, and more in the warmer months. My children and grand children have all enjoy the freedom to run and play and picnic in this wonderful, safe, oasis in our community. Consequently I see how much the oval is used by the local community. Many people in the local community are ageing, along with many new arrivals with young families from overseas. I have spoken to several who I see on Neale's Green and all were sad at the proposed redevelopment and loss of this area. However, due to age, or language, cultural or process issues most felt uncomfortable or unwilling to express their objection formally to this proposal. When the weather is conducive, I see families and many children every day using this space. Many from African, Asian and Middle Eastern families and their children play, run and relax on this area.

3. Consultation

While I do not contest that you have been consulting local resident's since 2016, I first became aware of the proposed redevelopment of Neale's Green at 1300 on the 31 July when walking past the oval I noticed the sign on the corner of Margaret Avenue and Amanda Street. Other people I have spoken with were either not aware of the proposal, or aware in the past week when a notice arrived, one included with their rates notice.

On around the 3 August I attended to Council Chambers and enquired about the redevelopment. Staff were courteous and informative and I received plans and a letter to resident's dated the 25 July, 2017 about the proposal which I have never received. I also rang Tim Starr on 9 August as I was going overseas and only had less than a week to prepare and submit my concerns.

As I still work full time and have a busy life I have not been as involved in the redevelopment as I could have been, believing it mainly concerned St Jays Recreation Centre which I have not utilized. That being said, I would certainly have made objections and increased discoveries if I had known the redevelopment went as far as Neale's Green and the impact of two and three story residential buildings in this area.

4. Increased Traffic Flow.

While the plan does not detail the number of residences this proposal will markedly increase traffic flow alongs Brown's Terrace to the north past the school (see note 1), Jago Street to the east (see note 2), and Margaret Avenue to the south (see note 3).

Over time I have seen all of these roads used as race tracks and any increase in traffic will make it increasingly dangerous for our older residents, new arrivals and children. I am

currently not aware of any proposed developments to minimise, redirect and control the increased traffic flow and noise.

5. Overflow Parking.

Currently very few cars park in the surrounding streets. This proposed development will markedly increase overflow parking of the residents and visitors to the surrounding streets, increasing noise, disturbance and danger, especially crossing the roads (see note 4).

6. Graffiti / Street Art.

In the 30 years I have lived at Margaret Avenue there has been very little graffiti. The factories along the railway line on Brown's Terrace being the exception.

The Street Art on the east wall of the almost derelict factory backing onto Neale's Green is vibrant, interesting, gives an outlet for street artists and brightens up the area.

I hope consideration has been given for alternative areas for street art or I fear our fences will become the target for frustrated artists.

7. Alternative Areas.

The development of a new community area on the old Bridgestone land by Chidda Rail Station is excellent. Notwithstanding this area is further away. Isolated and not so safe as it is not surrounded by our community and further away than Neale's Green for many residents. Salisbury Oval is not usually available for general community use, and neither is the school green areas.

In hindsight if I had been aware of the totality of the developments I would have argued this new area be perfect for Neale's Green and two and three story residences perfect close to the rail station and away from developed community residences.

One can not but feel cynical that the development of the new play area was to augment and argue for the removal of Neale's Green.

8. Historical Land Use.

When I first moved to Salisbury from Somerton Park I believed that Neale's Green had been bequeathed to the council for recreational use by a local farmer. Of course council is far more aware of these circumstances than am I.

Summary.

I apologize for the haste of this objection having limited time to prepare and research the many issues involved. I am also certain that council and planners have considered many, if not all of the objections I raise. This objection is at a very personal level for me as Neale's Green has been the jewel in the crown of our quiet, friendly community. I had planned to live out my days in my current premises and am very concerned this development, and the impacts of it, will alter that choice.

How many of the people involved in this proposal will actually be affected by it on Brown's Terrace, Jago Street, Margaret Avenue, utilize the area, and live in the close surrounds to Neale's Green?

The need for urban infill is crucial to utilize scarce community resources, however I believe the use of Neale's Green is both inappropriate, and extremely destructive to our local community and once done can not be undone.

Note 1.

In the past Brown's Terrace had been used by speeding cars as recognised by the speed humps. It crosses our only school. Outgoing traffic is also restricted by the very poorly designed exit to Park Terrace. The turn right at any time is an excellent idea however does not work here because there is not enough room for cars turning right and needing to wait for the traffic lights, stopping cars being able to utilize the turn left at any time. A safe view to traffic coming down Park Terrace from the east is also restricted by a very poorly placed Council sign.

Note 2.

Jago Street is a wide straight road that has often had the tyre rubber from burnouts and speeding cars.

Note 3.

Margaret Avenue is another road that has seen speeding traffic and I have seen at least three accidents over my time living here from cars losing control going too fast on the bend of Margaret Avenue close to my home.

While all the side streets off from Margaret Avenue have been resealed over the past few years the main straight stretch from Cross Keys Road has not been resealed and still bears the scars of the 25+ burst water pipes we had many years ago as well as several 10 cm plus holes in the middle of the road.

Note 4.

I work at night in a unit in a medium density development (at Lightsview) like the one proposed for Neale's Green. While each residence where I live has passive parking or a garage and carport, the smaller living areas mean that garages are often utilized for things other than a car. There is also nowhere but the street for visitor's cars. As such I often have to walk over 100 meters to park my car from where I am working until staff can

change over shifts, due to the number of cars parked up and down the street. You only have to drive past any of these new areas at Lightsview to see the impact of overflow parking.

Thanking you for your consideration.

I am available any time before 1200 (because then I am asleep working night duty) to discuss any of the issues that I have raised

[REDACTED]

[REDACTED]

7 September 2017

[REDACTED]
[REDACTED]
[REDACTED]

Dear [REDACTED]

Re: Revocation of Community Land Classification

Thank you for your correspondence in relation to the proposed revocation of community land classification and particularly Allotment 123 in Deposited Plan 6430 known as Neales Green.

In relation to your comments I provide the following advice;

1. Character of Area

The areas proposed for revocation are located within the Residential Zone and as part of the Salisbury City Centre masterplan an increase in the density and type of housing within this precinct is proposed. The desired outcome of this proposal is to increase the number of people living within the centre given the close proximity to shops, services, public transport and open space areas.

The desired character statement contained within Council's Development Plan clearly articulates the format for housing proposed at Salisbury Oval.

"Salisbury Oval and Surrounds

The area south of Park Terrace will continue to support a range of structured sport and recreation facilities, residential, education, community and open space uses. An increase in density of existing residential development within the area, combined with development of medium density dwellings integrated around the perimeter of the oval in strategic locations to take advantage of views over the open space is envisaged.

Dwelling design should seek to maximise vistas into the open space from surrounding streets and promote built form with open fencing and balconies that improve surveillance and maximise pedestrian legibility, safety, pleasure and comfort. Links between this area and the core area to the north of Park Terrace will be enhanced, and will include provision of a pedestrian and cycling path adjoining the railway corridor and improved connection across Park Terrace. Development will be designed and sited to minimise privacy impacts on adjoining and nearby residential development and other sensitive land uses."

While high density is proposed within the core area of the Salisbury City Centre, the area of Salisbury Oval and Neales Green was identified as a transition zone for medium density housing to blend into the character of existing suburbs and will likely include a mix of detached housing, small lot houses and townhouses of between 1 and 3 storeys.

The transition zone that includes Salisbury Oval and the Residential Zone within which Neales Green is located, both anticipate a medium residential net density. The definition of medium density and examples of the style and form of housing that is within this density target is articulated in the State Government document [Understanding Residential Densities: A pictorial handbook of Adelaide examples](#). Please find attached a copy of the current booklet for your reference.

I have discussed your submission with staff from both Council's Strategic Development Projects & Council's Planning Divisions and advised of your concerns in relation to the proposed development and have been assured that any proposed development must be reviewed in accordance with the relevant principles and objectives of the development plan.

2. Disenfranchisement and Alienation of Local Community Users

The Salisbury Oval precinct has been acknowledged as playing an important role in the provision of open space within the area. The Masterplan seeks to ensure an appropriate provision of open space to meet the needs of current and future users and the future population. A critical element of the Masterplan 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.

Whilst it is proposed to develop Neales Green, large areas of the Salisbury Oval precinct are to remain. Spaces around Salisbury Oval will be upgraded to increase usability through the provision of larger irrigated spaces, improved playgrounds and walking trails leaving space for the community to remain engaged in passive and active recreation within the immediate vicinity.

With the inclusion of Bridgestone Reserve within close proximity, there are a range of open space and recreation opportunities allowing for the provision of open space within the near vicinity.

It is further proposed that a provision of 12.5% of the revoked area be returned to the community as upgraded open space. This area is proposed to be developed as nodal open space and will include upgraded playgrounds and new pocket parks for passive recreation to support the proposed new housing within the precinct, and also serve to improve walking trails and connections. These spaces will be over and above the active recreation provided as part of the Salisbury Oval and Bridgestone Reserve.

3. Consultation

Letters were posted to 1937 residents and property owners within the area bounded by Cross Keys Road to the east, Park Terrace to the North, Salisbury Highway to the west and Spain's and Frost Road to the North. Further to the direct mail out advertisements were published in the Northern Weekly Messenger and State Government Gazette with notices published on Council's website and two signs placed on each portion of land to be revoked.

4. Increased Traffic Flow / 5. Overflow Parking

Any future residential application for housing within the proposed developments will be required to comply with the residential policies and objectives set out in the development plan that will require as part of any Development Plan assessment process the applicant to satisfactorily address parking (both on-site and on-street), any increased traffic generation, location of driveways and quantity of private open space.

6. Graffiti / Street Art

The property which is currently utilised for Street Art is privately owned and is not subject to the proposed revocation or future development. It is not expected that this facility will be impacted by any proposed development and this will be subject to the private owners future plans for their property.

As advised it is proposed that new pocket parks will be created for passive recreation to include 12.5% of the revoked area returned to the community as upgraded open space. When designing open spaces Council generally looks to the community for input and I would encourage you to make a submission in relation to allowing a space for street art.

7. Alternative Areas

As previously stated it is a critical element of the Salisbury Oval Precinct Master Plan that consideration be given to an appropriate provision of open space for the area. With the proposed redevelopment of Salisbury Oval and surrounds as well as the provision of Bridgestone Reserve it has been deemed that there are a range of open space and recreation opportunities within a close proximity.

Bridgestone Reserve has been developed to accommodate for multiple users with over 130 carparks and toilet facilities. This will activate the space to ensure passive surveillance making for a safer location. In addition lighting and security cameras have been installed to further ensure user safety.

In response to your statement "in hindsight if I had been aware of the totality of the developments I would have argued this new area be perfect for Neale's Green and two and three story residences perfect close to the rail station and away from developed community residences." I understand this to mean that you believe that Bridgestone Reserve would have been a better location for the proposed residential development. When the Bridgestone land was vested to Council it was done so under the conditions of an encumbrance which restricts Council's use of the land for the purpose of public recreation and sporting facilities, further providing that Council cannot sell or transfer any of the land without the approval of the encumbrance. This encumbrance therefore required that Council invest into the land for sporting and recreation facilities and is unable to develop for residential purposes.

8. Historical Land Use

Council staff have researched the history of Neales Green and have determined that the land was vested to Council as part of a land division in 1959. The whole of the land was originally owned by Wakefield Land Company Proprietary Limited who subdivided the original allotment described in Certificate of Title Volume 2551 Folio 91 into various developments one of which was documented in Deposited Plan 6430 with Allotment 123 designated as Reserve, there are no further dedications or trusts.

With the introduction of the Local Government Act 1999, Section 193 "all local government land (except roads) that is owned by a Council or under Council's care, control and management at the commencement of this section is taken to be classified as community land". The revocation of the classification of land as community land frees the land from a dedication, reservation or trust affecting the land.

Notes

In relation to your concerns raised in notes 1 to 3 these matters have been passed to Council's Manager Technical Services and Senior Traffic Engineer for consideration.

Note 4 regarding overflow parking, as previously advised any future residential application for housing within the proposed developments will be required to comply with the residential policies and objectives set out in the development plan. In addition it is proposed as a result of the masterplan 200 formal carparks will be created within the south western and north western sections of the precinct, currently there are 60. It is proposed that these parks will be available to all members of the public.

Thank you again for your feedback and comments, please be aware that a further report on the revocation process will be considered by Council's Works and Services Committee with a report expected to be presented on the 18th of September at the conclusion of the Budget and Finance Committee meeting for consideration before being presented to full Council. This report

will detail your objection and this response provided to you. Your comments in relation to the traffic issues in your notes have been passed on to Council's Traffic Division.

Should you wish to appear as a deputation at the Council meeting and present any information, you must deliver your written request to Council's principal office by 5:00 pm 5 days prior to the Council meeting scheduled for Monday the 25th of September.

Yours sincerely

Tim Starr

Coordinator Property

Phone: 08 8406 8577

Email: tstarr@salisbury.sa.gov.au

ITEM	2.5.3		
	WORKS AND SERVICES COMMITTEE		
DATE	18 September 2017		
PREV REFS	Works and Services Committee	2.9.2	18/04/2017
	Works and Services Committee	2.9.1	20/03/2017
HEADING	Expressions of Interest - Facility (Southern End) and fenced playing field at Adams Oval, Salisbury North		
AUTHOR	Thuyen Vi-Alternetti, Senior Property Officer, City Infrastructure		
CITY PLAN LINKS	<p>1.3 Have a thriving business sector that supports community wellbeing, is globally oriented and creates job opportunities.</p> <p>3.1 Be an adaptive community that embraces change and opportunities.</p> <p>3.4 Be a proud, accessible and welcoming community.</p>		
SUMMARY	<p>Expressions of Interest process (EOI) for the facility (southern end) and fenced playing field at Adams Oval, Salisbury North took place as a result of Salisbury United Soccer Club vacating their facility on 30 June 2017, to relocate to Burton Park Community Recreation Facility.</p> <p>This report is to provide Council with the outcome of the expressions of interests (EOI) that commenced on 12 July 2017 and concluded on 15 August 2017. A total of four applications were received, they were from Adelaide United Football Club, Elizabeth and Districts Junior Soccer Association, Metro United Women's Football Club and Salisbury United Junior Soccer Club.</p> <p>It is recommended that Council endorse staff's recommendation to award the lease agreement for the facility to Adelaide United Football Club.</p>		

RECOMMENDATION

1. The information in this report be received and noted.
2. Adelaide United Football Club be awarded the lease agreement for the facility (southern end) and fenced playing fields at Adams Oval, Salisbury North as identified in the attached site plan (Attachment 1, Item No. 2.5.3, Works and Services Committee 18/9/2017) from 1 October 2017 and expiring on 30 September 2018, in line with all the current sporting club lease period.
3. Staff assist Adelaide United Football Club in facilitating discussions with Salisbury United Junior Soccer Club for the use of the pitch adjoining the clubrooms for training.

4. Staff to assist in facilitating discussions with Pooraka Football Club, the opportunity for Metro United Women's Football Club to become the Lessee for the facility they currently sub licence from them.
5. Subject to Pooraka Football Club consenting to Metro United Football Club taking on the lease for the facility they currently sub licence, staff proceed with facilitating the lease agreement for a period agreed to by both parties expiring on 30 September 2018, in line with the current sporting club leased period.
6. Staff to assist Salisbury United Junior Soccer Club to apply for a Minor Capital Works Grant for additional storage at the site

ATTACHMENTS

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

1. Site Plan - Adams Oval, Salisbury North

1. BACKGROUND

- 1.1 Football Federation South Australia (FFSA) approached staff in early 2017 with a request to enter into a subletting arrangement for the Burton Park facility to the Salisbury United Soccer Club (SUSC).
- 1.2 In April 2017, staff reported this request to Council and subsequently the following was endorsed:
 1. *This report be received.*
 2. *Consent be granted to the Football Federation SA to enter into a subletting arrangement for the Burton Park Recreation Centre Facility with Salisbury United Soccer Club.*
 3. *The Manager of Property and Buildings be authorised to prepare a formal deed of consent between Football Federation SA, Salisbury United Soccer Club and Council for the subletting arrangement for the Burton Park Recreation Centre Facility.*
 4. *Upon Football Federation SA and Salisbury United Soccer Club entering into a formal subletting arrangement for the Burton Park Recreation Centre Facility, staff be authorised to go to the open market, seeking expressions of interest from sporting or community clubs to lease the facility (currently occupied by Salisbury United Soccer Club) at Adams Oval. Advertisements to be placed in the Messenger News Review, Leader and The Advertiser to be funded through existing budgets.*
 5. *A further report to be presented to Council with the outcome of the expressions of interest and recommendations for Council's consideration*
 6. *Pursuant to Section 91(7) of the Local Government Act 1999, it is recommended that the report, discussion, recommendations and minutes for this item will remain confidential and not available for public inspection until subletting documents are executed and communication has occurred with all parties, with the CEO authorised to communicate with the Football Federation and SA and Salisbury United Soccer Club to enable negotiation and finalisation of the subletting arrangement.*

7. Pursuant to Section 91(9)(c) of the Local Government Act 1999, the power to revoke the order under Section 91(7)(a)&(b) prior to any review or as a result of any review is delegated to the Chief Executive Officer.

Resolution 1771/2017

- 1.3 A formal agreement between Council, FFSA and SUSC for the Burton Park Recreation Centre Facility sub lease arrangement has been finalised.
- 1.4 On 30 June 2017, SUSC vacated their facility at Adams Oval and have relocated to the Burton Park facility.

2. CITY PLAN CRITICAL ACTION

- 2.1 Promote a positive image of Salisbury to attract investment, visitors and tourists, and increase community pride.

3. CONSULTATION / COMMUNICATION

3.1 Internal

- 3.1.1 Staff from City Infrastructure, Community Development and Business Excellence within Council have been consulted as part of the EOI process.

3.2 External

- 3.2.1 Elizabeth & Districts
- 3.2.2 Salisbury United Junior Soccer Club
- 3.2.3 Metro United Women's Football Club
- 3.2.4 Adelaide United Football Club

4. REPORT

4.1 Strategic Consideration of Sport within City of Salisbury

- 4.1.1 The City of Salisbury's Game Plan provides strategic context and direction in relation to open space and infrastructure provisions within the City to enable residents to participate in organised sports.
- 4.1.2 The Sports Development Framework (framework) is a key direction within the Game Plan, which was established to focus on providing opportunities for people of all ages, abilities and interests to be actively involved in sport and recreation either as a player, coach, official, volunteer and or administrator.
- 4.1.3 The framework recognises the importance of sport within the community and is about engaging the community to create stronger, healthier and active communities that work together. A key goal within the Sports Development framework is to position Salisbury as a venue for sports events and recreation tourism opportunities and provide a supportive environment for learning and innovation in sports.

- 4.1.4 There is strong demand for community sports facilities from existing clubs within the City, as well as clubs from outside of Salisbury who are keen to relocate their existing clubs or to establish a new one. Most of Council's community facilities currently have long term tenants and it is not often a facility becomes available. The last Expressions of Interest (EOI) for a community facility within the City of Salisbury was in 2012 for the facility at Yalumba Drive Reserve, Paralowie, the Pontians Eagles Soccer Club were the successful EOI applicant.
- 4.1.5 Council currently leases nearly 60 facilities and 32 playing grounds across the City to sporting and community clubs. Of these facilities, four are classified as premium facilities, because they have premium pitches, 200 lux pitch lighting and outdoor undercover seating. Three premium facilities are currently utilised as soccer pitches and the fourth facilitates football for half of the year and cricket for the other half.
- 4.1.6 Figures recorded by Football Federation South Australia (FFSA) indicate that soccer in South Australia has experienced continual growth of approximately 5% per annum over the past 10 years. In 2016, there were in excess of 40,000 registered people playing organised club based soccer in South Australia.
- 4.1.7 AusPlay a national population tracking survey funded and led by the Australian Sports Commission, captures a wide variety of sport and physical recreation participation data. In their recent findings, soccer was considered the most popular sporting activity for adults and children making up 18.8% of the club sport population, followed by golf and Australian football making up 11.9% and 11.0% respectively. In terms of the most popular activity for children, 28.8% of the club sport population participated in soccer followed by Australian football at 17.2%.
- 4.1.8 Within the City of Salisbury, soccer is one of the most popular club based sports, with approximately 23 clubs who lease or sub-licence a facility from Council for soccer based activities.
- 4.1.9 There are a number of different leagues and association in South Australia, some are associated with the state sporting body whilst others are not. The unaffiliated associations are not obliged to follow the state sporting body's strategic direction and cannot participate in programs run by them or access their development resources.

4.1.10 Below is a summary table of the different soccer leagues and association on a national, state and local level:

	Men's	Women's	Juniors
Football Federation Australia (National Sporting Body)	A League	W League	Y League
Football Federation South Australia (State Sporting Body)	National Premier League (NPL) – Highest Comp Reserves - National Premier League U18 National Premier League State League 1	National Premier League (NPL) – Highest Comp Reserves – National Premier League Women's State League	Junior Premier League Junior State League Aldi Mini Roos
South Australian Amateur Soccer League (Unaffiliated State League)	State Premier A State Premier B Divisions 2 – 9		
Elizabeth & District Soccer Associations (Local unaffiliated association)			Competition in every age group between 6 – 16

4.1.11 Of soccer clubs within the City of Salisbury, the majority are affiliated with both the Elizabeth and Districts Junior Soccer Association (junior competition) and also the South Australian Amateur League (senior competition). There are 8 clubs that are affiliated with the state sporting body - FFSA, most having teams in both the male and female competition.

4.2 Adams Oval Facility and Pitches

4.2.1 Adams Oval is located in Salisbury North and is home to Salisbury United Junior Soccer Club, Salisbury Cycle Speedway and formerly Salisbury United Soccer Club, refer to attached site plan (Attachment 1). The facility and pitch relating to the EOI process is highlighted in red on the attached site plan (Attachment 1) and is referred as the “southern end”.

- 4.2.2 The facility measures approximately 700 sqm and includes clubrooms, kitchen, bar, four change rooms and a treatment (referee) room. The facility also has a shed, outdoor undercover seating area and a fenced playing field currently used as a soccer pitch. In addition to the public parking at Adams Oval, there are an additional 90 carparks at the facility.
- 4.2.3 The facility is considered a premium soccer facility because of its fenced pitch, size of the building which includes 4 change rooms, the 200 lux pitch lighting, undercover seated grandstand area, players race and quality of the pitch surface. The pitch is currently maintained to a higher service level than other soccer pitches within the City of Salisbury and complies with FFSA requirements for games and training. It is considered one of four premium sites across the City.
- 4.2.4 The facility at Adams Oval (southern end) currently meets the FFSA minimum competition requirements for the National Premier League (NPL) SA, the highest league and standard in the State and is therefore well suited for a club that is currently competing in this level of competition.
- 4.2.5 It should be noted that Salisbury United Soccer Club, the previous tenants also utilised the pitch located behind the clubrooms under an agreement with Salisbury United Junior Soccer Club. All pitches are licensed to clubs and therefore they do not have exclusive use of them. Council is therefore able to facilitate additional usage of the pitches for other clubs as deemed necessary, in consultation with the current licensee.

4.3 Expressions of Interest (EOI) Process

- 4.3.1 The EOI documentation was drafted in consultation with Council's Strategic Procurement division. A panel consisting of staff from the Property & Buildings, Field Services and Community Planning & Vitality Division, was established to oversee and review the EOI process and applications.
- 4.3.2 The EOI process to lease the facility at Adams Oval, Salisbury North commenced on 12 July 2017, concluded on 15 August 2017 with a site inspection taking place on Tuesday 25 July 2017. Advertisements appeared in the Messenger News Review, Council's website and letters were sent to clubs currently leasing their facility from Council along with those who had previously registered interests in leasing a facility from Council.
- 4.3.3 Interested parties were invited to contact staff to discuss the opportunity and were sent out the following upon making contact:
- EOI Information
 - EOI Application Form
 - Club Fee Policy
 - Liquor Licenses Policy
 - Standard Lease

- 4.3.4 The applicants were requested to address the following key questions in their submission:
- Why is your club submitting an EOI for the Adams Oval Facility?
 - What sporting activities and programs will be delivered at the Adams Oval Facility?
 - Please indicate how many registered participants you currently have and how many reside within the City of Salisbury?
 - How will your club increase participation opportunities for residents in the City of Salisbury?
 - What are the key future directions of your club?
 - If successful, when would your club like to take occupancy of the facility?
- 4.3.5 The following key criteria were used to assess the EOI applications:
- Benefit to the City of Salisbury Community
 - Optimising the use of the facility
 - Strategic Alignment with the City of Salisbury's City and Game Plan
 - Sporting and Community development activities/opportunities
 - Financial and Operational Sustainability
- 4.3.6 Applications closed on Tuesday 15 August 2017 at 5:00pm and Council subsequently received four applications, they were from:
- Adelaide United Football Club (AUFC)
 - Elizabeth & Districts Junior Soccer Association Inc. (EDJSA)
 - Metro United Women's Football Club (MUWFC)
 - Salisbury United Junior Soccer Club (SUJSC)
- 4.3.7 To assist in reviewing and evaluating the applications received, the panel invited Adelaide United Football Club, Metro United Women's Football Club and Salisbury United Junior Soccer Club to attend an interview to further discuss their application.
- 4.3.8 It should be noted that the panel decided not to progress Elizabeth & Districts Junior Soccer Association Inc. for an interview as their application did not meet all of the key criteria identified as part of the EOI.

4.4 Summary of Applications

Adelaide United Football Club

- 4.4.1 Adelaide United Football Club (AUFC) was incorporated in 2009 and is currently located over two sites, with their training facility at Ridley Reserve, Elizabeth South and games played at The Parks Football Centre, Angle Park.

- 4.4.2 AUFC currently have over 500 members and is one of South Australia's premier soccer clubs. They have men's, women's and junior teams competing at a national and state level through leagues run by Football Federation Australia and Football Federation SA.
- 4.4.3 The vision of AUFC Community Strategy 2017/18 "*Establish AUFC as a club for all South Australian's through an egalitarian community program focused on fan engagement*". This is evident in their application and at the interview with the panel. Their programs cover 7 key areas, they include regional programs, match day, sporting schools, football schools, charitable and multicultural programs, events, united club programs.
- 4.4.4 In their application AUFC indicated that the Adams Oval facility would provide them with an opportunity to establish one central location for high quality training and match day base for their youth (NYL & NPL) and Women's League Programs. It should be noted that they will continue to keep their training facility for their other leagues at Ridley Reserve.
- 4.4.5 AUFC also acknowledge that the City of Salisbury is a region with high soccer participation and diverse multicultural communities. Establishing a footprint in the area will be beneficial in providing the opportunity for AUFC to engage with the region by providing access to AUFC's elite development program and community engagement programs, such as:
- Elite Pathway – identify young players to access AUFC's elite player pathway through the youth and women's programs.
 - Schools – provide opportunity for local schools to participate in the AUFC operated sporting school programs for children aged 5-11.
 - Player Engagement – organised AUFC player appearances and signing sessions at local sporting clubs and Council events.
 - Football Programs – School holiday programs for boy and girls aged 5-18 years.
 - Multicultural & Indigenous Programs – utilise AUFC's presence in the community to support existing and to also develop new multicultural and indigenous engagement programs.
- 4.4.6 The key future directions of AUFC are:
- Strive for consistent on field success across AUFC's Men's, Women's and youth programs.
 - Continue to develop AUFC's elite player pathway in order to identify and develop the best talented young players in the state.
 - Develop strong relationships with local communities in order to foster love of the game, increase participation and create a positive social impact.
- 4.4.7 AUFC see the partnership with Council, local soccer clubs and schools within the City, will support Council's City Game Plan, Sports Development Framework and increase the profile of soccer within the North and for the State.

- 4.4.8 AUFC indicated that they also have extensive hospitality experience and have resources to make Adams Oval a very successful license venue to cater for match days and private functions.
- 4.4.9 AUFC have indicated that should their application be successful, they will need to take occupancy of the facility on 1 October 2017 as their current lease at the Parks Football Centre with FFSA expires on 30 September 2017.
- 4.4.10 They also indicated that they would also require access to the other pitch currently licensed by the adjoining club to facilitate training and are happy to work with SUSC regarding access times. This arrangement would be very similar to what Salisbury United Soccer Club previously had when they occupied the site.

Metro United Women's Football Club

- 4.4.11 Metro United Women's Football Club (MUWFC) has been operating since 2005 and is currently located at Lindblom Park, Pooraka through a sublicense with Pooraka Football Club for 6 months of the year. They have a total of 130 members and 9 teams playing at the highest level within the FFSA league.
- 4.4.12 MUWFC is a unique club in that they are the largest female soccer club in South Australia that is not affiliated with a Men's soccer club playing soccer at one of the highest level in the state.
- 4.4.13 In their application MUWFC indicated that the Adams Oval facility will provide them with the opportunity to grow, maintain their independence, allow them to provide a focus for women's sports in the North and to further promote soccer to young girls with City of Salisbury and surrounding regions.
- 4.4.14 The key future directions of MUWFC are to:
- Retain independence as a female soccer club participating in the Women's National Premier League in SA.
 - Develop new revenue streams that will enable them to compete with larger clubs.
 - Promote Sport in the Northern Suburbs.
- 4.4.15 MUWFC also advised that as the Pooraka Football Club hold the lease at Lindblom Park and currently have gaming machines at the venue, they are not eligible to apply for grants through the Office and Recreation and Sport which would allow them the opportunity to upgrade their current facility to support the growth of their club and provide them assurance of their tenure at Lindblom Park.
- 4.4.16 It should be noted that MUWFC have formally written to staff requesting to lease directly from Council the facility they currently occupy at Lindblom Park.

- 4.4.17 In MUWFC application they indicated that should their application be successful, they would like to take occupancy of the facility on 1 January 2018. They also indicated that they would need to enter into an agreement with the adjoining club (SUJSC) for the use of the other pitch at Adams Oval, very similar arrangement to what Salisbury United Soccer Club had.

Salisbury United Junior Soccer Club

- 4.4.18 Salisbury United Junior Soccer Club (SUJSC) has been operating since 1981 and is currently located at Adams Oval occupying the northern end of the facility and the 2 open pitches, as highlighted in blue on the attached site plan (Attachment 1). They have a total of 220 members and 15 junior teams playing in the Elizabeth and Districts Junior Soccer Association. A majority of their members are from the City of Salisbury.
- 4.4.19 SUJSC's vision *"is to strive to be acclaimed in our community as a premiere sporting club, delivering a valuable and rewarding experience of all ages and abilities"*.
- 4.4.20 In their application SUJSC indicated that the Adams Oval facility will provide them with an opportunity to grow their junior league membership, in recent seasons SUJSC have had to turn away players due to the constraints of the pitch facilities. SUJSC would also like to expand into senior teams within the Amateur League to provide an affordable pathway for their players to continue to play soccer beyond their junior years.
- 4.4.21 SUJSC application also highlighted that their clubroom is very small, with no change room facilities, minimal storage space and function area large enough to allow them to conduct any significant functions such as end of year presentations or club fundraisers.
- 4.4.22 The key future direction of SUJSC is to increase participation at a junior level and provide an opportunity to remain playing at the club beyond junior level by fielding teams in the South Australian Amateur Soccer League.
- 4.4.23 They have also indicated that they are looking at partnering with EDJSA through a sublicense arrangement. SUJSC believe that this partnership will allow them both to expand as a club and association, to further develop their training programs and also opportunity for EDJSA to move their coaching academy to Adams Oval which will provide accessible training to coaches in the area.
- 4.4.24 If their application is successful, SUJSC would like to take on occupancy of the facility as soon as possible. They have also indicated that they would like to continue to lease the northern end facility and pitches from Council, ultimately leasing the two facilities and 3 pitches located at Adams Oval.

Elizabeth & Districts Junior Soccer Association Inc.

- 4.4.25 Elizabeth & Districts Junior Soccer Association Inc. (EDJSA) has been operating since 1964 originally as The Far North Zone Junior Soccer Council incorporated and then in 1997 changed its name to EDJSA. The Association is currently located at Duncan Anderson Reserve, Davoren Park where they occupy a small office space. They have 25 member clubs and 4,544 players throughout the north of Adelaide, 10 of these clubs are located within the City of Salisbury.
- 4.4.26 EDJSA promote, develop and govern junior soccer in Adelaide as a district association to the South Australian Amateur Soccer League, offering coaching academies and rules referees' courses. They also run a soccer competition for the 25 member clubs, matches are generally played on the respective member club grounds.
- 4.4.27 In their application EDJSA indicated that the Adams Oval facility will provide an opportunity for them to relocate their headquarters and coaching academy from their existing facility which they share with another soccer club. This club is rapidly expanding and there is no longer room for EDJSA to continue to occupy the office space within the facility.
- 4.4.28 The key future directions of EDJSA are:
- To stay affiliated to the SA Amateur Soccer League Inc.
 - To help all our member clubs grow and to extend an invitation to any other club north of Adelaide to join the Association.
 - To continue to grow to stay viable.
- 4.4.29 They have also indicated that they would like to partner with Salisbury United Junior Soccer Club (SUJSC) through a sublicense. It should be noted that SUJSC have also submitted an application. EDJSA believe that this partnership will provide a benefit to the community through growth in soccer.
- 4.4.30 If their application is successful, EDJSA would like to take on occupancy of the facility as soon as possible.

4.5 Assessment and Suitability of Applicants

- 4.5.1 In assessing the applicants and their suitability at Adams Oval, the following were the key factors considered:
- Benefit to the City of Salisbury Community
 - Optimising the use of the facility
 - Strategic Alignment with the City of Salisbury's City and Game Plan
 - Sporting and Community development activities/opportunities
 - Financial and Operational Sustainability
- 4.5.2 All submissions were reviewed by the Panel, below is a summary of the pros and cons and key considerations in determining the most suitable applicant for the Adams Oval facility.

Adelaide United Soccer Club - EOI Recommended Submission

4.5.3 Pros:

- AUSC is very well suited to the premier facility, both the building and pitch will be used to its full potential
- South Australia's National Women's League and NPL to be based at the City of Salisbury.
- Unique partnership and co-branding opportunity for Council, AUSC are willing to work with Council and media to promote soccer within the North and particularly within the City of Salisbury
- Opportunity to promote and offer next level community development programs unique to AUSC; the benefits will extend out to our local clubs, schools and community.
- Partnerships with local clubs provide opportunity to develop and identify South Australia's soccer talent from the north.
- AUSC share a similar sports development framework that aligns both our visions for sports development throughout the City of Salisbury.
- Financially able to meet the lease fee and associated outgoings for the facility.

4.5.4 Cons:

- Potential requirement for additional maintenance to the pitch.
- Require usage of an additional pitch at the facility for training.

4.5.5 In reviewing AUSC application and information provided at their interview, the panel all agreed that their application was the strongest of the four received as they ranked the highest in all the five assessment criteria.

4.5.6 The partnership with Council will provide a unique opportunity to introduce new community development programs to our local schools and sports club which strategically align with Council's Game Plan and Sports Development Framework.

4.5.7 The profile associated with having an elite club based in the City will assist in encouraging participation in sports and further development for our sporting clubs through association with the A league brand and development programs.

4.5.8 It is recommended that Council lease the facility to AUFC.

Metro United Women's Football Club

4.5.9 Pros:

- Women's only soccer club, promoting woman's participation in sport
- Will maximise the use of the pitch facility and under cover grandstand.
- Opportunity for MUWFC to grow their club membership and women's teams
- Allow MUWFC to apply for grants through the Office and Sport and Recreation.
- Financially able to meet the rentals and associated outgoings for the facility.

4.5.10 Cons:

- Potential not to utilise the clubrooms and change rooms to capacity.
- Will require access to another pitch at Adams Oval.
- Their preferred site is at Lindblom Park as the head lessee for the club rooms and 6 months license to the pitches.

4.5.11 In reviewing MUWFC application and information provided at their interview, the panel agreed that their application demonstrated a strong commitment to promoting women's soccer within the City of Salisbury however MUWFC indicated that their preference is to ultimately remain at Lindblom Park, as the head lessee.

4.5.12 It is recommended that Council not lease the facility to MUWFC however, staff to assist in facilitating discussions with Pooraka Football Club, the current lease holder at Lindblom Park the opportunity for MUWFC to take on the lease for the facility they currently sub licence from them.

Salisbury United Junior Soccer Club

4.5.13 Pros:

- Opportunity for growth for SUJSC in junior teams and to establish a senior team.
- The facility will provide them with change rooms for their members
- Currently located at the site, transition to the southern facility will be relatively simple.

4.5.14 Cons:

- Capacity to establish and grow their senior teams.
- Concerns with SUJSC suitability to the facility as they are not competing at the state sporting level therefore the premier pitch and infrastructure may potentially be underutilised.
- Concerns with SUJSC ability to maximise usage of both the facilities at Adams Oval .

- Concerns with SUJSC meeting the ongoing lease costs and outgoings associated with operating the two buildings and pitches. As per the Club Fee Policy their rent is discounted by 50% as they are exclusively for junior teams but this will change to 100% with the introduction of senior teams.
 - Perception from the rest of the league around the partnership with EDJSA and the associated risks should the relationship break down.
- 4.5.15 In reviewing SUJSC application and information provided at their meeting, the panel agreed that the club was strong and committed in developing and growing their junior teams and were keen to establish senior teams in the Amateur League, however underutilisation of the premier facility was a key concern for the panel.
- 4.5.16 It is recommended that Council not lease the facility to SUJS and that staff assist the club in applying for Minor Capital Works Grant for additional storage at the site.

Elizabeth & Districts Junior Soccer Association Inc.

4.5.17 Pros:

- Opportunity for a soccer association to be based in City of Salisbury.
- Opportunity for official coaching development program to be based in a central location.
- Financially able to meet the rentals and associated outgoings for the facility.

4.5.18 Cons:

- EDJSA currently only require a small office space to operate from, concerns with their ability to fully optimise their use of such a large premier facility.
- Perception from the rest of the league around the partnership with SUJSC and the associated risks should the relationship break down.

4.5.19 In reviewing EDJSA's application, the panel acknowledged the importance they played in providing an affordable and competitive soccer competition to our juniors in the north, however there were strong concerns whether it would be fully utilised as a premier facility.

4.5.20 It is recommended that Council not lease the facility to EDJSA.

Summary

4.5.21 There were two strategic elements the Panel considered when reviewing the applications. The first was each applicant's ability to support Council's Game Plan and Sports Development framework. In particular the opportunity to position Salisbury as a venue for sports events and to provide unique programs not only to the successful club but also to the wider sports community. The second was each applicant's ability to utilise the premier facility which currently meets all the stringent requirements of FFSA, South Australia's top league.

- 4.5.22 Whilst all applicants demonstrated that a strong commitment to developing and growing their club and sport, the added benefits to the community by their relocation to Adams Oval was limited.
- 4.5.23 There was one applicant who not only had a very strong application but also excelled in demonstrated their ability to meet the two strategic elements, who were able to bring added benefits not currently available to the Community.
- 4.5.24 It is therefore recommended that Council lease the Adams Oval Facility (Southern end) and fenced playing field at Adams Oval to the Adelaide United Soccer Club.

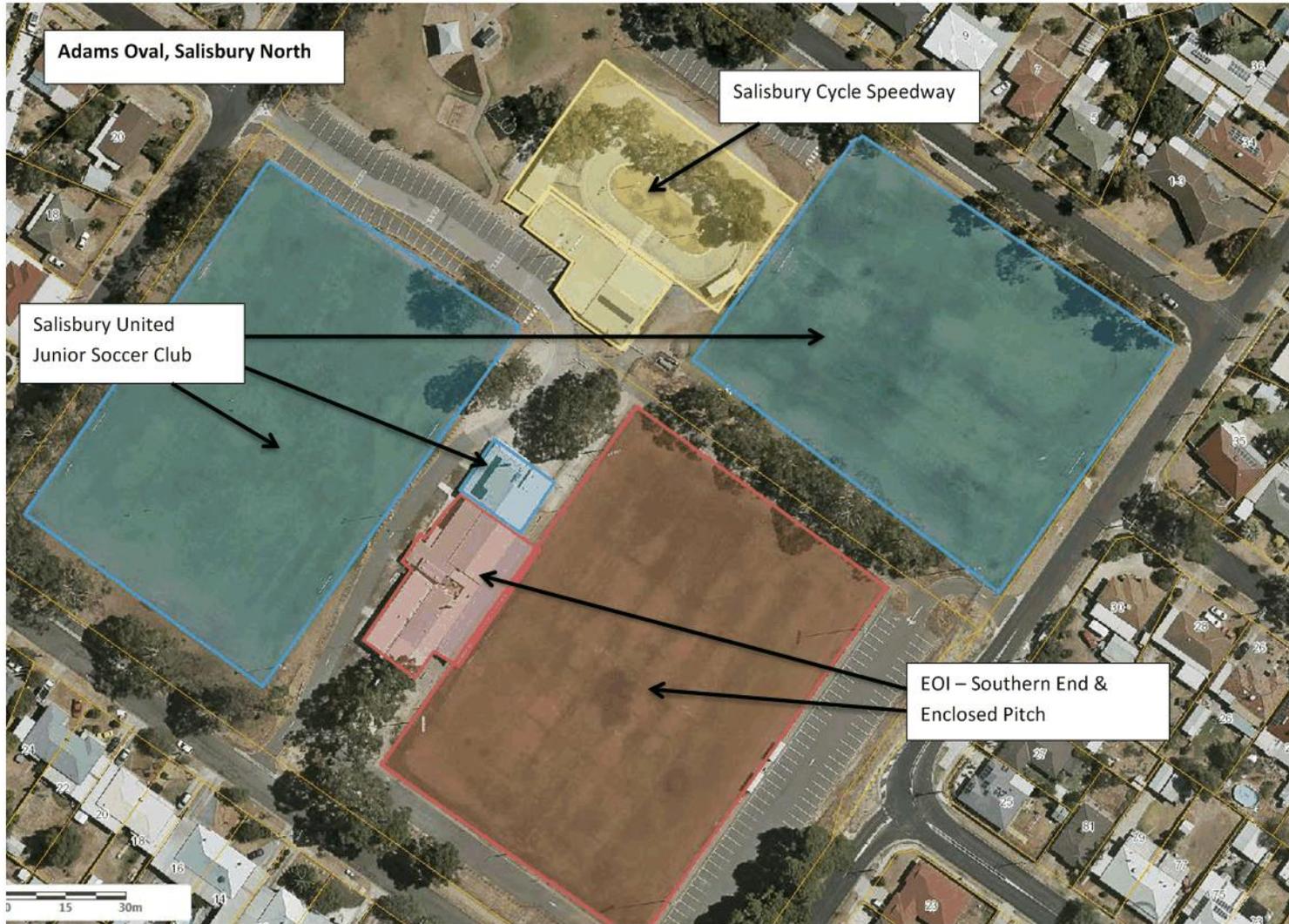
5. CONCLUSION / PROPOSAL

- 5.1 The Adams Oval facility (Southern end), previously occupied by Salisbury United Soccer Club is one of four premier facilities within the City of Salisbury.
- 5.2 The facility has a premium quality fenced playing pitch, 4 change rooms, 200 lux pitch lighting, undercover seated grandstand area and player's race which makes it an ideal facility for a club that competes at the FFSA league level as it meets all the facility requirements set out by the league.
- 5.3 The EOI process commenced on 12 July 2017 and Council received 4 applications, they were from:
 - 5.3.1 Adelaide United Soccer Club
 - 5.3.2 Metro United Women's Football Club
 - 5.3.3 Salisbury United Junior Soccer Club
 - 5.3.4 Elizabeth & Districts Junior Soccer Association Inc.
- 5.4 The following key criteria were used to assess the EOI applications:
 - 5.4.1 Benefit to the City of Salisbury Community
 - 5.4.2 Optimising the use of the facility
 - 5.4.3 Strategic Alignment with the City of Salisbury's City and Game Plan
 - 5.4.4 Sporting and Community development activities/opportunities
 - 5.4.5 Financial and Operational Sustainability
- 5.5 To assist in reviewing and evaluating the applications further, the panel invited Adelaide United Football Club, Metro United Women's Football Club and Salisbury United Junior Soccer Club to attend an interview to further discuss their application.
- 5.6 There were two strategic elements the panel considered very relevant in assessing the applications, they were:
 - 5.6.1 Ability to support Council's Game Plan and Sports Development Framework. In particular the opportunity to position Salisbury as a venue for sports events and to provide unique programs not only to the successful club but also to the wider sporting community.
 - 5.6.2 Ability to utilise the premier facility which currently meets all the stringent requirements of FFSA, South Australia's top league.

- 5.7 Having given consideration to Council's Game Plan, Sports Development Framework, the key assessment criteria and the strategic elements, there was one particularly strong application being Adelaide United Football Club.
- 5.8 After reviewing the pros and cons of all the applications, the panel unanimously agreed that Adelaide United Football Club would bring considerable benefits and opportunities for both Council, local sporting clubs, local schools and the general community in bringing their NYL, NPL and Women's League to Adams Oval.
- 5.9 The potential for Council and our clubs to leverage off of their brand and their sport development programs for the benefit of our community is unique and a great opportunity for the City of Salisbury
- 5.10 Therefore it is recommended that Council lease the Adams Oval facility (southern end) to the Adelaide United Football Club.

CO-ORDINATION

Officer: Executive Group
Date: 11/09/2017



ITEM	2.5.4
	WORKS AND SERVICES COMMITTEE
HEADING	Minutes of the Strategic Property Development Sub Committee meeting held on Tuesday 12 September 2017
AUTHOR	Chantal Milton, Manager Strategic Development Projects, City Development
CITY PLAN LINKS	3.1 Be an adaptive community that embraces change and opportunities. 1.4 Have well planned urban growth that stimulates investment and facilitates greater housing and employment choice. 1.3 Have a thriving business sector that supports community wellbeing, is globally oriented and creates job opportunities.
SUMMARY	The minutes and recommendations of the Strategic Property Development Sub Committee meeting held on Tuesday 12 September 2017 are presented for Works and Services Committee's consideration.

RECOMMENDATION

- The information contained in the Strategic Property Development Sub Committee Minutes of the meeting held on 12 September 2017 be received and noted and that the following recommendations contained therein be adopted by Council:

SPDSC1 Appointment of Deputy Chairman - Strategic Property Development Sub Committee

- Cr G Reynolds be appointed as Deputy Chairman of the Strategic Property Development Sub Committee for the remainder of the term of Council.

SPDSC2 Tranche 1 Status Update Report

- That the report be received and the update on the status of the Tranche 1 program be noted.

ATTACHMENTS

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

- Minutes Strategic Property Development Sub Committee - 12 September 2017

CO-ORDINATION

Officer: GMCID
Date: 13/09/2017



**MINUTES OF STRATEGIC PROPERTY DEVELOPMENT SUB COMMITTEE
MEETING HELD IN COMMITTEE ROOMS, 12 JAMES STREET, SALISBURY ON**

12 SEPTEMBER 2017

MEMBERS PRESENT

Mayor G Aldridge (ex officio)
Cr G Caruso
Cr E Gill
Cr D Proleta
Cr S Reardon
Cr G Reynolds (Deputy Chairman)
Cr J Woodman
Cr R Zahra
Cr Steve White (Chairman)

OBSERVERS

There were no Observers.

STAFF

Chief Executive Officer, Mr J Harry
General Manager City Development, Mr T Sutcliffe
Manager Strategic Development Projects, Ms C Milton
Personal Assistant to the General Manager Community Development,
Mrs B Hatswell
External: Connekt Urban Projects, Mr I Horne

The meeting commenced at 7:05 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 R Zahra
Seconded Mayor G Aldridge

The Minutes of the Strategic Property Development Sub Committee Meeting held on 14 June 2017, be taken and read as confirmed.

CARRIED

Moved Cr R Zahra
Seconded Cr D Proleta

The Minutes of the Confidential Strategic Property Development Sub Committee Meeting held on 14 June 2017, be taken and read as confirmed.

CARRIED

REPORTS

SPDSC1L Appointment of Deputy Chairman - Strategic Property Development Sub Committee

Moved Cr R Zahra
Seconded Cr D Proleta

1. Cr G Reynolds be appointed as Deputy Chairman of the Strategic Property Development Sub Committee for the remainder of the term of Council.

CARRIED

SPDSC2 Tranche 1 Status Update Report

Moved Cr E Gill
Seconded Cr J Woodman

1. That the report be received and the update on the status of the Tranche 1 program be noted.

CARRIED

OTHER BUSINESS

There was no Other Business.

CONFIDENTIAL ITEMS

SPDSC3 Tranche 2 - Boardwalk at Greentree Project Update

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*
 - *Non-disclosure of this matter would protect Council's commercial position as public disclosure may provide third parties with a commercial advantage.*

*On that basis the public's interest is best served by not disclosing the **Tranche 2 - Boardwalk at Greentree Project Update** 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 and Ian Horne, Connekt Urban Projects, on duty in attendance, be excluded from attendance at the meeting for this Agenda Item.*

CARRIED

The meeting moved into confidence at 7:14 pm.

The meeting moved out of confidence at 7:16 pm.

SPDSC4 Shoalhaven Strategic Development Project Update

Moved Cr S Reardon
Seconded Mayor G Aldridge

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*
 - *Non-disclosure of this matter would protect Council's commercial position as public disclosure may provide third parties with a commercial advantage*

*On that basis the public's interest is best served by not disclosing the **Shoalhaven Strategic Development Project Update** 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 and Ian Horne, Connekt Urban Projects, on duty in attendance, be excluded from attendance at the meeting for this Agenda Item.*

CARRIED

The meeting moved into confidence at 7:16 pm.

The meeting moved out of confidence at 7:32 pm.

SPDSC5 Hoyle Green Tranche 2 - Status Update Report

Moved Cr S Reardon

Seconded Cr E Gill

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

- Non-disclosure of this matter would protect Council's commercial position as public disclosure may provide third parties with a commercial advantage

*On that basis the public's interest is best served by not disclosing the **Hoyle Green Tranche 2 - Status Update Report** 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 and Ian Horne, Connekt Urban Projects, on duty in attendance, be excluded from attendance at the meeting for this Agenda Item.*

CARRIED

The meeting moved into confidence at 7:32 pm.

The meeting moved out of confidence at 7:34 pm.

SPDSC6 Lake Windemere Residential Update Report

Moved Cr G Caruso
Seconded Cr R Zahra

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*
 - *Non-disclosure of this matter would protect Council's commercial position as public disclosure may provide third parties with a commercial advantage*

*On that basis the public's interest is best served by not disclosing the **Lake Windemere Residential Update Report** 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 and Ian Horne, Connekt Urban Projects, on duty in attendance, be excluded from attendance at the meeting for this Agenda Item.*

CARRIED

The meeting moved into confidence at 7:34 pm.
The meeting moved out of confidence at 7:48 pm.

CLOSE

The meeting closed at 7:48 pm.

CHAIRMAN.....

DATE.....

ITEM	2.6.1
	WORKS AND SERVICES COMMITTEE
DATE	18 September 2017
HEADING	Capital Progress Report - August 2017
AUTHOR	Christy Martin, Senior Coordinator Project Administration, City Infrastructure
CITY PLAN LINKS	3.2 Have interesting places where people want to be.
SUMMARY	The following monthly status report and request for amendments is presented to effectively manage the City Infrastructure Capital Works Program.

RECOMMENDATION

1. Include within the 2017/18 First Quarter Budget Review the \$47k income received from strata corporations for works completed at Ingle Farm Recreation Centre and Salisbury West Library as part of PR18097 Building Renewal Program.
2. Include within the 2017/18 First Quarter Budget Review the \$15k income gain received from the Coast Protection Board in 2016/17 as part of PR22512 Drainage and Waterways Planning Program.
3. Include Edward Street, Paralowie; Garden Terrace, Mawson Lakes; Murrell Road, Para Hills; Northbri Avenue, Salisbury East; Pentland Road, Salisbury South; and Wyatt Street, Burton, within the 2017/18 Road Reseal Program.
4. Due to failure, bring forward the replacement of an Expander Slasher from 2019/20 into the 2017/18 Plant and Fleet Replacement Program with the associated \$30k funding approved as a non-discretionary budget review item at the 2017/18 First Quarter Budget Review with staff authorised to progress this replacement from the date of this resolution.

ATTACHMENTS

There are no attachments to this report.

1. BACKGROUND

- 1.1 City Infrastructure is responsible for the capital works associated plant and fleet, building, traffic and civil engineering services, landscape and environmental works. Specifically these works involve the project management of design specification development, construction and recurrent maintenance. Service provision is undertaken by both internal service providers and external consultants/contractors. City Infrastructure provides periodical progress reports for these projects.

2. CONSULTATION / COMMUNICATION

2.1 As part of the management of the City Infrastructure Capital Works Program, communication of the program occurs on a monthly basis via the Works and Services Committee. In addition, a current program of works is available via the City of Salisbury internet site and highlights included within the periodic publications of Salisbury Aware.

3. REPORT

3.1 PROGRAM AMENDMENT

As part of the coordination of the Capital Works Program, it is continuously monitored to ensure it best meets the needs of the community whilst maintaining infrastructure condition. As a result the following changes are requested;

Amendment to Budget

PR18097 Building Renewal Program

Whilst undertaking renewal works at Ingle Farm Recreation Centre and Salisbury West Library, in accordance with Strata Management Agreements, income has been received as a co-contribution towards these works. It is proposed to report this \$35k income for Ingle Farm Recreation Centre and \$12k for Salisbury West Library as an income gain within the 2017/18 First Quarter Budget Review.

Recommendation: Include within the 2017/18 First Quarter Budget Review the \$47k income received from strata corporations for works completed at Ingle Farm Recreation Centre and Salisbury West Library, as part of PR18097 Building Renewal Program.

Impact: Income gain

PR22512 Drainage and Waterways Planning Program

As part of the Drainage and Waterways Planning Program, City of Salisbury was successful in attaining a \$15k grant late in 2016/17 from the Coast Protection Board to assist with a St Kilda flood study. This grant was able to be successfully administered and provided supplementary funding to an existing program of works. It is proposed to include this income gain within the 2017/18 First Quarter Budget Review.

Recommendation: Include within the 2017/18 First Quarter Budget Review the \$15k income gain received from the Coast Protection Board in 2016/17 as part of PR22512 Drainage and Waterways Planning Program.

Impact: Income gain

Amendment to Program**PR12000 Road Reseal Program**

Due to accelerated failure and faults, the following roads are requested to be included within the 2017/18 Road Reseal Program;

- Edward Street, Paralowie
- Garden Terrace, Mawson Lakes
- Murrell Road, Para Hills
- Northbri Avenue, Salisbury East
- Pentland Road, Salisbury South
- Wyatt Street, Burton

Currently these works can be accommodated within existing budgets and particularly busy Garden Terrace, Mawson Lakes, will be programmed to occur during the quieter summer holiday period.

Recommendation: Include Edward Street, Paralowie; Garden Terrace, Mawson Lakes; Murrell Road, Para Hills; Northbri Avenue, Salisbury East; Pentland Road, Salisbury South; and Wyatt Street, Burton, within the 2017/18 Road Reseal Program.

Impact: No impact

PR22843 Plant and Fleet Replacement Program

There is currently a failing Expander Slasher which is no longer economical to repair and maintain. Approval is sought to bring this forward from 2019/20 into the 2017/18 Plant and Fleet Replacement Program to address this issue. Therefore a first quarter \$30k non-discretionary bid is required to address the funding of this replacement.

Recommendation: Due to failure, bring forward the replacement of an Expander Slasher from 2019/20 into the 2017/18 Plant and Fleet Replacement Program with the associated \$30k funding approved as a non-discretionary budget review item at the 2017/18 First Quarter Budget Review with staff authorised to progress this replacement from the date of this resolution.

Impact: Additional budget

3.2 AUGUST 2017 HIGHLIGHTS

Recent Completions

School Zones & Pedestrian Crossings Program New Fencing



Amsterdam
Crescent
Reserve
Upgrade

Work in Progress

St Jays Demolition



Pitman Park, Salisbury, Amenity upgrade around water feature and ornate



4. CONCLUSION / PROPOSAL

- 4.1 This summary report regarding the City Infrastructure Capital Works Program be received.

CO-ORDINATION

Officer: Executive Group
Date: 11/09/2017

ITEM	2.6.2
	WORKS AND SERVICES COMMITTEE
DATE	18 September 2017
HEADING	Funds Expended on Council Community Buildings and Facilities
AUTHOR	Charles Mansueto, General Manager Business Excellence, Business Excellence
CITY PLAN LINKS	3.2 Have interesting places where people want to be. 3.3 Be a connected city where all people have opportunities to participate. 3.4 Be a proud, accessible and welcoming community.
SUMMARY	This report provides the level of funding Council has invested on Council owned community buildings and facilities over the past five years

RECOMMENDATION

1. That the information be received

ATTACHMENTS

There are no attachments to this report.

1. BACKGROUND

- 1.1 At the 28 August 2017 meeting Council resolved that staff prepare a report on the funds expended on new construction and updates of Council community buildings and facilities for the past five years.
- 1.2 This report provides this information.

2. CITY PLAN CRITICAL ACTION

- 2.1 N/A

3. CONSULTATION / COMMUNICATION

- 3.1 Internal
 - 3.1.1 Financial Services
 - 3.1.2 City Infrastructure
- 3.2 External
 - 3.2.1 N/A

4. REPORT

4.1 The following tables summarises the net spending by Council on community building and facilities in the past five years.

Net Capital Spending \$000	2012/13	2013/14	2014/15	2015/16	2016/17	Total
Upgrade of Sport & Recreational Buildings	388	468	3,112	1,842	99	5,909
Para Hills Community Hub	-	11	-	28	531	570
Club/Sporting Facility Upgrades	267	189	87	289	132	964
Solar Panels	73	553	372	-	-	998
Energy Efficiency	-	210	200	200	-	610
Priority Access Upgrades	-	-	67	12	53	132
Salisbury City Centre Community Hub	-	-	55	46	948	1,049
Building Renewal Program	1,278	800	2,283	1,509	1,199	7,069
Play Space & Playgrounds	127	664	575	587	889	2,842
Council Reserve Upgrade	-	121	421	330	415	1,287
Bridgestone Pk – Stage 2	-	-	175	1,102	1,940	3,217
St Kilda Playground Renewal Project	-	-	952	2,048	228	3,228
Underdown Pk – Sports Field Reconfiguration	-	17	41	722	3,468	4,248
Other	126	277	713	251	317	1,684
Total	2,259	3,310	9,053	8,966	10,219	33,807

- 4.2 The total operating components of these projects/programs over the corresponding was \$549k.
- 4.3 The cost of maintenance of Council facilities is not included in the above table.

5. CONCLUSION / PROPOSAL

- 5.1 This report provides information on the funds invested by Council in new and upgraded buildings and facilities over a five year period commencing 2012/13 financial year.

CO-ORDINATION

Officer: Executive Group
Date: 11/09/2017

ITEM	2.7.1
	WORKS AND SERVICES COMMITTEE
DATE	18 September 2017
HEADING	Proposal for Connector Road between Correena Avenue and Halba Crescent, Paralowie
AUTHOR	Patrick Trimboli, Senior Traffic Engineer, City Infrastructure
CITY PLAN LINKS	4.1 Strengthen partnerships that enable us to better address our community's priorities.
SUMMARY	This report arises from the Council meeting on the 17 May when it was requested that a report be provided on the options and costs of building a one way connector road incorporating parallel parking to link Correena Avenue with Halba Crescent, Paralowie. Within the report, the issues pertaining to this are examined including a conceptual plan of the proposal and the budget estimate to implement it.

RECOMMENDATION

1. That the information pertaining to the implementation of a one way road connecting from Correena Avenue to Halba Crescent, be received and noted.
 - a. Implementation of the roadway be pursued subject to community consultation, and created as a 'private' one way roadway from Correena Avenue to Halba Crescent, Paralowie.
 - b. Further, it will also be subject to acceptance of the conditions of use by school staff to keep the roadway closed except for those periods in the morning and afternoon periods on weekdays when the school is in operation. The roadway is strictly to be used as a "kiss and ride" facility during those periods.
2. As the project is not currently funded, it is proposed that a new initiative bid be submitted, based on the estimated cost of \$190,000 for consideration within the 2018/19 budget year.
3. Contributory funding be sought with Paralowie R-12 School.

ATTACHMENTS

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

1. Concept Plan Proposed Link - Paralowie R-12 School
2. Locality Plan - Paralowie R-12 School

1. BACKGROUND

- 1.1 The Paralowie R-12 School has become one of the largest in the City and it is understood that in the order of 1300 students attend the school. As a consequence, a significant generation of traffic eventuates and this must be managed to provide for the safest possible conditions.
- 1.2 To this end, Council staff have been in collaboration with the school for some time and recent actions taken include:
 - 1.2.1 The creation of “kiss and ride” facilities along the Correena Avenue and Whites Road frontages;
 - 1.2.2 Extension of the school zone along the Whites Road frontage;
 - 1.2.3 The potential extension of the Whites Road parking area within the school grounds has been discussed and a concept plan produced.
- 1.3 This report however, focusses on the provision of a “kiss and ride” facility which connects, in a one way direction Correena Avenue with Halba Crescent, Paralowie.

2. CONSULTATION / COMMUNICATION

- 2.1 Internal
 - 2.1.1 Staff within the City Infrastructure Department
- 2.2 External
 - 2.2.1 Paralowie R-12 School Council and staff

3. REPORT

- 3.1 This report examines the potential to provide a one way connection between Correena Avenue and Halba Crescent, Paralowie. The major objectives of this action would be to:
 - 3.1.1 Further improve the “kiss and ride” facility provision at the school
 - 3.1.2 Improve the ability to circulate around the school in a more direct manner. (Currently this road is more circuitous and confusing in nature, as can be perceived from the attached locality plan)
- 3.2 A further benefit, which has come from the examination process, is that the roadway would facilitate improvement in the local drainage and reduce the potential for local flooding which has happened in the past.
- 3.3 In establishing the roadway there are a number of issues that would need to be addressed and these have been examined as follows:
 - 3.3.1 **Land ownership:** The tract of land on which the roadway would be built is currently classified as reserve.
 - 3.3.2 **Public consultation:** Given the nature of the facility, it would require that a process of community consultation particularly with those residents directly affected by the proposal.

- 3.3.3 **Road Status:** Given the nature of what is being created and its purpose, it would be undesirable to create the equivalent of a public road, as it would have a greater impact on those adjacent residents who currently have no traffic at all. If this is the case, then there would be a number of conditions attached to operation of the road and it is envisaged that school staff would need to manage this. Under the expected conditions of use, the road would be gated to prevent general use at times other than the morning and afternoon school peaks.
- 3.3.4 **Cost:** From initial examination, it has been estimated that if no street lighting is to be provided then cost would be in the order of \$190,000.
- 3.4 Having regard to the above, it is clear that to create a public road would not be desirable and it would carry with it a number of necessary and perhaps lengthy provisions. However with the appropriate controls, the creation of a “private road” would better suit the purposes.

4. CONCLUSION / PROPOSAL

- 4.1 Creation of the proposed facility, if it were expressly for the school, would not be undertaken at Councils expense and in fact it could cause demand in other schools for similar treatment. However, given that the facility does also provide a significant drainage improvement, it does give both the local community and the school community a significant benefit. This does give some grounds for pursuing a fund sharing arrangement with the school.
- 4.2 Subject to Community consultation, particularly with the directly affected residents, the facility be provided in its simplest form with the necessary gating to control the conditions of use. These should include that the school staff undertake to keep the roadway closed except for those periods in the morning and afternoon periods on weekdays when the school is in operation. The roadway is strictly to be used as a “kiss and ride” facility during those periods.
- 4.3 Currently funding is not available for this project, and if accepted, would have to be sought via a New Initiative Bid in the 2018/19 Capital Works program.

CO-ORDINATION

Officer: Executive Group
Date: 11/09/2017



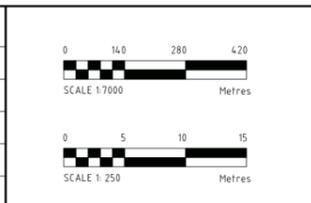
LOCATION PLAN
SCALE 1:7000

PLAN
SCALE 1:250

CONCEPT ONLY
ISSUED FOR DISCUSSION ONLY
SITE NOT SURVEYED
VEGETATION REMOVAL AND CLEARANCES
SUBJECT TO REVIEW AND REGULATIONS

REVISIONS AND ISSUES			
REV	ISSUE/DESCRIPTION	DATE	APPROVED
DR	DRAFT - DESIGN PURPOSES ONLY	14/08/2017	-

DRAWING SHEET DETAILS	
ORIGINAL SHEET SIZE	A1
HORIZONTAL SCALES USED	H=1500
COORDINATE SYSTEM	MGA94
CAD FILE NAME	PARA-R12_DES2.DWG
PR No.	PR NO



APPROVED _____

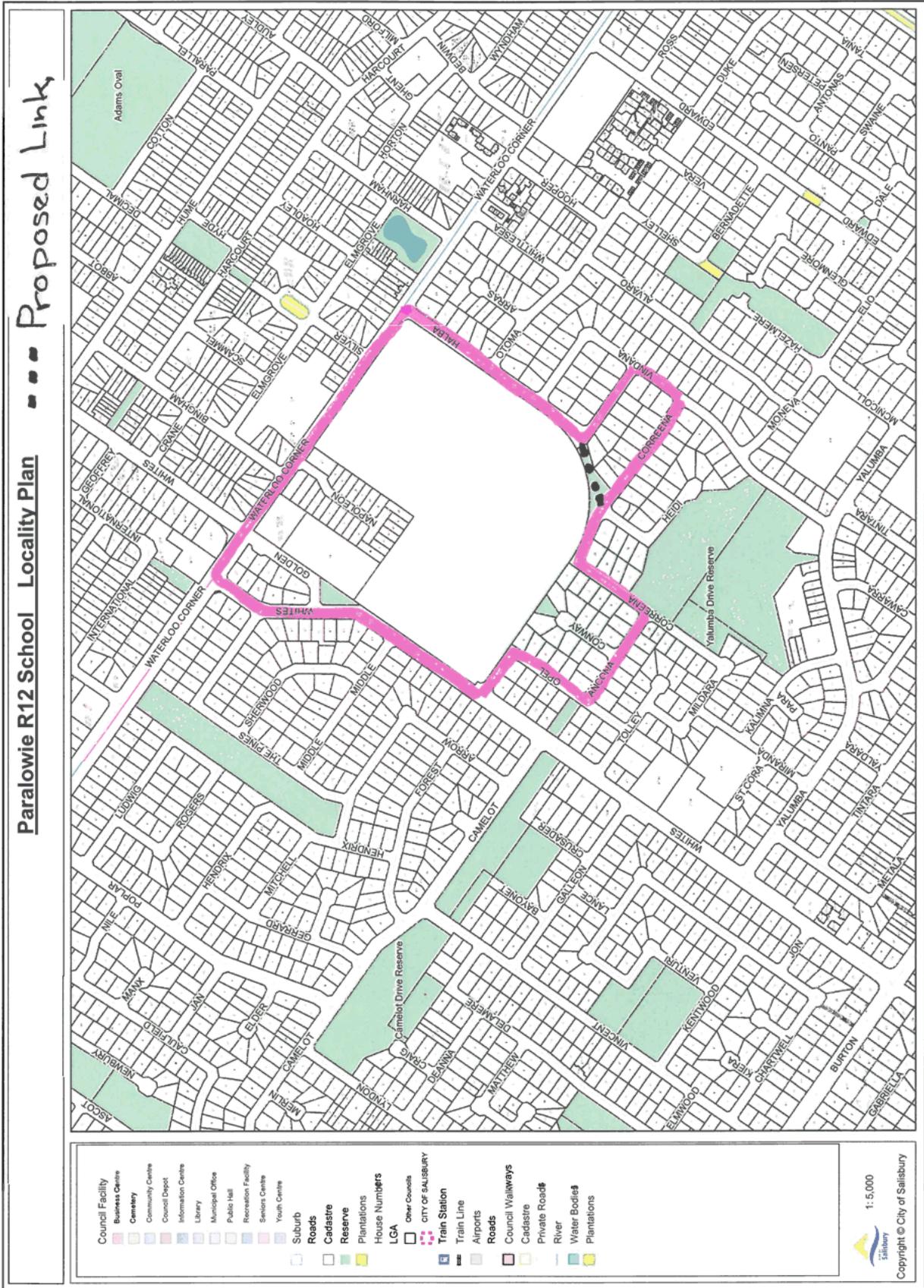
NAME **DAMEON ROY**
MANAGER TECHNICAL SERVICES

DATE _____



DESIGN VERIFICATION			
DESIGN TITLE	NAME	SIGNATURE	DATE
SURVEYOR	MARTYN ELLIOTT		
CIVIL DESIGNER	SIMON KRETSCHMER		
TEAM LEADER CIVIL DESIGN & TRAFFIC	JASON TAMAS		
SENIOR TRAFFIC ENGINEER	TONY CALANDRO		
TEAM LEADER LANDSCAPE DESIGN	CRAIG JOHANSEN		
LANDSCAPE DESIGNER			
SENIOR ASSET & PROJECT ENGINEER	PETER STOKES		
MANAGER PROJECTS	JOHN HUTTON		

PARALOWIE SCHOOL R-12		PLAN No. PR NO	SHEET 01	A REV.
PROPOSED 'DROP ZONE' AND THROUGH ROAD PARALOWIE				



Item 2.7.1 - Attachment 2 - Locality Plan - Paralowie R-12 School

ITEM	2.7.2		
	WORKS AND SERVICES COMMITTEE		
DATE	18 September 2017		
PREV REFS	Resources and Governance Committee	3.3.2 Cars For Sale on Roadside	28/11/2011
	Works and Services Committee	2.2.2 Cars For Sale on Roadside	16/07/2012
	Works and Services Committee	2.2.1 Cars For Sale on Roadside	20/08/2012
	Works and Services Committee	2.7.1	19/10/2015
HEADING	Salisbury Highway - Cars For Sale		
AUTHOR	Patrick Trimboli, Senior Traffic Engineer, City Infrastructure		
CITY PLAN LINKS	4.1 Strengthen partnerships that enable us to better address our community's priorities.		
SUMMARY	<p>This report arises from a request at the July Council meeting for staff to provide a report on what can be done to prevent cars for sale parking along Salisbury Highway. The report draws attention to the many previous reports dealing with the issue and concludes that the practice is not an illegal one, but rather one which should be managed relative to the issues created, such as endangering public safety.</p>		
RECOMMENDATION	<ol style="list-style-type: none"> 1. That the information be received. 2. The situation pertaining to 'cars for sale' along Salisbury Highway, Parafield Gardens continue to be monitored as part of the Inspectorate Team's regular surveillance across the City. 3. That ongoing liaison with SAPOL be maintained to assist in addressing specific issues relating to driver behaviour and road safety. 		
ATTACHMENTS	There are no attachments to this report.		

1. BACKGROUND

1.1 Issues with cars parked along our roads for the prime purpose of obtaining their sale have been the subject of many reports in the past where many possible measures were explored and actions taken in an attempt to curb this. It included the collaboration of SAPOL in some situations and the introduction of timed parking in others. Given that the major concern with this practice is public safety, our Inspectorate Team has maintained a general surveillance via awareness of the matter and in this regard, the issue has certainly diminished. However, it must be understood that there is no illegal aspect to the practice and hence our Inspectorate have been diligent in issuing infringements relative to the manner in which vehicles have been parked and for the prime purpose of facilitating road safety.

2. CONSULTATION / COMMUNICATION

2.1 Internal

2.1.1 Inspectorate Division, City Development

2.2 External

2.2.1 SAPOL

3. REPORT

- 3.1 The issue of “cars for sale” being parked along our roads has at least two major aspects and these are the reason which ultimately result in complaints being raised. The first of these is the primary concern for road safety and this can arise when congestion is created by the public stopping to examine the vehicles. Council does not have any powers to address this issue and it is best dealt with by seeking the assistance of SAPOL. Accordingly, if we become aware of such situations, then the best remedy is to seek the attendance of the Police.
- 3.2 The secondary aspect to this is the impact on residents and their visitors ability to park on the road, or much worse to park in a manner which obstructs the residential driveways.
- 3.3 The former aspect can be addressed by timed parking so that it generates a turnover of car parks. However, this can also be detrimental to residents and still does not assign the car parks for resident’s exclusive use. It also requires an allocation of resources to ensure compliance.
- 3.4 With regard to parking across driveways, it is only illegal to obstruct the driveway. There are occasions when a vehicle can be legally parked but access is made more difficult by the presence of the parked vehicle. Notwithstanding, our Inspectorate Team are vigilant in this regard and do expiate those vehicles illegally parked.

- 3.5 In order to give some context to the issues in this particular case and any problems arising, some monitoring has been undertaken by our Inspectorate Team. The table below provides details of situations where expiations have been issued for the period from the July 2016 to the August 2017. During this period (9) expiations were issued for Salisbury Highway as follows:

Contravene Permissive Parking Sign	2
Parking on reserve or plantation	1
Stop for Longer Than 1 Hour-(Heavy or Long Vehicle)	1
Stop on a Path, Dividing Strip, or Nature Strip	1
Stop on Continuous Yellow Edge Line	1
Stop on Painted Island	3

- 3.6 Based on the above, it is apparent that none were issued for obstructing driveways and the number of expiations was low.
- 3.7 Details from recent inspections carried out by Inspectorate are below:
- 3.7.1 Saturday 29/07/2017, there were 4 cars for sale parked between 379 and 375 Salisbury Hwy. No vehicle was blocking a driveway.
- 3.7.2 Sunday 30/07/2017, there was 1 car for sale parked between 379 and 375 Salisbury Hwy. No vehicle was blocking a driveway.

4. CONCLUSION / PROPOSAL

- 4.1 Having regard to the above, it is concluded that:
- 4.1.1 The extent of the problem is relatively limited and hence application of a restrictive measure, like timed parking, is not appropriate. This is based on the extent of the problem, the disadvantages it can create for residents and the need for dedicated compliance enforcement to be effective.
- 4.1.2 Any issue of public safety should be immediately reported to Police for their immediate intervention. It should be noted that Council staff maintain a collaborative liaison with SAPOL for such purposes.
- 4.1.3 The Inspectorate Team will continue to provide, as part of their regular surveillance, attention to the area and the issuing of expiations where illegal actions within their domain are appropriate.

CO-ORDINATION

Officer: Executive Group
Date: 11/09/2017