



AGENDA

FOR STRATEGIC PROPERTY DEVELOPMENT SUB COMMITTEE MEETING TO BE HELD ON

8 APRIL 2019 AT 6.30PM

IN COMMITTEE ROOMS, 12 JAMES STREET, SALISBURY

MEMBERS

Cr N Henningsen (Chairman)
Mayor G Aldridge (ex officio)
Cr M Blackmore
Cr L Braun
Cr K Grenfell
Cr D Proleta
Cr S Reardon (Deputy Chairman)
Cr G Reynolds

REQUIRED STAFF

Chief Executive Officer, Mr J Harry
General Manager City Development, Mr T Sutcliffe
Manager Strategic Development Projects, Ms C Milton

APOLOGIES

LEAVE OF ABSENCE

PRESENTATION OF MINUTES

Presentation of the Minutes of the Strategic Property Development Sub Committee Meeting held on 13 March 2019.

Presentation of the Minutes of the Confidential Strategic Property Development Sub Committee Meeting held on 13 March 2019.

REPORTS

SPDSC1	Future Reports for the Strategic Property Development Sub Committee	9
SPDSC2	Salisbury Oval Recreation and Open Space Needs	13

OTHER BUSINESS

CONFIDENTIAL ITEMS

SPDSC3 Salisbury Oval Residential - Expression of Interest

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) 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.*
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 item at this time will protect Council's commercial negotiation position.*

*On that basis the public's interest is best served by not disclosing the **Salisbury Oval Residential - Expression of Interest** 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 STRATEGIC PROPERTY DEVELOPMENT SUB COMMITTEE
MEETING HELD IN COUNCIL CHAMBER, 12 JAMES STREET, SALISBURY ON
13 MARCH 2019**

MEMBERS PRESENT

Mayor G Aldridge (ex officio)
Cr M Blackmore
Cr L Braun (from 6.36pm)
Cr K Grenfell
Cr D Proleta
Cr Shiralee Reardon (Deputy Chair)
Cr G Reynolds
Cr N Henningsen (Chair)

OBSERVERS

Cr C Buchanan
Cr D Hood

STAFF

Chief Executive Officer, Mr J Harry
General Manager City Development, Mr T Sutcliffe
Manager Strategic Development Projects, Ms C Milton
Manager Governance, Mr M Petrovski

The meeting commenced at 6:35pm

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

APOLOGIES

Nil.

LEAVE OF ABSENCE

Nil

PRESENTATION OF MINUTES

Moved Mayor G Aldridge
Seconded Cr K Grenfell

The Minutes of the Strategic Property Development Sub Committee
Meeting held on 12 February 2019, be taken and read as confirmed.

CARRIED

REPORTS

SPDSC1 Future Reports for the Strategic Property Development Sub Committee

Moved Cr D Proleta
Seconded Cr S Reardon

1. The information be received.

CARRIED

SPDSC2 Salisbury Oval Recreation and Open Space Needs

Mayor G Aldridge declared a material conflict of interest on the basis of being a Director of a company associated with this matter. Mayor Aldridge left the meeting at 6:37pm and did not return.

Cr N Henningsen declared a perceived conflict of interest on the basis of a family member being an employee of one of the respondents as part of the EOI process. Cr Henningsen managed the conflict by remaining in the meeting with a focus on serving the best interests of the community.

Cr S Reardon declared a perceived conflict of interest on the basis of signing a petition against the development. Cr Reardon managed the conflict by remaining in the meeting and voting in the best interest of the community.

Cr D Proleta declared a perceived conflict of interest on the basis of signing a petition against the development. Cr Proleta managed the conflict by remaining in the meeting and voting in the best interest of the community.

Moved Cr K Grenfell
Seconded Cr M Blackmore

1. Consideration of this matter (SPDSC2, Strategic and Property Developments Sub Committee 13/03/2019) be deferred to the April 2019 meeting of the Strategic and Property Development Sub Committee pending the outcome of a confidential workshop to be convened in relation to the Expression of Interest Process.
2. New construction works associated with landscaping, access into the Salisbury Oval and the provision of other sport and recreation facilities at Salisbury Oval be placed on hold pending the outcome of the confidential workshop and consideration of this item.

CARRIED

*The majority of members present voted IN FAVOUR of the MOTION.
The Chairperson, Cr Henningsen was not required to cast her vote.
Cr S Reardon voted IN FAVOUR of the MOTION
Cr D Proleta voted IN FAVOUR of the MOTION*

OTHER BUSINESS

Nil.

CONFIDENTIAL ITEMS

SPDSC3 Salisbury Oval Residential - Expression of Interest

Cr N Henningsen declared a perceived conflict of interest on the basis of a family member being an employee of one of the respondents as part of the EOI process. Cr Henningsen managed the conflict by remaining in the meeting with a focus on serving the best interests of the community.

Cr S Reardon declared a perceived conflict of interest on the basis of signing a petition against the development. Cr Reardon managed the conflict by remaining in the meeting and voting in the best interest of the community.

Cr D Proleta declared a perceived conflict of interest on the basis of signing a petition against the development. Cr Reardon managed the conflict by remaining in the meeting and voting in the best interest of the community.

Moved Cr K Grenfell

Seconded Cr L Braun

1. *Pursuant to Section 90(2) and (3)(b)(i) and (b)(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.*

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 item at this time will protect Council's commercial negotiation position.*

*On that basis the public's interest is best served by not disclosing the **Salisbury Oval Residential - Expression of Interest** item and discussion at this point in time.*

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

CARRIED

The Chairperson, Cr Henningsen was not required to cast her vote

Cr S Reardon voted IN FAVOUR of the MOTION

Cr D Proleta voted IN FAVOUR of the MOTION

The meeting moved into confidence at 7:00pm

The meeting moved out of confidence at 7:06pm

SPDSC4 Hoyle Green Tranche 2 - Status Update Report

Moved Cr L Braun

Seconded Cr D Proleta

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 on duty in attendance, be excluded from attendance at the meeting for this Agenda Item.*

CARRIED

The meeting moved into confidence at 7:07pm.

The meeting moved out of confidence at 7:10pm.

The meeting closed at 7:10pm.

CHAIRMAN.....

DATE.....

ITEM	SPDSC1
	STRATEGIC PROPERTY DEVELOPMENT SUB COMMITTEE
DATE	08 April 2019
HEADING	Future Reports for the Strategic Property Development Sub 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 Strategic Property Development Sub 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 standing committee for noting.
- 1.2 The reports to standing committees also capture reports that are required to be presented to sub committees that fall within the responsibility of that standing committee.
- 1.3 The administration will now separate these and present a report indicating items that, as a result of a Council resolution, will be presented to each sub committee.

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 Strategic Property Development Sub Committee as a result of a Council resolution:

Meeting Item	Heading and Resolution	Officer
26/06/2017 2.9.1 Due:	Fairbanks Drive Reserve Update Report Council has previously resolved this resolution to be confidential. June 2019	Chantal Milton
25/09/2017 2.9.1-SPDSC4 Due:	Shoalhaven Strategic Development Project Update Council has previously resolved this resolution to be confidential. June 2020	Chantal Milton
25/09/2017 2.9.1-SPDSC6 Due:	Lake Windemere Residential Update Report Council has previously resolved this resolution to be confidential. June 2019	Chantal Milton
23/07/2018 2.9.1-SPDSC4 Due: Deferred to: Reason:	Strategic Land Review – Bi-Annual Update Report & Program Timing Council has previously resolved this resolution to be confidential. May 2019 June 2019 Re-scheduled to June as it is unlikely there will be sufficient business and project readiness for reporting to a May 2019 meeting.	Chantal Milton
25/02/2019 2.5.1-SPDSC4 Due:	Tranche 1 Update Report – Completion of Aboriginal Discovery Landscape Works at Emerald Green 2. That the close-out report for 19739 Ryans Road – Emerald Green will be presented to Strategic Property Development Sub-Committee in June 2019. June 2019	Chantal Milton
25/02/2019 2.5.1-SPDSC6 Due: Deferred to: Reason:	Low Cost Affordable Housing Research 2. That an Affordable Housing Implementation Plan be developed as part of the two- year minor update of the Strategic Land Review for Council consideration in April 2019. May 2019 June 2019 Re-scheduled to June as it is unlikely there will be sufficient business and project readiness for reporting to a May 2019 meeting.	Hiroe Terao
25/02/2019 2.5.1-SPDSC6	Low Cost Affordable Housing Research 3. That the Tranche 2 Lake Windemere project expression of interest process (Confidential Item: SPDSC6 – Lake Windemere Residential Update Report, Resolution No. 2077/2017) due to commence in early 2019 be expanded to include approaches to key	Hiroe Terao

	stakeholders identified in the Low Cost Housing Research Report with the outcomes reported to Council by mid-2019.
Due:	June 2019

4. CONCLUSION / PROPOSAL

- 4.1 Future reports for the Strategic Property Development Sub Committee have been reviewed and are presented for noting.

CO-ORDINATION

Officer: GMCiD
Date: 25.03.19

ITEM	SPDSC2			Item SPDSC2
	STRATEGIC PROPERTY DEVELOPMENT SUB COMMITTEE			
DATE	08 April 2019			
PREV REFS	Policy and Planning Committee	1.10.1	20 Jul 2015 6:30 pm	
	Policy and Planning Committee	1.1.1	17 Aug 2015 6:30 pm	
	Policy and Planning Committee	1.3.1	18 Jan 2016 6:30 pm	
	Policy and Planning Committee	1.3.2	15 Feb 2016 6:30 pm	
	Policy and Planning Committee	1.3.1	15 Feb 2016 6:30 pm	
	Policy and Planning Committee	1.3.1	18 Apr 2016 6:30 pm	
	Policy and Planning Committee	1.3.1	20 Jun 2016 6:30 pm	
	Policy and Planning Committee	1.10.1	19 Sep 2016 6:30 pm	
	Policy and Planning Committee	1.3.1	20 Mar 2017 6:30 pm	
	Works and Services Committee	2.5.2	19 Jun 2017 conclusion of Policy and Planning Committee	
	Works and Services Committee	2.5.2	18 Sep 2017 conclusion of Budget and Finance Committee	
	Works and Services Committee	2.5.1	19 Feb 2018 conclusion of Budget and Finance Committee	
	Works and Services Committee	2.9.1	16 Oct 2017 conclusion of Budget and Finance Committee	

Strategic Property Development Sub Committee	SPDSC3	09 Jul 2018 conclusion of the Innovation and Business Development Sub Committee
Council	NOM 7.2	22 Oct 2018 6:30 pm
Policy and Planning Committee	1.3.1	21 Jan 2019 6:30 pm
Strategic Property Development Sub Committee	SPDSC2	13 Mar 2019 6.30pm
Strategic Property Development Sub Committee	SPDSC3	13 Mar 2019 6.30pm

HEADING Salisbury Oval Recreation and Open Space Needs

AUTHOR Terry Sutcliffe, General Manager City Development, City Development

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.
4.4 Embed long term thinking, planning and innovation across the organisation.

SUMMARY The Salisbury Oval Masterplan endorsed by Council March 2017 put in place a framework for the development of Salisbury Oval as an integrated recreation, sporting, open space and residential precinct. The masterplan is strongly aligned with the strategic directions contained in Council's approved Salisbury City Centre Renewal Strategy, and is nominated by Council as a Critical Action in the City Plan 2030.

The development of the Masterplan involved extensive community engagement and the end Masterplan endorsed by Council reflected community engagement outcomes at the time. In recent months there has been further comment from the community, and particularly from the Salisbury Football Club regarding future playing and training facility needs.

It should be emphasised that recreation, open space and infrastructure (eg stormwater) needs have primacy when dealing with community land, and the process Council follows when determining whether community land is potentially suitable for development or disposal is to first assess those primary needs and to only consider land for revocation and development if it is

assessed as not being required for those primary needs. This process was followed in the development of the masterplan - the Salisbury Oval masterplan was predicated on the assessment at the time of the primary recreation, open space and infrastructure needs, and informed by extensive community engagement. However since Council's endorsement of the Masterplan new community expectations for sport and recreation land and facilities on Salisbury Oval have recently arisen, which were addressed in the report to the sub-committee in March 2019 and again in this report. These expectations are also reflected in a petition from 2081 signatories received by Council at its December 2018 meeting (Resolution 0042/2018), opposing the sale of land at Neales Green and portions of Salisbury Oval.

Council deferred consideration of this matter at its March 2019 meeting and this report is a follow up to that deferral.

RECOMMENDATION

1. That the information be received.
2. That it be confirmed that Neales Green as designated in the Salisbury Oval Masterplan be removed from consideration for residential development, and the Salisbury Oval Masterplan be amended consequentially to reflect this, and to incorporate any changes appropriate and required as a result of the final Salisbury Oval Residential EOI outcomes.
3. That Council pursue further discussions and negotiations with the Sportsman's Association and Salisbury Football Club regarding the utilisation of Neales Green for future use for junior training and games. Noting that the Cricket Club has confirmed that they do require the use of Neals Green.
4. That the balance of the residential parcels identified in endorsed Salisbury Oval Masterplan, encompassing the former St Jays site and Brown Terrace site, be re-affirmed as appropriate for future residential development, in recognition of its strategic importance in supporting the attainment of the endorsed Salisbury City Centre Renewal Strategy and Salisbury Oval MasterPlan.
5. That a further report be presented to Council containing the amended MasterPlan for endorsement in accordance with resolution 2
6. That budgeted works associated with recreation, sport and open space facilities put on hold by the March 2019 Council resolution 0116/2019 be taken off hold, and proceed according to budget provision and program.

ATTACHMENTS

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

1. SPDSC2 - Salisbury Oval Recreation and Open Space Needs Report - 13 March 2019
2. Sporting Clubs Meeting Notes 21/3/19
3. Questions relating to Recreation and Open Space Needs and the Responses provided to members at the workshop

1. BACKGROUND

- 1.1 At the March 2019 Strategic Property Development Sub-Committee (SPDSC) meeting a report was considered regarding recreation and open space needs for Salisbury Oval (Attachment 1). For background to this matter please refer to that report.
- 1.2 The SPDSC recommended and Council subsequently resolved at its March 2019 meeting:
 1. *Consideration of this matter (SPDSC2, Strategic and Property Developments Sub Committee 13/03/2019) be deferred to the April 2019 meeting of the Strategic and Property Development Sub Committee pending the outcome of a confidential workshop to be convened in relation to the Expression of Interest Process.*
 2. *New construction works associated with landscaping, access into the Salisbury Oval and the provision of other sport and recreation facilities at Salisbury Oval be placed on hold pending the outcome of the confidential workshop and consideration of this item.*
(Resolution 0116/2019)
- 1.3 A workshop was held with Elected Members on 1 April 2019 in accordance with resolution 1 above. As part of that workshop Members were requested to submit questions beforehand, in addition to questions and discussion at the workshop, and a copy of the questions relating to recreation and open space needs and the responses provided to members at the workshop are provided in Attachment 3.
- 1.4 Staff were also invited to attend a meeting of Salisbury Football Club members on 2 April 2019 to provide information to members on the Salisbury Oval Master Plan, and the current status of Council's consideration of implementation of the various elements of the master plan. The General Manager City Development, The General Manager Community Development, and the General Manager City Infrastructure attended, and North Ward Councillors Hood and Reynolds also attended this meeting at the invitation of the Club. The outcomes of this meeting are addressed later in this report.

2. CITY PLAN CRITICAL ACTION

- 2.1 Develop Salisbury Oval to include an integrated recreation and residential precinct.
- 2.2 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 Refer to the March 2019 SPDSC report for information on internal consultation (Attachment 1).
- 3.2 External
 - 3.2.1 Refer to the March 2019 SPDSC report for information on external consultation up to the date of the SPDSC meeting (Attachment 1).

- 3.2.2 Since that meeting there has been further discussion with representatives of the Sportsmans Association, the Salisbury Football Club and Northern Districts Cricket Club. The notes from a meeting held on 21 March form Attachment 2 to this report.
- 3.2.3 The Cricket Club have provided a written response to the meeting notes on 26/3/19 confirming that the notes are accepted with one minor edit to include reference to “*premier and community clubs*” under item 1.1.1.
- 3.2.4 The Sportsmans Association representatives have verbally advised that they endorsed the meeting outcomes as documented and noted that they were aware that most of the issues raised were in relation to concerns emanating from the Football Club. They were satisfied that the notes were accurate and answered to their satisfaction the issues which were raised.
- 3.2.5 The Football Club have provided a written response on 3/4/19, following the meeting held at the club on 2/4/19 as follows:

We have no amendments to make to the notes from our 21/03/19 meeting. The only topic that wasn't discussed at the meeting concerned the proposed subdivision for town housing along Brown Tce. The Club has concerns about the operational impact this may have should new residents object to the club using lighting for training and matches (sometimes until 9-9:30pm at night) and sirens on Sunday mornings for junior matches (usually 8:30am start).

It's a tricky one, but we'd like to discuss further with Council to understand how to approach this with local residents (should the subdivision be approved and townhouses developed and occupied) and if need be agree curfew times.

Further to the above, the Club would also like the Council to take into consideration that as the masterplan develops, titling does not encroach beyond the current eastern fenceline. If it appears that the design is heading this way, the Club would like to be informed asap to understand what impact this may have on the mounds, informal parking and vegetation.

Thanks again to the Council for consulting with the Salisbury Football Club, we greatly appreciate it.

4. REPORT

- 4.1 The deferral of consideration of this item from the March Council meeting was to enable a briefing to be provided to Members on the background and context to the Salisbury Oval master Plan and the projects emanating from that plan. The briefing was provided at a confidential Informal Strategy on 1 April 2019.
- 4.2 There have also been subsequent further discussions with the Sportsmans association and clubs, which are summarised in the meeting notes in Attachment 2. Responses to those meeting notes are outlined in Section 3.2 of this report.
- 4.3 Both the Sportsmans Association and the Northern Districts Cricket Club have confirmed the meeting notes. The Salisbury Football Club have also confirmed the meeting notes, and have raised an issue of potential concern in relation to the

- proposed residential development of the Brown Terrace land parcel ("Parcel 2") and the constraints that this may impose upon the future use of the Salisbury Oval.
- 4.4 This issue was considered in the development of the Salisbury Oval Master Plan. The development of Parcel 2 adjacent to Brown Terrace does introduce residents in closer proximity to the oval and there is the potential for light spill and noise from activities on the oval to impact upon future residents.
- 4.5 Counterbalancing this are the following considerations:
- 4.5.1 There is currently very limited casual surveillance of the oval precinct outside of formal hours of use of the oval by sporting clubs. During the master plan development feedback was received during public consultation regarding antisocial behavior within the oval precinct, and this has also been confirmed by the clubs. Crime Prevention Through Environmental Design (CPTED) principles were applied to the master plan formulation, by introducing residential development along Brown Terrace adjacent to and with an outlook over the main oval area. The casual surveillance afforded by residents having an outlook over the oval is expected to reduce the incidence of antisocial behavior. The Brown Terrace parcel has a current amenity value for existing residents on the opposite side of Brown Terrace, but its configuration and mounding, and the separation distance of existing housing, does not provide for casual surveillance of the oval as outlined under 4.5.1 above.
- 4.5.2 The outlook over the oval provides a very positive amenity for future residents, and ready access to open space and walking paths for those residents.
- 4.5.3 Future residents would be choosing to live adjacent to the oval in full knowledge of the use and activities on the oval. Whilst it cannot be guaranteed that a future resident would not raise concerns over activities on the oval, this likelihood is significantly reduced when a resident is making a conscious decision to locate next to such a facility, and is also benefitting from the high amenity created by the oval precinct when it is not in active use for sporting activities.
- 4.5.4 Should this matter be considered to be of concern, mechanisms such as a suitable encumbrance on certificates of title can be applied to flag the active sports use of the oval and its potential impacts in an effort to further manage the expectations of future residents.
- 4.6 The Football Club has also sought clarification of the extent of potential residential development along Brown Terrace, to ensure any encroachment into the perimeter of the oval and the existing mounding is limited to the existing fenceline. Should Council endorse continuing to explore residential development for this parcel, this will be a key consideration in the evolution of the design for any proposal for this land.
- 4.7 Other matters raised in the intervening period since the march SPDSC meeting are canvassed in the responses to questions in Attachment 3.

5. CONCLUSION / PROPOSAL

- 5.1 Direction is sought from Council in relation to the open space and recreation needs relating to Salisbury Oval, as it applies to the potential residential development parcels identified in the endorsed Salisbury Oval master Plan.
- 5.2 There has been no change to the open space needs assessment outlined in the report to the March Strategic Property Development Sub-Committee, which recommended that, due to changed circumstances since the development and approval of the Salisbury Oval Master Plan, Neales Green be removed from consideration for residential development, to cater for growth in junior football.
- 5.3 Accordingly, the recommendations to the March 2019 SPDSC meeting on this matter are re-presented for consideration.

CO-ORDINATION

Officer: EXECUTIVE GROUP
Date: 04.04.19

ITEM	SPDSC2 STRATEGIC PROPERTY DEVELOPMENT SUB COMMITTEE
DATE	13 March 2019
HEADING	Salisbury Oval Recreation and Open Space Needs
AUTHORS	John Harry, Chief Executive Officer, CEO and Governance Terry Sutcliffe, General Manager City Development, City Development Adam Trotman, Manager Community Planning & Vitality, Community Development
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. 4.4 Embed long term thinking, planning and innovation across the organisation.
SUMMARY	<p>The Salisbury Oval Masterplan endorsed by Council March 2017 put in place a framework for the development of Salisbury Oval as an integrated recreation, sporting, open space and residential precinct. The masterplan is strongly aligned with the strategic directions contained in Council's approved Salisbury City Centre Renewal Strategy, and is nominated by Council as a Critical Action in the City Plan 2030.</p> <p>The development of the masterplan involved extensive community engagement and the end Masterplan endorsed by Council reflected community engagement outcomes at the time. In recent months there has been further comment from the community, and particularly from the Salisbury Football Club regarding future playing and training facility needs.</p> <p>It should be emphasised that recreation, open space and infrastructure (eg stormwater) needs have primacy when dealing with community land, and the process Council follows when determining whether community land is potentially suitable for development or disposal is to first assess those primary needs and to only consider land for revocation and development if it is assessed as not being required for those primary needs. This process was followed in the development of the masterplan - the Salisbury Oval masterplan was predicated on the assessment at the time of the primary recreation, open space and infrastructure needs, and informed by extensive community engagement. However since Council's endorsement of the masterplan new community expectations for sport and recreation land and facilities on Salisbury Oval have recently arisen, which are addressed later in this report. These expectations are also reflected in a petition from 2081 signatories received by Council at its December 2018 meeting</p>

ITEM SPDSC2

(Resolution 0042/2018), opposing the sale of land at Neales Green and portions of Salisbury Oval.

This report provides a background to the Salisbury Oval Masterplan and re-visits the assessment of recreation, sporting and open space needs in light of the recent change in position of the Salisbury Football Club, and community feedback in relation to other elements of the master plan including Neales Green.

PREV REFS	Policy and Planning Committee	1.10.1	20/07/2015
	Policy and Planning Committee	1.1.1	17/08/2015
	Policy and Planning Committee	1.3.1	18/01/2016
	Policy and Planning Committee	1.3.2	15/02/2016
	Policy and Planning Committee	1.3.1	15/02/2016
	Policy and Planning Committee	1.3.1	18/04/2016
	Policy and Planning Committee	1.3.1	20/06/2016
	Policy and Planning Committee	1.10.1	19/09/2016
	Policy and Planning Committee	1.1.2	19/09/2016
	Policy and Planning Committee	1.3.1	20/03/2017
	Works and Services Committee	2.5.2	19/06/2017
	Works and Services Committee	2.5.2	18/09/2017
	Works and Services Committee	2.9.1	16/10/2017
	Works and Services Committee	2.5.1	19/02/2018
	SPDSC	SPDSC3	09/07/2018
	Council	MON 7.2	22/10/2018
	Policy and Planning Committee	1.3.1	21/1/19

ITEM SPDSC2

RECOMMENDATION

1. That the information be received.
2. That it be confirmed that Neals Green as designated in the Salisbury Oval Masterplan be removed from consideration for residential development, and the Salisbury Oval Masterplan be amended consequentially to reflect this, and to incorporate any changes appropriate and required as a result of the final Salisbury Oval Residential EOI outcomes.
3. That Council pursue further discussions and negotiations with the Sportsmans Association and Salisbury Football Club regarding the utilisation of Neales Green for future use for junior training and games.
4. That the balance of the residential parcels identified in endorsed Salisbury Oval Masterplan, encompassing the former St Jays site and Brown Terrace site, be re-affirmed as appropriate for future residential development, in recognition of its strategic importance in supporting the attainment of the endorsed Salisbury City Centre Renewal Strategy and Salisbury Oval MasterPlan.
5. That a further report be presented to Council containing the amended MasterPlan for endorsement in accordance with resolution 2.

ATTACHMENTS

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

1. Salisbury Oval Masterplan approved by Council 27 March 2017
2. Map of Community Engagement Notification Area - Masterplan and Community Land Revocation
3. Correspondence from Salisbury Sportsmans Clubs and CoS Response to Salisbury Sportsmans Club
4. Salisbury Football Club Oval Schedule
5. Indicative Concept Plan - St Jays Junior Oval
6. Northern Districts Cricket Club Oval Schedule

1. BACKGROUND***Salisbury Oval Master Plan***

- 1.1 Council endorsed an integrated recreation and residential masterplan for the development of Salisbury Oval in 2017 (Item 1.3.1, Policy and Planning, 20/03/17). This decision followed extensive community engagement informing both the masterplan and the associated Development Plan changes to the zoning of the precinct to support residential development consistent with Council's endorsed Salisbury City Centre Renewal Strategy, which seeks to increase the residential population in and immediately around the Salisbury City Centre.
- 1.2 Council considered the Master Plan in January 2019 and endorsed the following resolution 0068/2019:

ITEM SPDSC2

Salisbury Oval - Property Dedication Investigations and Project Background Report

1. *That the report be noted.*
2. *Council endorses the continued implementation of the projects within the Salisbury Oval Master Plan.*
3. *Administration consider future use options for Neales Green as part of the overall consideration of the REOI process and report to Council via the Strategic Property Development Sub-Committee in March 2019.*
4. *That the timing for consideration of the residential urban development proposals at Salisbury Oval, as set out in Section 6 of this report (Item 1.3.1, Policy and Planning, 21/01/19) be noted.*

Resolution No. 0068/2019

- 1.3 In addition, via a Works and Services Committee recommendation at its January 2019 meeting in relation to *Salisbury Oval Master Plan Implementation – Sport and Recreation Civil and Landscape Works*, Council resolved:

1. *That the report be noted.*
2. *That the 2019/2020 budget for the Salisbury Oval Project be increased to \$1.68M, and that this be reflected in the budget bid, which is to be included as a non-discretionary item into the 2019/20 budget process.*
3. *That construction of the proposed access road from Brown Terrace be commenced this financial year.*

*Resolution No. 0072/2019****Masterplan Community Engagement***

- 1.4 The Salisbury Oval masterplan was developed through a two stage community engagement process. The first engagement occurred in October 2015 seeking feedback on what the community most valued in the Salisbury Oval precinct, any gaps in facilities and infrastructure, and any general concerns with the precinct. This feedback informed the development of the draft masterplan in 2016. This first stage of engagement was facilitated by independent engagement consultant company URPS and included:
 - Distribution of a feedback flyer via direct mail box drop to local residents and property owners that live in or own property within proximity to the Salisbury Oval precinct (approximately **1700** letters) with **28** completed responses received.
 - Two community café sessions held at St Jays Recreation Centre. These sessions were publicly advertised in the Messenger Newspaper, on the Council website, via social media and by direct letters of invitation to all residents/property owners that live in or within proximity to the Salisbury Oval precinct. In total, **seven** community members attended.

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- 1.5 A second phase of consultation, to test the draft masterplan with the community was undertaken between October and December 2016 coordinated by URPS, and the full findings were presented to Council in March 2017 (Attachment 1, Item 1.3.1, Policy and Planning 20/03/2017). The draft masterplan clearly identified those areas of the Salisbury Oval precinct proposed for investigation for potential development for residential use, and the planned active sport and recreational upgrades. The community engagement activities included:

- Meetings with sporting club representatives;
- Direct mail out of a comprehensive information flyer to all residents and landowners of properties within 500 metres of the oval precinct, directly delivered to over **2500** properties within proximity of the Salisbury Oval precinct.(copy of Plan of distribution area is contained in **Attachment 2**);
- An interactive community information café session was held supported by the consultation zone in Council's James Street office and Len Beadell Library; and
- Online survey.

In total **54** responses were received via the online survey and other written formats. Approximately **35-40** people attended the community information session, which was advertised via a feedback flyer direct to all property owners/residents in or within proximity to the oval precinct

- 1.6 A summary of key issues raised in the community consultation process was also included in the URPS report considered by Council in March 2017. Approximately 84% of respondents supported or were neutral to the Salisbury Oval Precinct masterplan, which included a proposal for residential development on the former St Jays site, Orange Avenue, Neales Green and Brown Terrace.

- 1.7 The elements of the Masterplan that were most highly rated by those respondents (ie 75% or more in favour) who supported or were neutral to the Masterplan were:

- Improved path networks, footpaths and tree planting;
- Creating a new Salisbury Oval entrance form Brown Terrace including a roundabout to manage traffic;
- Retaining the oval for AFL football and cricket, and improving facilities associated with sporting club use of the oval (eg new change room/upgraded grandstand);
- Developing new public toilets as part of the change rooms;
- Retention of statement gum tree;
- Improved community safety (eg CCTV, improved surveillance between sporting facilities and from housing); and
- Upgrading the playground and delivery of multi-use game sports area.

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Respondent's opinions were mixed regarding the following aspects:

- Removal of sections of the raised mounds and trees that surround the Salisbury oval with just less than half the respondents in favour of the removal of these features and just under a quarter opposed to their removal, with the key reason not supporting the removal of the mounds including concerns that it would impact spectator viewing of sport at the oval.
- The establishment of new residential development as shown by a high level of non-commitment (38%) as opposed to support (27%) and those against (38%) however support for any type of residential development was generally linked to conventional low density housing forms rather than 2-3 or 3-4 storey housing.

The elements of the Masterplan that were most frequently opposed by those respondents that did not support the Masterplan were:

- Removal of green space and removal of trees.
- The need for parking at the oval and protection of the mounds for vehicles and spectators.
- Residential development.

- 1.8 Concurrent with the development of the masterplan broad consultation was undertaken for the Salisbury City Centre Development Plan Amendment (DPA) and the supporting Salisbury City Centre Urban Design Framework, with formal statutory consultation occurring across an eight week period in March and April 2016. Landowners within and adjoining the affected area, including those residents around Salisbury Oval that the DPA included as part of the transition area of the proposed Urban Core Zone, were directly notified of the consultation by mail, and notices placed in the Advertiser and Messenger newspapers. Individual meetings were held with key land owners in the Salisbury City Centre and staff hosted a drop-in session on 6 April 2016.
- 1.9 During the development of the masterplan, the Northern Districts Cricket Club responded with concern about the impending demolition of the St Jays building as it was considered a unique facility amongst clubs in the Premier Cricket Competition in Adelaide and the provision of a new indoor training facility was considered to be a priority to support growth of the sport in Northern Adelaide. The loss of the St Jays facility also had financial implications for the club (through loss of income from re-hiring).
- 1.10 Both the Sportsman's Association and Salisbury Football Club confirmed support for the overall masterplan and reconfirmed this position late in 2018 via email to staff. (A copy of recent correspondence from and to the Sportsman's Association and the Salisbury Football Club is attached for information (**Attachment 3**)). Ongoing engagement and communication has occurred with the Sportsman's Association as the masterplan detail evolved including relating to storage areas, carpark and lighting design and layouts, management of parking and access for major events. Recent advice from the Salisbury Football Club regarding the Salisbury Oval Master Plan, particularly in relation to changed needs for junior training and playing facilities, departs from prior advice and is addressed further in Section 4 of this report.

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- 1.11 Subsequent to the Masterplan community engagement, there has also been strong community interest in the future of Neales Green and the areas of Salisbury Oval identified in the Masterplan as potentially suitable for residential development, most recently culminating in the lodging of a petition from **2081** signatories opposing the sale of land at Neales Green and portions of Salisbury Oval, which was received by Council at its December 2018 meeting. There was a subsequent report to Council in January 2019 referenced above in paragraphs 1.2 and 1.3.

Salisbury Oval Community Land Revocation

- 1.12 At the Council meeting held on 26 June 2017 (item 2.5.2 resolution 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 ("the land") be revoked from classification as "community land" under the Local Government Act, and that public consultation be undertaken in relation to this proposal as required by the Act.
- 1.13 A community consultation process in relation to the land revocation process was commenced on 26 July 2017, consisting of direct mail posted to **1,937** 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 South, 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 Local Government Act Section 194 report that set out the property investigations to inform the intent to revoke the community land classification. Advertisements were published in the Northern Weekly Messenger and Government Gazette with notices published on Council's website and two signs placed on each portion of land to be revoked.
- 1.14 A further report was presented to the Council Works and Services Committee meeting held on 18 September 2017 (item 2.5.2) considering community consultation submissions received. From the 1,937 direct notifications and the various public notices regarding the land revocation, **five** submissions were received. As a result Council resolved vide resolution 2023/2017 that staff provide a further report to Council addressing issues raised in relation to Neales Green at the September 2017 Council meeting and implications for the masterplan.
- 1.15 A further report was presented to Council on the 23 October 2017 (Item 2.9.1 – Resolution 2140/2017) providing the additional information on issues raised at the September meeting as per Council's resolution, and Council considered the submissions raised and responses provided. Subsequently, Council resolved to proceed to declare the land surplus to Council's requirements and to proceed with the revocation process authorising 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.
- 1.16 Having complied with all the legislative requirements, following receipt of the Ministerial approval Council resolved to formalise the revocation of the community land classification of the land to implement the residential component of the Salisbury Oval Masterplan (Item 2.5.1 – Resolution

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2302/2018). A residential request for expression of interest (REOI) was subsequently released to the market, with the submissions closing 17 December 2018.

- 1.17 The REOI response is subject to a separate confidential report on this agenda – refer SDPSC3. It is confidential because it provides and discusses proposals which have been provided to Council on a Commercial in Confidence basis. The report provides an overview of the development concepts put forward by REOI respondents including an assessment of alignment with Council's strategic objectives for Salisbury Oval and alignment with endorsed Council plans, a financial analysis of the proposals and options.

2. CITY PLAN CRITICAL ACTION

- 2.1 Develop Salisbury Oval to include an integrated recreation and residential precinct.
- 2.2 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 The Executive Group, Divisional Managers and staff from key specialist disciplines across Council have been involved in the Salisbury Oval project. In recognition of the cross-organisational impact and importance of the Salisbury Oval project, and its position as a critical action in the City Plan 2030, a cross organisational project team working on the Salisbury City Centre Renewal Agenda has been formed and is a vehicle for internal consultation.

3.2 External

- 3.2.1 Refer to Section 1 of this report – “Background” - for a detailed outline of the comprehensive community consultation undertaken in relation to Salisbury Oval masterplan, DPA and Community Land revocation process.
- 3.2.2 In parallel with Council's consideration and approval of the Salisbury Oval Master Plan and Community Land revocation, an external communication and media plan has been 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 Marketing Communications Strategy.

4. REPORT

Salisbury Oval Master Plan Context and Principles

- 4.1 Council endorsed the Salisbury Oval Masterplan in March 2017 (Item 1.3.1, Policy and Planning, 20/03/2017), a copy is provided as **Attachment 1** for ease of reference.

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- 4.2 A vision for Salisbury Oval and a set of guiding principles were prepared to guide the Salisbury Oval masterplan, based around the themes of Open Space, Social and Economic, Built Form and Movement. The guiding principles were informed by the outcomes of the first round of community engagement in October 2015. The endorsed vision for the Salisbury Oval Masterplan sought to provide a *“High quality integrated precinct that provides a complementary mix of amenities including a premier sporting facility, open space, community services and residential areas which are accessible and have strong links to the Salisbury City Centre and surrounding areas”*.
- 4.3 Further to the guiding principles outlined above, any proposed development of the oval and sports facility has sought to maintain the existing character of the oval provided by the existing stands of mature trees, and this was also a key consideration in the definition in the masterplan of the potential residential development parcels.
- 4.4 The development of the masterplan for Salisbury Oval adopted a 20 year planning horizon to guide the future demand, investment decisions and development of the precinct seeking to:
- Optimise usage of this precinct ensuring retention of open space areas required for both active structured sport and passive recreation appropriate to meet the needs of the current and forecast future population growth.
 - Address the integration of the study area with other key activity nodes within the Salisbury City Centre and adjoining areas including the Little Para River, Salisbury City Centre including the Salisbury Interchange and Bridgestone Reserve as a critical linked group of nodal destinations.
 - Consider residential development opportunities within the broader precinct including but not limited to the St Jays site and how this development could contribute to:
 - improved amenity and safety of users within the Salisbury Oval precinct through improved passive surveillance.
 - contributing to the Salisbury City Centre Renewal Strategy key objective to increase the residential population in and around Salisbury City Centre in the next 10-20 years by construction of 500 new dwellings, including 250 medium density outcomes in the broader area (including Salisbury Oval).

Open Space, Recreation and Infrastructure Requirements***Current endorsed Council assessment:***

- 4.5 In developing the masterplan a detailed analysis was undertaken of the open space needs for precinct (Item 1.1.2, Policy and Planning, 19/09/16), to ensure open space land in and around the Salisbury Oval precinct was retained to meet the needs for all identified sporting functions and current and forecast future population growth for passive recreation (parks, playgrounds, walking trails), prior to the identification of any land that may be surplus and available for revocation for an alternative use such as residential.
- 4.6 The analysis undertaken of the open space across the catchment demonstrates that, particularly with the new provision of passive recreation facilities at

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Bridgestone Park, there is more than adequate provision of open space land when measured against accepted standards for open space provision. The analysis suggests there is a need to improve the facility provision and quality of both active sport and passive recreation facilities and reserves to meet the needs of the community and improve the linkages between the different open space nodes for walking and cycling.

- 4.7 The open space analysis for the area used for open space planning purposes (the "open space planning unit") containing Salisbury Oval identified the following:

4.7.1 Population at 2011 of 2,665.

4.7.2 Forecast population by 2036 of 3,492.

- 4.8 The area of the open space planning unit that incorporates Salisbury oval prior to the revocation had an open space provision of 25.92ha. Based upon the consultant *Forecast id* estimated population growth, plus Council's strategic objective of 500 additional dwellings within the Salisbury City Centre, using the standard benchmarks for open space of 4 hectares per 1000 people, the open space planning unit should provide a minimum of 11.95ha of open space.

- 4.9 The 4 hectares per 1000 people benchmark is considered best practice for this analysis as identified through research from across Australia as part of a Local Government Research and Development Scheme project completed in 2012.

- 4.10 Assuming the development of land for residential purposes as per the endorsed Salisbury Oval masterplan, the open space planning unit retains an additional open space area of 8.4ha over and above accepted benchmarks.

- 4.11 This calculation includes the return of new upgraded passive open space areas containing new grassed areas, landscape, playgrounds and retention of significant trees within the identified future residential development areas, and exceeds the recommended provision of 12.5% open space for new residential development required under the Development Regulations. When assessed against relevant evidence based standards, open space remaining after completion of the residential development proposed under the Salisbury Oval masterplan will exceed requirements, and upgrades to remaining open space proposed under the masterplan will result in significant improvements to the quality of open space, recreation and sporting assets in the precinct.

Emerging factors influencing open space and recreation needs:

- 4.12 Since the Salisbury Oval Precinct masterplan was developed there has been unanticipated significant growth in participation numbers in Australian rules football led by a dramatic increase in female participation since 2017.

- 4.13 Figures released by the AFL show that nationally in 2017 there was a 76% increase in female teams. In 2018 growth continued with an increase of 14.2% of female participation. This has led to an overall increase in participation in the sport by all genders of 6.5% in 2018.

- 4.14 Salisbury Football Club has experienced a similar growth rate in female participation and is now the second largest club for women's teams in the state.

- 4.15 The following table shows the increase in registered junior player numbers and teams for Salisbury Football Club from 2015-2018:

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	2015	2016	2017	2018
Junior Registrations	143	172	236	257
Junior Teams	7	8	10	12
Difference	-	+20.3%	+37.2%	+6.7%

- 4.16 Growth in the sport is likely to continue over the coming five year period, and as the AFL continues its focus on increasing female participation in the sport. Noting however that following the initial surge in female participation, growth has not been linear and has plateaued.
- 4.17 In summary there is a likelihood of further, although reduced, growth over the coming five year period. Overall growth in recreation is more likely to be out of the club environments, this trend is supported by the literature and declining numbers involved in organised sport.
- 4.18 In relation to cricket, the Northern Districts Cricket Club also use Salisbury Oval for district level turf cricket. The Northern Districts Cricket Club uses the full sized oval for training and playing. In addition to Salisbury Oval, Northern Districts Cricket Club also use a full sized oval at The Paddocks. However there is no capacity at the Salisbury Oval site for additional full sized ovals.
- 4.19 The Northern Districts Cricket Club require Salisbury Oval to be maintained as a premium level playing surface. Overuse of the oval can impact on the playing surface however can be managed through appropriate scheduling and maintenance. The Northern Districts Cricket Club reported schedule (**Attachment 6**) shows that the ground is at capacity for men's and women's senior matches on each Saturday and Sunday each week (noting the ground is also used for non-senior games in addition to The Paddocks). There is additional capacity for training.
- 4.20 Access to an additional junior sized oval will not increase the capacity for the Northern Districts Cricket Club seniors.
- 4.21 Membership numbers for the Northern Districts Cricket Club are as follows:

	Male Members	Female Members
Junior Players (Under 17s)	70	0
Senior Players	50	50
Social Members	50	30
Total	170	80

- 4.22 Feedback received from the Northern Districts Cricket Club and SACA during consultation on the Salisbury Oval Masterplan indicated a future desire for an

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indoor training facility (refer paragraph 1.9). This has been accommodated in the master plan by preservation of a footprint for such a facility. Discussions regarding the nature and scale of the facility are on-going with the Club and SACA and will be subject to a future decision regarding funding and a business case.

4.23

Capacity for additional Training and Games at Salisbury Oval

Time and Space for Training:

4.24 The ability for Salisbury Football Club to grow over the coming five year period will be limited to the capacity of the facility to cater for both training and games. The club has provided a schedule of use of the oval for reference (**Attachment 4**).

4.25 The following is a summary of time availability for training at Salisbury Oval based on information provided by the Salisbury Football Club (assuming 08:00 to 16:00 on weekdays is not suitable for training due to work/school):

	Monday	Tuesday	Wednesday	Thursday	Friday
16:00 to 18:00	Available	At Capacity	Available	At Capacity	Limited Availability
18:00 to 21:30	Available	At Capacity	Limited Availability	At Capacity	Limited Availability

4.26 Salisbury Football Club has advised that no training has taken place on Neales Green for the past three to four years. With the expansion of women's football and the additional demands on Salisbury Oval use, the demand for additional junior training and playing space could again be accommodated on Neales Green if required.

4.27 There is the time capacity for additional junior training on both Monday and Wednesday afternoons at Salisbury Oval and it is not uncommon for junior teams to train on nights other than Tuesday and Thursday nights.

4.28 There is the time capacity for additional senior training on Wednesday evenings as the oval has only a limited number of training sessions scheduled for that night. Although Monday is also available for senior training, this is not preferred due to recovery times for players. Friday nights are not desirable for training due to the short time period between training and games. There is also limited availability with games scheduled on Friday nights throughout the season.

4.29 Salisbury Football Club has previously advised it has not required the use of Neales Green for the past three to four years.

4.30 In summary, there is capacity for additional junior training on Monday and Wednesday nights, and capacity for additional senior training on Wednesday nights.

Oval Condition and Wear

4.31 Under the current arrangements there is the ability to schedule additional junior and senior training sessions at Salisbury Oval. However, as a result there will

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be additional maintenance requirements, such as over sowing, additional fertiliser and additional turf replacement. The additional costs for this increase in maintenance requirement from increased utilisation is estimated to be in the order of \$10,000 per annum.

Time and space for games

- 4.32 The ability for Salisbury Football Club to grow over the coming five year period will also be limited to the capacity of the facility to cater for games. The club has provided a schedule of use of the oval for reference (**Attachment 4**).
- 4.33 The following is a summary of time availability for games at Salisbury Oval based on information provided by the Salisbury Football Club (assuming Monday to Thursday is not desirable for games):

	Friday	Saturday	Sunday
8:00 to 12:00	Not Suitable	At Capacity	At Capacity
12:00 to 18:00	Limited Availability	At Capacity	Limited Availability
18:00 to 21:30	Limited Availability	At Capacity	Available

- 4.34 Salisbury Football Club has advised that no games have taken place on Neales Green for the past three to four years. With the expansion of women's football and the additional demands on Salisbury Oval use, the demand for additional junior training and playing space could again be accommodated on Neales Green if required.
- 4.35 Most junior games occur on Sunday morning between 8:00 and 12:00. Salisbury Oval is at capacity for junior games during this time.
- 4.36 Most senior games (women's and men's across various divisions) occur on Friday night, Saturday/Saturday night, and Sunday afternoon. Unless the league agreed to playing games on Sunday or Monday evenings, there is limited capacity for additional senior teams to play games at Salisbury Oval.
- 4.37 The League is conscious that scheduling is a factor which assists with future growth of the sport, and consideration to change game days may be a feature of future schedules as peoples' working and availability changes.
- 4.38 In summary Salisbury Oval is nearing or at capacity for senior and junior games based on the information provided by Salisbury Football Club.

Options to accommodate growth in Australian Rules football:

- 4.39 There are a limited number of options that could be considered to support future growth for Salisbury Football Club. It is important to note that there are no immediately available alternatives that will increase the capacity for senior games, unless scheduling is changed by the League to include weekday/weeknight games. Therefore, consideration needs to be given that Salisbury Football Club is at or nearing capacity for senior teams based on the information provided. The following are options that could be considered to increase the capacity for junior training and games:

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Salisbury Primary School

- 4.40 The Salisbury Primary School has an open access junior sized oval which could facilitate additional training and junior games. Although there are toilets located at the school, these are not open access and are separated by school fencing (high tubular fencing). Access could be arranged however it would be limited to agreed times and conditions with the school under a negotiated joint use agreement.
- 4.41 The oval surface condition is poor and is maintained by a groundsman for recreation use and would benefit from topdressing and improvement. There is no lighting to the oval and car parking is limited to on street parking (the school car park is unlikely to be available for use as it is located on the opposite side of the school and would necessitate opening access to the school building area, which is not preferred by the school).
- 4.42 Any joint use agreement with the school would require user investment to improve the oval to a suitable standard and a contribution to ongoing maintenance.
- 4.43 Use of the Salisbury Primary School oval could help to strengthen ties between students and the Salisbury Football Club. Not being co-located could reduce the ability for the Salisbury Football Club to make additional income through canteen revenue on match days and could reduce parent involvement of multi-sibling families.

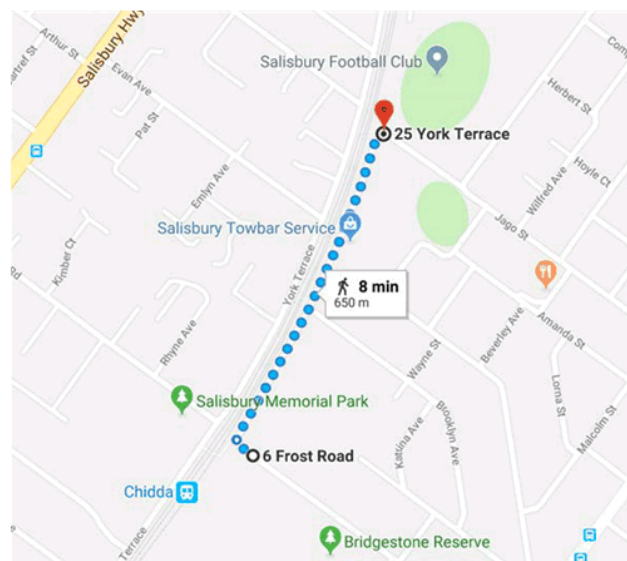
Neales Green

- 4.44 Although Neales Green is located adjacent Salisbury Oval, the location some 300m away from toilets and other amenities is not convenient and therefore it is not considered to be “co-located”. The surface condition of Neales Green is fair, however there is no car parking on site which, would rely on on-street parking to service use of the site for junior games and training, or require additional investment in off street car parking if such a need was identified. On-street parking could be accommodated in Brown Terrace adjacent to the industrial area outside of business hours to manage the potential impact of on-street parking in the adjacent residential area.
- 4.45 There is no lighting on site which reduces the times available for use, noting however that juniors do not generally require lighting due to their game and training times. In addition, any future proposal for lighting on Neales Green would need to consider the impact of lighting and extended use upon adjacent residential properties and residents.
- 4.46 Whilst not considered to be “co-located” in terms of access to amenities, Neales Green has the advantage of adjacency to Salisbury Oval, and whilst pedestrians are required to cross a section of Brown Terrace to move between the facilities, this section of Brown Terrace is a low speed environment due to the presence of traffic management devices (particularly the slow point/driveway link device located in Brown Terrace at the corner of Jago Street).
- 4.47 Neales Green has been used in the past by the football club for training and junior games, already contains an oval and goal posts, and can accommodate an oval of a standard suitable for junior games (80mx100m).

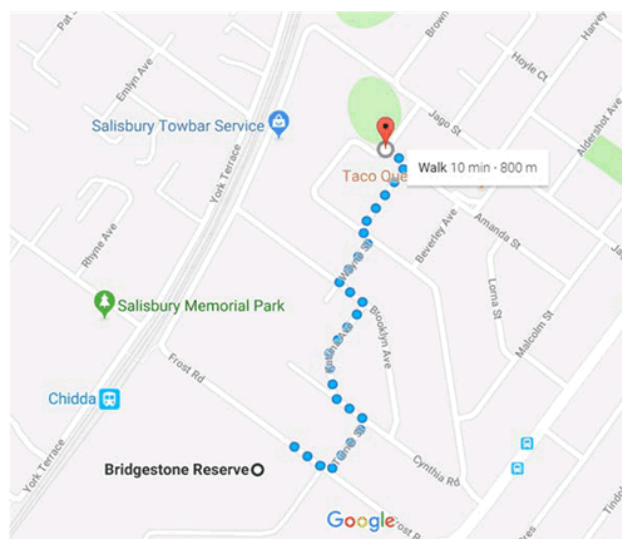
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Bridgestone Reserve

- 4.48 Bridgestone Reserve has space for a junior sized football oval and has an existing good playing surface. The proposed lighting for the adjacent athletics facility may provide some lighting of the reserve for warm up/training purposes.
- 4.49 Bridgestone Reserve has public toilets, bbq's, existing shelters, a district level play space and extensive car parking. The proposed new community facility will have additional toilets, function space, canteen, and change rooms.
- 4.50 There is the opportunity at Bridgestone Reserve to increase car parking capacity.
- 4.51 The club would need to consider the additional licence costs of the additional space and whether the club could afford to sustain this long term.
- 4.52 Increased use of Bridgestone Reserve for junior training and/or matches would contribute to increased activation of the precinct.
- 4.53 Not being co-located with Salisbury Oval could reduce the ability for the Salisbury Football Club to make additional income through canteen revenue on match days and could reduce parent involvement of multi-sibling families. However, it may be possible that the canteen facilities and other amenities located within the new community facility could be utilised. The management arrangements for the Bridgestone facility are yet to be finalised.
- 4.54 The Salisbury Oval Precinct is located only 650m to 800m away from Bridgestone Reserve providing residents with walking access to an additional 6.8 hectares of quality open space (see maps below).



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*Creation of New Junior Oval at former St Jay's Site*

- 4.55 The former St Jays site has sufficient room for a junior sized oval for training and games. In response to the submissions received from community representatives and the football club proposing the use of the former St Jays site for an oval, a concept plan was prepared to determine if a junior oval could indicatively be accommodated on the former St Jays site, identifying the potential footprint and enabling an assessment to be made of the impact of such a proposal on the endorsed Masterplan. A copy of the indicative concept plan is attached (**Attachment 5**). The oval would be a suitable distance from the existing toilets at the oval (around 150m away). Whilst car parking proposed in the Salisbury Oval Precinct masterplan could accommodate additional cars expected if additional games were played on site, there will be times of peak use when there will be some spill-over parking on adjacent streets. Any option for provision of off-street parking on the St Jays site including use of all or part of the existing carpark will impact upon the residual area that would be available for potential residential development in line with the endorsed masterplan and Salisbury City Centre Renewal Strategy.
- 4.56 There are benefits to locating a junior oval on this site as it would make use of existing facilities, be co-located with the existing oval, and reduce the impact of split-locations on multi-sibling families. Having additional games at the site may also increase canteen revenue for the club on game days.
- 4.57 However consideration would need to be given to the costs associated with the development of such an oval for both Council and the club. Costs to Council include the development of a playing surface including all associated infrastructure such as irrigation, and ongoing ground maintenance. The Club would need to consider the additional licence costs of the additional space and whether the club could afford to sustain this long term, and whether potential additional canteen revenue could offset these costs.
- 4.58 The cost of developing the oval is estimated to be between \$240,000 and \$270,000 which is an additional cost over and above that which has already

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been committed to the oval development for the new Brown Terrace roundabout/entrance road and the carpark and access road upgrade near the new Change-rooms for 2019/20 financial year.

4.59 The inclusions in this high level cost estimate are:

- Park Benches around the oval;
- Picnic Shelter and setting on concrete slab;
- Internal trail links and paths;
- Preparation of the site for sports turf, site drainage;
- New turf area and irrigation
- Establishment maintenance; and
- Ongoing maintenance.

4.60 The exclusions to this cost estimate include the following:

- Perimeter fencing to the corner site;
- Ball stop fencing behind goal;
- Off-street parking; and
- The costs already incurred for demolition of the former St Jays building, which have to date been assigned to the residential development project in feasibility assessments. (\$240K).

4.61 The maintenance cost would normally be recovered from the head lessee at the oval being the Salisbury Sportsmans Association under the Club Fees Policy, which would presumably then recover the costs from the Football Club.

4.62 Partially off-setting the establishment costs of an oval on the former St Jays site are possible cost saving from the currently proposed road and carpark works, given that the entry road from Brown Terrace may not be required to the same standard should the former St Jays site not be utilised for residential development in accordance with the endorsed Salisbury Oval Masterplan.

4.63 The new oval entrance road has been designed to be the main entrance to the oval, giving it a new more accessible and identifiable address. It is also designed to provide access to the proposed (as per the current masterplan) residential development of the former St Jays site and as such is designed as a public road and to contain essential services such as power, gas, water, sewer and NBN.

4.64 If the oval were to be approved it may be possible to redesign the entrance road to be an entrance driveway, potentially deleting the currently proposed roundabout and reducing the width of the road to match the design of the access road through the Salisbury Oval carpark area near the new change-rooms. In addition deletion of the in-road services required for the adjacent residential development could result in savings of up to estimated \$100k and another \$50k may be possible from other design alterations to the road layout.

Summary of options:

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- 4.65 The options are summarised in the following table *Site Suitability Assessment Matrix*.
- 4.66 All options for the formalisation of access to junior training and play space will result in increased lease costs for the Football Club under Councils' leasing policy (confirm policy title)
- 4.67 Neales Green on balance is the most appropriate option to accommodate the expectations of the Football Club for junior playing and training facilities. It is already developed and turfed resulting in minimal establishment costs, has been used for such purposes in the past, has adjacency to Salisbury Oval, and is in an area where on street parking impacts upon nearby residential properties can be managed (due to the presence of the industrial area adjacent, and access to parking within the Salisbury Oval grounds.
- 4.68 Bridgestone Reserve also presents a cost effective immediate solution to a need for additional junior training and playing space for the Salisbury Football Club. Given that the area is already developed and turfed and has the required amenities, there would also be no/minimal capital costs with this option and incremental, rather than new, maintenance costs. Noting however that this option may present logistical issues for the club and parents of multi-sibling families, and reduces opportunity for the club to benefit from potential additional canteen revenue, unless it is possible through the new community facility which would need to be the subject of negotiation and not guaranteed.
- 4.69 The former St Jay's site presents the best logistical solution to the Club's needs due to being co-located with Salisbury Oval, but would require significant additional capital investment to develop the site and ongoing additional operating expenditure to maintain the site.
- 4.70 The Salisbury Primary School site has the advantage of being established, but requiring significant upgrade and associated costs. The upgrades would in turn provide a broader community benefit to the school and other users of the school oval, but there are operational and scheduling constraints associated with a shared use oval.

Site Suitability Assessment Matrix

	Salisbury Primary School	Neales Green	Bridgestone Reserve	Former St Jays site - additional Junior Oval
Status	Existing	Existing	Existing	Not established
Additional Junior Training	Yes	Yes	Yes	Yes
Additional Junior Games	Yes	Yes	Yes	Yes
Toilets	Limited access	Yes (300m)	Yes	Yes (150m)
Surface condition	Poor	Fair	Good	Not established
Lighting	No	No	Limited	No
Off street car parking	No	No (Note access to Salisbury Oval Parking)	Yes	Yes

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Additional amenities	No	No	Yes	Yes
Co-located	No	No	No	Yes
Club impact	Affordability of additional oval use costs. Poor logistics	Affordability of additional oval use costs Poor logistics	Affordability of additional oval use costs Reasonable logistics tested	Affordability of additional oval establishment and use costs Better logistics untested
Future Impact	Cost to improve Cost to maintain at appropriate level Added benefit of linkages with the school Improvement of school amenity Improved utilisation of an established facility	Cost to maintain at appropriate level Limited capacity to address car parking in future Improved utilisation of an established facility	Capacity to increase car parking options Significant existing and proposed on site-amenities to support junior participation Improved utilisation of an established facility Increased activation of precinct	Consideration should be given to impact of additional car parking requirements in future Cost to establish Cost to maintain Reduced wear on main oval with spread of senior training locations. Cost for further improvements (eg. Minor landscaping)

Strategic considerations for options

- 4.71 Overlaying the consideration of recreation, sporting and open space needs in relation to the Salisbury Oval Precinct are the strategic objectives of Council and the community articulated in the Salisbury City Centre Renewal Strategy and the Salisbury Oval Master Plan, elements of which are also reflected in Council's City Plan 2030 as Critical Actions.
- 4.72 The recreation, sporting and open space objectives of these strategic documents will be achieved irrespective of whether the residential development proceeds on the Salisbury Oval Precinct, noting the cost and funding differences, but the broader residential, activation and economic objectives are affected should residential development not proceed or only proceed in part.
- 4.73 There are three parcels identified in the Salisbury Oval Masterplan as being suitable for residential development:
- 4.73.1 Parcel 1, the former St Jays site: this also encompasses land purchased by Council on Orange Avenue from the Salisbury Bowling Club with the express purpose of development for residential purposes. Of the three

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- parcels this parcel contributes more significantly to the attainment of Council's strategic objectives, as it is located closest to the Salisbury City Centre core, and has greater potential for medium density housing outcomes in line with the Salisbury City Centre Renewal Strategy population and housing objectives. It also adds to the activation of the oval through passive recreation use by adjacent residents.
- 4.73.2 Parcel 2, adjacent to Brown Terrace: the strategic importance of this site, in addition to contributing to the broader Salisbury City Centre Renewal Strategy population and housing objectives, is that it provides significantly improved passive surveillance and perceived safety for Salisbury Oval, and also adds to the activation of the oval through passive recreation use by adjacent residents.
- 4.73.3 Parcel 3, Neales Green, also makes a contribution to the broader Salisbury City Centre Renewal Strategy population and housing objectives and adds to the activation of the oval through passive recreation use by adjacent residents. However due to lower density housing proposed for this site its contribution to these objectives is less than the other two parcels.
- 4.74 Given the analysis in this report of open space and sporting needs and expectations, and the strategic objectives articulated in Council's endorsed masterplan and Salisbury City Centre Renewal Strategy, direction is required from Council on how it wishes to proceed. Should Council determine that it wishes to address the expectations of the Salisbury Football Club in relation to a junior playing and training oval and to respond to more recent community feedback regarding the value of Neales Green as open space, the option exists to remove Neales Green from consideration for residential development, and to adjust the Salisbury Oval Masterplan accordingly. Such a proposal would require further discussion and negotiation with the Football Club.
- 4.75 Should this option be pursued, it will impact on the attainment of the objectives of the endorsed Salisbury Oval Masterplan and the Salisbury City Centre renewal Strategy, and require an adjustment to be made to the endorsed Salisbury Oval Masterplan. There are also consequential impacts upon Council's consideration of the Salisbury Oval Residential EOI, reported on separately in a confidential report in this agenda (Item SPDSC3).
- 4.76 From a strategic perspective, the retaining of the former St Jays site for residential development is important. It has the greatest potential for housing and population outcomes consistent with the Salisbury City Centre Renewal Strategy, and is contiguous with the former bowling club land that Council purchased specifically for residential development. The retention of this land for residential development in accordance with the Salisbury Oval Masterplan is recommended.
- 4.77 In addition, the Brown Terrace parcel makes a significant contribution to the attainment of these objectives, with the further benefit of improved passive surveillance of the oval precinct.
- 4.78 Of the three parcels identified in the Salisbury Oval Masterplan as being suitable for potential residential development, Neales Green, due to its further location from the core of Salisbury City Centre and the lower density housing

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outcomes likely on the site, whilst making a contribution to Council's strategic objectives, does not contribute to the same extent as the other parcels to those objectives.

Revised assessment of open space:

- 4.79 An open space assessment was conducted at the time of preparing the Salisbury Oval Masterplan (See paragraphs 4.5 to 4.11). The assessment determined that the land commonly known as Neales Green and the St Jays site was excess to open space requirements when measured against accepted standards.
- 4.80 Since the Salisbury Oval Precinct Masterplan was endorsed, additional public amenity has been added to Bridgestone Reserve further enhancing the quality of the open space for residents.
- 4.81 In summary: there have been no changes in the area to change the assessment of open space requirements that was undertaken at the time of preparing the Salisbury Oval Precinct Masterplan (other than the improvement in public open space at Bridgestone Reserve).

5. CONCLUSION / PROPOSAL

- 5.1 The open space needs assessment indicates that when measured against accepted evidence-based standards there is adequate open space within the open space planning unit containing the Salisbury Oval Precinct, both currently and under the endorsed Salisbury Oval Masterplan scenario.
- 5.2 However there is also more recent community feedback relating to expectations of retaining more or all of the precinct for recreation, open space and sporting functions, and reducing or removing the residential components of the endorsed masterplan. This feedback differs to a significant extent with feedback received during the comprehensive and structured community engagement undertaken in the formulation of the masterplan, the Development Plan Amendment, and the Community Land revocation process.
- 5.3 Of particular note in the recent feedback is the demand that has emerged for junior training and playing facilities for Salisbury Football Club. This was not evident to this extent at the time of the Council's endorsement of the Salisbury Oval Master Plan and community feedback at that time, nor at the time of Council approval to initiate the Residential REOI process.
- 5.4 Due to these changed circumstances, and reflective of earlier commentary regarding the principle that recreation, open space and infrastructure needs have primacy when dealing with community land (see "Summary" section of this report), it is appropriate that Council reconsider the balance of allocation of community land for recreation and open space purposes. In this context for reasons outlined in this report Neales Green is considered to be the most appropriate area to accommodate those changed needs and expectations into the future, with the balance of the residential development parcels identified in the Salisbury Oval Masterplan retained for future residential development in order to contribute to Council's strategic objectives for the oval precinct and the Salisbury City Centre.

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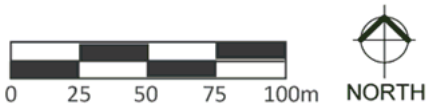
CO-ORDINATION

Officer: GMCID
Date: 07.03.19

Breathing new life into the Salisbury Oval Precinct



Salisbury Oval Precinct Master Plan



- 1

Retain full sized oval and upgrade club facilities
- 2

Upgrade surrounding streetscapes as part of any future residential development, and improve connections and view lines from surrounding streets
- 3

New central park with upgraded playground, irrigated grass and shelter as part of any future residential development
- 4

Provide an area of an appropriate size to support future Multi-Use Game Area for court sports (subject to funding)
- 5

Remove sections of earth mounding around the oval to open up view lines, retaining sections for elevated spectator viewing
- 6

Preserve existing statement gum trees
- 7

Provide opportunities for development of 1-3 storey housing (detached, small lot housing, town houses and apartments) with integrated passive nodal parks
- 8

Improve quantity, quality and connectivity of car parking for sport and community events including exploring linking the Bowling Club and Oval car parking together
- 9

Construct a new change room facility for football and cricket, incorporating new public toilets
- 10

Upgrade the grandstand to incorporate new storage area and minor upgrades to existing clubrooms to improve disability access and mechanical services
- 11

Demolish existing public toilets and storage sheds
- 12

Plan for future location of an indoor training and function centre to be integrated with the new change rooms (subject to further funding and business case development)
- 13

Improve pathways surrounding the oval for walking, cycling and running
- 14

Create a new entrance at Brown Terrace including a new roundabout and link to sporting club facilities and car parking
- 15

Improve connections to surrounding streets, Salisbury Interchange, Chidda Rail Station and Salisbury City Centre through improved path networks and wayfinding signage
- 16

Improve functionality and surveillance of the war memorial at Orange Avenue
- 17

Improve community safety with installation of CCTV security, open fencing and improved surveillance
- 18

Implement Crime Prevention Through Environmental Design (CPTED) principles including delivery of open rail fence edge to the Salisbury Bowling Club and Croquet Club to improve surveillance

Council Endorsed 27 March 2017

Consultation Area



Salisbury Sportsmans Association Inc.
P.O.Box 409
Salisbury 5108

Est.1974

By email :city@salisbury.sa.gov.au

The City of Salisbury
P.O. Box 8
Salisbury 5108

Attention : The C.E.O.,John Harry

Re: Salisbury Oval Masterplan

Dear Sir,

I'm writing on behalf of the Association which incorporates both the Salisbury Football Club and the Northern Districts Cricket Club with regard to our recent meeting at Council Chambers on Monday the 4th February 2019.

Firstly,on behalf of both Clubs, I would like to thank both yourself, and Council staff for being able to meet with you to discuss our concerns in regard to the masterplan.

We would now like to take the opportunity to follow up these concerns in writing and request a response once Council has had the chance to discuss same.

The main subject points are as follows:

1/Proposed new access road – Prior to the meeting we had become aware of facebook releases indicating that this road will be designed to be a major thoroughfare linking Brown Tee. to the R.S.L. and Jack Young Centre car parks.This immediately became an issue for us and when we asked the question at the meeting the response was that this is not correct, and the road will be an access road only into the precinct.

Proposed new road(continued)

Council made comment that necessary speed restrictions would be put in place to restrict vehicle speed which might include humps, chicane design etc.

We can't emphasize enough the importance of safety for our members and particularly children around this road.

The ability (particularly for the Football Club) to be able to control traffic to be able to host Amateur League finals for the chance for additional revenue can't be understated.

2/ Car parking at ground – Whilst we are aware that the new changerooms will reduce car parking in this area we are still concerned about the overall number of car parks available on the western side of the precinct. Suggested "sharing" with the Bowling Club might be impracticable in the winter due to both the Football Club and Bowling Club using their respective facilities on Saturdays in particular. Council made comment that an "overflow" option on the western side of the railway line could be considered. We believe this could be an option for finals events, but for home and away games would be considered too far from the Memorial Avenue entry.

3/ Housing along Brown Tce. – The advent of residential housing being introduced to the precinct has the possibility of generating concerns from residents during the winter of noise and floodlight complaints. The meeting was made aware of a recent court case involving an Amateur Football Club having issues in this regard.

4/ Tree removal – We expressed concern about the proposed removal of the pine trees due to their "use by date". The comment was made that the existing trees give the oval a unique feature and this needs to be retained wherever possible. Council made comment that they are certainly aware of the natural beauty of the ground and any removal could be done over a period of time and trees replenished as required.

5 Boundary fencing – Both Clubs would request existing boundary fencing be retained and if possible improved where required. Again, for the Football club, the ability to host finals for the Amateur League with an enclosed ground is extremely important.

6/ Club expansion- The Football club made comment that womens' football is expanding and due to this rapid growth the Salisbury oval is under duress for both training and matches during the winter.Over the last 2-3 years the number of teams particularly for junior grades has increased rapidly.

The consideration of a second oval,possibly where the St.Jays site was was discussed or possibly knocking down the old Carlton Furniture site on Brown Tce.It's important that the Salisbury oval be in it's best possible condition for hand over to cricket at the end of September any one year.

7/Detention basin – The proposed site of this was discussed at earlier meetings and raised some concerns for both clubs.Council made comment that the reason for having it was the possible 1 in a 100 flood.Council also advised that it would be “dressed” on top with vegetation or grass.The concern clubs expressed was chasing footballs during matches or cricket balls during training into that area.

8/ Although not discussed at the meeting we would like to take the opportunity to make mention of the possibility of a new indoor training centre being built on the site.

Again,on behalf of both Clubs,we trust the above is an accurate summary of comments, and concerns, and we now await your response to same after your next scheduled Council meeting.

Yours sincerely,

Justin Carmody
Secretary –Salisbury Sportsmans Association Inc.
Date : 14/02/19

From: justin carmody [magpie1880@iprimus.com.au]
Sent: Monday, 25 February 2019 10:33:52 AM
To: City of Salisbury
CC: Adam Trotman
Subject: Salisbury oval masterplan

For the attention of the C.E.O. :John Harry

Dear Sir,

I write on behalf of the Salisbury Sportsmans Association in regard to our letter dated the 14th February 2019 to which we have not as yet received a reply. We now request same in order to be able to address the concerns raised in our letter. We would appreciate a response by close of business on Wednesday the 27th February 2019.

I now believe that the Football Club wishes to hold an urgent special general meeting in regard to the masterplan to discuss these issues.

Since forwarding our letter we now believe that an Aldi supermarket is proposed for the corner of Haigh Street and Park Tce. We learnt of this late last week and our first reaction was what impact the increase in traffic volume would have on surrounding roads and the Salisbury oval precinct. We would appreciate Council's comments in this regard.

We look forward to your urgent response.

Yours Sincerely,

Justin Carmody

Secretary-Salisbury Sportsmans Association Inc.

Version: 1, Version Date: 25/02/2019



City of Salisbury
ABN 82 615 416 895

12 James Street
PO Box 8
Salisbury SA 5108
Australia

Telephone 08 8406 8222
Facsimile 08 8281 5466
city@salisbury.sa.gov.au

TTY 08 8406 8596
(for hearing impaired)
www.salisbury.sa.gov.au

27 February 2019

Mr J Carmody
Secretary
Salisbury Sportsmans Association Inc
PO Box 409
Salisbury SA 5108

Dear Mr Carmody

Re: Salisbury Oval Masterplan

Thank you for your letter providing a summary of key points raised at our meeting of 4th February.

Below I have responded to each comment you have made in your summary:

1. **Proposed new access road** – Prior to the meeting we had become aware of facebook releases indicating that this road will be designed to be a major thoroughfare linking Brown Tce. to the R.S.L. and Jack Young Centre car parks. This immediately became an issue for us and when we asked the question at the meeting the response was that this is not correct, and the road will be an access road only into the precinct.
Council made comment that necessary speed restrictions would be put in place to restrict vehicle speed which might include humps, chicane design etc.
We can't emphasis enough the importance of safety for our members and particularly children around this road.
The ability (particularly for the Football Club) to be able to control traffic to be able to host Amateur League finals for the chance for additional revenue can't be under stated.

Yes this will be a low design speed road. The first portion of the road, while designed to be a low speed environment may be a public road if the possible residential development on the St Jays site proceeds. The bulk of the road is primarily an access roadway to the recreation precinct.

2. **Car parking at ground** – Whilst we are aware that the new changerooms will reduce car parking in this area we are still concerned about the overall number of car parks available on the westernside of the precinct. Suggested "sharing" with the Bowling Club might be impracticable in the winter due to both the Football Club and Bowling Club using their respective facilities on Saturdays in particular.
Council made comment that an "overflow" option on the western side of the railway line could be considered. We believe this could be an option for finals events, but for home and away games would be considered too far from the Memorial Avenue entry.

The need for adequate car parking for the clubs is recognised and has been a key consideration in the development of the Master Plan.

- 3. Housing along Brown Tce. – The advent of residential housing being introduced to the precinct has the possibility of generating concerns from residents during the winter of noise and floodlight complaints. The meeting was made aware of a recent court case involving an Amateur Football Club having issues in this regard.**

Housing along Brown Terrace is one option in the Master Plan but Council has not made a decision on this matter.

- 4. Tree removal – We expressed concern about the proposed removal of the pine trees due to their “use by date”. The comment was made that the existing trees give the oval a unique feature and this needs to be retained wherever possible. Council made comment that they are certainly aware of the natural beauty of the ground and any removal could be done over a period of time and trees replenished as required.**

Council is aware of the role trees play in the character of Salisbury Oval. Arboricultural assessments have been made of the trees and designs will ensure that this character is not changed. In particular, key elements of the Master Plan will be designed to minimise impact on significant and regulated trees. However, removal of trees will be completed as required to enable the improvement of the oval facilities.

- 5. Boundary fencing – Both Clubs would request existing boundary fencing be retained and if possible improved where required. Again, for the Football club, the ability to host finals for the Amateur League with an enclosed ground is extremely important.**

Council agrees that the Club can continue to erect temporary fencing for finals as discussed.

- 6. Club expansion- The Football club made comment that womens’ football is expanding and due to this rapid growth the Salisbury oval is under duress for both training and matches during the winter. Over the last 2-3 years the number of teams particularly for junior grades has increased rapidly.**

The consideration of a second oval, possibly where the St.Jays site was discussed or possibly knocking down the old Carlton Furniture site on Brown Tce. It’s important that the Salisbury oval be in it’s best possible condition for hand over to cricket at the end of September any one year.

It is pleasing to hear about the growth of the Club, particularly related to women’s football and junior grades. Council will continue to work with the club to help it meet its needs.

- 7. Detention basin – The proposed site of this was discussed at earlier meetings and raised some concerns for both clubs. Council made comment that the reason for having it was the possible 1 in a 100 flood. Council also advised that it would be “dressed” on top with vegetation or grass. The concern clubs expressed was chasing footballs during matches or cricket balls during training into that area.**

We understand the comment made at the meeting regarding the detention basin, but it will play an important element in flood proofing this area, and will not have water in it permanently.

8. Although not discussed at the meeting we would like to take the opportunity to make mention of the possibility of a new indoor training centre being built on the site.

Discussions have been held with the Cricket Club regarding its desires, but it has been explained that while a moderate facility could be considered, a new indoor recreation centre is highly unlikely.

Once again, thank you for your summary of our meeting. I trust this answers your queries and Council looks forward to continuing to work with the Salisbury Sportsman's Association in the development and improvement of services at Salisbury Oval for your members and the Community in general.

Yours sincerely

John Devine
General Manager, City Infrastructure
Phone: 08 8406 8448
Email: jdevine@salisbury.sa.gov.au

SPDSC2 Salisbury Football Club Oval Schedule

Salisbury Oval Usage
Salisbury Football Club Training and Match Day Schedule - Juniors and Seniors
Football Season April -to September

	Round 1		Round 2		Round 3		Round 4		Round 5		Round 6	
	Team	Time	Team	Time	Team	Time	Team	Time	Team	Time	Team	Time
Monday	NOT USED		NOT USED		NOT USED		NOT USED		NOT USED		NOT USED	
Tuesday (Train)	Mens A Grade Mens B Grade Mens C Grade Under 7's Under 8's Under 9's Under 10's Under 11's Under 12's Under 13's Under 14's Under 16.5s Under 18's Under 14 girls Under 16 girls	18:00pm - 20:15 18:00 - 20:15 17:30 - 19:15 16:30 - 17:30 16:30 - 17:30 16:30 - 17:30 16:30 - 17:30 16:30 - 17:30 16:30 - 18:00 16:30 - 17:30 17:00 -18:00 17:00 -18:00 18:00 - 20:15 16:30 - 18:00 16:30 - 18:00	Mens A Grade Mens B Grade Mens C Grade Under 7's Under 8's Under 9's Under 10's Under 11's Under 12's Under 13's Under 14's Under 16.5s Under 18's Under 14 girls Under 16 girls	18:00 - 20:15 18:00 - 20:15 17:30 - 19:16 16:30 - 17:30 16:30 - 17:30 16:30 - 17:30 16:30 - 17:30 16:30 - 17:30 16:30 - 18:01 16:30 - 17:31 17:00 -18:00 17:00 -18:00 18:00 - 20:16 16:30 - 18:00 16:30 - 18:00	Mens A Grade Mens B Grade Mens C Grade Under 7's Under 8's Under 9's Under 10's Under 11's Under 12's Under 13's Under 14's Under 16.5s Under 18's Under 14 girls Under 16 girls	18:00 - 20:15 18:00 - 20:15 17:30 - 19:17 16:30 - 17:30 16:30 - 17:30 16:30 - 17:30 16:30 - 17:30 16:30 - 17:30 16:30 - 18:02 16:30 - 17:32 17:00 -18:00 17:00 -18:00 18:00 - 20:17 16:30 - 18:00 16:30 - 18:00	Mens A Grade Mens B Grade Mens C Grade Under 7's Under 8's Under 9's Under 10's Under 11's Under 12's Under 13's Under 14's Under 16.5s Under 18's Under 14 girls Under 16 girls	18:00 - 20:15 18:00 - 20:15 17:30 - 19:18 16:30 - 17:30 16:30 - 17:30 16:30 - 17:30 16:30 - 17:30 16:30 - 17:30 16:30 - 18:03 16:30 - 17:33 17:00 -18:00 17:00 -18:00 18:00 - 20:18 16:30 - 18:00 16:30 - 18:00	Mens A Grade Mens B Grade Mens C Grade Under 7's Under 8's Under 9's Under 10's Under 11's Under 12's Under 13's Under 14's Under 16.5s Under 18's Under 14 girls Under 16 girls	18:00 - 20:15 18:00 - 20:15 17:30 - 19:19 16:30 - 17:30 16:30 - 17:30 16:30 - 17:30 16:30 - 17:30 16:30 - 17:30 16:30 - 18:04 16:30 - 17:34 17:00 -18:00 17:00 -18:00 18:00 - 20:19 16:30 - 18:00 16:30 - 18:00	Mens A Grade Mens B Grade Mens C Grade Under 7's Under 8's Under 9's Under 10's Under 11's Under 12's Under 13's Under 14's Under 16.5s Under 18's Under 14 girls Under 16 girls	18:00 - 20:15 18:00 - 20:15 17:30 - 19:20 16:30 - 17:30 16:30 - 17:30 16:30 - 17:30 16:30 - 17:30 16:30 - 17:30 16:30 - 18:05 16:30 - 17:35 17:00 -18:00 17:00 -18:00 18:00 - 20:20 16:30 - 18:00 16:30 - 18:00
Wednesday (Train)	Womens A Grade Womens B Grade Womens u18's C7s	18:00 - 20:15 18:00 - 20:15 18:00 - 20:15 17:30 - 18:30	Womens A Grade Womens B Grade Womens u18's C7s	18:00 - 20:15 18:00 - 20:15 18:00 - 20:15 17:30 - 18:30	Womens A Grade Womens B Grade Womens u18's C7s	18:00 - 20:15 18:00 - 20:15 18:00 - 20:15 17:30 - 18:30	Womens A Grade Womens B Grade Womens u18's C7s	18:00 - 20:15 18:00 - 20:15 18:00 - 20:15 17:30 - 18:30	Womens A Grade Womens B Grade Womens u18's C7s	18:00 - 20:15 18:00 - 20:15 18:00 - 20:15 17:30 - 18:30	Womens A Grade Womens B Grade Womens u18's C7s	18:00 - 20:15 18:00 - 20:15 18:00 - 20:15 17:30 - 18:30
Thursday (Train)	Mens A Grade Mens B Grade Mens C Grade Under 7's Under 8's Under 9's Under 10's Under 11's Under 12's Under 13's Under 14's Under 16.5s Under 18's Under 14 girls Under 16 girls Womens A Grade Womens B Grade Womens u18's	18:15 - 19:45 18:15 - 19:45 18:15 - 19:45 16:30 -17:30 16:30 -17:30 16:30 -17:30 16:30 -17:30 16:30 -17:30 16:30 -18:00 16:30 -17:30 17:00 -18:00 17:00 -18:00 18:15 - 19:45 16:30 - 18:00 16:30 - 18:00 18:30 - 20:00 18:30 - 20:00 18:30 - 20:00	Mens A Grade Mens B Grade Mens C Grade Under 7's Under 8's Under 9's Under 10's Under 11's Under 12's Under 13's Under 14's Under 16.5s Under 18's Under 14 girls Under 16 girls Womens A Grade Womens B Grade Womens u18's	18:15 - 19:45 18:15 - 19:45 18:15 - 19:46 16:30 -17:30 16:30 -17:30 16:30 -17:30 16:30 -17:30 16:30 -17:30 16:30 -18:01 16:30 -17:31 17:00 -18:00 17:00 -18:00 18:15 - 19:46 16:30 - 18:00 16:30 - 18:00 18:30 - 20:00 18:30 - 20:00 18:30 - 20:00	Mens A Grade Mens B Grade Mens C Grade Under 7's Under 8's Under 9's Under 10's Under 11's Under 12's Under 13's Under 14's Under 16.5s Under 18's Under 14 girls Under 16 girls Womens A Grade Womens B Grade Womens u18's	18:15 - 19:45 18:15 - 19:45 18:15 - 19:47 16:30 -17:30 16:30 -17:30 16:30 -17:30 16:30 -17:30 16:30 -17:30 16:30 -18:02 16:30 -17:32 17:00 -18:00 17:00 -18:00 18:15 - 19:47 16:30 - 18:00 16:30 - 18:00 18:30 - 20:00 18:30 - 20:00 18:30 - 20:00	Mens A Grade Mens B Grade Mens C Grade Under 7's Under 8's Under 9's Under 10's Under 11's Under 12's Under 13's Under 14's Under 16.5s Under 18's Under 14 girls Under 16 girls Womens A Grade Womens B Grade Womens u18's	18:15 - 19:45 18:15 - 19:45 18:15 - 19:48 16:30 -17:30 16:30 -17:30 16:30 -17:30 16:30 -17:30 16:30 -17:30 16:30 -18:03 16:30 -17:33 17:00 -18:00 17:00 -18:00 18:15 - 19:48 16:30 - 18:00 16:30 - 18:00 18:30 - 20:00 18:30 - 20:00 18:30 - 20:00	Mens A Grade Mens B Grade Mens C Grade Under 7's Under 8's Under 9's Under 10's Under 11's Under 12's Under 13's Under 14's Under 16.5s Under 18's Under 14 girls Under 16 girls Womens A Grade Womens B Grade Womens u18's	18:15 - 19:45 18:15 - 19:45 18:15 - 19:49 16:30 -17:30 16:30 -17:30 16:30 -17:30 16:30 -17:30 16:30 -17:30 16:30 -18:04 16:30 -17:34 17:00 -18:00 17:00 -18:00 18:15 - 19:49 16:30 - 18:00 16:30 - 18:00 18:30 - 20:00 18:30 - 20:00 18:30 - 20:00	Mens A Grade Mens B Grade Mens C Grade Under 7's Under 8's Under 9's Under 10's Under 11's Under 12's Under 13's Under 14's Under 16.5s Under 18's Under 14 girls Under 16 girls Womens A Grade Womens B Grade Womens u18's	18:15 - 19:45 18:15 - 19:45 18:15 - 19:50 16:30 -17:30 16:30 -17:30 16:30 -17:30 16:30 -17:30 16:30 -17:30 16:30 -18:05 16:30 -17:35 17:00 -18:00 17:00 -18:00 18:15 - 19:50 16:30 - 18:00 16:30 - 18:00 18:30 - 20:00 18:30 - 20:00 18:30 - 20:00
Friday (Match)	Women u18's	19:00 - 20:30					Junior Football	18:30 -20:00	Women u18's	19:00 - 20:30		
Saturday (Match)			Mens A Grade Mens B Grade Mens C Grade	14:15 - 16:30 12:15 - 14:00 10:00 - 11:45	Womens A Grade Womens B Grade	19:00 - 20:30 17:15 - 18:45	Mens A Grade Mens B Grade Mens C Grade	14:15 - 16:30 12:15 - 14:00 10:00 - 11:45			Womens A Grade Womens B Grade Mens A Grade Mens B Grade Mens C Grade	19:00 - 20:30 17:15 - 18:45 14:15 - 16:30 12:15 - 14:00 10:00 - 11:45
Sunday (Match)			C7 Mens	17:00-18:15	Junior Football U16.5s	9:00 -12:00 15:00 -16:30	Junior Football	9:00 -12:00	Junior Football U16.5s C7 Mens	9:00 -12:00 15:00 -16:30 17:00-18:15	Junior Football	9:00 -12:00

SPDSC2 Salisbury Football Club Oval Schedule

Salisbury Oval Usage
Salisbury Football Club Training and Match Day Schedule - Juniors and Seniors
Football Season April -to September

Round 7		Round 8		Round 9		Round 10		Round 11		Round 12	
Team	Time	Team	Time	Team	Time	Team	Time	Team	Time	Team	Time
NOT USED		NOT USED		NOT USED		NOT USED		NOT USED		NOT USED	
Mens A Grade	18::00 - 20:15	Mens A Grade	18::00 - 20:15	Mens A Grade	18::00 - 20:15	Mens A Grade	18::00 - 20:15	Mens A Grade	18::00 - 20:15	Mens A Grade	18::00 - 20:15
Mens B Grade	18::00 - 20:15	Mens B Grade	18::00 - 20:15	Mens B Grade	18::00 - 20:15	Mens B Grade	18::00 - 20:15	Mens B Grade	18::00 - 20:15	Mens B Grade	18::00 - 20:15
Mens C Grade	17:30 - 19:21	Mens C Grade	17:30 - 19:22	Mens C Grade	17:30 - 19:23	Mens C Grade	17:30 - 19:24	Mens C Grade	17:30 - 19:25	Mens C Grade	17:30 - 19:26
Under 7's	16:30 - 17:30	Under 7's	16:30 - 17:30	Under 7's	16:30 - 17:30	Under 7's	16:30 - 17:30	Under 7's	16:30 - 17:30	Under 7's	16:30 - 17:30
Under 8's	16:30 - 17:30	Under 8's	16:30 - 17:30	Under 8's	16:30 - 17:30	Under 8's	16:30 - 17:30	Under 8's	16:30 - 17:30	Under 8's	16:30 - 17:30
Under 9's	16:30 - 17:30	Under 9's	16:30 - 17:30	Under 9's	16:30 - 17:30	Under 9's	16:30 - 17:30	Under 9's	16:30 - 17:30	Under 9's	16:30 - 17:30
Under 10's	16:30 - 17:30	Under 10's	16:30 - 17:30	Under 10's	16:30 - 17:30	Under 10's	16:30 - 17:30	Under 10's	16:30 - 17:30	Under 10's	16:30 - 17:30
Under 11's	16:30 - 17:30	Under 11's	16:30 - 17:30	Under 11's	16:30 - 17:30	Under 11's	16:30 - 17:30	Under 11's	16:30 - 17:30	Under 11's	16:30 - 17:30
Under 12's	16:30 - 18:06	Under 12's	16:30 - 18:07	Under 12's	16:30 - 18:08	Under 12's	16:30 - 18:09	Under 12's	16:30 - 18:10	Under 12's	16:30 - 18:11
Under 13's	16:30 - 17:36	Under 13's	16:30 - 17:37	Under 13's	16:30 - 17:38	Under 13's	16:30 - 17:39	Under 13's	16:30 - 17:40	Under 13's	16:30 - 17:41
Under 14's	17:00 -18:00	Under 14's	17:00 -18:00	Under 14's	17:00 -18:00	Under 14's	17:00 -18:00	Under 14's	17:00 -18:00	Under 14's	17:00 -18:00
Under 16.5s	17:00 -18:00	Under 16.5s	17:00 -18:00	Under 16.5s	17:00 -18:00	Under 16.5s	17:00 -18:00	Under 16.5s	17:00 -18:00	Under 16.5s	17:00 -18:00
Under 18's	18::00 - 20:21	Under 18's	18::00 - 20:22	Under 18's	18::00 - 20:23	Under 18's	18::00 - 20:24	Under 18's	18::00 - 20:25	Under 18's	18::00 - 20:26
Under 14 girls	16:30 - 18:00	Under 14 girls	16:30 - 18:00	Under 14 girls	16:30 - 18:00	Under 14 girls	16:30 - 18:00	Under 14 girls	16:30 - 18:00	Under 14 girls	16:30 - 18:00
Under 16 girls	16:30 - 18:00	Under 16 girls	16:30 - 18:00	Under 16 girls	16:30 - 18:00	Under 16 girls	16:30 - 18:00	Under 16 girls	16:30 - 18:00	Under 16 girls	16:30 - 18:00
Womens A Grade	18::00 - 20:15	Womens A Grade	18::00 - 20:15	Womens A Grade	18::00 - 20:15	Womens A Grade	18::00 - 20:15	Womens A Grade	18::00 - 20:15	Womens A Grade	18::00 - 20:15
Womens B Grade	18::00 - 20:15	Womens B Grade	18::00 - 20:15	Womens B Grade	18::00 - 20:15	Womens B Grade	18::00 - 20:15	Womens B Grade	18::00 - 20:15	Womens B Grade	18::00 - 20:15
Women u18's	18::00 - 20:15	Women u18's	18::00 - 20:15	Women u18's	18::00 - 20:15	Women u18's	18::00 - 20:15	Women u18's	18::00 - 20:15	Women u18's	18::00 - 20:15
C7s	17:30 - 18:30	C7s	17:30 - 18:37	C7s	17:30 - 18:37	C7s	17:30 - 18:30	C7s	17:30 - 18:30	C7s	17:30 - 18:30
Mens A Grade	18::15 - 19:45	Mens A Grade	18::15 - 19:45	Mens A Grade	18::15 - 19:45	Mens A Grade	18::15 - 19:45	Mens A Grade	18::15 - 19:45	Mens A Grade	18::15 - 19:45
Mens B Grade	18::15 - 19:45	Mens B Grade	18::15 - 19:45	Mens B Grade	18::15 - 19:45	Mens B Grade	18::15 - 19:45	Mens B Grade	18::15 - 19:45	Mens B Grade	18::15 - 19:45
Mens C Grade	18:15 - 19:51	Mens C Grade	18:15 - 19:52	Mens C Grade	18:15 - 19:53	Mens C Grade	18:15 - 19:54	Mens C Grade	18:15 - 19:55	Mens C Grade	18:15 - 19:56
Under 7's	16:30 -17:30	Under 7's	16:30 -17:30	Under 7's	16:30 -17:30	Under 7's	16:30 -17:30	Under 7's	16:30 -17:30	Under 7's	16:30 -17:30
Under 8's	16:30 -17:30	Under 8's	16:30 -17:30	Under 8's	16:30 -17:30	Under 8's	16:30 -17:30	Under 8's	16:30 -17:30	Under 8's	16:30 -17:30
Under 9's	16:30 -17:30	Under 9's	16:30 -17:30	Under 9's	16:30 -17:30	Under 9's	16:30 -17:30	Under 9's	16:30 -17:30	Under 9's	16:30 -17:30
Under 10's	16:30 -17:30	Under 10's	16:30 -17:30	Under 10's	16:30 -17:30	Under 10's	16:30 -17:30	Under 10's	16:30 -17:30	Under 10's	16:30 -17:30
Under 11's	16:30 -17:30	Under 11's	16:30 -17:30	Under 11's	16:30 -17:30	Under 11's	16:30 -17:30	Under 11's	16:30 -17:30	Under 11's	16:30 -17:30
Under 12's	16:30 -18:06	Under 12's	16:30 -18:07	Under 12's	16:30 -18:08	Under 12's	16:30 -18:09	Under 12's	16:30 -18:10	Under 12's	16:30 -18:11
Under 13's	16:30 -17:36	Under 13's	16:30 -17:37	Under 13's	16:30 -17:38	Under 13's	16:30 -17:39	Under 13's	16:30 -17:40	Under 13's	16:30 -17:41
Under 14's	17:00 -18:00	Under 14's	17:00 -18:00	Under 14's	17:00 -18:00	Under 14's	17:00 -18:00	Under 14's	17:00 -18:00	Under 14's	17:00 -18:00
Under 16.5s	17:00 -18:00	Under 16.5s	17:00 -18:00	Under 16.5s	17:00 -18:00	Under 16.5s	17:00 -18:00	Under 16.5s	17:00 -18:00	Under 16.5s	17:00 -18:00
Under 18's	18::15 - 19:51	Under 18's	18::15 - 19:52	Under 18's	18::15 - 19:53	Under 18's	18::15 - 19:54	Under 18's	18::15 - 19:55	Under 18's	18::15 - 19:56
Under 14 girls	16:30 - 18:00	Under 14 girls	16:30 - 18:00	Under 14 girls	16:30 - 18:00	Under 14 girls	16:30 - 18:00	Under 14 girls	16:30 - 18:00	Under 14 girls	16:30 - 18:00
Under 16 girls	16:30 - 18:00	Under 16 girls	16:30 - 18:00	Under 16 girls	16:30 - 18:00	Under 16 girls	16:30 - 18:00	Under 16 girls	16:30 - 18:00	Under 16 girls	16:30 - 18:00
Womens A Grade	18:30 - 20:00	Womens A Grade	18:30 - 20:00	Womens A Grade	18:30 - 20:00	Womens A Grade	18:30 - 20:00	Womens A Grade	18:30 - 20:00	Womens A Grade	18:30 - 20:00
Womens B Grade	18:30 - 20:00	Womens B Grade	18:30 - 20:00	Womens B Grade	18:30 - 20:00	Womens B Grade	18:30 - 20:00	Womens B Grade	18:30 - 20:00	Womens B Grade	18:30 - 20:00
Women u18's	18:30 - 20:00	Women u18's	18:30 - 20:00	Women u18's	18:30 - 20:00	Women u18's	18:30 - 20:00	Women u18's	18:30 - 20:00	Women u18's	18:30 - 20:00
Women u18's	19:00 - 20:30	Junior Football	18:30 -20:00	Women u18's	19:00 - 20:30			Women u18's	19:00 - 20:30	Junior Football	18:30 -20:00
				Womens A Grade	19:00 - 20:30	Mens A Grade	14:15 - 16:30			Womens A Grade	19:00 - 20:30
				Womens B Grade	17:15 - 18:45	Mens B Grade	12:15 - 14:00			Womens B Grade	17:15 - 18:45
				Mens A Grade	14:15 - 16:30	Mens C Grade	10:00 - 11:45			Mens A Grade	14:15 - 16:30
				Mens B Grade	12:15 - 14:00					Mens B Grade	12:15 - 14:00
				Mens C Grade	10:00 - 11:45					Mens C Grade	10:00 - 11:45
Junior Football	9:00 -12:00	Junior Football	9:00 -12:00	Junior Football	9:00 -12:00	Junior Football	9:00 -12:00	Junior Football	9:00 -12:00	Junior Football	9:00 -12:00
U16.5s	15:00 -16:30			U16.5s	15:00 -16:30	C7 Mens	17:00-18:15	U16.5s	15:00 -16:30		

SPDSC2 Salisbury Football Club Oval Schedule

Salisbury Oval Usage
Salisbury Football Club Training and Match Day Schedule - Juniors and Seniors
Football Season April -to September

Round 13		Round 14		Round 15		Round 16		Round 17		Round 18		Finals
Team	Time	Team	Time	Team	Time	Team	Time	Team	Time	Team	Time	
NOT USED		NOT USED		NOT USED		NOT USED		NOT USED		NOT USED		
Mens A Grade	18::00 - 20:15	Mens A Grade	18::00 - 20:15	Mens A Grade	18::00 - 20:15	Mens A Grade	18::00 - 20:15	Mens A Grade	18::00 - 20:15	Mens A Grade	18::00 - 20:15	
Mens B Grade	18::00 - 20:15	Mens B Grade	18::00 - 20:15	Mens B Grade	18::00 - 20:15	Mens B Grade	18::00 - 20:15	Mens B Grade	18::00 - 20:15	Mens B Grade	18::00 - 20:15	
Mens C Grade	17:30 - 19:27	Mens C Grade	17:30 - 19:28	Mens C Grade	17:30 - 19:29	Mens C Grade	17:30 - 19:30	Mens C Grade	17:30 - 19:31	Mens C Grade	17:30 - 19:32	
Under 7's	16:30 - 17:30	Under 7's	16:30 - 17:30	Under 7's	16:30 - 17:30	Under 7's	16:30 - 17:30	Under 7's	16:30 - 17:30	Under 7's	16:30 - 17:30	
Under 8's	16:30 - 17:30	Under 8's	16:30 - 17:30	Under 8's	16:30 - 17:30	Under 8's	16:30 - 17:30	Under 8's	16:30 - 17:30	Under 8's	16:30 - 17:30	
Under 9's	16:30 - 17:30	Under 9's	16:30 - 17:30	Under 9's	16:30 - 17:30	Under 9's	16:30 - 17:30	Under 9's	16:30 - 17:30	Under 9's	16:30 - 17:30	
Under 10's	16:30 - 17:30	Under 10's	16:30 - 17:30	Under 10's	16:30 - 17:30	Under 10's	16:30 - 17:30	Under 10's	16:30 - 17:30	Under 10's	16:30 - 17:30	
Under 11's	16:30 - 17:30	Under 11's	16:30 - 17:30	Under 11's	16:30 - 17:30	Under 11's	16:30 - 17:30	Under 11's	16:30 - 17:30	Under 11's	16:30 - 17:30	
Under 12's	16:30 - 18:12	Under 12's	16:30 - 18:13	Under 12's	16:30 - 18:14	Under 12's	16:30 - 18:15	Under 12's	16:30 - 18:16	Under 12's	16:30 - 18:17	
Under 13's	16:30 - 17:42	Under 13's	16:30 - 17:43	Under 13's	16:30 - 17:44	Under 13's	16:30 - 17:45	Under 13's	16:30 - 17:46	Under 13's	16:30 - 17:47	
Under 14's	17:00 -18:00	Under 14's	17:00 -18:00	Under 14's	17:00 -18:00	Under 14's	17:00 -18:00	Under 14's	17:00 -18:00	Under 14's	17:00 -18:00	
Under 16.5s	17:00 -18:00	Under 16.5s	17:00 -18:00	Under 16.5s	17:00 -18:00	Under 16.5s	17:00 -18:00	Under 16.5s	17:00 -18:00	Under 16.5s	17:00 -18:00	
Under 18's	18::00 - 20:27	Under 18's	18:00 - 20:28	Under 18's	18:00 - 20:29	Under 18's	18:00 - 20:30	Under 18's	18:00 - 20:31	Under 18's	18:00 - 20:32	
Under 14 girls	16:30 - 18:00	Under 14 girls	16:30 - 18:00	Under 14 girls	16:30 - 18:00	Under 14 girls	16:30 - 18:00	Under 14 girls	16:30 - 18:00	Under 14 girls	16:30 - 18:00	
Under 16 girls	16:30 - 18:00	Under 16 girls	16:30 - 18:00	Under 16 girls	16:30 - 18:00	Under 16 girls	16:30 - 18:00	Under 16 girls	16:30 - 18:00	Under 16 girls	16:30 - 18:00	
Womens A Grade	18::00 - 20:15	Womens A Grade	18:00 - 20:15	Womens A Grade	18:00 - 20:15	Womens A Grade	18:00 - 20:15	Womens A Grade	18:00 - 20:15	Womens A Grade	18:00 - 20:15	
Womens B Grade	18::00 - 20:15	Womens B Grade	18:00 - 20:15	Womens B Grade	18:00 - 20:15	Womens B Grade	18:00 - 20:15	Womens B Grade	18:00 - 20:15	Womens B Grade	18:00 - 20:15	
Women u18's	18:00 - 20:15	Women u18's	18:00 - 20:15	Women u18's	18:00 - 20:15	Women u18's	18:00 - 20:15	Women u18's	18:00 - 20:15	Women u18's	18:00 - 20:15	
C7s	17:30 - 18:30	C7s	17:30 - 18:30	C7s	17:30 - 18:30	C7s	17:30 - 18:30	C7s	17:30 - 18:30	C7s	17:30 - 18:30	
Mens A Grade	18::15 - 19:45	Mens A Grade	18::15 - 19:45	Mens A Grade	18::15 - 19:45	Mens A Grade	18::15 - 19:45	Mens A Grade	18::15 - 19:45	Mens A Grade	18::15 - 19:45	
Mens B Grade	18::15 - 19:45	Mens B Grade	18::15 - 19:45	Mens B Grade	18::15 - 19:45	Mens B Grade	18::15 - 19:45	Mens B Grade	18::15 - 19:45	Mens B Grade	18::15 - 19:45	
Mens C Grade	18:15 - 19:57	Mens C Grade	18:15 - 19:58	Mens C Grade	18:15 - 19:59	Mens C Grade	18:15 - 19:60	Mens C Grade	18:15 - 19:61	Mens C Grade	18:15 - 19:62	
Under 7's	16:30 -17:30	Under 7's	16:30 -17:30	Under 7's	16:30 -17:30	Under 7's	16:30 -17:30	Under 7's	16:30 -17:30	Under 7's	16:30 -17:30	
Under 8's	16:30 -17:30	Under 8's	16:30 -17:30	Under 8's	16:30 -17:30	Under 8's	16:30 -17:30	Under 8's	16:30 -17:30	Under 8's	16:30 -17:30	
Under 9's	16:30 -17:30	Under 9's	16:30 -17:30	Under 9's	16:30 -17:30	Under 9's	16:30 -17:30	Under 9's	16:30 -17:30	Under 9's	16:30 -17:30	
Under 10's	16:30 -17:30	Under 10's	16:30 -17:30	Under 10's	16:30 -17:30	Under 10's	16:30 -17:30	Under 10's	16:30 -17:30	Under 10's	16:30 -17:30	
Under 11's	16:30 -17:30	Under 11's	16:30 -17:30	Under 11's	16:30 -17:30	Under 11's	16:30 -17:30	Under 11's	16:30 -17:30	Under 11's	16:30 -17:30	
Under 12's	16:30 -18:12	Under 12's	16:30 -18:13	Under 12's	16:30 -18:14	Under 12's	16:30 -18:15	Under 12's	16:30 -18:16	Under 12's	16:30 -18:17	
Under 13's	16:30 -17:42	Under 13's	16:30 -17:43	Under 13's	16:30 -17:44	Under 13's	16:30 -17:45	Under 13's	16:30 -17:46	Under 13's	16:30 -17:47	
Under 14's	17:00 -18:00	Under 14's	17:00 -18:00	Under 14's	17:00 -18:00	Under 14's	17:00 -18:00	Under 14's	17:00 -18:00	Under 14's	17:00 -18:00	
Under 16.5s	17:00 -18:00	Under 16.5s	17:00 -18:00	Under 16.5s	17:00 -18:00	Under 16.5s	17:00 -18:00	Under 16.5s	17:00 -18:00	Under 16.5s	17:00 -18:00	
Under 18's	18::15 - 19:57	Under 18's	18::15 - 19:58	Under 18's	18:15 - 19:59	Under 18's	18:15 - 19:60	Under 18's	18:15 - 19:61	Under 18's	18:15 - 19:62	
Under 14 girls	16:30 - 18:00	Under 14 girls	16:30 - 18:00	Under 14 girls	16:30 - 18:00	Under 14 girls	16:30 - 18:00	Under 14 girls	16:30 - 18:00	Under 14 girls	16:30 - 18:00	
Under 16 girls	16:30 - 18:00	Under 16 girls	16:30 - 18:00	Under 16 girls	16:30 - 18:00	Under 16 girls	16:30 - 18:00	Under 16 girls	16:30 - 18:00	Under 16 girls	16:30 - 18:00	
Womens A Grade	18:30 - 20:00	Womens A Grade	18:30 - 20:00	Womens A Grade	18:30 - 20:00	Womens A Grade	18:30 - 20:00	Womens A Grade	18:30 - 20:00	Womens A Grade	18:30 - 20:00	
Womens B Grade	18:30 - 20:00	Womens B Grade	18:30 - 20:00	Womens B Grade	18:30 - 20:00	Womens B Grade	18:30 - 20:00	Womens B Grade	18:30 - 20:00	Womens B Grade	18:30 - 20:00	
Women u18's	18:30 - 20:00	Women u18's	18:30 - 20:00	Women u18's	18:30 - 20:00	Women u18's	18:30 - 20:00	Women u18's	18:30 - 20:00	Women u18's	18:30 - 20:00	
Women u18's	19:00 - 20:30	Junior Football	18:30 -20:00	Women u18's	19:00 - 20:30							
Womens A Grade	19:00 - 20:30	Mens A Grade	14:15 - 16:30			Womens A Grade	19:00 - 20:30	Mens A Grade	14:15 - 16:30			
Womens B Grade	17:15 - 18:45	Mens B Grade	12:15 - 14:00			Womens B Grade	17:15 - 18:45	Mens B Grade	12:15 - 14:00			
		Mens C Grade	10:00 - 11:45			Mens A Grade	14:15 - 16:30	Mens C Grade	10:00 - 11:45			
						Mens B Grade	12:15 - 14:00					
						Mens C Grade	10:00 - 11:45					
Junior Football	9:00 -12:00	Junior Football	9:00 -12:00	Junior Football	9:00 -12:00	Junior Football	9:00 -12:00					
U16.5s	15:00 -16:30			U16.5s	15:00 -16:30			U16.5s	15:00 -16:30			
				C7 Mens	17:00-18:15							

Up to 4 weeks of additional training and home matches for teams that qualify for finals. In 2018, 6 of our 19 teams played in Grand Finals resulting in an extra 4 weeks of oval use

SPDSC2 Indicative Concept Plan - St Jays Junior Oval



SALISBURY OVAL JUNIOR SPORTS OVAL OPTION C

" Cricket " *Salisbury Oval.*

Proposed Ground Scheduling and Usage Provide the Junior/senior, gender, sport/group, and type of usage (training/game) that will use the facility during the indicated times E.g. Junior Female Football (Soccer) – Training						
Time	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Before 9:00am						
9:00am – 10:00am						
10:01am – 11:00am						Senior Mens Female Matches
11:01am – 12:00pm						
12:01 – 1:00pm						
1:01pm – 2:00pm						
2:01pm – 3:00pm						
3:01pm – 4:00pm						
4:01pm – 5:00pm		Junior Training	Female Training	Junior Training		
5:01pm – 6:00pm		Junior & Senior Training	" "	Junior & Senior Training		
6:01pm – 7:00pm		Senior Match Training	" "	Senior Men Training		
7:01pm – 8:00pm		" "		" "		
8:01pm – 9:00pm		" "		" "		
9:01pm – 10:00pm						
After 10:00pm						

SPDSC2 Northern Districts Cricket Club Oval Schedule

"Cricket"

Paddocks Grounds -

Proposed Ground Scheduling and Usage						
Provide the junior/senior, gender, sport/group, and type of usage (training/game) that will use the facility during the indicated times E.g. Junior Female Football (Soccer) – Training						
Time	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Before 9:00am						
9:00am – 10:00am						
10:01am – 11:00am						
11:01am – 12:00pm						
12:01 – 1:00pm						
1:01pm – 2:00pm						
2:01pm – 3:00pm						
3:01pm – 4:00pm						
4:01pm – 5:00pm						
5:01pm – 6:00pm						
6:01pm – 7:00pm						
7:01pm – 8:00pm						
8:01pm – 9:00pm						
9:01pm – 10:00pm						
After 10:00pm						

Junior Matches -

Female Matches -



Meeting Notes

SALISBURY OVAL

**Thursday, 21 March 2019 at 5:35 pm to 6:56 pm in the JB Room,
12 James Street, Salisbury**

Attendees

Justin Carmody – Secretary, Salisbury Sportsmans Association Inc.
Michael Pascoe – Chairman, Northern Districts Cricket Club
Liam Short – President, Salisbury Football Club
Tom Zorich – President, Northern Districts Cricket Club
Kim Finlay Smith – Chairman Salisbury Football Club
David Jackson – President of the Sportsman Association
Cr David Hood – Elected Member North Ward
Cr Graham Reynolds – Elected Member North Ward

Staff

Chief Executive Officer, Mr John Harry
General Manager City Infrastructure, Mr John Devine
General Manager Community Development, Ms Pippa Webb
Acting Manager Community Planning & Vitality, Ms Ann-Marie Arthur

Background

Background

The Salisbury Oval Masterplan endorsed by Council March 2017 put in place a framework for the development of Salisbury Oval as an integrated recreation, sporting, open space and residential precinct. The masterplan is strongly aligned with the strategic directions contained in Council's

approved Salisbury City Centre Renewal Strategy, and is nominated by Council as a Critical Action in the City Plan 2030.

The development of the masterplan involved extensive community engagement and the end Masterplan endorsed by Council reflected community engagement outcomes at the time. In recent months there has been further comment from the community, and particularly from the Salisbury Football Club regarding future playing and training facility needs.

It should be emphasised that recreation, open space and infrastructure (eg stormwater) needs have primacy when dealing with community land, and the process Council follows when determining whether community land is potentially suitable for development or disposal is to first assess those primary needs and to only consider land for revocation and development if it is assessed as not being required for those primary needs. This process was followed in the development of the masterplan - the Salisbury Oval masterplan was predicated on the assessment at the time of the primary recreation, open space and infrastructure needs, and informed by extensive community engagement.

However since Council's endorsement of the masterplan new community expectations for sport and recreation land and facilities on Salisbury Oval have recently arisen, expectations are also reflected in a petition from 2081 signatories received by Council at its December 2018 meeting (Resolution 0042/2018), opposing the sale of land at Neales Green and portions of Salisbury Oval.

WELCOME and Purpose – John Harry

On the 13th of March the Strategic Property Development Committee met to consider the revised needs and recommendations. The report which is attached re-visits the assessment of recreation, sporting and open space needs in light of the recent change in position of the Salisbury Football Club, and community feedback in relation to other elements of the master plan including Neales Green. This report is contained in Attachment 1.

At this meeting the committee resolved the following;

SPDSC2 Salisbury Oval Recreation and Open Space Needs

1. Consideration of this matter (SPDSC2, Strategic and Property Developments Sub Committee 13/03/2019) be deferred to the April 2019 meeting of the Strategic and Property Development Sub Committee pending the outcome of a confidential workshop to be convened in relation to the Expression of Interest Process.

2. New construction works associated with landscaping, access into the Salisbury Oval and the provision of other sport and recreation facilities at Salisbury Oval be placed on hold pending the outcome of the confidential workshop and consideration of this item.

The purpose of this meeting is to:

- ensure that all parties have access to consistent information and background

- clarify any issues which may have come to light in relation to the Masterplan for Salisbury Oval;
- and to provide an opportunity for all the groups involved to provide clarity on their expectations so that accurate advice can be further provided to Elected Members regarding the Masterplan and options for the use of open space

1. DISCUSSION (clarification discussion points)

1.1 Access to Salisbury Oval

1.1.1 Aldi development/traffic and parking:

The retail operator will be constructing a car park 50% above the required size, with 114 car parks available. This is considered to be sufficient to cope with volumes projected.

Positioning and access of the car park does not impact significantly on any of the adjacent streets close to the oval with access to the car park via Park Terrace and Haigh Street.

ACTION: Obtain the applicant's approval to provide a plan of their development, as they were only publicly available during the public consultation period of the Development approval this may take a little time

1.1.2 Traffic Volumes / Accessibility during play/games/training:

This was flagged as a consideration as the need to have a circulation route for traffic and the impact on children using the Oval/Public space.

It was noted that Salisbury Oval is a destination, and the likelihood of people accessing Aldi for example through the road structures is remote. This is because the route is circuitous through the oval access road and adjoining streets, and in the design of the access roadway care will be taken to both slow traffic and restrict access to the needs of the sporting clubs who are the dominant users. This means slowing traffic by creating a narrow road way which has bends and turns that keep traffic slow. The existing street network provides a much more attractive option for vehicular access to Aldi and businesses on Park Terrace that the proposed internal oval access driveway.

It was also discussed the impact of 'through routing' also needs to be monitored and taken in to consideration during planning.

Entry roadway – club requested that speed humps be included in the entry road. John D explained there are other design opportunities for managing the speed of vehicles and various options to ensure speeds are reduced will be considered during the design process.

Master Plan Club members discussed the following areas of concern/planning:

- Concept Plan – asked it be noted the proposed through road where proposed residential area is located, is the area where the shielding fence is proposed.
 - This was noted for consideration in planning
- Liam had raised the question regarding the access road 'nib' around the oval, is that an area of residential development.
 - Noted - This has not yet been determined and planning will ensure the area is inclusive of all uses. Entry statements need to be included in the overall plan and include the need to fence certain areas for large games (finals etc).
 - Desire to have the Oval as a destination, which needs to be signposted and have profile and amenity commensurate with this goal.
- Roundabout – Club members questioned the purpose of the roundabout, Ensuring bus access to the Salisbury Oval site, and Aldi Shoppers behaviours to use the road as a short cut
 - roundabouts help reduce speed and also manage traffic flows through the 4 way junction that will be created with Herbert Street.
 - Bus access was noted and will be included in the design process, working in partnership will ensure the design meets the required needs
 - Discussion then took place about whether Aldi shoppers would be inclined to go the 'roundabout' entry as this will be easier.
 - It was thought that this was unlikely as this won't be the most direct route and isn't a through road, and the signage and "destination" would be a deterrent.
- Eastern Mound
 - Football Club members queried the ability to park on the Eastern Mound
 - It was confirmed the proposed development will not restrict parking on the eastern mound.

1.2 Feedback From Participants Regarding Elements of the Masterplan

1.2.1 Cricket

Indoor facilities:

Scope Change Impact – There was prior discussion of Master Planning a multi-functional facility at International Standards. However it was clarified this is not the current positioning of the club, their intention is to have what was at St Jays in the form of a shed. The shed will include:

- Lighting
- Sky lights
- Concrete flooring
- Matting on the floor
- Netting

It was expressed the facility is required to service premier clubs in the northern region, as they are currently travelling to Trinity. The facility at Trinity can be used to scope the planning of the proposed cricket 'shed, which does not have to be at International Standards.

There was discussion about facilitating something sooner for the cricket club, as need for the northern region.

Length required - 45m (longer than St Jays). The Club have identified with staff a location for the structure between the practice nets (east west between gum trees), This location is a variation to the proposed Masterplan and to that previously agreed by the Club.

Options Exploration:

Club members expressed the desire to look at revenue opportunities like a canteen, separated from alcohol sales. This would be designed for use by both sports at the Oval, a safe and separate area for cooking a bbq and serving food.

It was noted that some sight Screen/Shielding Fence (permanent or pull out), along cricket area – With increased number of traffic proposed with the access road, would need to be addressed

Council undertook to work with the club to work through this matter to reduce potential risk. With potential plans to work with SACA or SANFL for sponsorship of the screen/fencing.

1.2.2 Football

Growth Impacts/Training Needs:

Recapped on previous discussions with the group relating to the need to meet a growing demand of women's football. The current arrangements were outlined with discussion taking place around Senior and Junior football training and the clubs prospective plans. The club was asked to clarify its position in relation to the recreational needs for playing, training and growth.

The club indicated that training was currently taking place with juniors at Neal's Green and Bridgestone until the Cricket season was completed, at which point Neales green would be utilised along with the main oval.

The club indicated that Bridgestone, as a site has some good features such as toilet, change rooms, sweat tracks, playground. Long term planning if another football ground is required the car parks are a benefit. However all of the current training and games can be supported within the current precinct with the use of Neales green.

It was noted that if growth in the club continues over the next 5-7 years then a new playing ground may be required. The growth in the Women's league will mean expansion from Neales Green.

It was the preference of the club to consolidate activity at the oval with Neales Green, being better integrated into the site. The question was raised can the master planning include that portion of Brown Tce be closed to connect the two sites. John D made it clear that this option was not likely as the connectivity provided by this section of Brown Tce was important; however, improvements could be considered to improve safety of pedestrians linking between the oval and Neales green. The club further supported this if the cricket club 'shed' development took place near Neales Green, then closure would link the two sites.

It was noted that the level of amenity on Neals green in terms of the turf may need improvement to be a suitable ongoing play surface for Juniors.

It was explained that this option would require some exploration as there would be impacts on the adjacent industries and industry and proximity to the train line.

It was noted that a staff member from SANFL has been reviewing alternative sites within City of Salisbury; Underdown Park. The club were unaware of this.

Clarification of Preferred Training Location Options

Preference and capacity of Neales Green give them ability to meet current and future needs.

Operational and Financial Implications

Discussion took place regarding the use of Neales Green, with the following points being made:

- It was noted lighting would not be required for Neales Green
- Access issue is the major concern
- Concrete cricket pitch under the grass will need to come out as a safety measure
- Cricket club will not use Neales Green

- Size of New Oval at Neales Green
- It was confirmed that the oval sizes (100 x 80 Neales Green and 80 x 60 St Jays which was not preferred).

Master Plan

Discussion also took place regarding the overall Master Planning with the following notes made about potential items missed in the planning:

- Addition of netting, northern end, next to bowls club for football to reduce balls going out of playing areas
- There was a discussion regarding the attractiveness and amenity of the oval being unique – like a country oval in the middle of the city and desirability of everyone to keep this look and feel whilst re-generating areas to uplift the whole site – practically this means having a programmed approach to the re-generation of trees that doesn't involve removal of them all at once but staged where required and a planned replacement program. Balancing the development so it continues to be an appealing site. The replanting of trees to replace any removed will be carefully planned, including any staging works balancing visual impact with ability of the new trees to grow
- The intention along railway line is to keep as many trees as possible. John D is working with DPTI regarding the electrification works
- Change facilities and provision for air conditioning - this can be considered as part of the ventilation for air flow.
- It was noted that the gates have been installed, and Council are working with the clubs regarding a step/curb access issue.
- Latches to doorways have also been installed to allow them to stay open to improve operations.
- Bridgestone Reserve, there was a request to have future proofing at the Bridgestone reserve facility - capability provisions for future amenities within the current works. Future proofing for possible expansion contract.
- John D mentioned the need for a detention basin and explained that he would be appreciate the opportunity to discuss what this might look like, the requirements, and an option of fitting it on Neales Green

Car Parking was clarified.

- Club representatives are satisfied with the car parking provisions and noted that
 - New Club rooms lost 10 car parking spaces??
 - Formal line marking is required, which will improve flow and access
 - The plans will have more formal parking but less informal parks.
 - Neales Green was flagged as a potential car parking facility, if the club were leasing this site and included it as a potential overflow.

1.3 Functional, Operational and Financial Implications

Lease and Maintenance Costs

It was noted that the current leases are based on Salisbury Oval. Council will need to look at future plans of Neales Green and apply a lease for use of this site also. Further discussion needs to take place and an agreement developed with the football club, if this was the outcome of the discussions with Council.

2. OTHER BUSINESS

Those in attendance were asked to continue communication and discussion around the importance of working in partnership moving forward. It was requested all communication be directed to Pippa Webb, General Manager Community Development.

The club invited Council staff and elected members to the General Meeting on April 2nd, as they believe this will be a good opportunity for some of the club member's questions to be asked and assist in moving forward collaboratively.

ACTION: Pippa to provide names of staff to attend meeting

All members in attendance were thanked for their time and contribution.

Meeting closed at 6.57pm

Informal Strategy 1 April 2019

Salisbury Oval Master Plan – Questions from Elected Members relating to recreation and open space needs.

Q.1: What is the new impact to parking in the surrounding street given ALDI's opening and can parking impacts be re-evaluated given changes to the Masterplan?

- A. *Our assessment is that the Aldi development will have no or minimal impact upon Salisbury Oval, and the sections of Orange Avenue and Brown Terrace that abut Salisbury Oval. The proposed Aldi development provides on-site parking in excess of Development Plan standards (a minimum of 53 and a maximum of 104 spaces are required under the Development Plan, and 115 spaces are proposed to be provided), and the primary vehicle accesses to the proposed development are from Park Terrace and Haigh Street. There may be some on-street parking in Mawson Road and Haigh Street, but this is highly unlikely to extend to Orange Avenue and Brown Terrace. There may also be some minor traffic increases in streets leading to Aldi from the local catchment for Aldi south of Park Terrace for drivers choosing to access via Haigh Street, but any increases will be within the capacity of the local road network. The primary access to the Aldi development is proposed off Park Terrace. During times of peak use of Salisbury Oval (eg football finals) it can be expected that there will be on-street parking in Brown Terrace and Orange Avenue associated with the oval activities, however, as is currently the case on occasions. In summary, our assessment is that the Aldi development is sufficiently distant from the oval and vehicle accesses are located so as to have no or minimal interaction with parking and traffic associated with the oval use.*

Q.2: What is the net gain of parks in the area given new residential housing will draw visitors? Is there a more detailed masterplan map that can be provided outlining total number of parks and new residential houses?

- A. *The Master Plan is high-level and indicative in relation to the potential future residential development outcomes, as it is dependent upon the outcome of the REOI which is the subject of the confidential report. New residential development will be required to provide off-street parking in accordance with Development Plan standards, but the exact numbers will not be known until a firm development proposal is determined and agreed by Council. Within the broader oval precinct, current informal parking servicing the sports and recreation facilities in the oval is being formalised and paved, and traffic circulation within the oval grounds improved. Informal parking will continue to be available within the oval precinct, including on the mounds adjacent to the oval.*

Q.3: The Salisbury Football club in fact uses Neales Green for training (although this is not declared) as fees would otherwise be incurred (do they have a real need for 2 x junior ovals? – i.e. Neales Green (which is recommended not be developed; and the proposed Junior oval in St Jays space). If they only need one additional space we are at risk of providing them with 2 spaces inadvertently.

- A. *(Note – this question was received prior to recent discussions with the Clubs and Sportsmans Association to clarify and confirm their needs). The recommendation in the March 2019 SPDSC report proposes that Neales Green be earmarked for future use by the Salisbury Football Club for junior training and junior games only. An oval is not proposed to be created on the former St Jays site.*

None of the options available increase capacity for senior games due to the limited oval size that can be accommodated on either Neales Green or the former St Jays site. The Club will need to increase utilisation of Salisbury Oval or secure an additional venue with a full size oval to accommodate growth in senior football.

The Football Club's requirements have recently been clarified and they have confirmed that Neales Green is suitable for their junior training and match requirements in the foreseeable future. The Club has not called for two junior ovals and accordingly have not justified a need for two junior ovals. As a point of clarification, the Neales Green site can accommodate a 100m X 80m junior oval; the former St Jays site can only accommodate an 80m X 60m junior oval (a larger oval will encroach on significant trees on the St Jays site).

Should the Club wish to formalise use of any of the identified options a lease cost will be incurred under Council's current leasing policy framework, as mentioned in the report. We are aware that in the transition between cricket and football seasons the Club currently informally use both Neales Green and Bridgestone Park for training, but no formal agreement or lease is in place for either facility.

Q. 4: What is the future intention of building an indoor training centre as requested by the Sportsman's Association on the old St Jays complex? (SPDSC2 Item No: 4.22). There is reference to a new facility being built, but no additional information is provided, has this space being allocated on the masterplan?

A. The Master Plan preserves a footprint for a future indoor training facility for cricket. No decision has yet been made as to whether such a facility will be provided, its timing, or the funding source. This is a subject of on-going discussion with the cricket club and SACA. A previous proposal for a larger indoor training and function facility was not proven to be viable and was not pursued at the time of formulation of the master plan.

Q.5: What other residential land sites are available within the City of Salisbury precinct that could be developed to generate revenue and satisfy the additional 500 residential target?

A. Council-owned sites within the Salisbury City Centre Precinct with potential for mixed use development incorporating residential have been identified in the SCC Renewal Strategy and Urban Design Framework. These include the current Civic Centre, Len Beadell library, and Council-owned carparks in James Street and Wiltshire Street. The SCC Renewal Strategy also focuses on supporting/encouraging private development within SCC to deliver residential development within the centre, which is part of the agenda for investment attraction.

Q.6: While we have passed 2 x stop/ go points already with the original Masterplan, why wouldn't we start again on the high-level concept feasibility of a new masterplan given that significant changes have occurred

A. As outlined in the report, it is recommended that the Master Plan be amended based upon Council decisions in relation to the current related issues of sporting facility needs and residential development options. The current Salisbury Oval master plan is a product of significant community engagement.

Q.7: Assuming a junior oval goes in on Orange Avenue, what infrastructure/ parking will be around the oval on the Brown Tce side?

- A. *There has been no detailed assessment of any requirements for additional parking should the former St Jays site be developed as a junior oval, whether additional parking is required, where it could be located, and the cost of providing. At this stage the assessment has been limited to whether a junior oval could fit on the former St Jays site. Existing and proposed parking within the Salisbury Oval precinct could potentially service an additional oval, however, noting the scheduling of junior and senior games contained in the March SPDSC report. Should Council resolve to proceed with the St Jays option, further work would be needed on parking and details relating to the proposal.*

Q.8: I've heard from many residents, and even Councillors, that the sale of this land is being used to pay for the Hub. Is there any truthfulness to this?

A. *This is not correct. Council's Disposal of Land policy requires that net proceeds from property sales are transferred to the property disposal reserve and used to repay debt or to reduce future borrowings. This approach increases Council's capacity to fund a range of funding initiative and projects rather than being hypothecated to individual projects.*

Q.9: How will the Council respond to the increased resident numbers in terms of infrastructure? e.g. water, parking.

A. *The services impacts of future residential development on the land is similar to infill development across the City, where service authorities assess the capacity of their networks (power, water, sewer etc.) and determine if any augmentation is required. Initial investigations in relation to the Salisbury oval precinct indicate that the core services networks have capacity to accommodate further development in the area. In relation to parking, future residential development will need to provide off-street parking in accordance with Council's Development Plan standards. If new roads are created within a development, on-street parking is also provided. This is assessed during the refinement of the residential development design and in the development assessment process.*

Q.10: I've heard that an indoor cricket facility was proposed to the Jets in the past. How will cricket be supported in the new development?

A. *The approved Salisbury Oval Master Plan preserved a footprint for a future indoor cricket training facility. The footprint size and location is based upon information provided by the cricket club and SACA on their requirements at the time of formulation of the master plan. Discussions with the cricket club and SACA regarding the size and form of an indoor facility are ongoing. Council has made no commitment to an indoor facility other than 'future proofing' the master plan to preserve a footprint should a proposal come to fruition.*

Q.11: Multiple story housing doesn't fit the current character of the area. Has Council taken this into consideration? Is there anything that will be done to make the housing look like it belongs?

A. *The Salisbury Oval Master Plan and the Salisbury Development Plan provide for multi-storey development within the precinct:*

Salisbury Oval Master Plan: "...opportunities for development of 1-3 storey housing (detached, small lot housing, town houses and apartments) with integrated passive nodal parks".

Salisbury Development Plan – Urban Core Zone, Transition Area:

- *Desired Character Statement – Salisbury Oval and Surrounds Transition Area: "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".*
- *Principle of Development Control (PDC) 12: "In the Transition Area, development should provide a built form that provides the transition between an intense core of development and neighbouring lower intensity development"*
- *PDC 20: "Building heights in the Transition Area may exceed 4 storeys (to a maximum of 6 storeys) in the area labelled 'Salisbury Oval Precinct' identified on Concept Plan Map Sal/34 – Salisbury City Centre where it can be demonstrated that development will retain satisfactory access to sunlight, minimise overlooking of adjacent private open space, and is part of an integrated and precinct planned development of the site."*

In the assessment of a development application, the scale and form of a proposed building is assessed in the context of Council's policy provisions, which also reference interface with adjoining land uses. However Council's policy settings clearly envisage multi storey development within the precinct, balancing the transition between existing low density, low scale residential development in the adjacent Residential zone, and higher density larger scale residential development encouraged in the Core Area of the Urban Core Zone.

Q.12: What was the money from the sale of the land paying for? What does the rest of the oval upgrade cost?

A. See response to Question 8 in relation to proceeds from land sales. The estimated cost of recreation , sport and open space works completed, underway and planned in accordance the master plan elements for upgrade of Salisbury Oval was reported to the January 2019 Works and Services Committee to total an estimated \$1.68m.

Q.13: Why is there such a push to build more houses in Salisbury? Is it about affordable property, getting more traffic in the city centre... etc?

A. The Council's policy drivers for increasing housing and population within Salisbury City Centre are multi-faceted and outlined in the Development Plan and in the SCC Renewal Strategy. A resident population within the City Centre encourages extended activation outside business opening hours adding to passive surveillance and safety; provides economic development opportunities as businesses are servicing a larger resident population; improves utilisation of services, including public transport services; and provides housing choice for

residents wishing to remain in the area but who no longer need a detached dwelling on a large allotment, or for people who are seeking an alternative to a detached dwelling due to their housing needs.

The following questions were asked by Ms Linda Caruso at the Council meeting on 25 March 2019 and taken on notice. Proposed responses to each question are provided and will form the basis of the formal responses to the questions in the April Council agenda.

Q.1: Is the current plan the last, or is there another updated detailed plan that hasn't been released yet?

A. It is assumed that the plan referred to is the Salisbury Oval Master Plan. There is no updated master plan at this time. As outlined in the March SPDSC report, it is recommended that the Master Plan be amended based upon Council decisions in relation to the current related issues of sporting facility needs and residential development options.

Q.2: What is the width of the new roads to be constructed as per plan of the Salisbury precinct and will they be kerbed?

A. The design of the access road will be dependent on the master plan option approved by Council. However, should a residential development on the former St Jays site proceed with access off the proposed new road off Brown Terrace s approved for the St Jays site the access road is likely to be about 6.0m in width at Brown Terrace, reducing to 5.5m in width when it reduces. It is not intended to kerb the access road round the oval.

Q.3: How many mature and significant trees will be destroyed for housing?

A. Until such time as a decision is made in relation to residential development options and there is a final design and layout for a future residential development on Salisbury Oval, the number of existing trees impacted by such development cannot be determined. In relation to Significant Trees as defined by the Development Act, the Master Plan proposes to "preserve existing statement gum trees" in various locations in the Oval precinct, including on the former St Jays site and Neales Green that were identified in the master plan as providing "...opportunities for development of 1-3 storey housing (detached, small lot housing, town houses and apartments) with integrated passive nodal parks".

Q.4: Have the sporting clubs been informed of the carparks and the number of carparks in and around Salisbury oval, and are there enough carparks?

A. The Sportsmans Association and the Clubs have been consulted in the development of the more detailed engineering plans for Salisbury Oval, which includes formalisation of existing informal parking areas. The plan provides for 141 formal parking spaces and 87 informal parking spaces (assuming residential development on St Jays) or 137 formal spaces (with a junior oval and minor residential development on St Jays) within the Salisbury Oval precinct. This number of spaces will accommodate the majority of cricket and football match day needs, noting that there may be some spill-over parking into surrounding streets at peak times (primarily football finals) as is currently the case. There is also the option, weather and games scheduling permitting, to use Neales Green for overflow parking for the occasional matches that attract very high patronage.

Q.5: Why is there a need to remove the raised mounds around the oval?

A. The raised mounds on the eastern side of the oval may be reduced in size as a result of the construction of the access road. However, the impact on the mound will not be known until the final oval layout has been designed.

Q. 6: If the land is sold, will the revenue be solely to fund the Salisbury oval improvements?

A. Council's Disposal of Land policy requires that net proceeds from property sales are transferred to the property disposal reserve and used to repay debt or to reduce future borrowings. This approach increases Council's capacity to fund a range of funding initiatives including projects such as the upgrades to Salisbury Oval.

Q.7: Has the football club been contacted as to what their requirements are to be able to function?

A. Yes. Details of contact with the Salisbury Football Club are outlined in the March 2019 Strategic Property Development Sub-Committee report. There was also a further meeting held on 21 March 2019 with representatives of the clubs and Sportsmans Association to further clarify and confirm their expectations and requirements. The outcomes from that meeting are being confirmed with participants and will be reported in the further report to the sub-committee in April 2019.

Q. 8: What measures are the council taking to ensure traffic flow now that Aldi has been approved, which also impacts in the same area?

A. Noting that Council was not the approving authority for the proposed Aldi development on Park Terrace, Salisbury, Council's assessment is that the Aldi development will have no or minimal impact upon Salisbury Oval, and the sections of Orange Avenue and Brown Terrace that abut Salisbury Oval. The proposed Aldi development provides on-site parking in excess of Development Plan standards (a minimum of 53 and a maximum of 104 spaces are required under the Development Plan, and 115 spaces are proposed to be provided), and the primary vehicle accesses to the proposed development are from Park Terrace and Haigh Street. There may be some on-street parking in Mawson Road and Haigh Street, but this is highly unlikely to extend to Orange Avenue and Brown Terrace. There may also be some minor traffic increases in streets leading to Aldi from the local catchment for Aldi south of Park Terrace for drivers choosing to access via Haigh Street, but any increases will be within the capacity of the local road network.

The primary access to the Aldi development is proposed off Park Terrace. During times of peak use of Salisbury Oval (eg football finals) it can be expected that there will be on-street parking in Brown Terrace and Orange Avenue associated with the oval activities, however, as is currently the case on occasions. In summary, our assessment is that the Aldi development is sufficiently distant from the oval and vehicle accesses are located so as to have no or minimal interaction with parking and traffic associated with the oval use.

Q.9: Has the council looked into cost saving if certain roads and roundabouts are not constructed?

A. These options will be explored further both as part of the design evolution for the new entry to Salisbury Oval from Brown Terrace, and as part of any proposed residential development should Council determine to proceed with consideration of residential development on the former St Jays site, in conjunction with a prospective developer. Options to ensure the best value for money solution while meeting stakeholder needs are always considered as part of the design process.

Q. 10: Has the council considered that a roundabout at Brown Terrace will impact on Park Terrace unless major road upgrading and widening occurs?

A. A roundabout on Brown Terrace is considered to be the best traffic management solution for this location if a four way intersection involving the new oval access road, Brown Terrace and Herbert Street eventuates. However, the roundabout is not expected to have any impact on traffic flows on Park Terrace.

Q.11: Why do we need to stop cars parking on the boundary fence of Salisbury oval?

A. This is not proposed as part of the master plan or in the detailed designs being prepared for parking and traffic upgrades within the Salisbury Oval precinct

Q.12: Will there be more time given to further consultation with local residents and sporting clubs before important decisions are made?

A. Whilst extensive public consultation has already occurred in relation to the master plan to date, should decisions of Council result in significant amendments to the master plan it is envisaged that further consultation will be undertaken. In particular the Sportsmans Association and the cricket and football clubs have been consulted further in relation to their specific needs.

Q.13: Is the council being totally open and transparent with matters relating to the master plan?

A. The comprehensive public reports to Council at its January 2019 and March 2019 demonstrate a high level of transparency and openness in Council's approach to the development and implementation of the Salisbury Oval master plan, including comprehensive community consultation in relation to the master plan, community land revocation, and Development Plan Amendment. The only component of the implementation of the master plan that is required to be confidential is in relation to certain elements of commercial in confidence proposals and negotiations with parties responding to the EOI for residential development within the Salisbury Oval precinct, which is consistent with the current endorsed master plan.