



AGENDA

FOR POLICY AND PLANNING COMMITTEE MEETING TO BE HELD ON

16 SEPTEMBER 2019 AT 6:30 PM

IN THE COUNCIL CHAMBER, 12 JAMES STREET, SALISBURY

MEMBERS

Cr C Buchanan (Chairman)
Mayor G Aldridge
Cr M Blackmore
Cr L Braun
Cr B Brug
Cr A Duncan (Deputy Chairman)
Cr K Grenfell
Cr N Henningsen
Cr D Hood
Cr P Jensen
Cr S Ouk
Cr D Proleta
Cr S Reardon
Cr G Reynolds
Cr J Woodman

REQUIRED STAFF

Chief Executive Officer, Mr J Harry
General Manager Business Excellence, Mr C Mansueto
General Manager City Development, Mr T Sutcliffe
General Manager Community Development, Ms P Webb
General Manager City Infrastructure, Mr J Devine
Manager Governance, Mr M Petrovski
Governance Support Officer, Ms K Boyd

APOLOGIES

LEAVE OF ABSENCE

PRESENTATION OF MINUTES

Presentation of the Minutes of the Policy and Planning Committee Meeting held on 19 August 2019.

REPORTS

Administration

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Community Development

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OTHER BUSINESS

CLOSE



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

19 AUGUST 2019

MEMBERS PRESENT

Cr C Buchanan (Chairman)
Mayor G Aldridge
Cr M Blackmore
Cr L Braun
Cr B Brug
Cr K Grenfell
Cr N Henningsen
Cr P Jensen
Cr S Ouk
Cr D Proleta
Cr G Reynolds
Cr J Woodman (*from 6.35 pm*)

STAFF

Chief Executive Officer, Mr J Harry
General Manager Business Excellence, Mr C Mansueto
General Manager City Development, Mr T Sutcliffe
General Manager Community Development, Ms P Webb
General Manager City Infrastructure, Mr J Devine
Manager Governance, Mr M Petrovski
Governance Support Officer, Ms K Boyd

The meeting commenced at 6.32 pm.

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

APOLOGIES

Apologies were received from Cr D Hood and Cr S Reardon.

LEAVE OF ABSENCE

Leave of absence for this meeting was previously granted to Cr A Duncan.

PRESENTATION OF MINUTES

Moved Cr G Reynolds
Seconded Cr K Grenfell

The Minutes of the Policy and Planning Committee Meeting held on 15 July 2019, be taken and read as confirmed.

CARRIED

REPORTS

Administration

1.0.1 Future Reports for the Policy and Planning Committee

Moved Cr P Jensen
Seconded Cr D Proleta

1. The information be received.

CARRIED

Community Development

1.1.1 Minutes of the Strategic and International Partnerships Sub Committee meeting held on Monday, 12 August 2019

The information contained in the Strategic and International Partnerships Sub Committee of the meeting held on 12 August 2019 be received and noted with respect to the following recommendations contained therein to be adopted by Council:

1.1.1-SIPSC1 Future Reports for the Strategic and International Partnerships Sub Committee

Moved Cr G Reynolds
Seconded Cr M Blackmore

1. The information be received.

CARRIED

1.1.1-SIPSC2 Terms of Reference Review and Knowledge Transfer Opportunities

Moved Cr G Reynolds
 Seconded Cr M Blackmore

1. That this report be received.
2. That the amended Terms of Reference as contained in Attachment 1 to this report (Item No. SIPSC2, Strategic and International Partnerships Sub Committee, 12/08/2019) be endorsed to include the following changes:
 - a. Inclusion of “identify opportunities for the City of Salisbury to encourage knowledge transfer across economic, community, cultural and environmental themes” as an objective in the Purpose section.
 - b. Removal of non-voting members in the Membership section.
 - c. Increasing the duration of the chairman and deputy chairman roles from 12 months to 24 months.
 - d. Removing reference to non-voting members from the Quorum section.
 - e. A refinement of the purpose to distinguish formal Sister City/Friendship City relationships from other types of relationship opportunities such as knowledge transfer, cultural exchange and economic development.
 - f. Including more direct reference to investment attraction under economic development.

CARRIED

1.1.1-SIPSC3 Future Delegations to Mobara

Moved Cr G Reynolds
 Seconded Cr M Blackmore

1. That this report be received and noted.
2. That the cycle of future delegations is amended in accordance with the proposal presented by the City of Mobara, as follows:
 - a. The next scheduled delegation by the City of Mobara to the City of Salisbury to occur in 2021;
 - b. The next scheduled delegation by the City of Salisbury to the City of Mobara to occur in 2023.

CARRIED

1.1.1-SIPSC4 City of Salisbury visit to Linyi - Update

Moved Cr G Reynolds
Seconded Cr M Blackmore

1. That this information be received.

CARRIED

1.1.2 Minutes of the Youth Council Sub Committee meeting held on Tuesday 13 August 2019

Moved Cr G Reynolds
Seconded Cr M Blackmore

1. That the information be received and noted.

CARRIED

1.1.3 Future Reports for the Youth Council Sub Committee

Moved Cr K Grenfell
Seconded Cr P Jensen

1. The information be received.

CARRIED

1.1.4 Youth Council Project Teams Update

Moved Cr K Grenfell
Seconded Cr G Reynolds

1. That the information be received and noted

CARRIED

1.1.5 Youth Programs and Events Update August 2019

Moved Cr G Reynolds
Seconded Cr B Brug

1. That the information be received and noted.

CARRIED

1.1.6 Strategic and International Partnerships Sub Committee Terms of Reference Review

Moved Mayor G Aldridge
Seconded Cr N Henningsen

1. That this report be received and noted.
2. That the amended Terms of Reference as contained in Attachment 3 to this report (Item No. 1.1.6, Policy and Planning Committee, 19/08/2019) be endorsed.

CARRIED

1.3.1 Salisbury Community Hub - Project and Construction Progress Report

Cr J Woodman entered the meeting at 6.35 pm.

Moved Mayor G Aldridge
Seconded Cr M Blackmore

1. That the report be received, and the current status of the Salisbury Community Hub project be noted.
2. That the hours of operation to Library Services is increased to provide for the period 8.30am to 9:30am Monday to Friday, with the increase in costs (approximately \$140k) funded through existing salary & wages provision for 2019/20, and a report is brought back as part of the 2020/21 budget process to consider any future funding and service level changes.
3. An assessment of the demand for increased Customer Services and other council services outside core business hours is conducted early 2020.
4. A report is brought back to Council on the assessment of this demand and any implications of increasing the service levels should the demand support an increase in service levels.

CARRIED
UNANIMOUSLY

OTHER BUSINESS

Nil

The meeting closed at 6.38 pm.

CHAIRMAN.....

DATE.....

ITEM	1.0.1
	POLICY AND PLANNING COMMITTEE
DATE	16 September 2019
HEADING	Future Reports for the Policy and Planning Committee
AUTHOR	Michelle Woods, Projects Officer Governance, CEO and Governance
CITY PLAN LINKS	4.3 Have robust processes that support consistent service delivery and informed decision making.
SUMMARY	This item details reports to be presented to the Policy and Planning Committee as a result of a previous Council resolution. If reports have been deferred to a subsequent month, this will be indicated, along with a reason for the deferral.

RECOMMENDATION

1. The information be received.

ATTACHMENTS

There are no attachments to this report.

1. BACKGROUND

- 1.1 Historically, a list of resolutions requiring a future report to Council has been presented to each committee for noting.

2. CONSULTATION / COMMUNICATION

- 2.1 Internal
 - 2.1.1 Report authors and General Managers.
- 2.2 External
 - 2.2.1 Nil.

3. REPORT

3.1 The table below outlines the reports to be presented to the Policy and Planning Committee as a result of a Council resolution.

Meeting Item	Heading and Resolution	Officer
19/12/2016 P&P-OB1	RAAF AP-3C Tailfin for Purposes of Display That staff prepare a report working with Salisbury RSL to obtain an AP-3C Tailfin from RAAF for purposes of display within the Salisbury Council area, potentially as part of the Salisbury Oval Precinct upgrade. Due: June 2020	Adam Trottman
28/05/2018 1.1.3	Reconciliation Action Plan Status Report and Next Iteration Draft 4. That Council investigate and report back by February 2019 on possible costs and suitable sites/venues for a tourism and cultural centre in Salisbury showcasing the culture and heritage of Indigenous people of the Northern Adelaide Plains. Due: September 2019 Deferred to: October 2019 Reason: Information is still being sought from the artist for the artwork that is the central element in the next Reconciliation Action Plan.	Julie Kalms
28/05/2018 1.2.1	Cities Power Partnership Program 1. That Council re-consider becoming a partner of the Cities Power Partnership program once the City of Salisbury's Energy Management Plan has been finalised and endorsed during 2018/19. Due: October 2019	Andrew Le Grand
23/07/2018 MON1	Basketball Court - Cascade Estate, Mawson Lakes 1. That a report be brought forward, which investigates the appropriateness and feasibility of establishing a 'half court or full court' basketball court in the Cascade Estate at Mawson Lakes, and other suitable locations within the City of Salisbury. Due: December 2019	Adam Trottman / Craig Johansen
23/07/2018 1.5.1	The Paddocks Masterplan 3. That a scoping study of works be brought back to Council with an implementation plan for year three onward. Due: October 2019	Craig Johansen

23/04/2019 2.5.3 SPDSC2	Salisbury Oval Recreation and Open Space Needs 5. That staff bring back detailed design of recreation facilities and landscaping for Brown Terrace, including play equipment, nature play space and adult exercise equipment. Detailed design to go out for public consultation and subject to public consultation with local residents, ratepayers and community groups, then be incorporated into the Salisbury Oval Master Plan.	Craig Johansen
Due:	September 2019	
Deferred to:	December 2019	
Reason:	Community consultation required first.	
24/06/2019 1.3.3	Salisbury Car Parking Scenarios Study 10. That a further report be provided with an update on the status of action in six months.	Peter Jansen
Due:	December 2019	
24/06/2019 7.4	Regional Indoor Sporting Facility 2. That a progress report be brought back to Council with the findings of the investigation by December 2019.	Adam Trottmann
Due:	December 2019	
24/06/2019 12.1	Motion without Notice: Upgrades to Current Sporting Facilities That staff provide a report for costings for upgrades to our current major sporting centres, excluding Ingle Farm Recreation Centre, to support our community over the coming 40+ years.	Adam Trottmann
Due:	November 2019	
24/06/2019 12.3	Motion without Notice: Stobie Pole Painting Policy That a report be prepared by December 2019 providing advice on the establishment of a 'stobie pole painting' policy, as part of our street art program, including operational rules and guidelines, and potential for funding/grant options that provide residents with the opportunity to make proposals to decorate stobie poles, to support Salisbury's Liveable City agenda.	Ann Marie-Arthur
Due:	December 2019	
22/07/2019 1.3.1	Salisbury Car Parking - Sexton Carpark 3. That subject to there being no substantive objections to the proposed change at the conclusion of the consultation period, the changes to parking controls be implemented by staff under delegation. <u>Should there be substantive objections to the proposal, staff provide a further report to Council once consultation on the matter has concluded.</u>	Peter Jansen
Due:	November 2019	

22/07/2019	The John Street Improvement Plan - Proposed Early Wins	Clint Watchman
1.5.1	2. That Council give further consideration of the installation of a loading zone or additional car parks at the front of Mobarra Restaurant.	
Due:	September 2019	
Deferred to:	October 2019	
Reason:	To be considered as part of the report on John Street/Church Streets.	
26/08/2019	Salisbury Community Hub - Project and Construction Progress Report	Charles Mansueto
1.5.1	3. An assessment of the demand for increased Customer Services and other council services outside core business hours is conducted early 2020.	
	4. A report is brought back to Council on the assessment of this demand and any implications of increasing the service levels should the demand support an increase in service levels.	
Due:	April 2020	

4. CONCLUSION / PROPOSAL

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

CO-ORDINATION

Officer: EXECUTIVE GROUP

Date: 09.09.19

ITEM	1.0.2
	POLICY AND PLANNING COMMITTEE
HEADING	Minutes of the Tourism and Visitor Sub Committee meeting held on Tuesday 10 September 2019
AUTHOR	Mechelle Potter, Administrative Coordinator - Business Excellence, Business Excellence
CITY PLAN LINKS	4.3 Have robust processes that support consistent service delivery and informed decision making. 4.2 Develop strong capability and commitment to continually improve Council's performance.
SUMMARY	The minutes and recommendations of the Tourism and Visitor Sub Committee meeting held on Tuesday 10 September 2019 are presented for Policy and Planning Committee's consideration.

RECOMMENDATION

- The information contained in the Tourism and Visitor Sub Committee Minutes of the meeting held on 10 September 2019 be received and noted and that the following recommendations contained therein be adopted by Council:

TVSC1 Future Reports for the Tourism and Visitor Sub Committee

- The information be received.

TVSC2 Augmented Reality Gaming Update

- That the information be received.
- When planning major events, consider if appropriate to create an in-game event to increase attendance.

TVSC3 Discover Salisbury Events Calendar

- That the information be received.

TVSC OB1 Pokemon Stops

- That a report be brought back to the Committee on the feasibility of Council coordinating a call for submissions from community groups to nominate Pokemon stops.

ATTACHMENTS

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

- Minutes Tourism and Visitor Sub Committee - 10 September 2019

CO-ORDINATION

Officer:

Date:



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

10 SEPTEMBER 2019

MEMBERS PRESENT

Cr M Blackmore (Chairman)
Mayor G Aldridge (ex officio)
Cr K Grenfell
Mr J Pinney
Mr D Waylen
Cr J Woodman (Deputy Chairman)

OBSERVERS

Cr C Buchanan

STAFF

Chief Executive Officer, Mr J Harry
General Manager Business Excellence, Mr C Mansueto
Manager Community Experience and Relationships, Ms J Kushnir
Manager Governance, Mr M Petrovski
Administrative Coordinator - Business Excellence, Mrs M Potter

The meeting commenced at 4.37 pm.

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

APOLOGIES

Apologies were received from Cr D Proleta and Mr L Virgo.

LEAVE OF ABSENCE

Nil

PRESENTATION OF MINUTES

Moved Mr J Pinney
Seconded Mayor G Aldridge

The Minutes of the Tourism and Visitor Sub Committee Meeting held on 09 July 2019, be taken and read as confirmed.

CARRIED

REPORTS

TVSC1 Future Reports for the Tourism and Visitor Sub Committee

Moved Cr J Woodman
Seconded Mr J Pinney

1. The information be received.

CARRIED
UNANIMOUSLY

TVSC2 Augmented Reality Gaming Update

Moved Mayor G Aldridge
Seconded Cr J Woodman

1. That the information be received.
2. When planning major events, consider if appropriate to create an in-game event to increase attendance.

CARRIED
UNANIMOUSLY

TVSC3 Discover Salisbury Events Calendar

Moved Cr K Grenfell
Seconded Mayor G Aldridge

1. That the information be received.

CARRIED
UNANIMOUSLY

OTHER BUSINESS

TVSC OB1 Pokemon Stops

Moved Cr K Grenfell
Seconded Mayor G Aldridge

That a report be brought back to the Committee on the feasibility of Council coordinating a call for submissions from community groups to nominate Pokemon stops.

CARRIED

CLOSE

The meeting closed at 5.15 pm.

CHAIRMAN.....

DATE.....

ITEM	1.1.1		
	POLICY AND PLANNING COMMITTEE		
DATE	16 September 2019		
PREV REFS	SPDSC	SPDSC2	13/03/2019
	SPDSC	SPDSC2	08/04/2019
HEADING	Salisbury Oval Public Consultation Process and Revised Masterplan		
AUTHORS	Jarred Collins, Manager Infrastructure Delivery, City Infrastructure Terry Sutcliffe, General Manager City Development, City Development John Devine, General Manager City Infrastructure, City Infrastructure		
CITY PLAN LINKS	1.4 Have well planned urban growth that stimulates investment and facilitates greater housing and employment choice. 3.2 Have interesting places where people want to be. 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.</p> <p>Since Council's endorsement of the Masterplan new community expectations for sport and recreation land and facilities on Salisbury Oval have arisen. In particular the Salisbury Football Club has expressed new requirements regarding future playing and training facility needs. These matters were addressed in a report to the Council sub-committee in March 2019 and again in this report. These changed community 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.</p> <p>Council deferred consideration of this matter at its March 2019 meeting and subsequently provided a revised motion at the 23 April 2019 meeting (Resolution 0132/2019)</p> <p>This report addresses the April resolution.</p>		

RECOMMENDATION

1. That the information be received.
2. That the amended “Salisbury Oval Master Plan” is endorsed and promoted for public information.
3. That the updated recreation facilities, landscaping and proposed toilet location are endorsed for public consultation.
4. That the draft Stakeholder and Community Engagement plan is endorsed for implementation.
5. Council notes that the current modified concept cost estimate aligns with the existing available budget of \$2.7M, inclusive of \$250k associated with Ames Road major flood mitigation works.
6. Staff proceed with Stakeholder Engagement.
7. A further report to be brought back detailing the findings from the public consultation, including any plan modification and associated budget adjustments required to align with community feedback.

ATTACHMENTS

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

1. Report to Strategic Property Development Sub Committee - 13 March 2019
2. Salisbury Sportsman Association Response Submission
3. Salisbury Oval Master Plan 2019 (Amended)
4. Salisbury Oval Recreation Space Concept Design
5. Draft Stakeholder Engagement Plan

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 Council, at its 23 April 2019 meeting resolved that:

1. *That the information be received.*
2. *That Council confirms that Neales Green and all of Brown Terrace, including section of Brown Terrace known as St Jays Site (level with Salisbury Oval boundary fence along Brown Terrace), be removed from consideration for residential development, and that the Salisbury Oval Masterplan be amended to reflect this.*
3. *That Council confirms its commitment to retain Neales Green and all of Brown Terrace as community land for recreation purposes and authorises staff to begin process to reclassify this land to Community Title.*
4. *Staff continue discussions with and negotiations with Sportsman Association and Salisbury Football Club regarding the use of Neales Green for future use for junior training and games.*
5. *That staff bring back detailed design of recreation facilities and landscaping for Brown Terrace, including play equipment, nature play space and adult exercise equipment. Detailed design to go out for public consultation and subject to public consultation with local residents, ratepayers and community groups, then be incorporated into the Salisbury Oval Master Plan.*
6. *Staff bring back a report with design and costing of a public toilet to be installed at the Neales Green end of Brown Terrace to service the public and the Club. The provision of toilet facilities be included in the public consultation process for detailed design of landscaping and recreational facilities along Brown Terrace.*
7. *That the balance of residential parcels (St Jays site and Bowling Club land) identified in the Salisbury Oval Master Plan does not proceed until further public consultation occurs with local residents, ratepayers and community groups regarding the proposed density of housing and invite local residents and the community to provide feedback about other potential land uses for this site, such as a medical facility, nursing home or other suggestions made by the community.*
8. *Council defer consideration of the access road depending outcome of consultation as per part 7.*
9. *That staff bring back a further report to the Policy and Planning Committee about public consultation process to be undertaken and revised draft Salisbury Oval Master Plan incorporating changes outlined in part 2, 5 and 6 of this Motion. Council also considers a revised budget for this project.*

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 Executive Group
 - 3.1.2 Divisional Managers
 - 3.1.3 Key Staff

3.2 External

- 3.2.1 Staff have engaged with members of the Salisbury Sportsman Association Inc, Northern Districts Cricket Club Inc and Salisbury Football Club (Attachment 2) provides copies of the clubs feedback surrounding the amended Salisbury Oval Masterplan.
- 3.2.2 GHD has been engaged to provide professional advice and assistance regarding the Stakeholder Engagement.

4. REPORT

4.1 As per council resolution *0132/2019*, staff have continued to work through the Motion

- 4.1.1 Part 2 - The amended “Salisbury Oval Precinct Master Plan” (attachment 3), has been updated to reflect the portion of land known as the former St Jays site level with the existing oval boundary fence to be included as recreational space.
- 4.1.2 Part 3 - The amended “Salisbury Oval Precinct Master Plan” (attachment 3), has been updated to confirm retaining of Neales Green for recreation purposes and also the section of land along Brown Terrace, while council have resolved to reclassify this land to Community Title it is proposed to await the final outcome of the revised consultation including any needs for access roads prior to beginning the reclassification.
- 4.1.3 Part 4 – Staff have engaged with members of the Salisbury Sportsman Association Inc, Northern Districts Cricket Club Inc and Salisbury Football Club (Attachment 2) provides copies of the clubs feedback surrounding the amended Salisbury Oval Masterplan.
- 4.1.4 Part 5 & 6 – Staff have undertaken an updated recreation design (attachment 4) incorporating recreation facilities, landscaping, open spaces, and proposed public toilet located towards the Neales Green end of Brown Terrace. It is also envisaged that a detention basin be incorporated at the Neales Green end of Brown Tce to capture any storm water requirements.
- 4.1.5 Part 7 – It is proposed through the revised public consultation process to consult with local residents, ratepayers and community groups regarding the proposed density of housing and invite local residents and the community to provide feedback about other potential land uses for this site, such as a medical facility, nursing home or other suggestions made by the community.
- 4.1.6 Part 8 – Consideration of the access road as per the council resolution is to be deferred pending the outcome of the revised public consultation.

4.2 Revised Master Plan Community Engagement

- 4.2.1 Staff have engaged GHD to advise on appropriate community engagement on the revised plans for Salisbury Oval and to undertake the public consultation.

4.2.2 The draft community and stakeholder engagement plan (attachment 5) incorporates 3 specific targeted engagements which align to the council resolution being;

- *Community information program for the amended Masterplan for Salisbury Oval*
- *Engagement for the recreational space design along Brown Terrace, including a public toilet.*
- *Engagement on the future development site which includes the former St Jays recreation centre site and Bowling Club land.*

4.3 Budget Considerations

4.3.1 The current allocated budget for Salisbury Oval for this financial year is \$2.7M inclusive of the \$250k allocated within the Major Flood Mitigation Program to address drainage issues associated with Ames Road, Salisbury, and adjacent Neales Green.

4.3.2 These available funds align with the current concept cost estimate of \$2,693k to complete the Salisbury Oval Recreation Space, inclusive of \$250k to complete Ames Road drainage works. The current concept level estimate is as follows;

Element	Estimated Value \$'000
Preliminaries	\$297
Earthworks	\$155
Excavation	\$125
Path Networks	\$243
Drainage	\$149
Ames Road Drainage Infrastructure	\$250
Concrete / Steel Structures	\$127
Planting & Landscape	\$336
Irrigation	\$343
Sporting Facilities	\$107
Playground	\$222
Outdoor Furniture	\$46
Contingency	\$293
Total	\$2,693

- 4.3.3 Noting these figures will be firmed up following completion of consultation, detail design and tender processes, it is therefore recommended that no adjustment be made to the current available budget.

5. CONCLUSION / PROPOSAL

- 5.1 In line with the Council's 23 April Resolution the Master Plan for Salisbury Oval has been amended, and an updated concept plan for the recreational area along Brown Terrace has been developed, ready for community engagement.
- 5.2 A community engagement strategy has been developed for three portions of work, namely:
 - 5.2.1 Informing the community on the updated Master Plan;
 - 5.2.2 Community engagement on the revised recreational area along Brown Terrace;
 - 5.2.3 Community engagement on the non-recreational area at the northern end of the Salisbury Oval
- 5.3 Council endorsement is now sought to proceed with the community engagement programs

CO-ORDINATION

Officer: EXECUTIVE GROUP
Date: 09/09/19

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 Trottman, 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:

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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 Sportsmans 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 Sportsmans Association and the Salisbury Football Club is attached for information (**Attachment 3**)). Ongoing engagement and communication has occurred with the Sportsmans 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.

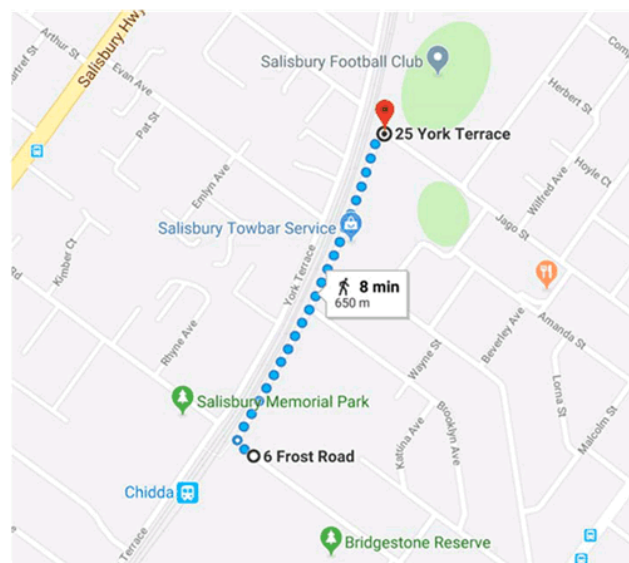
Neales Green

- 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).

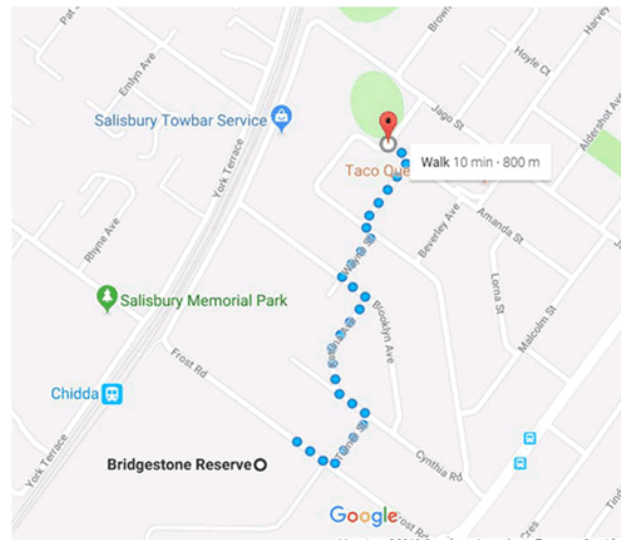
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Bridgestone Reserve

- 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.

ITEM SPDSC2

CO-ORDINATION

Officer: GMCID
Date: 07.03.19

SALISBURY SPORTSMANS ASSOCIATION INC.
P.O.Box 409
SALISBURY 5108
Est. 1974

The City of Salisbury
P.O. Box 8
SALISBURY 5108
Attention : Adam Trottman

Dear Sir,

Further to your recent conversations with our Secretary Justin Carmody, and in response to Council's recent request for both Club's to respond to the revised Masterplan, we now submit respective Club reports.

Enclosed are said reports setting out each Club's recommendations/comments in regard to establishing a sporting precinct which will benefit both Clubs and enhance the local area.

We thank Council for the opportunity to re-visit this overall proposal and fully support the recommendations submitted.

We also look forward to working with Council in implementing the suggested recommendations.

Yours Sincerely,



David Jackson J.P.

CHAIRMAN

Date : 13th August 2019



Northern Districts Cricket Club Incorporated.
Affiliated with the South Australian Cricket Association

Amended Master Plan Salisbury Oval – Response

As the Premier Grade sporting club in the Salisbury Council area the Northern Districts Cricket Club wishes the following response to be tabled with the Salisbury Council in response to the proposed changes to the master plan as a result of the Council meeting held on 23 April 2019 Council and the resolution (Resolution 0132/2019):

- **The public toilet in the Neales Green vicinity**
NDCC would agree with the proposed placement as it would provide an amenity block close to the current practice facilities
- **The 30 metre buffer/recreation space along Brown Terrace**
NDCC has no issues with proposal
- **Access way (not public road) from Brown Terrace into Salisbury Oval Precinct**
NDCC would need clarification (identify) of the access point.



In future developments at Salisbury Oval NDCC propose that in indoor cricket training facility be constructed at the southern end of the oval an entry form Bro0wn Terrace would be beneficial

- **Car parking particularly given the additional future use of Neales Green for junior training and games**
NDCC has no issues with proposal
- **The mound on the Eastern side of the oval**
NDCC has no issues with proposal



Northern Districts Cricket Club Incorporated.
Affiliated with the South Australian Cricket Association

Amended Master Plan Salisbury Oval – Response

Any other feedback regarding the Salisbury Oval Master Plan

NDCC raises the issue of an indoor training facility that was in the original Master Plan (Item 12)

Three (3) years ago the NDCC were advised by the Salisbury Council that the St Jays facility was to be demolished to make way for a proposed housing project. The facility was subsequently demolished shortly thereafter.

The NDCC previously had access to the St Jays Recreation -- Indoor Cricket Practice adjacent to the Northern end of the Salisbury Oval. This facility had four (4) full length practice pitches, retractable safety netting access to bowling machines. This facility provided the NDCC players and coaches to train all year-round.

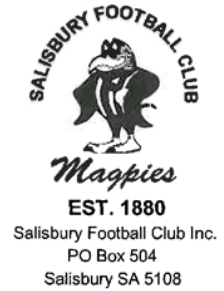
In addition to the impact on NDCC's ability to offer its elite players a year-round training facility the demolition of the St Jays facility removed a major income stream. The NDCC hire out the facility to other Premier Grade, Community and Country clubs. The funds provided by the facility was crucial in the financial stability of the club.

The original master plan included a proposed indoor training facility to take the place of the facility at St Jays. The NDCC request that the construction of an indoor facility receive strong consideration as we have been operating without such a facility since the demolition of St Jays.

The St Jays site has remained vacant going into the fourth year. That is 4 years that the NDCC has been without an indoor training facility and the subsequent revenue lost.

The NDCC is prepared to work with the Council & Salisbury Sportsman Association on a project to deliver an indoor center that would be a multi user facility at Salisbury Oval.

Michael Pascoe
Chairman
Northern Districts Cricket Club



Salisbury Oval Masterplan – Salisbury Football Club Response and Requests

In response to the proposed changes to the Salisbury Oval Masterplan (carried in resolution 0132/2019 at Council meeting held 23/04/19), the Salisbury Football Club (SFC) confirms support for the resolution, in particular:

- Retention of Neales Green and the western side of Brown Terrace (aligning with Salisbury Oval boundary fence up to Orange Avenue) as community land for recreation purposes and not to be used for residential development
- The addition of public amenities in close proximity to Neales Green
- Access Road from Brown Terrace into Salisbury Oval

SFC also raises the following items for consideration in the masterplan design. The implementation of these we believe will increase oval usage by the wider community, enhance the match day experience for both players and supporters, and importantly preserve the beauty whilst improving functionality of Salisbury Oval:

Access Road

- A new access road coming off Brown Terrace into the precinct, will vastly improve Oval wayfinding and accessibility, while opening the Oval and club directly to the local community. We envisage the entry as a 'gateway' into the Oval precinct. Our suggestion is to dismantle and reconstruct the existing PM Spurling Gates (stone pillars and gate) at the new entrance point of Brown Terrace with welcoming signage. We'd also propose that the existing northern entry into the Oval is gated to mitigate vehicles from using oval access roads as a shortcut to Memorial Avenue.
- As previously confirmed by SFC, the retaining the ability to park around the oval is also a non-negotiable. It is a major characteristic of Salisbury Oval and unique to football grounds in the metropolitan area.

Eastern mound

- This is key characteristic of Salisbury Oval. We would like to see this preserved in its entirety and the access road designed with this consideration in mind.

Eastern mound trees

- We understand that the pine trees that sit atop and immediately to the east of the mounds have reached the end of their life span and the majority of these are in need of removal as they are a safety hazard (as per Arborist Report commissioned by the City of Salisbury). This tree line to the eastern mound however is another key characteristic of



2019 MAJOR SPONSORS

Salisbury Oval. We therefore would like new mature native trees planted in stages along the eastern side of the ground immediately following the removal of the existing pines.

Perimeter fence

- The Adelaide Footy League (our football affiliate) require a 1.8m high fence to the perimeter of an oval for that oval to host a grand final. As a not for profit club, SFC relies heavily on hosting Grand Finals for revenue generation and without this fence would forgo the right to host a Grand Final. 1.8m high fencing would be required along the southern and eastern sides of the ground as railway lines flank the western side of the ground and the northern side is bordered by the Salisbury Lawn Bowls Club.

Carparking

- With the changerooms now being collocated with the club rooms, car parking in this area is a highly sort after. We have also had reports of a number of low impact vehicle to vehicle accidents. We understand that additional bitumenised carparks are proposed between the new Salisbury Oval Changerooms and Salisbury Lawn Bowls Club/Scout Hall. The implementation of this carpark is a high priority.

Playground

- Although recreational facilities are proposed along Brown Terrace, a small fenced playground on the western side of the ground adjacent the new changerooms or club rooms, would allow supporters to watch their children playing in the playground whilst being able to enjoy the football matches taking place. This is particularly important for our juniors when parents have a child playing in a game, while a sibling may be playing in the playground. A fenced playground will also improve safety and prevent younger children from running off onto roads given that vehicles have the ability to circulate Salisbury Oval.

Indoor Training Facility

- The NDCC have previously confirmed the need for an indoor training facility at the southern end of Salisbury Oval. Although this is low priority for SFC, we do see the benefits of this as a multipurpose facility (inc. netball) for wider community use. There may also be the potential to collocate public toilets here given proximity to Neales Green. We reiterate however that any development of an indoor training facility in the precinct can not impact on the existing oval size for football purposes.

Netting behind northern goals

- Many balls are kicked over the Salisbury Lawn Bowls Club fence at training and on game days which slows play. As the Lawn Bowls Club do not want to alter the existing fencing, netting behind the northern goals is requested. We are happy to work with the City of Salisbury and SANFL to attain netting.

Astroturf to the fronts of both home and away interchange benches

- These areas are typically either dustbowls or quagmires given the amount of foot traffic as a result of interchanges in this localised area. Astroturf would solve the problem.

Electronic Scoreboard

- This would assist with the match day experience at Salisbury Oval. We are willing to work with both the City of Salisbury and State Government to fund this initiative. We also see this as an opportunity for Council to hire out the oval for other events such as fetes and school sportsdays – the scoreboard could be used to advertise during these events and broadcast results. It could also be used for special events such as ANZAC Day: with the dawn service continually growing each year, Salisbury Oval could be used as an overflow space, the screen used to live broadcast the dawn service happening on Memorial Avenue.

Water point and shelter at Neales Green

- This amenity can be used by players, parents and the community

Shared Pedestrian Vehicular Zone between Salisbury Oval and Neales Green

- To improve safety for players and supporters walking between the two recreation spaces

Removal of original light towers

- The original four light towers (lights on stobie poles) were decommissioned in 2012 and are a blight on the oval aesthetic. We would like these removed.

We look forward to working together with the City of Salisbury and the Northern Districts Cricket Club to realise the masterplan.

Regards



Liam Short
President
Salisbury Football Club

Breathing new life into the Salisbury Oval Precinct

Salisbury Oval Precinct Master Plan (Amended)



- 1 Retain full sized oval and upgrade club facilities **(Complete)**
- 2 Upgrade surrounding streetscapes as part of any future development, and improve connections and view lines from surrounding streets.
- 3 Recreation facilities including play equipment, nature play and adult exercise equipment.
- 4 Preserve existing statement gum trees
- 5 Provide opportunities for development of housing or other opportunities through community consultation
- 6 Improve quantity, quality and connectivity of car parking for sport and community events including exploring linking the Bowling Club and Oval car parking together
- 7 Construct a new change room facility for football and cricket, incorporating new public toilets **(Complete)**
- 8 Upgrade the grandstand to incorporate new storage area and minor upgrades to existing clubrooms to improve disability access and mechanical services **(Complete)**
- 9 Demolish existing public toilets and storage sheds
- 10 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)
- 11 Improve pathways surrounding the oval for walking, cycling and running
- 12 Improve connections to surrounding streets, Salisbury Interchange, Chidda Rail Station and Salisbury City Centre through improved path networks and wayfinding signage
- 13 Improve functionality and surveillance of the war memorial at Orange Avenue
- 14 Improve community safety with installation of CCTV security, open fencing and improved surveillance
- 15 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
- 16 Potential public toilet
- 17 Retain Neales Green for recreation and sport purposes
- 18 Detention basin
- 19 Possible future entry to Oval Precinct

Revised as per resolution 0132/2019 29 April 2019
 Original Council endorsed 27 March 2017



LOCATION MAP

LEGEND

- FUTURE DEVELOPMENT
- DETENTION BASIN
- PLAYGROUND AREA
- MULTI-COURTS AND FITNESS LOOP
- KICK ABOUT SPACE
- POSSIBLE FUTURE ENTRY TO OVAL PRECINCT



SALISBURY OVAL RECREATION SPACE - MASTERPLAN

SCALE NTS
DRAWN: AC
DATE: 11-09-19

LEGEND

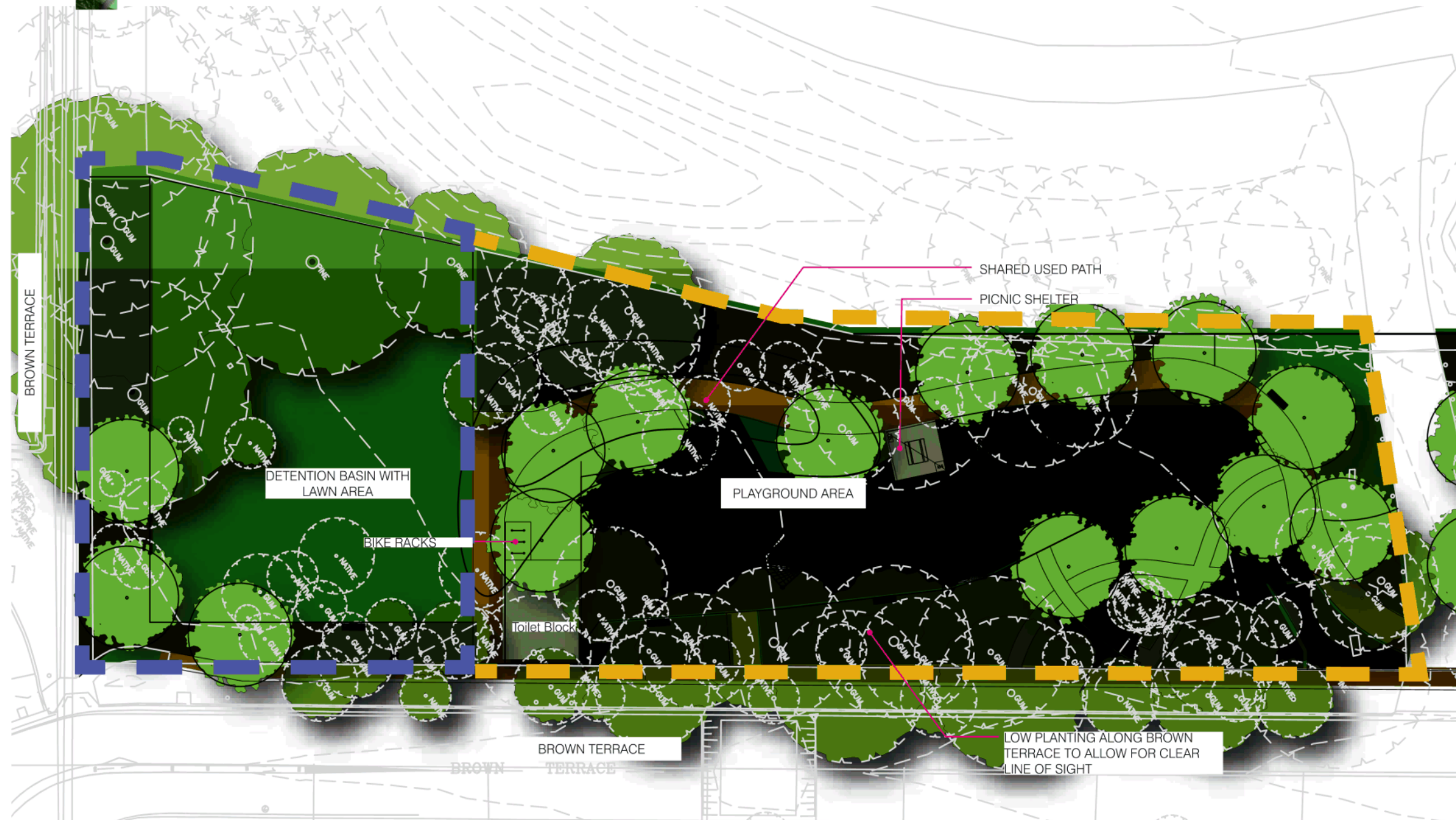


DETENTION BASIN CONSIST OF

- KICK ABOUT SPACE
- PLANTING AREAS
- TREES

PLAYGROUND CONSISTING OF:











- MULTI-PLAY TOWER
- FLYING FOX/CABLE WAY
- SWING SETS FOR ALL AGES
- ROCKERS
- SPINNER
- NATURAL PLAY AREA
- PICNIC SETTING WITH DRINK FOUNTAIN AND BBQ & BINS
- CLIMBING STRUCTURE
- SEATING AREAS



SALISBURY OVAL RECREATION SPACE - DETENTION BASIN & PLAY SPACE PRECINCTS

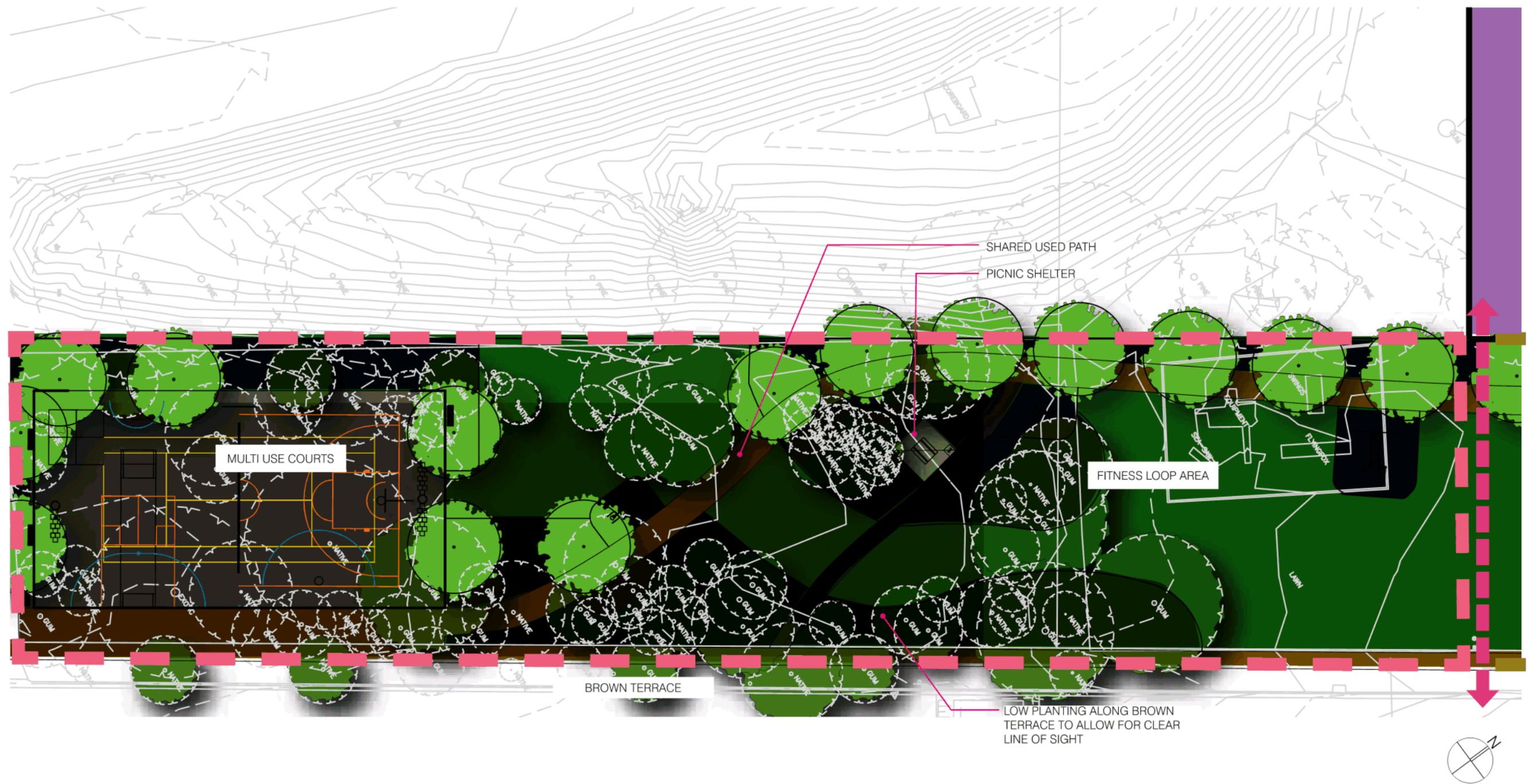
SCALE NTS
 DRAWN: AC
 DATE: 11-09-19

LEGEND

 PROPOSED TREES	 PATH	 HARD COURT
 EXISTING TREES	 RUBBLE PATH	 FUTURE DEVELOPMENT SITE
 SOFTFALL MULCH	 LAWN	 MULTI-COURTS AND FITNESS LOOP
		 KICK ABOUT SPACE

- MULTI USE COURTS THAT PROVIDES THE FUNCTION OF:
- TENNIS
 - BASKETBALL
 - INDOOR CRICKET
 - HANDBALL
 - NETBALL
 - HOPSCOTCH
 - FUTSAL
 - SKATE RAIL
 - SQUASH/RACQUET BALL

- FITNESS LOOP
- DISTANCE MARKERS EVENLY PLACED ALONG THE SHARED USED PATH
 - FITNESS EQUIPMENTS
 - SHELTER WITH PICNIC BENCH, BIN AND DRINK FOUNTAIN
 - TREE LINED PEDESTRIAN FOOTPATH

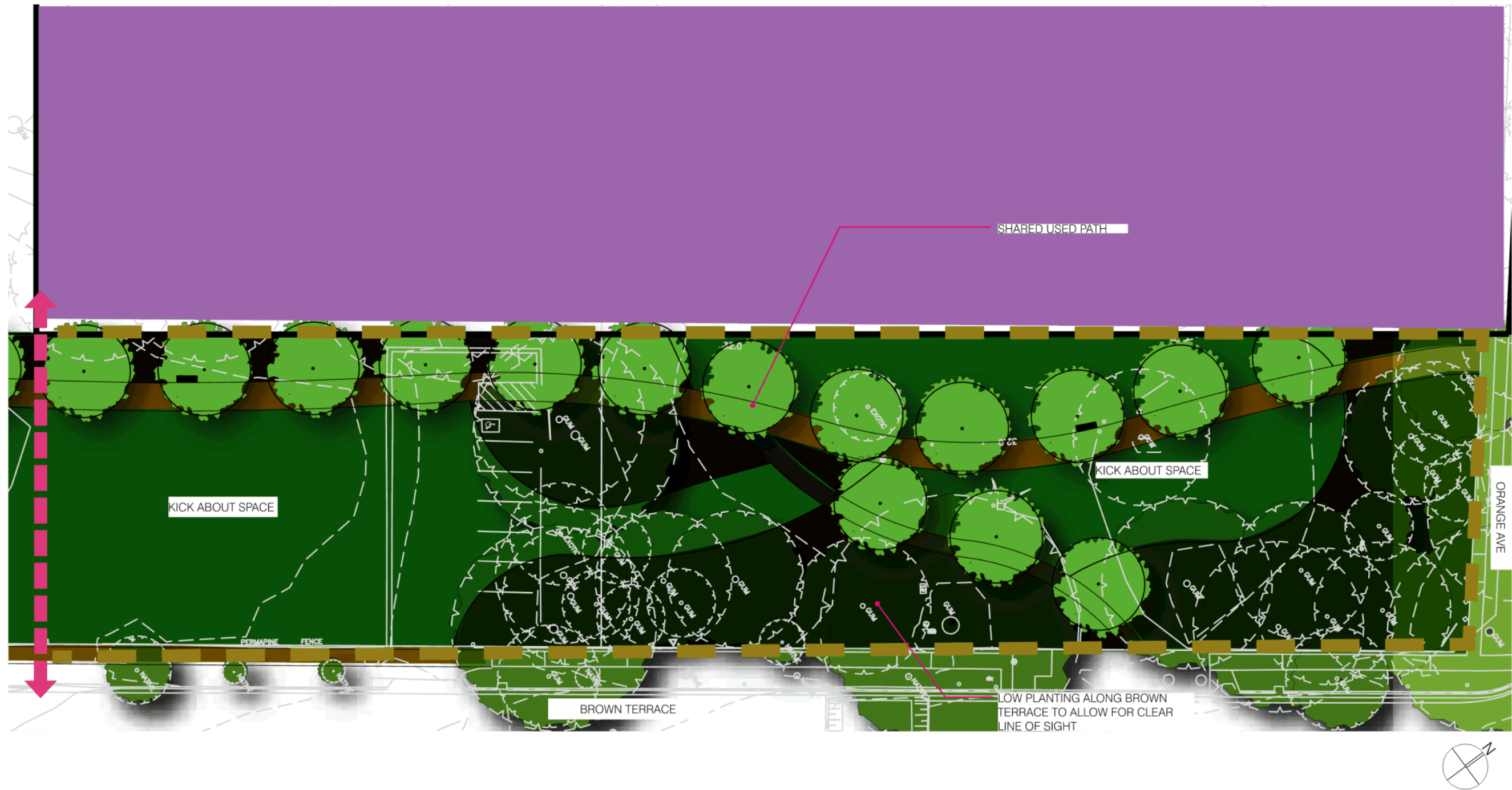


SALISBURY OVAL RECREATION SPACE - MULTI-COURTS & FITNESS PRECINCT

SCALE NTS
DRAWN: AC
DATE: 11-09-19

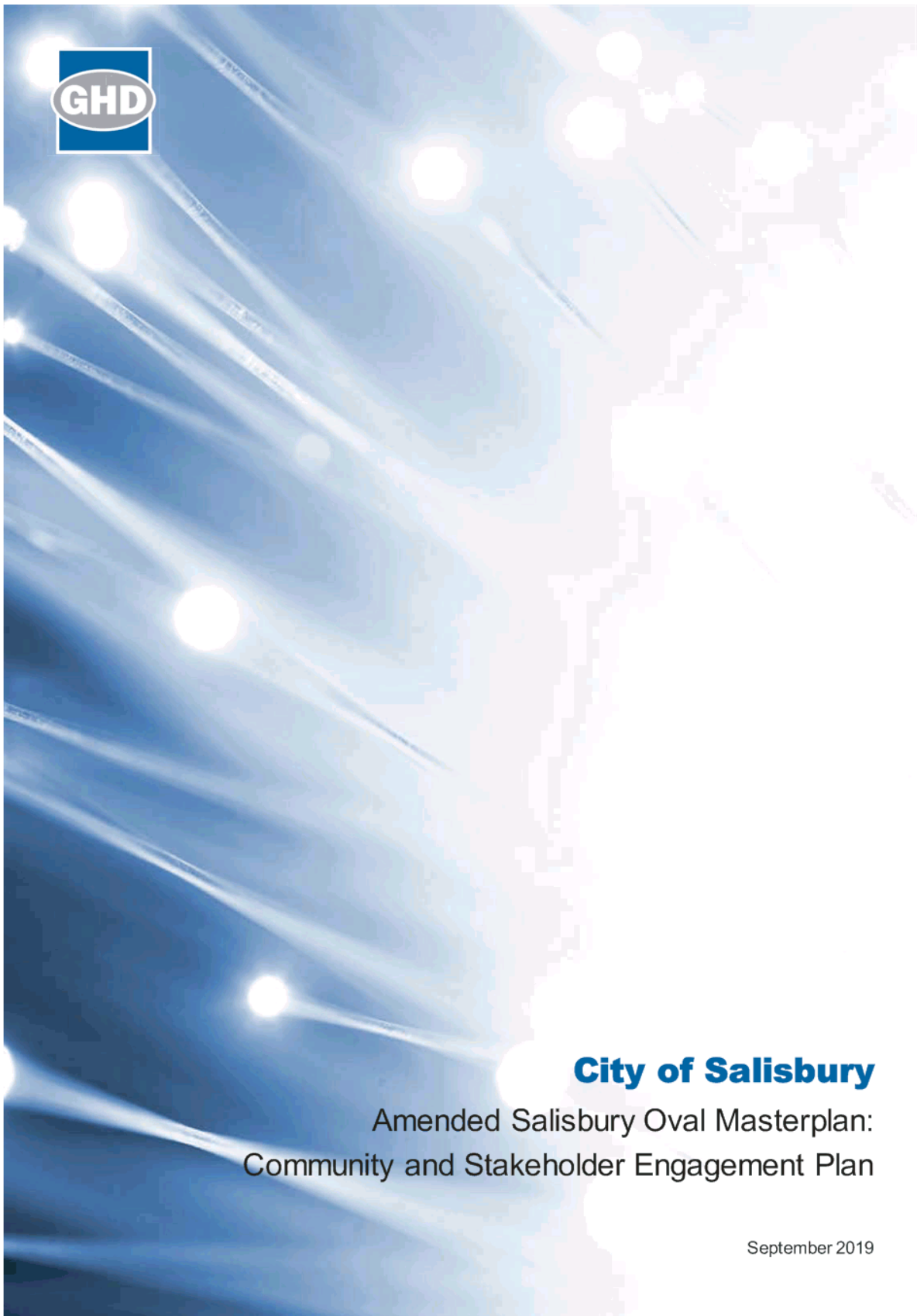
LEGEND

 PROPOSED TREES	 PATH	 FUTURE DEVELOPMENT SITE
 EXISTING TREES	 RUBBLE PATH	 KICK ABOUT SPACE
 LAWN		



SALISBURY OVAL RECREATION SPACE - KICK ABOUT PRECINCT

SCALE NTS
DRAWN: AC
DATE: 11-09-19



WATER | ENERGY & RESOURCES | ENVIRONMENT | PROPERTY & BUILDINGS | TRANSPORTATION

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Appendices

Appendix A – Notice

Appendix B – Letter to residents

Appendix C – Amended Salisbury Oval Master Plan

Appendix D – Salisbury Oval Masterplan: precinct plans

Appendix E – Survey on Salisbury Oval recreational space design and future development site

1. Introduction

The City of Salisbury (CoS) is the second largest Local Government community in South Australia. It covers 160 square kilometres and supports a large and diverse community of some 135,000 residents. Salisbury is also the State's most productive manufacturing region and the source of considerable innovation.

Over the coming years, an exciting program of investment will expand and energise the Salisbury City Centre with new businesses, shops, housing, community facilities, green spaces and improved transport linkages and services.

Council endorsed an integrated recreation and residential masterplan for the development of Salisbury Oval Precinct as a key destination within the Salisbury City Centre Renewal in March 2017, following extensive community engagement.

A vision and four overarching objectives to guide the rejuvenation of the Salisbury Oval Precinct were endorsed seeking to:

1. improve open space;
2. optimise social and economic outcomes;
3. deliver high quality built form; and
4. improve pedestrian and vehicle movements.

The vision for Salisbury Oval is to create 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".

The Master Plan for Salisbury Oval is a 20 year planning timeline to guide the future demand, investment decisions and development of the Salisbury Oval Precinct.

1.1 Purpose of the plan

The purpose of this Community and Stakeholder Engagement Plan (Plan) is to provide the CoS with a robust consultation program for engaging stakeholders on the Amended Salisbury Oval Masterplan.

The plan is a product of a Council resolution in April 2019 to review elements of the previously endorsed Master Plan in response to community feedback, and is limited in its scope as per the Council resolution. Relevant aspects of the resolution for engagement are:

4. *Staff continue discussions with and negotiations with Sportsman Association and Salisbury Football Club regarding the use of Neales Green for future use for junior training and games.*
5. *That staff bring back detailed design of recreation facilities and landscaping for Brown Terrace, including play equipment, nature play space and adult exercise equipment. Detailed design to go out for public consultation and subject to public consultation with local residents, ratepayers and community groups, then be incorporated into the Salisbury Oval Master Plan.*
6. *Staff bring back a report with design and costing of a public toilet to be installed at the Neales Green end of Brown Terrace to service the public and the Club. The provision of toilet facilities be included in the public consultation process for detailed design of landscaping and recreational facilities along Brown Terrace.*
7. *That the balance of residential parcels (St Jays site and Bowling Club land) identified in the Salisbury Oval Master Plan does not proceed until further public consultation occurs with local*

residents, ratepayers and community groups regarding the proposed density of housing and invite local residents and the community to provide feedback about other potential land uses for this site, such as a medical facility, nursing home or other suggestions made by the community.

The plan outlines details how it will support:

1. community information program for the amended Master Plan for Salisbury Oval
2. engagement for recreational space design along Brown Terrace,
3. engagement on the future development site which includes the former St Jays Recreation Centre site and former Bowling Club land
4. Council to refine the design of the proposed recreational spaces and future development site at the Salisbury Oval Precinct

1.2 Previous engagement

Period	Activity
Oct 2015	Draft Salisbury Oval Masterplan Community Consultation (Round 1) Initial consultations sought 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. Engagement activities included a direct mail box drop to local residents and property owners within proximity to the Salisbury Oval precinct (1700 letters- 28 responses), 2 community café sessions (attended by 7 community members).
Oct- Dec 2016	Draft Salisbury Oval Masterplan Community Consultation (Round 2) CoS met with sporting club representatives, sent 2,465 information flyers to residents/property owners/businesses and landowners within 500 metres of the oval precinct, held an interactive community information session, conducted an online survey, and made information available on Council's website, at the Council Office and the Len Beadell Library. In total 54 responses were received via the online survey and other written formats. Approximately 35-40 people attended the community information session.
20 March 2017	Salisbury Oval Master Plan Endorsement CoS endorsed an integrated recreation and residential Master Plan for the development of Salisbury Oval as a key destination within the Salisbury City Centre Renewal.
26 June 2017	Revocation of community land subject to public consultation Council resolved that Neales Green and the St Jay's Recreation Centre sites be revoked from the 'community land' classification to allow redevelopment for residential use subject to public consultation.
26 July 2017	Community consultation on Land Revocation Process 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 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.
18 September 2017	Council Works and Services Committee meeting From the 1,937 direct notifications and the various public notices regarding the land revocation, five submissions were received, three of which related to the revocation of Neales Green as housing. As a result Council resolved 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
23 October 2017	Council declaration of surplus land and resolution authorising the revocation of community land Council considered the submissions raised and responded to all submissions and advised that the area of Salisbury Oval and Neales Green was identified for medium density housing to blend into the character of existing suburbs.

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Period	Activity
December 2018	<p>Council resolved to proceed to declare the land surplus to Council's requirements and to proceed with the revocation process.</p> <p>Petition Opposing the Sale of Land at Neales Green and Portions of Salisbury Oval</p> <p>Save Neales Green and Brown Terrace Reserve Action Group petition of 2,081 signatories objecting to the revocation of community land was submitted to Council.</p>
13 March 2019	<p>Council Sub-Committee considers new community sport and recreation expectations and petition opposing the sale of land</p> <p>Council's Strategic Property Development Sub-Committee Meeting considered the unanticipated growth in AFL prompted by a dramatic increase in female participation (almost 80% increase in junior registrations over 2015-2018). These changing expectations were also reflected in the changed position of Salisbury Football Club and the petition received by Council.</p>
23 April 2019	<p>Council resolution to retain Neales Greene and Brown Terrace frontage as community land and consult on an amended master plan</p> <p>Council resolved to remove Neales Green and all of the Brown Terrace frontage of Salisbury Oval from consideration for residential development and retain it as community land. It directed staff to continue engagement with key stakeholders, develop detailed designs for recreational facilities, public toilet and landscaping along Brown Terrace, and conduct further public consultations on the use of land at the former St Jay's Recreation Centre site and former Bowling Club land.</p>

1.3 Scope and limitations

This Plan has been prepared by GHD for the City of Salisbury and may only be used and relied on by City of Salisbury for the purpose agreed between the parties. GHD otherwise disclaims responsibility to any person other than the City of Salisbury arising in connection with this Plan. GHD also excludes implied warranties and conditions, to the extent legally permissible.

The services undertaken by GHD in connection with preparing this report were limited to those specifically detailed in the Plan and are subject to the scope limitations set out in the Plan.

The opinions, conclusions and any recommendations in this Plan are based on conditions encountered and information reviewed at the date of its preparation. GHD has no responsibility or obligation to update this Plan to account for events or changes occurring subsequent to the date that the Plan was prepared.

2. Communications plan

2.1 Purpose

The purpose of the community and stakeholder engagement program is to:

- Ensure there are no 'surprises' for the CoS and its stakeholders and no delays due to stakeholder and community issues or objections
- Meet legislative requirements for community consultation in line with Section 50 of the *Local Government Act 1999*
- Meet internal CoS requirements for community and stakeholder engagement for the Salisbury Oval master plan
- Meet the requirements of the City of Salisbury Public Consultation Policy

This Plan will be updated throughout the course of the engagement period to ensure that methods of engagement are cost-efficient and effective in providing opportunities for the community and key stakeholders to participate.

2.2 Aim

The overarching aim for this engagement program is to inform local residents and Precinct users of the amended master plan and facilitate the involvement of the community and stakeholders in providing input and refining the design of the proposed recreational spaces and preferred use of the future development site (formerly known as the St Jays Recreation Centre site and former Bowling Club land).

2.3 Objectives

The objectives of this Plan are to:

1. Describe the process for coordinating the engagement activities for the purpose of the amended Salisbury Oval Masterplan
2. Outline the protocols that all site teams must adhere to when performing the doorknock survey/ letterbox drop on private or publicly accessible properties
3. Describe internal communication procedures and define roles and responsibilities for GHD and City of Salisbury
4. Maintain relationships and dialogue with identified key stakeholders during the engagement process for recreational and non-recreational uses of the Oval precinct
5. Ensure communication and engagement activities are planned, proactive and regular, to build an understanding and appreciation of the City of Salisbury efforts in meeting community and stakeholder needs and preferences for refining the design of recreational spaces and non-recreational opportunities of the former St Jays future development site
6. Develop stakeholder and community confidence about the City of Salisbury's Masterplan for Salisbury Oval
7. Reinforce the role of Council as a trusted information source for all enquiries about the amended Masterplan design so that Council is able to:
 - Understand and be responsive to issues that matter to the community and stakeholder groups

- Identify and address rumours and speculation about the amended master plan and associated social, economic and environmental impacts.

3. Potential issues and risks

The key issues and risks of further engagement on the Salisbury Oval Precinct are presented in Table 3-1 below with suggested responses.

Table 3-1: Key issues and suggested responses

#	Issue/ risk	Suggested response(s)
1	Confusion at the status of 'community land' and master plan	Council resolved to keep Neales Green and all of Brown Terrace as community land Council has amended the Master Plan to remove residential development from consideration at Neales Green and all of Brown Terrace frontage
2	Community and stakeholder fatigue with engagement activities	Council has listened to changing community needs for sport and recreation at Salisbury Oval This is your chance to have a say in: <ol style="list-style-type: none"> 1. design of recreational spaces 2. Design of public toilet facilities 3. use of the former St Jays Recreation Centre site and former bowling club land You can have your say by completing an online survey The views of the community and stakeholders will be considered by Council when it decides on the detailed design for recreation spaces and future development of the former St Jay Recreation Centre site.
3	Preferences of community and stakeholders not reflected in the design of recreational spaces along Brown Terrace	Council is doorknocking and surveying residents in line of sight of the Precinct and sporting groups, who are most impacted, on their design preferences Residents within 500 metres of the Oval will be directly mailed and invited to have their say on the design of recreational spaces Public notices and a social media campaign will promote the survey of community preferences for the design of recreational spaces along Brown Terrace
4	Community preferences for the future development site do not consider best land use to revitalise the city centre and overlook existing facilities/ services that meet demand	Council is seeking feedback on development options that make the best use of land and meet community needs and the objectives of the endorsed Salisbury City Centre Renewal Strategy. Some land uses may not be appropriate as nearby facilities meet these needs.

4. Key stakeholders

The following stakeholders have been identified as being potentially impacted by or interested in the master plan:

Stakeholder category	Specific stakeholders	Anticipated impact	Engagement & communication tools
Elected members	Mayor Deputy Mayor Councillors	Political benefits Social and economic benefits Community support	Stakeholder Engagement Plan Communication collateral Engagement outcomes report
Council staff	Executive Managers Project team	Political benefits Social and economic benefits Community support	Stakeholder Engagement Plan Communication collateral Meetings with the Project Team/ Executive Group Progress updates Engagement outcomes report
Local residents/ property owners	Residential properties within line of sight of the Precinct Community organisations- Uniting Church, Australian Refugee Association, Jack Young Centre, Meals on Wheels Salisbury Primary School Brown Tce businesses- After 5 removals, Builders at your service, Brown Tce Cars, Salisbury Towbar services, Adelaide Autoworks, Read's Transport	Changes in property values Change in open space Change in recreational opportunities Change in quality of recreational facilities Change in demand for public parking Change in economic opportunities	Doorknock survey Letterbox drop Online survey Council Consultation Zone- website, Facebook, twitter Project Reference Group Oval signage/ noticeboards
Precinct Sporting Groups and Other Users	Northern Districts Cricket Club Salisbury Sportsmans Association inc Salisbury Football Club Salisbury Bowling Club Other users	Change in recreational opportunities Public safety, particularly children-access road, detention basin Car parking	Direct mail Council Consultation Zone- website, Facebook Online survey Social media Oval signage/ noticeboards

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Stakeholder category	Specific stakeholders	Anticipated impact	Engagement & communication tools
Residents who live within 500 metres of the Precinct	Parents of children using playground equipment Leisure users of the oval	Change in playing facilities Change in recreational opportunities	Direct mail out Council Consultation Zone- website, Facebook Online survey Social media Oval signage/ noticeboards
LGA stakeholders	Local residents Ratepayers Neales Green and Brown Terrace Reserve Action Group Salisbury Seniors Alliance Disability, Access and Inclusion Network Reconciliation Action Plan Working Group Youth Council Multicultural groups	Change in land classification Change in housing/ accommodation Change in public open space	Social media campaign Online survey Council Consultation Zone- website, Social media Email invitations
State Government Agencies	DPTI Office of Recreation, Sport & Racing	Linkages, improved access, safety Sustainability, place making, growth, Health and well being	Letter/ email to stakeholder agencies Council Consultation Zone- website, Facebook, twitter Engagement outcomes report
Local Members of Parliament	State Member for Ramsay Federal Member for Makin	Political benefits Social and economic benefits Community support	Letter/ email Council Consultation Zone- website, Facebook, twitter
Media	Printed media: The Advertiser, Northern Weekly Messenger Radio: community radio, ABC Social media: Facebook, Twitter	Public perceptions	Notices Media releases

5. Key messages

It is vital that consistent and clear messages are communicated to stakeholders. The following draft key messages are presented for further discussion with the City of Salisbury and will underpin the community and stakeholder engagement activities.

- Council asked for feedback on the Salisbury Oval Master Plan and community land revocation before approving the Master Plan in March 2017
- Since that time the needs of the sporting clubs based at Salisbury Oval have changed, particularly the Salisbury Football Club, and some residents have also raised concerns about loss of recreation and open space along Brown Terrace. Salisbury Football Club have informed CoS of a major increase in player numbers and teams with the introduction of a local Women's Australian Football League
- Council has listened and resolved to retain Neales Green and all of the Brown Terrace frontage of Salisbury Oval will be retained for recreation purposes
- The Oval Precinct Master Plan has been amended to reflect that Neales Green and all of Brown Terrace will be used for recreation purposes
- Neales Green will be used as an open space recreational area including as a football training and junior games oval
- Council invites your feedback on:
 1. the detailed design for recreation spaces along Brown Terrace;
 2. the provision of toilet facilities to be installed at the Neales Green end of Brown Terrace; and
 3. preferences for the future development of the balance of the former St Jay Recreation Centre Site

6. Engagement program

6.1 Approach

A cost-efficient and effective program of engagement has been planned that makes best use of available resources and considers the importance of the topic and the level of impact on each stakeholder group. This project does not have a legislated consultation requirement, but allows for a 21 day consultation period which aligns with Council's public consultation policy.

6.1.1 Council

The Council is responsible for care, control and management of the Salisbury Oval Precinct for the benefit and enjoyment of the community. The following engagement methods will be employed:

- face to face meetings
- phone calls
- emails

6.1.2 Local residents and Precinct users

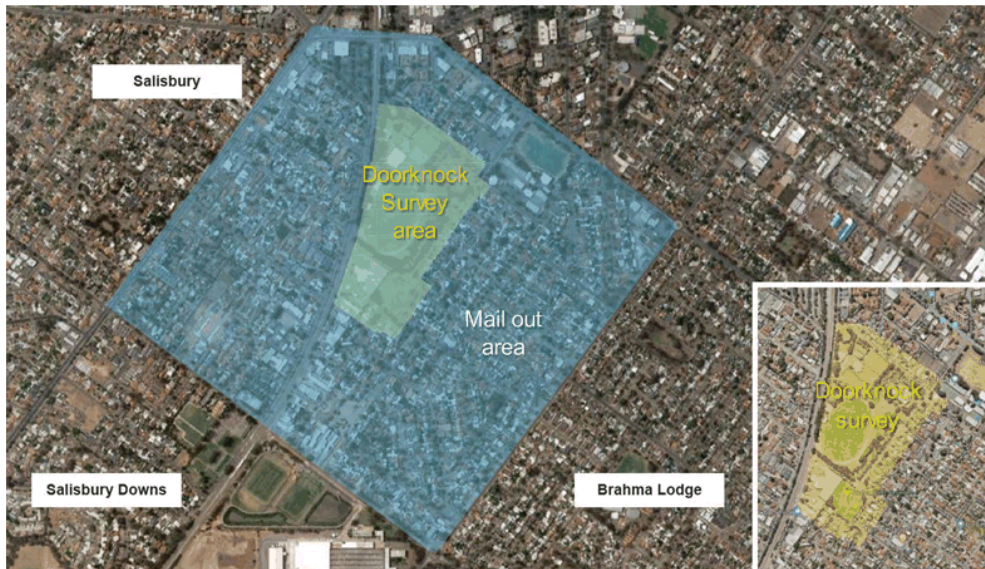
The implementation of this engagement plan will directly engage with property occupants and owners, groups and individuals that use the precinct who are significantly impacted by the development of recreational spaces along Brown Terrace and the future development site that previously housed the St Jay’s recreation centre.

A combination of effective engagement methods in reaching this key stakeholder group will be used that includes:

- doorknock survey of residents with line of sight to the precinct
- letterbox drop within 500 metres of the precinct
- telephone support
- Council consultation zone
- social media campaign

The most significantly impacted properties within the line of sight of the Oval Precinct will be doorknocked and a letterbox drop/ direct mail out will be used for properties within 500 metres of the Precinct as illustrated in Figure 6-1 below:

Figure 6-1: Doorknock survey and mail out area



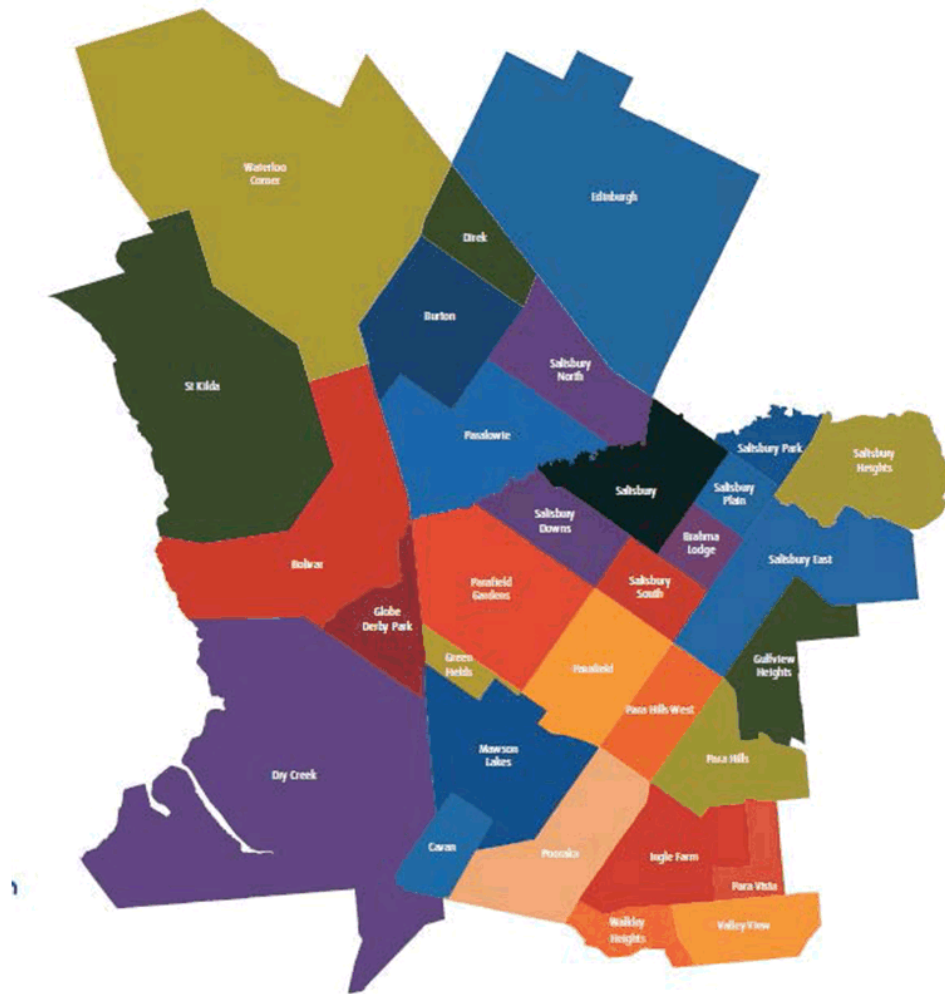
6.1.3 LGA Stakeholders

This plan also caters to the interests of other groups within the Local Government Area (LGA) by informing them of the amended master plan and providing opportunities for them to participate in the design of recreational spaces and use of the future development site. Engagement methods include:

- Council consultation zone
- social media campaign
- telephone support

The geographic coverage of engagement covers the whole LGA as shown in Figure 6-2

Figure 6-2: LGA social media campaign area (by suburb)



6.1.4 Other stakeholders

Other stakeholders include State Government agencies and the media who need to be informed of the Oval masterplan and outcomes of engagement on the recreational space along Brown

Terrace and the future development site where the St Jay Recreation Centre was formerly located.

6.2 Engagement methods

As outlined in the approach, there are a number of methods which will be used to engage stakeholders which are described below:

6.2.1 Emails, phone calls and meetings

Emails, phone calls and meetings with the Project Team/ Executive Group to review the plan, communication materials, coordinate the social media campaign and reports

6.2.2 Council meetings

Through Council meetings; this plan will be endorsed, elected members will be identified and enlisted to assist with the social media campaign to engage the community; Council will also consider the engagement outcomes report and any refinements to the recreation space and public toilet facility design and proposed use of the future development site.

6.2.3 Notices

Public notices will be published in the media (Northern Weekly Messenger, Council Consultation zone) and signage will also be posted at the Oval. The proposed media notice is provided as Appendix A.

6.2.4 Consultation Zone

Council Consultation Zone- website, Facebook and twitter posts that inform users of the amended master plan and survey on recreational space design and future development site preferences.

6.2.5 Social media campaign

Social media campaign- will use the Council's social media account and Elected Member social media to inform followers of the amended master plan and invite them to participate in the survey on recreational space design and future development site preferences. Content will be drawn from the approved notice and letter to residents. Elected members will also have the opportunity to re-post or share Council social media postings.

6.2.6 Letterbox drop/ direct mail

Letterbox drop- will target residents within a 500 metre radius of the oval as shown in Figure 6-1. The letter (refer to Appendix B) will inform recipients of the amended master plan (refer to Appendix C) and invite them to participate in an online survey. It will also provide material on the concept design for Brown Terrace recreational space (refer to Appendix D) and future development options for the former St Jays Recreation Centre site (attached as Appendix E). A phone number will be provided for residents for people who need assistance to complete the survey or have any queries.

6.2.7 Survey

Doorknock/ online survey- residents who are at home will be able to complete an online survey with the assistance of a survey team member or complete it online themselves. The survey uses skip logic that lets respondents move to those sections (recreational spaces, toilet facility and/or future development site) of the survey that they wish to complete. A copy of the complete survey is provided as Appendix F.

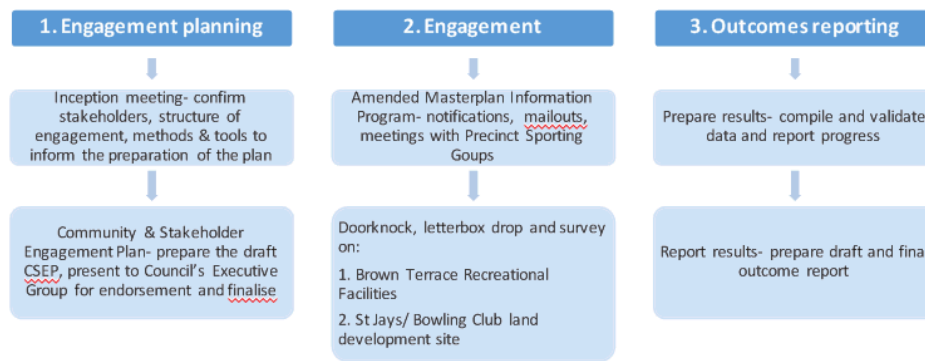
6.2.8 Telephone support

Telephone support- a telephone number will be provided to respond to queries and to record responses to the survey for people if required.

6.3 Delivery methodology

The methodology for delivering the program of engagement is illustrated in Figure 6-3 and described below:

Figure 6-3: Delivery methodology



The methodology is informed by past engagement activities, scope of the updated master plan, a review of stakeholder groups, input from the Project team and Council Executive and will be endorsed by Council.

Table 6-1: Engagement program phases, activities and responsibilities

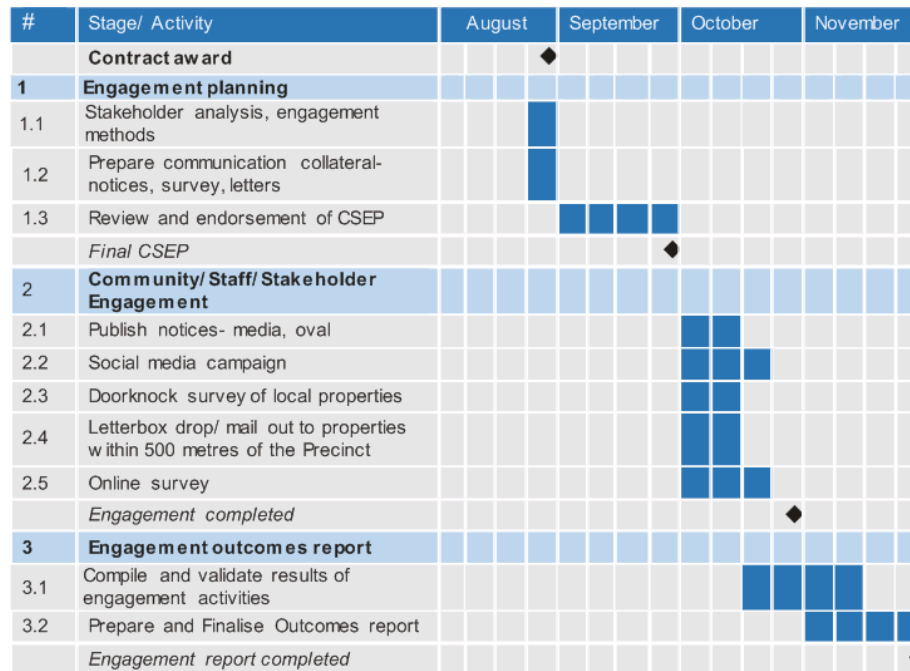
#	Activity	GHD responsibilities	Council responsibilities
1	Prepare Community and Stakeholder Engagement Plan (CSEP) and Communication Collateral		
1.1	Stakeholder analysis, engagement methods	Preliminary assessment, consultation with Council	Confirm analysis and methods
1.2	Prepare communication collateral- notices, survey, letters	Drafting content for notices/ media releases and signage	Provide input and review of content
1.3	Review and endorsement of CSEP	Finalise the CSEP	Endorse the CSEP (subject to any requested amendments)
2	Engagement program		
2.1	Publish notices- media, oval	Drafting content for notices/ media releases and signage	Provide input and review of content Cost of advertisements/ signage Media management
2.2	Social media campaign	Drafting content	Provide input and review of content Posting content on the Consultation Zone Elected members to post update and link to survey on personal social media accounts
2.3	Doorknock survey of local properties with line of sight to the Precinct	Prepare communication collateral Print materials	Provide input and review of content

#	Activity	GHD responsibilities	Council responsibilities
		Conduct doorknock	
2.4	Letterbox drop/ mail out to properties within 500 metres of the Precinct	Preparing communication collateral Printing collateral, letterbox drop/ mail out	Provide input and review of content
2.5	Online survey	Prepare communication collateral	Provide input and review of content Phone support
3	Engagement outcomes report		
3.1	Compile and validate results	Compile and analyse survey results	Consider feedback in recreation space design and preferred use of future development site
3.2	Prepare and finalise report	Revise report based on project team/ Executive Group	

6.4 Schedule of engagement activities

Figure 6-4 is a summary Gantt chart which indicates when project activities are scheduled by project stage

Figure 6-4: Gantt Chart





Appendices

GHD | Report for City of Salisbury - Amended Salisbury Oval Masterplan:, 12509828

Appendix A – Notice



DRAFT NOTICE

**Salisbury Oval Precinct
Amended Master Plan and consultations on recreational spaces
and future development site**

October 2019

The City of Salisbury is seeking feedback on recreational spaces and the future development site for the amended Salisbury Oval Master Plan.

Council previously asked for feedback on the Salisbury Oval Master Plan and community land revocation before the Master Plan was approved in March 2017. Since that time, the needs of the sporting clubs based at Salisbury Oval have changed, particularly the Salisbury Football Club, and some residents have also raised concerns about loss of recreation and open space along Brown Terrace.

Salisbury Football Club informed CoS of a major increase in player numbers and teams with the introduction of a local Women's Australian Football League. Council has listened and resolved to retain Neales Green and all of the Brown Terrace frontage as community land for recreation purposes

The Amended Master Plan is available online at:

http://www.salisbury.sa.gov.au/files/assets/public/general_documents/build/developments/stc/final_salisbury_oval_masterplan_endorsed_council_27_march_2017.pdf.

Neales Green will be used as an open space recreational area including as a football training and junior games oval. For the remaining areas of the precinct, Council invites your input on:

1. the detailed design for recreation spaces along Brown Terrace;
2. the provision of toilet facilities to be installed at the Neales Green end of Brown Terrace; and
3. preferences for the future development of the balance of the former St Jay Recreation Centre Site

You can provide your feedback by completing a survey on either or both of these areas. The survey is available online at: <https://www.surveymonkey.com/r/SalisburyOval>. If you have any questions, or need help with the survey, please contact us on 08 8406 8222.

Your views will be considered and will help inform design of Brown Terrace recreational spaces, toilet facilities and the future development of the former St Jay's Recreation Centre site. Further information can be found at:

http://www.salisbury.sa.gov.au/Build/Salisbury_City_Centre_Renewal/Salisbury_Oval_Precinct

GHD Pty Ltd
Level 4 211
Victoria Square
Adelaide SA 5000

Appendix B – Letter to residents

GHD | Report for City of Salisbury - Amended Salisbury Oval Masterplan:, 12509828



Our ref: 12509828

Dear resident,

Salisbury Oval Precinct: Amended Masterplan and consultation on recreational spaces and future development site

The City of Salisbury is seeking feedback on recreational spaces and the future development site for the amended Salisbury Oval Master Plan.

Council previously asked for feedback on the Salisbury Oval Master Plan and community land revocation before the Master Plan was approved in March 2017. Since that time, the needs of the sporting clubs based at Salisbury Oval have changed, particularly the Salisbury Football Club, and some residents have also raised concerns about loss of recreation and open space along Brown Terrace.

Salisbury Football Club informed CoS of a major increase in player numbers and teams with the introduction of a local Women's Australian Football League. Council has listened and resolved to retain Neales Green and all of the Brown Terrace frontage as community land for recreation purposes

The Amended Master Plan is available online at:

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Neales Green will be used as an open space recreational area including as a football training and junior games oval.

For the remaining areas of the precinct, Council has engaged GHD to seek your input on:

1. the detailed design for recreation spaces along Brown Terrace;
2. the provision of toilet facilities to be installed at the Neales Green end of Brown Terrace; and
3. preferences for the future development of the balance of the former St Jay Recreation Centre Site

You can provide your feedback by completing a survey on either or both of these areas. The survey is available online at: <https://www.surveymonkey.com/r/SalisburyOval>. If you have any questions, or need help with the survey, please contact us on 08 8406 8222. Alternatively, further information can be found at: http://www.salisbury.sa.gov.au/Build/Salisbury_City_Centre_Renewal/Salisbury_Oval_Precinct

Your views are important and will be considered in the final design of Brown Terrace recreational spaces, toilet facilities and the future development of the former St Jay's Recreation Centre site.

Thanks in advance for your contribution to plans to revitalise the Oval.

Sincerely
GHD Pty Ltd

A handwritten signature in blue ink that reads "Scott Cawrse".

Scott Cawrse
Stakeholder Engagement Manager

Appendix C – Amended Salisbury Oval Master Plan

GHD | Report for City of Salisbury - Amended Salisbury Oval Masterplan:, 12509828

Breathing new life into the Salisbury Oval Precinct

Salisbury Oval Precinct Master Plan (Amended)



- 1 Retain full sized oval and upgrade club facilities **(Complete)**
- 2 Upgrade surrounding streetscapes as part of any future development, and improve connections and view lines from surrounding streets.
- 3 Recreation facilities including play equipment, nature play and adult exercise equipment.
- 4 Preserve existing statement gum trees
- 5 Provide opportunities for development of housing or other opportunities through community consultation
- 6 Improve quantity, quality and connectivity of car parking for sport and community events including exploring linking the Bowling Club and Oval car parking together
- 7 Construct a new change room facility for football and cricket, incorporating new public toilets **(Complete)**
- 8 Upgrade the grandstand to incorporate new storage area and minor upgrades to existing clubrooms to improve disability access and mechanical services **(Complete)**
- 9 Demolish existing public toilets and storage sheds
- 10 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)
- 11 Improve pathways surrounding the oval for walking, cycling and running
- 12 Improve connections to surrounding streets, Salisbury Interchange, Chidda Rail Station and Salisbury City Centre through improved path networks and wayfinding signage
- 13 Improve functionality and surveillance of the war memorial at Orange Avenue
- 14 Improve community safety with installation of CCTV security, open fencing and improved surveillance
- 15 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
- 16 Potential public toilet
- 17 Retain Neales Green for recreation and sport purposes
- 18 Detention basin
- 19 Possible future entry to Oval Precinct

Revised as per resolution 0132/2019 29 April 2019
Original Council endorsed 27 March 2017

Appendix D – Salisbury Oval Masterplan: precinct plans

GHD | Report for City of Salisbury - Amended Salisbury Oval Masterplan:, 12509828



SALISBURY OVAL RECREATION SPACE - MASTERPLAN

Item 1.1.1 - Attachment 5 - Draft Stakeholder Engagement Plan



SCALE: 1:500
DATE: 11/09/19

SALISBURY OVAL RECREATION SPACE - DETENTION BASIN & PLAY SPACE PRECINCTS



- LEGEND**
- PROPOSED TREES
 - EXISTING TREES
 - SOFT-FALL MULCH
 - PATH
 - RUBBLE PATH
 - LAWN
 - HARD COURT
 - FUTURE DEVELOPMENT SITE
 - MULTI-COURTS AND FITNESS LOOP
 - KICK ABOUT SPACE
- MULTI USE COURTS THAT PROVIDES THE FUNCTION OF:**
- TENNIS
 - BASKETBALL
 - INDOOR CRICKET
 - HANDBALL
 - NETBALL
 - HOPSCOTCH
 - FUTSAL
 - SKATE RAIL
 - SQUASH/RACQUET BALL
- FITNESS LOOP**
- DISTANCE MARKERS EVENLY PLACED ALONG THE SHARED USED PATH
 - FITNESS EQUIPMENTS
 - SHELTER WITH PICNIC BENCH, BIN AND DRINK FOUNTAIN
 - TREE LINED PEDESTRIAN FOOTPATH

SCALE NTS
SCALE NTS
DATE: 11/09/19

SALISBURY OVAL RECREATION SPACE - MULTI-COURTS & FITNESS PRECINCT

LEGEND

	PROPOSED TREES		PATH		FUTURE DEVELOPMENT SITE
	EXISTING TREES		RUBBLE PATH		KICK ABOUT SPACE
			LAWN		



SALISBURY OVAL RECREATION SPACE - KICK ABOUT PRECINCT

SCALE: 1:500
DATE: 11/09/19

Appendix E – Survey on Salisbury Oval recreational space design and future development site



Information on this survey

The City of Salisbury decided to amend the Salisbury Oval master plan to retain community land at Neales Green and along Brown Terrace.

The purpose of this survey is to provide you with the opportunity to have a say in one or more of the following topics:

1. the detailed design of recreational spaces along Brown Terrace
2. the provision of toilet facilities to be considered for installation at the Neales Green end of Brown Terrace
3. the future development of the balance of the former St Jay Recreation Centre site

The survey will take approximately 5-10 minutes to go through, depending on your answers. Information that we collect from you, and other stakeholders, will be used to refine the amended Master Plan for Salisbury Oval.

This information is being collected by GHD on behalf of the City of Salisbury.

The collection of this information is voluntary.

Personal information will remain strictly confidential with the City of Salisbury. The information you provide may be compiled (with personal details removed) and shared with the Council's technical advisors, relevant State government agencies, organisations, and entities directly involved in land use regulation, sports and recreation and community infrastructure.

The City of Salisbury's Privacy Policy contains information on how an individual may apply for access to their personal information and how an individual may apply to have their personal information amended. If you have any privacy or security concerns, please contact the City of Salisbury by email at: city@salisbury.sa.gov.au or by phone on 08 8406 8222.



SECTION 1: Tell us about you

1. What is your first name?

2. What is your last name?

* 3. What is your street address?

* 4. What suburb do you live in?

* 5. Are you a female or male?

Male

Female

Other (please specify)

* 6. What is your age group?

0 - 14 years

45 - 54 years

15-24 years

55 - 64 years

25-34 years

65 - 74 years

35 - 44 years

75 years and older

* 7. What is **your main interest** in the Salisbury Oval Precinct? *(select the group that best describes your main or primary interest in the Oval)*

Neighbouring resident (facing the Oval Precinct)

Salisbury Sportsman's Association member

Neighbouring business (within 100 metres of the Oval Precinct)

Salisbury Bowling Club member

Brown Terrace business

Salisbury Croquet Club member

Neighbouring community organization (abutting the Oval)

Local resident (within 500 metres of the Oval Precinct)

Northern Districts Cricket Club member

Salisbury Council ratepayer or resident

Other (please specify)

8. Please provide your email address if you would like to receive information on the outcomes of this survey

* 9. Would you like to provide feedback on the design of recreational spaces along Brown Terrace?

- Yes
- No



SECTION 2: Brown Terrace Recreation Spaces



10. What facilities would attract you to use the recreational space along Brown Terrace (Check all that apply)?

- Children's play equipment
- Nature play space
- Adult exercise equipment
- Community garden
- Sensory/ children's garden
- Picnic setting (with BBQ, drink fountain and bin)
- Multi Use Court (tennis, basketball, cricket, handball, netball, hopscotch, futsal, skate rail, squash/ racquet ball)
- Fitness loop
- Other (please specify)

11. What landscaping features would you like along Brown Terrace?(Check all that apply)

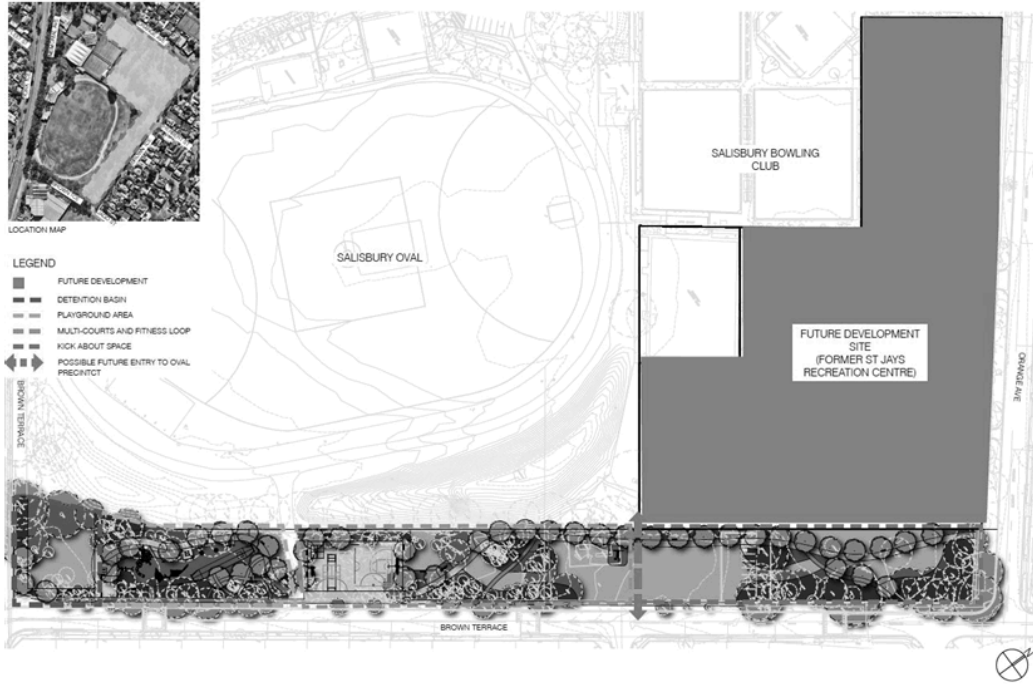
- Shading
- Park furniture
- Lighting
- Shared use path for walking, running and cycling
- Signage- wayfinding or interpretive
- Public art- sculptures or artwork
- Other (please specify)



SECTION 3: Public Toilet Facilities

* 12. Would you like to provide feedback on the proposal for public toilet facilities?

- Yes
- No



13. Where should a toilet facility be located?

- Playground area (current proposal)
- Multi Use Courts
- Other (please specify)



14. Should a proposed toilet block similar to the Bridgestone reserve facility (as shown in the photo) be considered. Would you prefer it to be:

- Unisex toilets
- Separate men's and women's toilets

15. What other features are important for the public toilet facility?

- Park/ street furniture nearby
- External lighting
- Signage and wayfinding
- Low maintenance finishes, fixtures and fittings
- Other (please specify)



SECTION 4: Future development site

* 16. Would you like to comment on the use of the future development site (formerly home to St Jay's Recreation Centre)?

Yes

No

Council is seeking feedback on development options for the future development site (shaded purple below) that make the best use of land and meet community needs. Some land uses are not suitable as nearby facilities meet these needs.



17. If housing was selected as the preferred development for the site, what type(s) of housing do you consider to be appropriate? (Check all that apply)



18. What other development would you support for the former St Jay's site (Check all that apply)?

- Medical/ health facility
- Nursing home
- Other (please specify)

You have completed survey. Thank you for your time.

The results of this survey will be compiled into a report for Council and used for the detailed design of the Amended Salisbury Oval Master Plan recreational spaces along Brown Terrace, the public toilet facility and future use of the former St Jay's Recreation Centre site.

GHD

Level 4, 211 Victoria Square
 Adelaide SA 5000
 T: 61 8 8111 6600 F: 61 8 8111 6699 E: adlmail@ghd.com

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[86125/https://projectsportal.ghd.com/sites/pp13_05/engagementforsalisbu/ProjectDocs/12509828 PLN Community and Stakeholder Engagement Plan.docx](https://projectsportal.ghd.com/sites/pp13_05/engagementforsalisbu/ProjectDocs/12509828 PLN Community and Stakeholder Engagement Plan.docx)

Document Status

Revision	Author	Reviewer		Approved for Issue		
		Name	Signature	Name	Signature	Date
A	SDC	GF		JH		27/08/2019
0	TW	SDC		JH		12/09/2019

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ITEM	1.3.1		
	POLICY AND PLANNING COMMITTEE		
DATE	16 September 2019		
PREV REFS	Policy and Planning Committee	4.6.1	20 October 2003
	Policy and Planning Committee	1.5.2	24th September 2014
	Policy and Planning Committee	1.3.3	19/09/2016
	TVSC	TVSC1	04/12/2017
HEADING	Heritage		
AUTHOR	Peter Jansen, Strategic Planner, 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.		
SUMMARY	<p>The Australian framework of heritage has a number of elements, one of which is built heritage. The City of Salisbury has a number of listed State Heritage level built items, but does not have any listed Local Heritage level built items.</p> <p>A recent instruction from the SA Planning Commission is that no new amendments to Council Development Plans will be allowed until the new Planning and Design Code has been established for the Council area, which is expected to be mid-2020.</p> <p>Significant levels of investigations will be required to establish the credentials of items before undertaking a new process to amend the new Planning and Design Code (replacing the Development Plan) to incorporate Local Heritage Items in the Code.</p> <p>However, preparatory studies can begin should Council wish to pursue Local Heritage status for identified items or places.</p> <p>The level of required justification in the Local Heritage identification will require a commitment to research, identification, obtaining expertise, consultation, and ongoing supporting actions and budget support.</p> <p>The methodology as identified in this report results in a recommendation to have a staged approach, so that the necessary preparatory studies are considered by Council to consider the implications and costs before the next stage.</p>		

The City of Salisbury has put significant effort and contributions into other aspects of heritage in the Council area. Consideration to further develop and contribute to these other aspects, and Aboriginal Heritage and Maritime Heritage is an option that Council may wish to pursue in place of developing a Local Heritage List.

RECOMMENDATION

1. Subject to budget approval by Council, the General Manager City Development be authorised to engage a heritage expert to undertake a Local Heritage first stage study, a Thematic Heritage Framework, for the City of Salisbury area, and report back to Council on the findings.
2. A discretionary budget bid be prepared to undertake this work for Council consideration as part of the second quarter Budget Review.
3. That the heritage implications of the draft Planning and Design Code be considered further by Council when it is released for public consultation later this year
4. That liaison and negotiations occur with Heritage SA and the Department for Environment and Water to install interpretive signage and develop web-based information on Salisbury's maritime heritage.

ATTACHMENTS

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

1. Community Guide To Heritage and Character
 2. City of Salisbury Heritage items
- 1.

BACKGROUND

- 1.1 Built Heritage reform has been under State review since a 2016 Discussion Paper "*Heritage Reform- an exploration of the opportunities*" was released. Council, at that time opted to support the Local Government Association's approach to addressing the matters raised in that discussion paper. Specifically Council resolved:
 - 1.1.1 *The City of Salisbury supports a review into the Local Heritage processes in South Australia*
 - 1.1.2 *Council is supportive of the Local Government Association draft Position Paper of 1st September 2016 which identifies the issues that require further consideration. (Minute 1313/2016)*
- 1.2 The Local Government Association identified the following key matters in its paper:
 - 1.2.1 A need to promote discussion on seeking improvements to the Local Heritage listing process

- 1.2.2 Concerns with the State discussion paper on Heritage Reform in its lack of detail on governance arrangements and strategic framework, status of Historic Conservation Areas, need to communicate the economic benefits of heritage conservation, need for clear and effective reforms, and support for heritage accreditation.

1.3 At the 22 July 2019 Council meeting, it was resolved that:

- 1.3.1 *A report be brought back to council regarding heritage listed buildings in Salisbury.*
- 1.3.2 *The report identify a process to look at any other buildings or property in Salisbury that could be placed on the heritage list.*
- 1.3.3 *The listing to be reviewed every term of Council. (Minute 240/2019)*

2. CONSULTATION / COMMUNICATION

2.1 Internal

- 2.1.1 Local History Officer
- 2.1.2 Senior Social Planner
- 2.1.3 Senior Accountant
- 2.1.4 Team Leader, Parks and Open Space Assets
- 2.1.5 Team Leader, Revenue
- 2.1.6 Community Planning Project Officer

2.2 External

- 2.2.1 Department of Planning, Transport and Infrastructure
- 2.2.2 City of Port Adelaide Enfield

3. REPORT

Salisbury Context

- 3.1 Heritage, in the Australian framework, consists of a range of categories including:
- World Heritage Listing that applies to items of outstanding universal value.
 - National Heritage Listing that applies to natural, historic and indigenous places of outstanding significance to the nation.
 - Indigenous Heritage that applies to significant sites, places and cultural links.
 - Commonwealth Heritage that applies to natural, indigenous and historic places owned or controlled by the Australian Government.
 - Underwater Cultural Heritage that applies to shipwrecks, sunken aircraft and other underwater sites.
 - South Australian Heritage Register that applies to items, places and objects of state value and are established through the *Heritage Places Act*.

- Local Heritage that applies to items which display historical, economic or social themes that are of importance to the local area and were established in the previous *Development Act* and Council Development Plan.
 - Contributory items. Some Development Plans contain contributory items which may be in historic conservation areas, zones or policy areas. Contributory items are not defined in the *Development Act* and have not been added to since 2012, as they are deemed by the State Government to be legacies of earlier approaches to development plan policy.
- 3.2 These category types within Salisbury are:
- Twenty four items on the South Australian Heritage Register which are also listed in the Salisbury Development Plan. A list of these is included as Attachment 2 to this report.
 - One Commonwealth Register item (the Parafield Airport Air Traffic Control Tower) is listed.
 - There are seven shipwrecks within the City of Salisbury area which are protected through the Underwater Cultural heritage framework.
 - A number of Registered Sites, reported sites and archived sites in the City of Salisbury controlled in accordance with the Aboriginal Heritage Act 1988.
 - No items recognised on World Heritage or National Heritage lists.
 - Council has not developed a formal Local Heritage List withinm the Development Plan, and there are no contributory items identified in Council’s development plan.
- 3.3 A Salisbury Built Heritage Survey was undertaken in 1991 which investigated 105 sites and recommended 16 items at that time for inclusion on the State Heritage Register. Twelve of those recommended items are now on the State Register. In total there are 24 Salisbury items on the State Register. Council owns one State Heritage building, the Salisbury Institute on Wiltshire Street.
- 3.4 There were 29 items of potential local heritage significance identified in the 1991 Survey. These comprised 12 dwellings, 3 hotels, 4 cemeteries, 2 churches, Parafield airport, Pooraka Primary School (old building), St Kilda north arm embankment, War Memorial, and a few other items. A Historic Conservation Zone was recommended for the Anglican Church area of Church and Mary Streets.
- 3.5 Of the 29 identified items, 9 have been demolished.
- 3.6 Ownership of the remaining 20 identified items:
- 3.6.1 The City of Salisbury owns 5 items – Waterwheel, War Memorial, Carisbrooke House, Burton Pioneer Cemetery, Pine Lakes Community House.
 - 3.6.2 The State Government through various Agencies owns the North Arm/St Kilda Embankment, and the Pooraka Primary School (original building).
 - 3.6.3 The Federal Government owns the Parafield Airport, and
 - 3.6.4 Churches own the St Augustine cemetery and Church St cemetery.

- 3.7 The recommended Local Heritage items were not progressed to formal listing. The 1996, 2002, 2008 Development Plan Reviews identified a Local Heritage DPA as a low priority, and the 2013 Strategic Directions Report (Development Plan Review) did not include Local Heritage as a recommended DPA.
- 3.8 Council has, however, contributed in various other ways to recognising the heritage and history of Salisbury, including:
- 3.8.1 Publishing and supporting various historical publications such as the 1980 "*Salisbury, History of Town and District*" book, the 1989 brochure "*City of Salisbury 25 Years*", the Salisbury and District Historical Society Inc 1986 publication "*John Street Salisbury, a Pictorial History*", a book in 1985 on the *History of Para Hills*, and a *Heritage Sites of Salisbury* information brochure which identifies a walking tour of Salisbury.
 - 3.8.2 Recognition of various pioneers and notable people through the naming of buildings, streets and recreation parks.
 - 3.8.3 Restoration and relocation of the Waterwheel at Pioneer Park as a joint project in 1986 with the Salisbury and District Historical Society, Rotary, and local businesses.
 - 3.8.4 Identifying and arranging the State Heritage classification of the Bull Ring at the old Pooraka Abattoirs, and its relocation to a site adjacent the Pooraka Primary School. The item was eventually destroyed in an arson attack.
 - 3.8.5 Retention and return to economic use of the State Heritage listed Salisbury Institute.
 - 3.8.6 Maintenance of the Burton Pioneer Cemetery, Bolivar Road, Paralowie.
 - 3.8.7 Montague Village Pioneers Memorial construction and display at Dry Creek, adjacent Mary Street, Mawson Lakes.
 - 3.8.8 Resourcing the position of a Local History Officer in the Len Beadell Library, resourcing Local History Rooms at the Len Beadell and Salisbury West Libraries, and provision of website information and resources on Families, Sites, Events, and People.
 - 3.8.9 Historical Information signage displayed at Harry Bowey Reserve, Carisbrooke Park, upper Little Para adjacent Old Spot Hotel, Dry Creek Linear Park Walkley Heights, Kentish Green, and Parafield Airport.
 - 3.8.10 Recognising Aboriginal heritage and cultural information signage at Kaurna Park and Mawson Lakes.
 - 3.8.11 Public artwork such as the recognition at Unity Park, Pooraka, of the former livestock markets and the Wittber's Hop Memorial at Victoria Drive and corner Pt Wakefield Road, Parafield Gardens
- 3.9 Further signage proposals are identified for Council's consideration in a separate report considered by the Tourism and Visitor Sub Committee this month.
- 3.10 The next Reconciliation Action Plan, if endorsed, recommends developing and implementing a process for researching, consolidating, maintaining information and decision making structures about Aboriginal significant areas in the Council's region, having regard to the obligations of the *Aboriginal Heritage Act*.

Built Heritage Listing Process

State Directions and Framework

- 3.11 The State Government has been progressing changes to the planning system including consideration of how heritage items will be incorporated into the new Planning and Design Code (the replacement Development Plan document which will apply to all Councils).
- 3.12 The Environment, Resources and Development Committee of Parliament conducted an Inquiry into Heritage Reform and released its findings on 29 April 2019. Recommendations included:
- *An audit or review be undertaken of local and state heritage places and contributory items to commence in the year 2020*
 - *A suitable long term funding base (that incentivises management for heritage and disincentivises deliberate neglect of heritage) for the management of heritage be identified by state government, in collaboration with local government and other stakeholders, and secured, in recognition of the value that heritage provides to the community, and to reduce the financial burden on owners maintaining and managing heritage properties.*
- 3.13 The SA Planning Commission released a series of documents on heritage, character and design on 1 May 2019. In relation to heritage, the intention is to carry across the various categories of built heritage, have a standardised set of policies, and make changes to the relevant authority and referral processes. The category of Contributory Items will not be carried across.
- 3.14 These documents are not subject to formal consultation but are intended to provide guidance for comments through the upcoming statutory consultation of the Phase 2 and Phase 3 releases of the new Planning and Design Code. The *Community Guide to Heritage and Character* is Attachment 1 to this report.
- 3.15 The SA Planning Commission on 8 August 2019 released a practitioner guide on *Heritage in Transition*. This states that any fresh proposals to list new Local Heritage Items, Places, or Areas will only be considered after the Planning and Design Code has been implemented for that Council area which is anticipated to be finalised mid-2020.
- 3.16 Council is however able to undertake preparatory investigations to identify items of interest in readiness should a listing process be supported.
- 3.17 The preparatory investigations would include the following actions:
- 3.17.1 Thematic Identification
- Early heritage surveys were often of an ad-hoc nature which may have overlooked places, or overemphasised others. The planning reforms have flagged the use of a thematic framework as a key component of new work, with the intention to provide greater rigour and structure in understanding the historical context and assist in the survey and the assessment of selected places. This has now been incorporated as a requirement for progressing Local Heritage listings. Identifying the relevant historic themes of the City of Salisbury is now required for the

- background investigations to provide the overarching research framework.
- 3.17.2 A Council wide survey would then be undertaken to identify potential new items in accordance with the themes, and undertake detailed assessment of each item in order to comply with criteria set down in legislation. This would include a review of 1991 study items, and assess changes that may affect existing heritage items in the context of the thematic framework.
- 3.18 Heritage consultants would be required to undertake these assessments due to the specialised skill set required. In addition there would be a significant level of staff time involved in the process due to the high level of public interest and concern that have traditionally been associated with heritage listing processes.
- 3.19 Following this work, Council would then need to initiate a Planning Code Amendment process. Although the process for new Planning Code Amendments is not known at the moment, it is anticipated that Ministerial approval will be required to begin the process, undertake the investigations, identifications, consultations, hearings, and endorsements of Council and Planning Commission, and final Ministerial approval.
- 3.20 A significant issue in the past has been the administrative difficulty in preparing an amendment for single items as they are identified. An amendment to list multiple items is a preferred mechanism, but has resultant difficulties in ensuring all identified properties are supported by the community and the property owners themselves. It is therefore best to ensure the earlier preparatory work identifies properties that are supported, and those that are not, so as to make the process as efficient as possible. The process of investigation of Local Heritage Items is time and resource intensive, requiring focused engagement with owners of potentially affected properties, and a comprehensive broader community engagement process. The objective of the engagement process is to ensure a high level of acceptance and understanding of items proposed to be listed.
- 3.21 As part of the Code Amendment process, it will be necessary to engage a heritage architect to review the structural soundness of buildings, any public safety issues, or repair limitations of the candidate sites. Further engagement of heritage consultants may be required for the Planning Code Amendment to work through potential objections and relevance of identified items. In addition, land surveyors may be required to identify some areas, built extents definitions, or other matters.
- 3.22 Although not mandatory, but based on best practice, in supporting the implementation of the Planning Code Amendment, Council may also consider establishing:
- A Heritage Advisory Service for property owners to contact for design advice on development proposals impacting on heritage items or areas.
 - A Local Heritage Advisory Committee to advise Council on heritage matters, policies and raise awareness.
 - Local Heritage funding or other incentive mechanisms for ratepayers to assist in offsetting additional costs in property maintenance and upkeep that heritage listing may necessitate.

Budget Implications

3.23 The City of Port Adelaide Enfield undertook a thematic study in 2014 at a cost of \$45,000 and 18 months duration. Detailed assessments of the candidate sites were then required for Planning Code Amendments. Costs range from \$300 to \$500 an item. Progress to identification, and amendments to their Development Plan, has not occurred because of the planning reform transition.

3.24 A summary of the process, likely timelines and indicative costs is as follows:

3.24.1 Preparatory Work

Thematic Study	12 mths	\$60,000
Council wide Identification Survey	6 mths	\$50,000
Detailed item assessments	6 mths	up to \$50,000
TOTAL	24 mths	up to \$160,000

Funding for this has not been allocated and would need to be considered as part of a quarterly budget review process.

3.24.2 Planning Code Amendment

Given the uncertainty regarding the process to be set out for progressing heritage listing through the Planning Code Amendment process, it is not possible at this stage to provide an estimate of timeframes or cost. It should be noted that the creation of a Local Heritage list requires a significant commitment to the process, research, consultation, and on-going Council support and funding, with a time frame in the order of three years.

3.24.3 Ongoing Costs

Should Council wish to establish a heritage advisory service, local heritage advisory committee or local heritage funding, there would be an ongoing resourcing requirement. Costs will be dependent upon the quantum of funding Council determines as appropriate for a heritage fund; and the structure and fees associated with an advisory service and advisory committee.

3.25 Given the above, should Council pursue Local Heritage listing, it would be prudent to adopt a staged approach so Council could periodically review its position and approach when the outcome of the thematic study is known, as the Code amendment process becomes clearer, and, if we proceed with a study, when item identification and assessment is completed.

3.26 In relation to Indigenous Heritage recognition opportunities, matters are raised in the Reconciliation Action Plan Working Group which are scheduled to be considered by the Policy and Planning Committee in September 2019. These recognition mechanisms should be explored and incorporated in the context of the heritage opportunities that Council is considering in this report.

3.27 Maritime heritage information is not represented in City of Salisbury interpretive signage and information. It is considered that a significant opportunity exists for interpretative signage and other information initiatives at locations that may include St. Kilda, or along the Northern Connector adjacent the mangroves.

- 3.28 In summary, the directions that are available to Council are as follows:
- 3.28.1 Do not proceed with formal local built heritage listings.
 - 3.28.2 Await outcomes of the State position on heritage and the Planning and Design Code transition and reconsider the matter of Council's local heritage at that time.
 - 3.28.3 Recognise Council's previous actions in relation to heritage, expand current resourcing and identify new opportunities in place of doing a local built heritage listing process.
 - 3.28.4 Undertake the preparatory investigations for local built heritage listing and review before proceeding with further work.
 - 3.28.5 Commit to the full process for local built heritage listing and associated ongoing support services such as the advisory services and funds.
- 3.29 In relation to part 3 of the Council resolution of 22 July 2019 - *The listing to be reviewed every term of Council* - given the timeframes involved in heritage assessment and the process required for listing as well as the unlikelihood that there would be sufficient numbers of new properties that would be identified for heritage listing in any four year term (that had not previously been identified through a comprehensive survey process), it is not considered necessary to review local heritage listing as frequently as every term of Council.

4. CONCLUSION / PROPOSAL

- 4.1 Built Heritage is part of a framework of heritage that contains a number of elements. The City of Salisbury has a number of listed State Heritage items but has not developed a Local Heritage List since undertaking a comprehensive study in 1991.
- 4.2 The process to formally incorporate Local Heritage identified items is affected by the transition to the new Planning and Design Code and the instruction from the State that any new heritage listings into the Planning and Development Code for the Council area is not to be undertaken until after conversion for the Council area. This is anticipated to be mid-2020.
- 4.3 Should Council wish to progress Local Heritage listings into the Planning and Design Code (effectively, Council's new Development Plan), it will require a commitment to research, identification, obtaining expertise, consultation, and ongoing supporting actions over a period of time with a resultant commitment through budget support.
- 4.4 Council has indicated its interest in undertaking a Local Heritage listing. The process has been complicated by the Planning Reforms and its Planning and Design Code transitions, and the State developing its preferred framework for heritage.
- 4.5 The methodology as identified in this report results in a recommendation to undertake preparatory studies only, with Council reviews at key hold points to consider implications.

- 4.6 However, the City of Salisbury has put a significant effort and contributions into other aspects of heritage in the Council area. Consideration to further develop and contribute to these other aspects, including Aboriginal Heritage and Maritime Heritage, is an option that Council may wish to pursue in place of or in addition to developing a formal Local Heritage List.

CO-ORDINATION

Officer: EXECUTIVE GROUP

Date: 09.09.19



COMMUNITY GUIDE TO HERITAGE & CHARACTER IN THE NEW PLANNING SYSTEM

EQUAL PROTECTION, MORE CONSISTENT DECISION-MAKING

Heritage and character is important to the social and cultural fabric of our community. It is a big part of what makes Adelaide and some of our regional towns unique.

We have 17 State Heritage Areas and 2,295 State Heritage Places identified under specific legislation. There are another 7,000 Local Heritage Places.

There are also a number of historic, streetscape and character 'areas' across council regions that have similar sounding names and that aim to conserve community character. In addition to this, there are approximately 12,000 sites that have been identified as 'contributing' to this character.

Currently the way all these items are treated varies across the state, and the results are similarly inconsistent. Some heritage and character policy works well, other heritage and character policy does not. This has also been identified in the State Parliament's recent heritage inquiry.

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Department of Planning,
Transport and Infrastructure

DPTI-162
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Glenelg Jetty is listed as a Local Heritage Place

The State Government believes it is crucially important to ensure heritage and character places and spaces receive the protections they deserve, and that there is better and more consistent guidance as to how these places are conserved, maintained and enhanced over time.

With the introduction of South Australia’s new planning system, we have a chance to identify the best approach to heritage and character preservation and embed this in future planning policy.

For the first time we will be able to map all of our heritage and character places accurately and thoroughly and treat the same types of places consistently – while still allowing for unique local differences.

How this will be achieved is identified in this Community Guide.

Heritage and character in the Planning and Design Code

The Planning and Design Code (the Code) is the cornerstone of South Australia’s new planning system, and will offer a single set of planning policies (‘rules’) for

assessing development applications across the state. The Code will replace all of the individual planning policies held by councils (called Development Plans) by mid-2020.

The Code is being progressively introduced across South Australia in three phases, commencing in land outside of council boundaries (outback and coastal waters) in mid-2019 before moving to regional council areas in late 2019 and concluding in metropolitan Adelaide in mid-2020.

The community will have multiple opportunities to preview and comment on proposed planning policy that relates to heritage and character in the new Code throughout 2019, prior to each implementation phase (outlined above).

Further information

For more information on the Planning and Design Code or upcoming opportunities to have your say, please see the SA Planning Portal at www.saplanningportal.sa.gov.au.



STATE HERITAGE AREAS

WHAT HAPPENS NOW

State Heritage Areas are clearly defined regions with extensive natural or cultural elements significant to South Australia's identity.

Examples of State Heritage Areas include the township of Hahndorf, Belair National Park and Moonta Mines. There are currently 17 State Heritage Areas listed in the South Australian Heritage Register.

Although State Heritage Areas are protected under the *Heritage Places Act 1993*, places within these Areas may be altered or developed as long as the work is sympathetic to the heritage of the area. Currently most councils maintain a record of their own State Heritage Areas in their Development Plans.

Any proposal to undertake development within a State Heritage Area must be referred to the Heritage Minister. Exemptions to this include certain types of simple development that have no bearing on the heritage value of the Area. However the Heritage Minister is only empowered to provide advice on such development proposals, not a final direction. This means that the ultimate decision regarding new development within a State Heritage Area rests with the council.

At the moment, councils have their own individual policies and assessment processes to guide development within a State Heritage Area, as there is not currently a single, state-wide policy for the treatment of such Areas.

WHAT WILL HAPPEN IN THE NEW SYSTEM?

In the new planning system, our current State Heritage Areas will continue to be protected under the *Heritage Places Act 1993*. They will also continue to be listed in the South Australian Heritage Register.

However, instead of councils maintaining a record of their own State Heritage Areas, these will now be accurately mapped in the state-wide **Planning and Design Code** (the Code) and the **State Atlas**.

The Code will contain a single, universal policy for State Heritage Areas that will apply across South Australia. Such a policy does not currently exist. This will bring consistency to the way that State Heritage Areas are addressed by councils.

Further, although any proposal to undertake development within a State Heritage Area will continue to be referred to the Heritage Minister, the Minister will now have greater authority to direct decision-making (i.e. if the Minister recommends that an application be refused, the application cannot progress).



WHAT HAPPENS NOW

State Heritage Places are places that embody important aspects of the state's history and/or are of significant cultural value.

Examples of State Heritage Places include the Port Pirie Museum, the Old Gum Tree at Glenelg and the Adelaide Festival Theatre. There are currently 2,295 State Heritage Places listed in the South Australian Heritage Register.

For a site to be recognised as a State Heritage Place, it has to meet certain criteria in the *Heritage Places Act 1993*. Currently most councils maintain a record of their own State Heritage Places in their Development Plans.

Any proposal to alter or demolish a State Heritage Place must be referred to the Heritage Minister, however the Heritage Minister is only empowered to provide advice, not a final direction. This means that the ultimate decision regarding the alteration or demolition of a State Heritage Place rests with the council (or sometimes the **State Commission Assessment Panel**¹).

These planning authorities may use different assessment processes to determine what kind of development can take place within a State Heritage Place, as there is not currently a single, state-wide policy for the treatment of such Places.

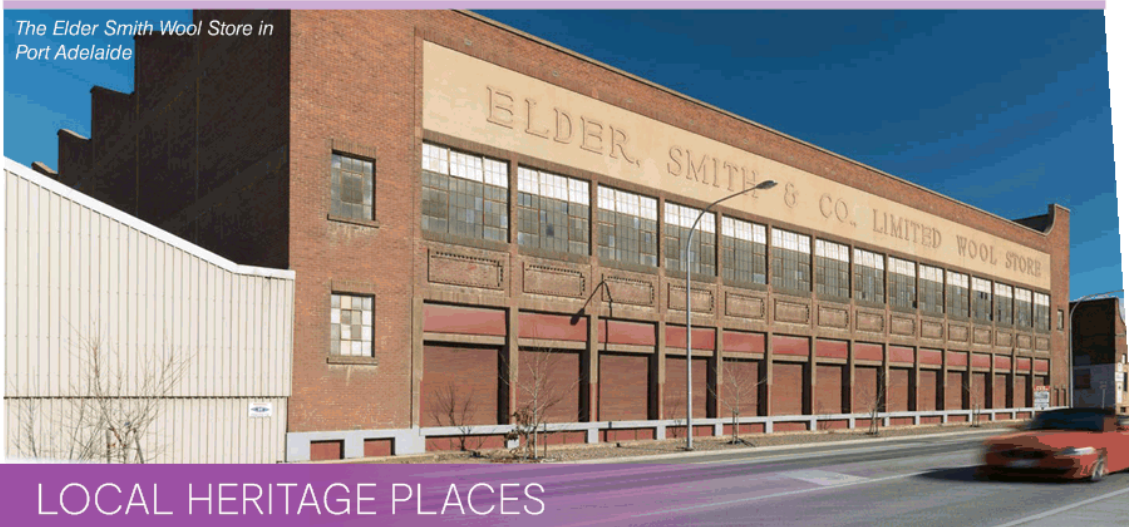
WHAT WILL HAPPEN IN THE NEW SYSTEM?

In the new planning system, the criteria for State Heritage Places will not change. They will also continue to be listed in the South Australian Heritage Register.

However, instead of councils maintaining a record of their own State Heritage Places, these will now be accurately mapped in the state-wide **Planning and Design Code** (the Code) and the **State Atlas**.

The Code will contain a single, universal policy for State Heritage Places that will apply across South Australia. Such a policy does not currently exist. This will bring consistency to the way that State Heritage Places are addressed by planning authorities such as councils and the State Commission Assessment Panel.

Further, although any proposal to alter or demolish a State Heritage Place will continue to be referred to the Heritage Minister, the Minister will now have greater authority to direct decision-making (i.e. if the Minister recommends that an application be refused, the application cannot progress).



The Elder Smith Wool Store in Port Adelaide

WHAT HAPPENS NOW

Local Heritage Places are structures or buildings that demonstrate important local historical attributes or contribute to the historical themes of a local area.

Examples of Local Heritage Places include the Elder Smith Wool Store in Port Adelaide, the Angaston District Cemetery in the Barossa, and the Post Office in Dry Creek. There are currently more than 7,000 Local Heritage Places listed in the South Australian Heritage Register.

For a site to be recognised as a Local Heritage Place, it has to meet certain criteria in the *Development Act 1993*. Currently most councils maintain a record of their own Local Heritage Places.

Any proposal to alter or demolish a Local Heritage Place is assessed by the local council (or sometimes the **State Commission Assessment Panel**), who makes the final decision about whether or not a proposal can go ahead.

Different councils use different policies and assessment processes to determine what kind of development can occur within a Local Heritage Place, as there is not currently a single, state-wide approach to the treatment of such Places.

WHAT WILL HAPPEN IN THE NEW SYSTEM?

In the new planning system, all current Local Heritage Places will continue to be protected under the new *Planning, Development and Infrastructure Act 2016*. They will also continue to be listed in the South Australian Heritage Register.

However, instead of councils maintaining a record of their own Local Heritage Places, these will now be accurately mapped in the state-wide **Planning and Design Code** (the Code) and the **State Atlas**.

The Code will contain a single, universal policy for Local Heritage Places that will apply across South Australia. Such a policy does not currently exist. This will bring consistency to the way that Local Heritage Places are assessed.

Demolition of a Local Heritage Place will only be considered if the place in question has little heritage value, is structurally unsound or is economically unviable. Before demolition can take place, an assessment of heritage value will be undertaken.

The new planning system will also make it easier for Local Heritage Places to be adapted for modern uses, with a view to retaining them in the community and giving them new purpose.



HISTORIC CONSERVATION ZONES

WHAT HAPPENS NOW

Historic Conservation Zones are local areas that exhibit discernible historic character that is worthy of retention for present and future generations.

Historic Conservation Zones are split up into areas or streets that have their own Desired Character Statement, such as Rose Park in Burnside, Fitzroy Terrace in Prospect and Livingston Street in Naracoorte. There are currently 140 Historic Conservation Zones in South Australia.

While there is no legislative criteria for the creation of an Historic Conservation Zone, the State Government has developed guidelines to help establish them. Each council maintains a list of its own Historic Conservation Zones.

Any proposal to alter or demolish a building within an Historic Conservation Zone is assessed by the local council, who makes the final decision on whether or not such a proposal can go ahead.

Different councils use different policies and assessment processes to determine what kind of development can occur within an Historic Conservation Zone, as there is not currently a single, state-wide approach to the treatment of such Zones.

WHAT WILL HAPPEN IN THE NEW SYSTEM?

In the new planning system, all current Historic Conservation Zones will continue to be protected under the new *Planning, Development and Infrastructure Act 2016*.

Historic Conservation Zones will now be accurately mapped in the state-wide **Planning and Design Code** (the Code) and the **State Atlas**.

The Code will contain a single, universal policy for Historic Conservation Zones that will apply across South Australia. Historic Conservation Zones will become known as Local Heritage Areas. Such a policy for these Areas does not currently exist. This new policy will bring consistency to the way that Historic Conservation Zones are currently treated.

Any proposal to alter or demolish a building within an Historic Conservation Zone (which will become known as a Local Heritage Area) will be assessed by the planning authority alongside a single set of criteria which will consider the building's existing heritage values, the extent to which these values are mirrored in other neighbourhoods, and the nature of the replacement building.



CONTRIBUTORY ITEMS

WHAT HAPPENS NOW

Contributory Items are specific examples of built form that represent a particular historical period and/or architectural character.

Contributory Items typically exist within Historic Conservation Zones, but they themselves have no set criteria and are not recognised in the *Development Act 1993*. As such, no new Contributory Items have been recorded by councils or added to the South Australian Heritage Register since 2012.

Currently there are 12,000 Contributory Items listed by councils across South Australia. Examples of Contributory Items include homes on Elston Street in Brooklyn Park, the War Memorial Garden in Echunga and the Clarendon Bakery.

Any proposal to alter or demolish a Contributory Items is currently assessed by the local council. As Contributory Items are not recognised under law, their conservation is entirely at the discretion of the local council.

WHAT WILL HAPPEN IN THE NEW SYSTEM?

In the new planning system, Contributory Items will no longer exist. This is because there is no legislative criteria for them.

However, the vast majority of Contributory Items will be afforded a level of protection under the new state-wide policy for Local Heritage Areas. This means they will no longer be recorded as individual items but will instead be considered within the context of an entire Local Heritage Area.

Prior to the new planning system being introduced, some Contributory Items may be eligible to become Local Heritage Places, however they will have to undergo a rigorous heritage assessment and meet the criteria for a Local Heritage Place, as outlined in the *Development Act 1993*.

In the future state, any proposal to alter or demolish a former Contributory Item will be assessed by the local council according to the new Local Heritage Areas policy. As part of this assessment, the council will consider the item's existing heritage values, the extent to which these values are mirrored in other neighbourhoods, and the nature of any replacement development.



CHARACTER AREAS

WHAT HAPPENS NOW

Character Areas are local areas that exhibit desirable character attributes that give a community its identity. Not to be confused with heritage areas, Character Areas do not necessarily represent a specific cultural legacy or history, but rather capture a desired visual appearance. Unlike heritage, character can be enhanced by new development that strengthens desirable character traits.

Character Areas may be called different things by different councils, but are typically split into 'precincts' that have their own unique development guidelines in order to retain a specific streetscape "look". An example of such an area is Ballara Street in Mile End.

Currently there is no legislated criteria for the creation of a Character Area and councils determine their own Character Areas and accompanying policy.

Council approval for demolition within a Character Area is not required. This is because the general emphasis of council policy is on maintaining the 'look and feel' of character through replacement dwellings, and not by preserving existing dwellings.

Different councils use different assessment processes to determine what kind of new development can occur within a Character Area, as there is not currently a single, state-wide approach to the treatment of such Areas.

WHAT WILL HAPPEN IN THE NEW SYSTEM?

In the new planning system, all current Character Areas will continue to be protected under the new *Planning, Development and Infrastructure Act 2016*.

Character Areas will now be accurately mapped in the state-wide **Planning and Design Code** (the Code) and the **State Atlas**.

The Code will contain a single, universal policy for Character Areas that will apply across South Australia. Such a policy for these Areas does not currently exist. This new policy will bring consistency to the way that Character Areas are currently treated by councils. However, the special individual characteristics of these Areas will still be reflected in **zone** and **subzone** policies.

As in the former planning system, demolition within a Character Area will not require planning approval. However, proposals for replacement dwellings within a Character Area will undergo rigorous assessment according to the new Character Areas policy. This will help ensure that such development maintains or enhances the existing character of the area.

GLOSSARY

Planning and Design Code

The Planning and Design Code will be the single source of planning policy for the state, and will consolidate and replace the individual planning policies held by councils (and out-of-council areas) across South Australia.

State Atlas

The State Atlas is an interactive mapping tool that shows the zones and policies that apply to land across South Australia and the types of development that the Department of Planning, Transport and Infrastructure is currently assessing or has approved.

State Commission Assessment Panel

The State Commission Assessment Panel is an advisory committee set up to assess specific development applications that are particularly complex, irregular or large in scale and impact across the state.

Zones

Zones identify envisaged land uses within specified land boundaries, in effect outlining 'what' can happen in an area.

Subzones

Subzones exist within zones and may include more specific policy to guide development at the neighbourhood level, to ensure that it reflects important local characteristics. The prevailing purpose of the overarching zone must still be achieved.

Salisbury Council
Table Section
Table Sal/4 - State Heritage Places

Table Sal/4 - State Heritage Places

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 16 Criteria	SA Heritage Register ID
Magazine Road DRY CREEK	Dry Creek Explosive Magazines and Earth Mounds	A1 A3	D63323 D63323	CR 5937/504 CT 5937/506	a e	14521
Explosives Road (Off) EDINBURGH	DSTO (former Salisbury Explosives Factory) Site - Portion of the Industrial Explosives area (Former Bomb Filling Section) - Buildings 5, 7, 9, 11, 20 & 37 and associated bunding and lightning arresters	A51	D74722	CT 5992/579	a d e g	26027
10 Sturton Road EDINBURGH	DSTO (former Salisbury Explosives Factory) Site - Portion of the Base Repair Facility (Former TNT Section) - Buildings 1,6,7,8,10 and 14	A8	D68390	CT 6044/980	a d g	26029
Taranaki Road EDINBURGH	DSTO (former Salisbury Explosives Factory) Site - Portion of the Contractor's Area (Former Shell filling Section) - Buildings 25, 26, 27, 30, 31, 32, 35, 36, 37, 51, 285 with associated bunding	A54 A55 A56 A52	D74722 D74722 D74722 D74722	CT 5992/582 CT 5992/583 CT 5992/584 CT 6058/138	a d e g	26028
The Crescent EDINBURGH	DSTO (former Salisbury Explosives Factory) Site - Portion of the Headquarters Area (Former Administration Section) - Buildings 1, 2, 3, 11, 12, 13, 14, 15, 27 and 28	A503	D78952	CT 6046/456	a d g	26030
6-30 Woomera Avenue EDINBURGH	DSTO (former Salisbury Explosives Factory) Site - Portion of the Headquarters Area (Former Administration Section) - Buildings 5, 6, 7 and 10	A2	D74139	CT 6002/692	a d g	26031
27 Prunus Avenue ELIZABETH VALE	Dwelling ('Grove Crescent')	A6	D44009	CT 5351/399		14518
15 Park Way MAWSON LAKES	Former Levels Homestead Stables	A128 A33	D17917 D78736	CT 6016/685 CT 6029/418		25051
Lot 951 The Mews MAWSON LAKES	Former Levels Homestead	A544	D82811	CT 6057/57		10953

Salisbury Council
Table Section
Table Sal/4 - State Heritage Places

Property Address	Description and/or Extent of Listed Place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 16 Criteria	SA Heritage Register ID
92 Shepherdson Road PARAFIELD GARDENS	Salisbury City Church (former Angas Home for Aged and Infirm Deaf Mutes), including Residential Wings, Kitchen, Manager's Residence and Florence Thompson Memorial	A1 A2	D65783 D65783	CT 5932/894 CT 5932/895		10650
8 Settlers Court PARALOWIE	Dwelling	A11	D34918	CT 5086/416		14513
94 Waterloo Corner Road PARALOWIE	Hostel ('Paralowie House') and Gardens	A203	D46880	CT 5583/676		10600
3 Ann Street SALISBURY	Former Salisbury Police Station, Courthouse & Stables	A501	D45830	CT 5352/179		10587
47 Burton Road SALISBURY	Dwelling (Douglas Park Farm) & Front Fence	A103	D40931	CT 5976/387		14512
2-22 Mary Street SALISBURY	Former Salisbury Primary School	A101	D23343	CT 5437/484		14509
Mary and Church Streets SALISBURY	First and Second St John's Anglican Churches & Graveyard	A127 & 128 A664	F212480 F211450	CT 5590/813 CT 5658/207		10580
7 Robert Street SALISBURY	Dwelling ('Shirley Hall', previously 'Chelsea'), Separate Kitchen, Outbuilding & Fence	A11 A12	D18616 D18616	CT 5089/257 CT 5089/258		14511
Wiltshire Street SALISBURY	Salisbury Institute	A54	F113958	CT 5326/408		10636
1955 Main North Road SALISBURY HEIGHTS	Old Spot Hotel	A200	D41172	CT 6050/968		14524
1 Terama Court SALISBURY HEIGHTS	Dwelling ('Portview')	A12	D13258	CT 5742/944		14517
17 Riversdale Drive SALISBURY PARK	Dwelling ('Sans Souci')	A83	D13938	CT 5137/565		14514
2 Saints Road SALISBURY PARK	Dwelling ('Fendon Grove')	A12	D17699	CT 5663/664		14523
Dry Creek Reserve WALKLEY HEIGHTS	Former Powder Magazine, Yatala Labour Prison	A4	D42140	CR 5958/324		10578
Dry Creek Reserve WALKLEY HEIGHTS	Former Warder's Tower Post No 1, Yatala Labour Prison	A4	D42140	CR 5958/324		10717

Note: In the event of a discrepancy between this extract and the South Australian Heritage Register, the South Australian Heritage Register shall prevail.

ITEM	1.3.2
	POLICY AND PLANNING COMMITTEE
DATE	16 September 2019
HEADING	Annual Report of the Council Assessment Panel for 2018/19
AUTHOR	Chris Zafirooulos, Manager Development Services, City Development
CITY PLAN LINKS	1.4 Have well planned urban growth that stimulates investment and facilitates greater housing and employment choice. 4.3 Have robust processes that support consistent service delivery and informed decision making.
SUMMARY	The Council Assessment Panel Annual Report for 2018/19 provides an outline of the activities and performance of the Panel and advice on trends and issues for the period.

RECOMMENDATION

1. That the Annual Report of the Council Assessment Panel for 2018/19 be noted.

ATTACHMENTS

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

1. Council Assessment Panel Annual Report 2018/19
2. Attachment 3: Submission on Accredited Professionals Scheme Draft Regulations

1. BACKGROUND

- 1.1 Council is required to establish the Council Assessment Panel to act as a delegate of Council for the purposes prescribed in the Planning, Development and Infrastructure Act 2016 (or during the transition to the PDI Act, the Development Act 1993), relating to assessment and determination of development applications which fall under the Panel's delegations.
- 1.2 The General Operating Procedures of the Panel require an annual report to be provided to Council via the appropriate Standing Committee. This report provides an outline of the activities and performance of the Panel and advice to Council on trends and issues over the 2018/19 financial year.

2. CONSULTATION / COMMUNICATION

- 2.1 Internal
 - 2.1.1 The Panel endorsed the annual report at its meeting held 27 August 2019.

3. REPORT

3.1 The Council Assessment Panel Annual Report for 2018/19 is provided in Attachment 1.

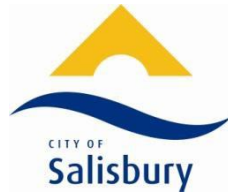
4. CONCLUSION / PROPOSAL

4.1 The Council Assessment Panel Annual Report for 2018/19 be noted.

CO-ORDINATION

Officer: EXECUTIVE GROUP

Date: 09.09.19



**Annual Report
of the
Council Assessment Panel
for 2018/19**

City of Salisbury

Terry Mosel

Presiding Member

27 August 2019

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Attachment 1: Council Assessment Panel General Operating Procedures

Attachment 2: Overview of Development Applications

Attachment 3: Submission on Accredited Professionals Scheme Draft Regulations

1. BACKGROUND

- 1.1 Council is required to establish the Council Assessment Panel (CAP) to act as a delegate of Council for the purposes prescribed in the Planning, Development and Infrastructure Act 2016 (the Act). The Panel is required to undertake the following functions:
 - 1.1.1 Determine development applications made under the Act.
 - 1.1.2 Provide advice to Council on trends, issues and other matters relating to planning or development matters.
 - 1.1.3 Perform other functions assigned to the Panel by Council.
- 1.2 The Council established the CAP in August 2017 following the introduction of the new requirements under the Act.
- 1.3 The General Operating Procedures of the Panel require an annual report to be provided to Council via the appropriate Standing Committee. This report provides an outline of the performance of the Panel and advice to Council on trends and issues.
- 1.3 The Panel endorsed this report at its meeting held 27 August 2019.

2. REPORT

Overview of the Panel

- 2.1 In accordance with the Act, Council has appointed five members to the Panel comprising four independent members including the Presiding Member:

Mr Terry Mosel	Presiding Member
Mr R Bateup	Independent
Ms C Gill	Independent
Mr M Canny	Independent
Mr B Brug	Elected Member

Council appointed the Elected Member to the Panel in November 2018 and three new Independent Members in May 2019.

- 2.2 The Council has delegated its functions and powers to the Panel in accordance with the Act to consider and determine development proposals including:
 - 2.2.1 Applications where third party representors indicate a desire to be heard by the relevant authority;
 - 2.2.2 Applications listed as 'non-complying' in the relevant zone within the Development Plan;
 - 2.2.3 Applications determined of significance to warrant determination by the Council Assessment Panel; and
 - 2.2.4 Where a potential conflict of interest may exist and the Minister has directed that the Panel consider the application.
- 2.3 The Panel has established General Operating Procedures in accordance with the requirement under the Act.

A copy of the General Operating procedures is provided in Attachment 1.

- 2.4 The Panel takes considerable effort in providing an environment for hearing representors in a way to encourage participation, recognising that for some members of the community presenting to a formal committee in front of a gallery can be an intimidating experience.

Panel Performance

- 2.5 The Panel held seven (7) meetings over the period and considered 19 development applications. This is an increase from the previous 12 month period where the Panel considered nine (9) development applications.
- 2.6 The Panel approved the majority of applications. One development application was refused during this period for the removal of a Regulated Tree on Council Road Reserve that did not meet the tree removal criteria of the Development Plan.
- 2.7 An appeal was lodged with the Environment, Resources and Development Court by an applicant (United Sikhs of SA) in relation to decision to refuse Development Plan Consent for the Community Facility at 701-709 Port Wakefield Road, Globe Derby Park. The appellant subsequently withdrew the Appeal.
- 2.9 A Third Party appeal was lodged with the Supreme Court in relation to the a decision to grant Development Plan Consent to a Mixed Use Retail and Entertainment Complex at 1460 Main North Road, Salisbury South. The appellant subsequently withdrew the appeal with an agreement to make a payment towards the legal costs incurred by Council.
- 2.10 A summary of key statistics is provided in the table below.

	2017/18	2018/19
Meeting		
Number	6	7
Items	9	19
Applications with representors	7	17
Development Applications		
Category 1	1	1
Category 2	3	7
Category 3	4	8
Non Complying	1	3
Decisions		
Approve	6	17
Refuse (including appeal compromise proposal)	2	2
Defer	1	0
ERD Court Appeals		
Applicant	1	1
Third party (representor)	1	1
ERD Court Decisions		
Compromise	0	0
Appeal withdrawn	0	2
Appeal upheld	0	0
Appeal dismissed	1	0
Still Pending	1	0

- 2.11 An overview of the development applications considered by the Panel is provided in Attachment 2.

- 2.12 While the number of applications considered by the Panel is low, they often represent the more complicated and contentious proposals, where representors have objected to a proposal or an element of a proposal. A total of 13 applications considered by the Panel included verbal submissions from representors.
- 2.13 The Panel considered a relatively broad range of development applications including a major retail development, major supported care accommodation, expansion of schools, change of use developments, places of worship, residential infill/redevelopment, significant tree removals, and commercial / industrial developments.
- 2.14 The applications that are not considered by the Panel have been delegated to Council staff to administer and determine. Staff processed 2,238 applications for this period.

Key Policy and Operational Issues

- 2.15 The Panel considered the Accredited Professionals Scheme Draft Regulations released by the State Government for consultation during the period. A copy of the submission is provided in Attachment 3.
- 2.16 The Panel has also undertaken a review of three (3) completed developments that the Panel has determined over the last couple of years. The review is intended to understand the outcomes from the development and how issues considered by the Panel have resulted in the completed development. The developments span the variety of developments considered by the Panel. The key conclusions from this review include:
- The concerns raised by representors in relation to density of development, height and scale, overshadowing and overlooking for these developments appears to have been appropriately resolved.
 - The location of garbage bins, letter boxes and infrastructure services such as electrical meters and gas meters are important elements to achieve good design.
 - Variation in roof forms and architectural style can facilitate a complementary streetscape.
 - Communal visitor parking is desirable in medium density developments.

Presiding Member General Comments

- 2.17 The assessment of various categories of development applications by the CAP is the subject of complex operational procedures and terms of reference. The onerousness of the task is made all the more so by the way in which planning policy is necessarily expressed, the vastly different circumstances that apply to each and every proposal that must be taken into account and the directives that have evolved from a long history of litigation in the planning and development jurisdiction. In light of this the CAP places heavy reliance on the professionalism of the planning staff.

One of the many functions of the Presiding Member is to ensure that those in attendance understand the independence of the CAP, that those who are entitled to make representations are able to do so in a comfortable and non-threatening environment and in a manner able to be clearly heard and understood by the CAP, that the discussion fully

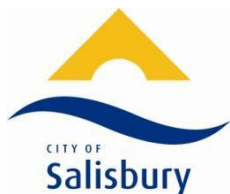
utilises the professional experience and expertise of all Panel Members and the decisions made with common sense appropriately balancing the public interest as expressed in the Development Plan (and informed by experience) with the interests of the applicant.

The state government's program for the reforms of the planning system will have considerable implications on the operations of the CAP, particularly with the identification of the Panel as a relevant authority for development prescribed by the future development regulations. The Panel will need to give careful consideration to these reforms and the implications for development assessment processes within the City of Salisbury. Briefings from Council staff on these reforms and attendance at in-house workshops and training events will assist Panel members in being well informed on this reform program.

3. CONCLUSION / PROPOSAL

- 3.1 The Council Assessment Panel Annual Report for 2019/20 summarises the activities and outcomes of the Panel over the preceding financial year. The Panel is operating effectively, and reaching decisions on development applications following consideration of relevant matters under the Development Plan, and in accordance with its operating procedures. Accordingly this Report is submitted to Council for noting.

ATTACHMENT 1: General Operating Procedures



COUNCIL ASSESSMENT PANEL

General Operating Procedures

Adopted on 28 November 2017.

Clause 3.6 updated on 23 July 2019

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These Meeting Procedures are to be read in conjunction with the meeting procedures contained within the Planning, Development and Infrastructure (General) (Assessment Panels) Variation Regulations 2017. (Refer Appendix A).

1 Purpose

- 1.1. The purpose of the Council Assessment Panel (CAP) is to determine development applications made under the Planning Development and Infrastructure Act 2016 (or, during the transition to the PDI Act, the Development Act 1993) that are delegated from Council. The Panel may also provide advice to Council on trends, issues and other matters relating to planning or development matters.
- 1.2. The Panel acknowledges that in performing its statutory function, it is bound by the:
 - 1.2.1 Code of conduct adopted by the Minister for Planning.
 - 1.2.2 Objects, Planning Principles and General Responsibilities under the Planning, Development and Infrastructure Act 2016.
 - 1.2.3 Operating Procedures established by the Panel.

2 Timing & Notice of Meetings

Meeting time and place

- 2.1. CAP meetings will be scheduled by the CAP on the fourth Tuesday of the month, or another date as determined by the Presiding Member, subject to there being business to consider.
- 2.2. The CAP will meet in the Council Civic Centre at 12 James Street Salisbury or at such other place as the Presiding Member may determine.

Notice of meeting

- 2.3. The Assessment Manager pursuant to the Planning Development and Infrastructure Act 2016 must provide written notice detailing the date, time and place of a meeting to all CAP members at least three working days before the meeting. The notice shall include the Agenda for the meeting.
- 2.4. Notice of CAP meetings may be given to CAP members by email, to an email address nominated by a CAP Member, or by personal delivery or post to the usual residence of a CAP Member, or via such other means as authorised by a CAP Member.

Viewing agenda

- 2.5. A copy of the Agenda for every ordinary meeting of the CAP shall be available for viewing by the public at the Council's offices and on the Council's web site at least three working days before the meeting of the CAP. The three working days notice shall not apply to a special meeting of the CAP under clause 2.6, or to an item included by the Assessment Manager under clause 2.8, in which cases the agenda will be made available for viewing by the public as soon as practicable.

Special meeting

- 2.6. A special meeting of the CAP may be convened by the Presiding Member, at any time, to consider urgent business by giving not less than two working days written notice to all CAP Members.
- 2.7. Notice of a special meeting of the CAP must be accompanied by an Agenda stating the item(s) of business for which the meeting has been convened. A special meeting must only deal with the business for which the meeting has been convened.

Late items

- 2.8. The Assessment Manager may, with leave or at the request of the Presiding Member, include in the agenda an item to be considered at the meeting to which the agenda relates after notice of the meeting has been given to CAP Members. In such instance, the Assessment Manager shall provide an updated agenda and any documents and/or reports relating to that item to be considered at the meeting to Members as soon as practicable. The Assessment Manager will also make an updated agenda available to the public in accordance with clause 2.5.

3 Commencement of Meetings & Quorum

- 3.1. CAP Meetings will be conducted in accordance with the requirements of the Planning, Development and Infrastructure Act 2016 ('the PDI Act'), Development Act 1993 ('the Act') and these Operating Procedures.
- 3.2. Meetings will commence on time, or as soon as a quorum is present. If a quorum is not present within thirty minutes of the time for commencement, the Presiding Member may adjourn the meeting to the next scheduled meeting time and date, or to another time and date.
- 3.3. A quorum for a meeting of the CAP is three (3) CAP Members.
- 3.4. If the number of apologies received by the Assessment Manager in advance of a meeting indicate that a quorum will not be present at a meeting, the Presiding Member may, by notice from the Assessment Manager, provide to all CAP

Members in advance of the meeting, a notice adjourning the meeting to a future time and date as specified in the notice (a copy of this notice will be displayed at the Council Offices and on the Council's website).

- 3.5. If a meeting is required to be adjourned by the Presiding Member, the reason for the adjournment, and the date and time to which the meeting is adjourned will be recorded in the Minutes.

Deputy Presiding Member

- 3.6. A Deputy Presiding Member of the CAP must be appointed by resolution of the CAP, and will preside at any meeting, or part thereof, when the Presiding Member is not present. [Mr M Canny was appointed by the Panel on 23 July 2019 for the Term to 31 May 2021]
- 3.7. If both the Presiding Member and Deputy Presiding Member are absent from a CAP meeting (or part thereof), a CAP Member will be appointed from those present by means of resolution, and will preside at the meeting. That member will have all of the powers and duties of the Presiding Member.

Meeting behavior

- 3.8. Subject to the PDI Act and these Operating Procedures, the Presiding Member will facilitate the meeting in a manner which promotes relevant, orderly, constructive, respectful and expeditious discussion, but not repetitious discussion, with the intent of ensuring well-informed decisions and debate leading to a determination of any matters before the Panel.
- 3.9. The Presiding Member may adjourn a meeting in the event of a disruption or disturbance by a CAP Member, an applicant, a representor, or any other person present at the CAP meeting, until such time as the disruption or disturbance ceases.
- 3.10. The Presiding Member may ask a member of the public who is present at a meeting of a CAP to leave the meeting if this person is:
 - 3.10.1 behaving in a disorderly manner; or
 - 3.10.2 causing an interruption.

4 Appointment of Deputy Elected Member

- 4.1. A Deputy Elected Member has been appointed to the CAP in the event the Elected Member on the CAP is not available for a meeting or part meeting.
- 4.2. The Deputy Elected Member will attend when:
 - 4.2.1 The Elected Member notifies the Presiding Member of their unavailability before the meeting; and
 - 4.2.2 The Deputy Elected Member receiving the Agenda for the meeting three days prior to the meeting.
- 4.3. Unless the context otherwise requires, a reference to a Member in these Meeting Procedures includes a Deputy Elected Member.

5 Appointment of Additional Members

- 5.1. The CAP may appoint up to two Additional Members in accordance with Section 85 of the PDI Act.
- 5.2. Where the CAP has appointed Additional Member(s), the Presiding Member, in consultation with the Assessment Manager, may invite one or both Additional Members to attend any meeting (or part thereof) where he or she considers the Additional Member(s) will, by virtue of their qualifications, expertise or experience, assist the CAP in dealing with a matter that it must assess under the PDI Act (or, during the transition to the PDI Act, the Development Act 1993).
- 5.3. A request that an Additional Member attend a meeting must be made in writing and be accompanied by the notice for the meeting in accordance with clause 2.6, highlighting the item(s) the Additional Member is required to consider.
- 5.4. Unless the context otherwise requires, a reference to a Member in these Meeting Procedures includes an Additional Member, save that an Additional Member is not able to vote on any matter arising for determination by the CAP.

6 Decision Making

- 6.1. The CAP will conduct its meetings, and undertake all considerations, in accordance with the PDI Act (or, during the transition to the PDI Act, the Development Act).

Public meetings

- 6.2. Subject to circumstances where it excludes the public from attendance at a meeting or part thereof pursuant to Part 13 of the Development, Infrastructure (General) (Assessment Panels) Variation Regulations 2017, the Panel will generally discuss and determine applications for Development Plan Consent in

public.

Member participation

- 6.3. The Presiding Member will invite all Panel members to speak on any matter before the Panel prior to calling for a motion.
- 6.4. Subject to a CAP Member not having a direct or indirect personal or pecuniary interest in a matter before the CAP (other than an indirect interest that exists in common with a substantial class of persons), each CAP Member present at a meeting of the CAP must vote on a question arising for decision.

Decisions by consensus

- 6.5. Decisions of the Panel will be where possible by consensus determined through debate and discussion of the agenda item, and where a consensus is reached the Presiding Member shall then call for a mover and confirm the consensus by a show of hands.

Decisions by vote

- 6.6. Where it is evident through debate and discussion that a consensus will not be reached by the Panel, the Presiding Member shall call for a mover and put the matter to a formal vote to determine.
- 6.7. Each CAP Member present at a meeting is entitled to one vote on any matter arising for decision and, if the votes are equal, the Member Presiding at the meeting is entitled to a second or casting vote.
- 6.8. All decisions of the CAP shall be made on the basis of a majority decision of the Members present and the Minutes shall record that decision only (Votes for/against will not be recorded, and are not relevant once the majority is determined).

CAP considerations

- 6.9. The CAP must use the Development Plan or Planning and Design Code (as may be relevant to the particular application under consideration), referred to hereafter as the Planning Rules, as the basis for its decisions, having had regard to any relevant written and verbal representations made in accordance with the provisions of the Act, or any other relevant legislation.

Seriously at variance

- 6.10. The CAP will, for each and every application, determine whether the proposal is seriously at variance with the Planning Rules, and expressly record its

determination on this matter in the Minutes. If the CAP determines that the proposal is seriously at variance with the Planning Rules, the CAP must provide reasons for its determination, and must expressly record those reasons in the Minutes.

- 6.11. A development application that is assessed by the CAP as being seriously at variance with the Planning Rules will be refused.

Reasons for decision

- 6.12. The CAP must, for each and every application, provide reasons for granting or refusing Planning Rules Consent, and for the imposition of any conditions, and express or record those reasons in the Minutes.

Representations

- 6.13. Subject to the Act, a person who has lodged a valid representation in relation to a Category 2 or 3 development application, and has indicated their desire to be heard on their representation, is entitled to appear before the CAP and be heard in support of their representation, in person or by an agent.

- 6.14. The Presiding Member may in his or her discretion exclude:

6.14.1 a representation or response to representation(s) which is received out of time; or

6.14.2 a representation or response to representation(s) which is otherwise invalid.

Speaking time

- 6.15. Applicants and Representors will be allowed five minutes to address the CAP, unless a longer time is allowed by the Presiding Member. Where a person is nominated in a representation or by notice of the representors as representing three or more representors (including themselves) the Presiding Member may allow a longer time to address the Panel. Where an applicant is responding to a significant number of representations or a significant number of issues raised in representations, the Presiding Member may allow a longer time to address the Panel.

Hearing applicants

- 6.16. Should there be no Representor wishing to be heard for a non-complying development application, Category 2 or Category 3 development application, and the recommendation is for a refusal, the Applicant will be entitled to appear before the CAP and be heard in support of the application. Applicants will be allowed five minutes to address the CAP, unless a longer time is allowed by the

Presiding Member.

- 6.17. Should there be no Representor wishing to be heard for a non-complying development application, Category 2 or Category 3 development application, and the recommendation is for approval, the Presiding Member may allow the Applicant to address the Panel to seek clarification and/or further information that may be required by the Panel in order to determine the application.

Additional material

- 6.18. At the discretion of the Presiding Member, any new or additional material to be submitted to the CAP by a person who has made a development application or a valid representation in relation to a matter may be accepted and considered by the CAP. A copy of any additional material accepted shall be provided to the applicant or representors by the party presenting the additional material.

Member's participation

- 6.19. A CAP Member may ask questions of any person appearing before the CAP. Subject to the Presiding Member's determination, all questions shall be relevant to the subject of the development application before the panel.

7 Minutes and Reporting

- 7.1. The Assessment Manager is responsible for ensuring that accurate Minutes are kept of Panel meetings and that they are confirmed by the Panel and signed by the Presiding Member.

- 7.2. The Minutes of the proceedings of a CAP meeting will record:

7.2.1 the names of the CAP Members present;

7.2.2 the names of all CAP Members from whom apologies have been received;

7.2.3 the name and time that a CAP Member enters or leaves the meeting;

7.2.4 the name of a person who has made a representation to the CAP at the meeting;

7.2.5 the decision of the CAP, including the express opinion of the CAP on whether the proposed development is seriously at variance with the Planning Rules (including reasons as appropriate);

- 7.2.6 reasons for granting or refusing Planning Rules Consent, and for the imposition of any conditions on a Planning Rules Consent;
- 7.2.7 in the absence of a decision, the deferral of the application including the reasons for the deferral;
- 7.2.8 any disclosure of a conflict of interest made by a Member pursuant to the Code of Conduct adopted by the Minister under Clause 1(1)(c) of Schedule 3 of the Act (Code of Conduct), and the nature of the Interest;

7.2.9 a decision to exclude public attendance; and

7.2.10 a notation, describing the confidential nature of the information and matter, in the event a matter has been excluded from the Minutes.

7.3. Minutes shall be read and adopted by the CAP at the end of the meeting.

7.4. On the adoption of the Minutes, the Assessment Manager will forward the Minutes to the Presiding Member who will confirm the Minutes by electronic communication.

7.5. The Minutes of a CAP meeting must be forwarded to the Council and must be publicly available within two business days after their confirmation by the CAP.

Annual report

7.6. The Panel shall prepare and consider an Annual Report for presentation to the Council via the appropriate Standing Committee. The Annual Report may be presented by the Presiding Member and may contain (but not be limited to) statistical information in relation to the number of items considered, the outcomes of decisions on those items, and matters identified by the Panel in the course of its assessment of development applications that warrant referral to Council for consideration of Planning Rules policy, legislative, or procedural change.

7.7. The Annual Report shall be presented to Council on or around the anniversary date of the appointment of the Panel, subject to Council meeting timing.

8 CAP Procedures & Support

Additional procedures

- 8.1. Insofar as the Act and these Operating Procedures do not prescribe the procedure to be followed at a CAP meeting, the CAP may determine the procedure at the time. Any such determination may be added to these Operating Procedures.

Staff Participation

- 8.2. The CAP will permit and encourage the active participation of Council staff in attendance at a meeting in providing advice to the CAP.

Assistance

- 8.3. The CAP may call for and consider such professional assistance from Council staff and other professional advisors as it deems necessary and appropriate.

Electronic communication

- 8.4. For the purpose of facilitating constructive debate on a development application under consideration by CAP, electronic communication or other telecommunication devices may be acceptable delivery method, at the discretion of the Presiding Member, for the purpose of conducting the meeting and hearing verbal representation from a person, or their representative, in support of their representation concerning a development application, and providing the applicant, or their representative, the opportunity to verbally respond to any relevant matter. Should electronic communication or other telecommunication devices be utilised they should ensure fair and equitable communication to all attendees to the CAP meeting.
- 8.5. Should electronic communication or other telecommunication devices be utilised for the conduct of a CAP meeting, all voting shall be conducted on the voices, with the Presiding Member verbally acknowledging each individual vote before declaring the outcome of the vote, and noted in the minutes of the meeting, consistent with *Part 6: Decision Making* of the Operating Procedures.
- 8.6. Should electronic communication or other telecommunication devices be utilised for the conduct of a CAP meeting, the Presiding Member and the Assessment Manager shall be present at the meeting place as nominated in the CAP Agenda for that meeting.

Appendix A

No 209 of 2017 published in *Gazette 1.8.2017 p 3051*

South Australia

Planning, Development and Infrastructure (General) (Assessment Panels) Variation Regulations 2017

under the *Planning, Development and Infrastructure Act 2016*

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Part 1—Preliminary

1—Short title

These regulations may be cited as the *Planning, Development and Infrastructure (General) (Assessment Panels) Variation Regulations 2017*.

2—Commencement

These regulations will come into operation on 1 October 2017.

3—Variation provisions

In these regulations, a provision under a heading referring to the variation of specified

regulations varies the regulations so specified.

Part 2—Variation of *Planning, Development and Infrastructure (General) Regulations 2017*

4—Substitution of heading to Part 2

Heading to Part 2—delete the heading and substitute:

Part 2—Administration and structural matters

5—Variation of regulation 8—Disclosure of financial interests

Regulation 8—after subregulation (12) insert:

- (13) For the purposes of paragraph (b) of the definition of *relevant official* in clause 1(1) of Schedule 1 of the Act in relation to an assessment panel appointed by a council, the chief executive officer of the council is prescribed as the relevant official.

6—Insertion of regulation 11

After regulation 10 insert:

11—Compliance with code of conduct—assessment panels

- (1) In this regulation—
code of conduct means the code of conduct to be observed by members of an assessment panel adopted by the Minister under clause 1(1)(c) of Schedule 3 of the Act.
- (2) A person may make a complaint to the Commission if the person believes that a member of an assessment panel has acted in contravention of the code of conduct.
- (3) A complaint must—
- be in writing; and
 - contain particulars of the allegation on which the complaint is based; and
 - be verified by statutory declaration.
- (4) Except with the approval of the Commission, a complaint must not be lodged with the Commission more than 6 months after the day on which the complainant first had notice of the matters alleged in the complaint.
- (5) The Commission may require the complainant to give further particulars of the complaint (verified, if the Commission so requires, by statutory declaration).
- (6) The Commission may refuse to entertain a complaint or, having accepted a complaint for investigation, may refuse to continue to entertain a complaint, if it appears to the Commission—
- that the complainant does not have a sufficient interest in the

matter to which the complaint relates; or

- (b) that the matter raised by the complaint is trivial; or
 - (c) that the complaint is frivolous or vexatious or is not made in good faith; or
 - (d) that there is some other good reason not to proceed (or further proceed) with the matter under this regulation.
- (7) The Commission may, as the Commission's first step in dealing with a complaint, refer the matter to the member of the assessment panel to whom the complaint relates for a response.
- (8) The Commission may take such further action as the Commission thinks fit (including deciding not to proceed further with the matter).
- (9) The Commission may, whether or not the Commission has acted under subregulation (7), appoint a person to investigate a complaint.
- (10) If the Commission appoints an investigator—
- (a) the Commission must inform the member of the assessment panel to whom the complaint relates of the appointment of an investigator and furnish formal notification of the nature of the complaint; and
 - (b) the investigator must conduct an investigation into the complaint as soon as practicable after the appointment has been made; and
 - (c) the investigator must give the member of the assessment panel to whom the complaint relates a reasonable opportunity to make representations to the investigator about the complaint; and
 - (d) the investigator may require—
 - (i) the complainant; and
 - (ii) the member of the assessment panel to whom the complaint relates,
 to provide to the investigator any document or other information relevant to the investigation of the complaint (verified, if the investigator so requires, by statutory declaration); and
 - (e) the investigator—
 - (i) must otherwise comply with the rules of natural justice; and
 - (ii) subject to subparagraph (i), may conduct the investigation in such a manner as the investigator thinks fit (including by undertaking such other consultations and undertaking such other inquiries as the investigator thinks fit).

- (11) If during an investigation the investigator is satisfied that there is a matter about which another complaint could have been made against the member of the assessment panel, the investigator may, after consultation with the Commission, deal with the matter as if a complaint had been made about the matter.
- (12) The investigator—
 - (a) may report to the Commission at any stage of the investigation; and
 - (b) must present a report to the Commission at the conclusion of the investigation.
- (13) The Commission must provide the person to whom the complaint relates with a copy of a report presented under subregulation (12)(b) (and the Commission may, if the Commission thinks fit, invite a response from the person).
- (14) The Commission may, on the receipt of a report under subregulation (12)(b), or at the conclusion of any process that the Commission has adopted in the alternative—
 - (a) decide to take no further action on the complaint; or
 - (b) undertake any consultation or further inquiry as the Commission thinks fit; or
 - (c) take action to have the member of the assessment panel to whom the complaint relates removed from office; or
 - (d) take such other action as the Commission thinks fit.
- (15) The Commission must inform the complainant of the outcome of a complaint under subregulation (14).
- (16) Without limiting a preceding subregulation, the Commission may, at any time, consult with or provide a report to—
 - (a) the Minister; and
 - (b) in the case of a complaint that relates to a member of an assessment panel appointed by a joint planning board or a council, the joint planning board or the council (as the case requires),about a complaint that has been made under this regulation.
- (17) Nothing in this regulation limits or restricts any action or proceedings that may be taken against or in relation to a member of an assessment panel on account of the member being an accredited professional under the Act.

7—Insertion of Part 3

After Part 2 insert:

Part 3—Assessment panels—procedures

12—Application

This Part applies to and in relation to the procedures of an assessment panel established under section 83 of the Act or clause 12 or 13 of Schedule 8 of the Act.

13—Public access to meetings

- (1) In connection with the conduct of the proceedings of an assessment panel, members of the public are entitled to attend a meeting of the panel other than as set out in subregulation (2).
- (2) An assessment panel may exclude the public from attendance at a meeting—
 - (a) during so much of the meeting as is necessary to receive, discuss or consider in confidence any of the following matters:
 - (i) information the disclosure of which would involve the unreasonable disclosure of information concerning the personal affairs of any person (living or dead);
 - (ii) information the disclosure of which—
 - (A) could unreasonably be expected to confer a commercial advantage on a person, or to prejudice the commercial position of a person; and
 - (B) would, on balance, be contrary to the public interest;
 - (iii) information the disclosure of which would reveal a trade secret;
 - (iv) commercial information of a confidential nature (not being a trade secret) the disclosure of which—
 - (A) 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
 - (B) would, on balance, be contrary to the public interest;
 - (v) matters affecting the safety or security of any person or property;

- (vi) information the disclosure of which could reasonably be expected to prejudice the maintenance of law, including by affecting (or potentially affecting) the prevention, detection or investigation of a criminal offence, or the right to a fair trial;
- (vii) matters that should be considered in confidence in order to ensure that the assessment panel, or any other entity, does not breach any law, or any order or direction of a court or tribunal constituted by law, any duty of confidence, or other legal obligation or duty;
- (viii) legal advice;
- (ix) information relating to actual litigation, or litigation that the assessment panel believes on reasonable grounds will take place;
- (x) information the disclosure of which—
 - (A) would divulge information provided on a confidential basis by or to a Minister of the Crown, the Commission, or another public authority or official; and
 - (B) would, on balance, be contrary to the public interest; and
- (b) during so much of the meeting that consists of its discussion or determination of any application or other matter that falls to be determined by the assessment panel.

14—Minutes and other documents

- (1) An assessment panel must ensure that accurate minutes are kept of its proceedings.
- (2) A disclosure by a member of an assessment panel of a direct or indirect pecuniary interest in any aspect of a development or any body associated with any aspect of a development required under the Act must be recorded in the minutes of the assessment panel.
- (3) Members of the public are entitled to reasonable access to—
 - (a) the agendas for meetings of an assessment panel; and
 - (b) the minutes of meetings of an assessment panel.
- (4) However, an assessment panel may, before it releases a copy of any minutes under subregulation (3), exclude from the minutes information about any matter dealt with on a confidential basis by the assessment panel.
- (5) Minutes must be available under subregulation (3) within 5 business days after their adoption by the members of the assessment panel.

15—Quorum

A quorum at a meeting of an assessment panel is a number obtained by dividing the total number of members of the assessment panel for the time being in office by 2, ignoring any fraction resulting from the division, and adding 1.

16—Voting

- (1) Each member of an assessment panel present at a meeting of the assessment panel is entitled to 1 vote on a matter arising for decision and, if the votes are equal, the member presiding at the meeting is entitled to a second or casting vote.
- (2) Subregulation (1) does not apply to a person who is taken to be a member of an assessment panel under section 85 of the Act.

17—Validity of proceedings

A proceeding of an assessment panel (and any decision made by an assessment panel) is not invalid by reason only of a vacancy in its membership or a defect in the appointment of a member.

18—Other matters

Except insofar as a procedure is not prescribed by the Act or these regulations, the procedures of an assessment panel in relation to the conduct of its business will be as determined by the assessment panel (and an assessment panel is accordingly a specified body for the purposes of section 246(6)(d) of the Act).

Note—

As required by section 10AA(2) of the *Subordinate Legislation Act 1978*, the Minister has certified that, in the Minister's opinion, it is necessary or appropriate that these regulations come into operation as set out in these regulations.

Made by the Governor

with the advice and consent of the Executive
Council on 1 August 2017

No 209 of 2017

PLN0019/17CS

ATTACHMENT 2: Applications Considered by the Council Assessment Panel July 2017 - June 2018

Meeting Date	Application Number	Address	Proposal Description	Category	Decision	Representors / No. verbal
24-Jul-18	361/491/2018/2T	Adjacent to 9 Ascot Drive, Paralowie	Removal of a regulated tree on road reserve	2	Refuse	Received – 3 Heard - 0
	361/2223/2017/3B	321 Bridge Road, Para Hills	Alterations and additions to a petrol filling station and shop, comprising new storage area and drive-through facility (operate 24 hours), extend height of masonry wall, landscaping and reconfiguration of car parking	3	Approved with conditions	Received – 4 Heard - 1
	361/1589/2017/2B	1460 Main North Road, Salisbury Plain	Demolition of existing dwelling and associated structures and outbuildings, removal of 40 Regulated Trees (8 being Significant Trees), transplanting of 13 Regulated Trees, the construction of a mixed use retail and entertainment complex comprising major retail shops (2), specialty retail shops (13), cafe (1), bulky goods tenancies (4), entertainment venues (3), indoor recreation centre (gymnasium), fencing and screening structures, 3 fast food restaurants (with associated drive through facility) together with associated siteworks, access/egress to Kings Road, Main North Road and Mengel Court, at-grade car parking and manoeuvring areas, loading docks, pedestrian paths, waste storage areas, outdoor seating and	2	Approved with conditions	Received – 3 Heard - 2

Meeting Date	Application Number	Address	Proposal Description	Category	Decision	Representors / No. verbal
			landscaping			
28-Aug-18	361/2349/2017/NB	16-22 Summer Road, Bolivar	Change in use of the land to a store (storage of caravans, boats and storage containers) and the parking of commercial vehicles (trucks) with associated access, manoeuvring, fencing, lighting, landscaping and retention of two (2) existing dwellings with dwelling 1 to be used as a caretakers residence (Non Complying Development)	3	Approved with conditions	Received – 3 Heard - 0
	361/1227/2018/1A	151 & 152 Boardwalk Drive, Paralowie SA	Ten (10) two storey detached dwellings with two associated freestanding carports, fencing and landscaping	1	Approved with conditions	Received – 0 Heard - 0
25-Sep-18	361/631/2018/2A	3 Elaine Avenue, Pooraka	Residential Development Comprising the Construction of Two Two Storey Dwellings and Retention of Existing Single Storey Dwelling	2	Approved with conditions	Received – 2 Heard - 1
	361/1002/2018/3B	16-26 Parawae Road, Salisbury Plain	Supported care facility comprising 79 beds, 8 independent living units, offices, amenities, associated facilities and services, common areas, car parking, fencing and landscaping	3	Approved with conditions	Received – 14 Heard - 6
	361/1208/2017/NC	1333-1339 Port Wakefield Road, Waterloo Corner	Change of Use from a Garage to a Shop with Associated Cool Room, Canopy and Car Parking (Non-Complying)	3	Approved with conditions, subject to the concurrence of the State Commission Assessment Panel	Received – 3 Heard - 0

Meeting Date	Application Number	Address	Proposal Description	Category	Decision	Representors / No. verbal
Oct	No meeting					
Nov	No meeting					
4-Dec-18	361/1720/2018/3B	158-160 and 162 Salisbury Highway	Child care centre comprising new building, signage, boundary acoustic fencing and associated car parking	3	Approved with conditions	Received – 2 Heard – 8
	361/334/2018/3B	346-354 Wright Road, Para Vista SA 5093 and 130-144 Nelson Road, Para Vista	Amendment to Development Approval 361/2876/2005/1B (Increase Student Number Cap From 335 to 440 Students) and New Classroom	3	Approved with conditions	Received – 6 Heard – 2
	361/1223/2017/3B	108 Levels Road, Cavan	Change of use to truck parking depot and associated signage	3	Approved with conditions	Received – 5 Heard – 1
	361/1246/2018/3B	106 and 108 Levels Road, Cavan	Change of Use to Truck Parking Depot	3	Approved with conditions	Received – 6 Heard – 1
	361/1755/2018/2T	Adjacent 3 Weemala Road, Salisbury East	Removal of a regulated tree on road reserve adjacent 3 Weemala Road, Salisbury East	2	Approved with conditions	Received – 2 Heard – 1
Jan-19	No meeting					
26-Feb-19	361/1728/2018/2B	9-25 Countess Street, 5 Countess Street, 7 Countess Street and 18 Blaess Drive, Paralowie	Demolition of car park, transportable building, three (3) dwellings and associated outbuildings, construction of two storey school building, car park with associated access from Countess Street and egress to Blaess Drive and increase in school capacity to 580 students	2	Approved with conditions	Received – 6 Heard – 6
	361/1144/2016	701-709 Port Wakefield Road, Globe Derby Park	Amended Proposal - Mixed use development comprising Prayer Hall, Dining Hall and Library/Museum with associated facilities, including playground,	3	Decline the amended proposal and uphold the Refusal.	n/a

Meeting Date	Application Number	Address	Proposal Description	Category	Decision	Representors / No. verbal
			carpark, caretakers residence, community garden and horse enclosure, and the removal of a regulated tree Applicant Appeal to Environment, Resources and Development Court, Town Planning Advisors v City of Salisbury (ERD 17-263)			
26-Mar-19	361/67/2019/3B	829 Main North Road, Pooraka	Change of use from shop to funeral parlour	3	Approved with Conditions	Received – 2 Heard – 1
	361/2098/2018/2T	Parafield Gardens Oval, Bradman Road, Parafield Gardens	Removal of a significant tree on Council reserve	2	Approved with Conditions	Received – 5 Heard – 1
	361/747/2018/LD	354-358 Martins Road, Parafield Gardens	Land Division (Torrens Title) - Creation of twenty (20) allotments from one (1) existing allotment, construction of public roads and stormwater contributions payment	2	Approved with Conditions	Received – 11 Heard – 2
Apr-19	No meeting					
28-May-19	361/873/2018/NB	1415-1417 Main North Road, Para Hills West	Change of use to salvage yard (reception, storage, sorting and disposal of inert construction waste), service trade premises, truck parking and construction of shed (non-complying)	3	Approved with Conditions	Received – 2 Heard – 0
25-Jun-19	No meeting					

Policy Matters

Meeting Date	Description
4-Dec-18	Submission on the draft Accredited Professionals Scheme Draft Regulations

Applications subject to Appeal

Meeting Date	Application Number	Address	Proposal Description	Category	Decision	Appeal by	ERDC determination
24-Jul-18	361/1589/2017/2B	1460 Main North Road, Salisbury South	Mixed Use Retail and Entertainment Complex	2	Approve with Conditions	Third Party [Judicial Review]	Appellant withdrew appeal
24-Oct-17	361/1144/2016/3B	701-709 Port Wakefield Road, Globe Derby Park	Mixed use development comprising Prayer Hall, Dining Hall and Library/Museum with associated facilities, including playground, carpark, caretakers residence, community garden and horse enclosure, and the removal of a regulated tree	3	Refuse	Applicant	Appellant withdrew appeal.



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

22 October 2018

Department of Planning, Transport and Infrastructure

By email: DPTI.PlanningEngagement@sa.gov.au

Dear Sir / Madam

Re: Submission on the Accredited Professionals Scheme Draft Regulations

Thank you for the opportunity to make a submission on the *Accredited Professionals Scheme Draft Regulations*.

The Salisbury Council Assessment Panel Submission on the discussion paper and response in the draft regulations is summarised in the table below. The Panel is pleased that the draft regulations have addressed some of the comments that were raised but there appear to be some outstanding matters that are considered to require further consideration.

The Panel seeks the Department's further consideration of these matters and would appreciate understanding how the scheme will address these matters.

CAP comments	Response in draft regulations
Consideration should be given to simplifying this process, perhaps a single registration for both the relevant industry schemes and government scheme	Addressed, but with clarification. A person that is accredited with a recognised industry body can have their application submitted by that body for accreditation under this scheme. It appears however that fees will still be payable to DPTI, potentially requiring duplicate registration & renewal fees.
The accreditation scheme should consider that a person with less experience will inherently require more training as opposed to a person who has demonstrated core competencies through an extensive career	Not Addressed. The scheme does not appear to link the level of training required with a person's experience. The training for accredited professionals is based on the accumulation of prescribed CPD units for the relative level of accreditation.
The fees payable to the scheme should have regard to the moderate sitting fees for members on Assessment Panels.	Not Addressed. The Department has suggested the fee for all evaluations and registrations will be between \$600 - \$800, plus an annual (undisclosed) fee for administration costs. The evaluation fee is approximately 25% of this total annual payment for current Salisbury CAP members, excluding training requirements. (Ave 10 meeting per year

	@ \$320 per meeting). It is noted that Panel Members will not however be required to undergo the audit process.
Clarifying that Local Government Mutual Liability Scheme will cover the professional indemnity insurance for an Assessment Panel Member	Addressed. The Mutual Liability Scheme will cover all decisions made by accredited professionals employed by a council or appointed to an Assessment Panel within a council.
The accreditation scheme should recognise a person with an extensive level of experience and who may not necessarily have a prescribed planning qualification.	Not addressed. The scheme requires a person to hold a recognised qualification.
Furthermore, training should develop the capabilities of a person in making qualitative judgements and distinguishing the key planning issues from other considerations in their role as an Assessment Panel Member	Addressed. Training includes competencies in <i>decision making in development assessment</i> .

Yours sincerely



Chris Zafiropoulos
 Assessment Manager
 Salisbury Council Assessment Panel
 Phone: 08 8406 8279
 Email: czafiropoulos@salisbury.sa.gov.au