



AGENDA

FOR STRATEGIC PROPERTY DEVELOPMENT SUB COMMITTEE MEETING TO BE HELD ON

14 APRIL 2020 AT 6.30PM

**IN WITTBER & DR RUBY DAVY ROOMS, SALISBURY COMMUNITY HUB, 34
CHURCH STREET, SALISBURY**

MEMBERS

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

REQUIRED STAFF

Chief Executive Officer, Mr J Harry
General Manager City Development, Mr T Sutcliffe

APOLOGIES

LEAVE OF ABSENCE

PRESENTATION OF MINUTES

Presentation of the Minutes of the Strategic Property Development Sub Committee Meeting held on 11 March 2020.

Presentation of the Minutes of the Confidential Strategic Property Development Sub Committee Meeting held on 11 March 2020.

REPORTS

SPDSC1 Future Reports for the Strategic Property Development
Sub Committee 9

SPDSC2 Salisbury Oval Development Site Update..... 11

OTHER BUSINESS

CLOSE



**MINUTES OF STRATEGIC PROPERTY DEVELOPMENT SUB COMMITTEE
MEETING HELD IN WITTBER & DR RUBY DAVY ROOMS, SALISBURY
COMMUNITY HUB, 34 CHURCH STREET, SALISBURY ON**

11 MARCH 2020

MEMBERS PRESENT

Cr N Henningsen (Chairman)
Mayor G Aldridge (ex officio)
Cr M Blackmore
Cr K Grenfell
Cr D Proleta
Cr G Reynolds

OBSERVERS

Cr C Buchanan and Cr P Jensen.

STAFF

Chief Executive Officer, Mr J Harry
Manager Governance, Mr M Petrovski
Project Coordinator Strategic Development Projects, Ms S Klein
PA to General Manager Community Development, Mrs B Hatswell

The meeting commenced at 7.37 pm.

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

APOLOGIES

Apologies have been received from Cr L Braun and Cr S Reardon.

LEAVE OF ABSENCE

PRESENTATION OF MINUTES

Moved Mayor G Aldridge
Seconded Cr D Proleta

The Minutes of the Strategic Property Development Sub Committee Meeting held on 02 December 2019, be taken and read as confirmed.

CARRIED

Moved Cr K Grenfell
Seconded Cr M Blackmore

The Minutes of the Confidential Strategic Property Development Sub Committee Meeting held on 02 December 2019, be taken and read as confirmed.

CARRIED

Bring Forward SPDSC5 Lake Windemere Residential Update Report

The Chair advised Members that Mr Stephen Holmes of Holmes Dyer was in attendance to present to the Sub Committee in relation to the confidential item SPDSC5 – Lake Windemere Residential Update Report. Accordingly, she indicated that the item would be brought forward for discussion to this point on the agenda.

CONFIDENTIAL ITEM

SPDSC5 Lake Windemere Residential Update Report

Moved Cr K Grenfell
Seconded Mayor G Aldridge

1. *Pursuant to Section 90(2) and (3)(b)(i) and (b)(ii) of the Local Government Act 1999, the principle that the meeting should be conducted in a place open to the public has been outweighed in relation to this matter because:*
 - *it relates to information the disclosure of which could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or to prejudice the commercial position of the council; and*
 - *information the disclosure of which would, on balance, be contrary to the public interest.*
2. *In weighing up the factors related to disclosure,*
 - *disclosure of this matter to the public would demonstrate accountability and transparency of the Council's operations*
 - *a disadvantage to Council's commercial position.*

*On that basis the public's interest is best served by not disclosing the **Lake Windemere Residential Update Report** item and discussion at this point in time.*
3. *Pursuant to Section 90(2) of the Local Government Act 1999 it is recommended the Council orders that all members of the public, except staff of the City of Salisbury on duty in attendance, and Mr Stephen Holmes, be excluded from attendance at the meeting for this Agenda Item.*

CARRIED

The meeting moved into confidence at 7.39 pm.

The meeting moved out of confidence at 8.15 pm.

REPORTS

SPDSC1 Future Reports for the Strategic Property Development Sub Committee

Moved Mayor G Aldridge
Seconded Cr M Blackmore

1. The information be received.

CARRIED

Bring Forward SPDSC3 Tranche 2 - Boardwalk at Greentree Project Update

Cr M Blackmore moved that Item SPDSC3 – Tranche 2 - Boardwalk at Greentree Project Update be brought forward for discussion to this point on the agenda.

Seconded Cr K Grenfell

CARRIED

SPDSC3 Tranche 2 - Boardwalk at Greentree Project Update

Moved Mayor G Aldridge
Seconded Cr M Blackmore

1. That the report be received and the update on the project delivery status for Boardwalk at Greentree, Walpole Road Stage 3, be noted.

CARRIED

SPDSC2 Affordable Housing Implementation Plan

Moved Mayor G Aldridge
Seconded Cr G Reynolds

1. That the report be received.
2. That the Affordable Housing Implementation Plan, as provided in Attachment 1 (Item SPDSC2, Strategic Property Development Sub Committee, 11/03/2020) be endorsed.

CARRIED

OTHER BUSINESS

Nil.

CONFIDENTIAL ITEMS

SPDSC4 Hoyle Green Tranche 2 - Status Update Report

Moved Cr G Reynolds
Seconded Cr M Blackmore

1. *Pursuant to Section 90(2) and (3)(b)(i) and (b)(ii) of the Local Government Act 1999, the principle that the meeting should be conducted in a place open to the public has been outweighed in relation to this matter because:*
 - *it relates to information the disclosure of which could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or to prejudice the commercial position of the council; and*
 - *information the disclosure of which would, on balance, be contrary to the public interest.*
2. *In weighing up the factors related to disclosure,*
 - *disclosure of this matter to the public would demonstrate accountability and transparency of the Council's operations*
 - *would be a commercial disadvantage to the Council.*

*On that basis the public's interest is best served by not disclosing the **Hoyle Green Tranche 2 - Status Update Report** item and discussion at this point in time.*
3. *Pursuant to Section 90(2) of the Local Government Act 1999 it is recommended the Council orders that all members of the public, except staff of the City of Salisbury on duty in attendance, be excluded from attendance at the meeting for this Agenda Item.*

CARRIED

The meeting moved into confidence at 8.28 pm.

The meeting moved out of confidence at 8.29 pm.

CLOSE

The meeting closed at 8.30 pm.

CHAIRMAN.....

DATE.....

ITEM	SPDSC1 STRATEGIC PROPERTY DEVELOPMENT SUB COMMITTEE
DATE	14 April 2020
HEADING	Future Reports for the Strategic Property Development Sub 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 Strategic Property Development Sub Committee as a result of a previous Council resolution.

RECOMMENDATION

1. The information be received.

ATTACHMENTS

There are no attachments to this report.

1. BACKGROUND

- 1.1 A list of resolutions requiring a future report to Council is presented to each sub-committee and standing committee for noting.
- 1.2 If reports have been deferred to a subsequent month, this will be indicated, along with a reason for the deferral.

2. CONSULTATION / COMMUNICATION

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

3. REPORT

3.1 The following table outlines the reports to be presented to the Strategic Property Development Sub Committee as a result of a Council resolution:

Meeting Item	Heading and Resolution	Officer
26/06/2017 2.9.1	Fairbanks Drive Reserve Update Report Council has previously resolved this resolution to be confidential. Due: May 2020 Deferred to: June 2020 Reason: To be considered as part of the Strategic Land Review.	Terry Sutcliffe
25/09/2017 2.9.1- SPDSC4	Shoalhaven Strategic Development Project Update Council has previously resolved this resolution to be confidential. Due: June 2020	Terry Sutcliffe
23/09/2019 2.5.3- SPDSC2	Strategic Land Review Update Status Report 2. That it be noted that an Elected Member workshop regarding the Strategic Land Review Bi-Annual Update will be scheduled for November 2019 ahead of reporting on the Update to the Strategic Property Development Sub-Committee in February 2020. Due: June 2020	Terry Sutcliffe
23/03/2020 2.9.1- SPDSC4	Hoyle Green Tranche 2 – Status Update Report Council has previously resolved this resolution to be confidential. Due: June 2020	Stewart Tremain

4. CONCLUSION / PROPOSAL

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

CO-ORDINATION

Officer: GMCID
Date: 08/04/2020

ITEM	SPDSC2		
	STRATEGIC PROPERTY DEVELOPMENT SUB COMMITTEE		
DATE	14 April 2020		
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
	Strategic Property Development Sub Committee	SPDSC3	09/07/2018
	Council	MON 7.2	22/10/2018
	Policy and Planning Committee	1.3.1	21/01/2019
	Strategic Property Development Sub Committee	SPDSC2	13/03/2019

Strategic Property Development Sub Committee	SPDSC3	13/03/2019
Policy and Planning Committee	1.1.1	16/09/2019
Policy and Planning Committee	1.1.4	09/12/2019

HEADING	Salisbury Oval Development Site Update
AUTHOR	Terry Sutcliffe, General Manager City Development, City Development
CITY PLAN LINKS	<p>1.4 Have well planned urban growth that stimulates investment and facilitates greater housing and employment choice.</p> <p>3.2 Have interesting places where people want to be.</p> <p>3.3 Be a connected city where all people have opportunities to participate.</p>
SUMMARY	<p>Council endorsed a revised community consultation program for aspects of the Salisbury Oval Master Plan in September 2019 (Resolution 0270/2019) with a report on the outcomes of the consultation considered at the Policy and Planning Committee on 9 December 2019 and subsequently at Council on 16 December 2019.</p> <p>1.2 Council resolved in December 2019 (in part):</p> <ul style="list-style-type: none"> • <i>Council endorses the retention of the portion of the former St Jays Site and the former Salisbury Bowling Club Land purchased by Council for development designated on the revised Master Plan as 'Future Development Site' for the purposes of future recreational/commercial sporting uses, and/or commercial health and well-being services for the aged care and sports medicine sectors.</i> • <i>5. A further report be brought back through the Strategic Property and Development Sub Committee by April 2020 regarding options for development of the 'Future Development Site' designated in the revised Salisbury Oval Master Plan (portion of the former St Jays Site and the former Salisbury Bowling Club Land purchased by Council for development), having regard to development & recreation options identified in the Council's community engagement process. This report is to include the former St Jays carpark being re-established at similar capacity to service the recreational space and any future development as well as the inclusion of the significant trees lining the edge of the old carpark into the revised masterplan.</i>

This report addresses the above parts of the resolution of Council of 16 December 2019.

RECOMMENDATION

1. That the report be received.
2. That documentation for an Expression of Interest be prepared by staff in conjunction with Council's Property Advisors for the Salisbury Oval development land depicted in Attachment 1 to this report (Strategic Property Development Sub-Committee, Item SPDSC2 – 14/04/2020), seeking a market response to the options for commercial sporting uses, and/or commercial health and well-being services for the aged care and sports medicine sectors, and also innovative alternative proposals that align with those land uses, and align with Council's objectives for the Salisbury City Centre and Salisbury Oval Precinct.
3. That a further report on the response to the EOI be presented to the Strategic Property Development Sub-Committee at the conclusion of the EOI process.

ATTACHMENTS

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

1. Salisbury Oval Development Site Plan

1. BACKGROUND

- 1.1 Council endorsed an integrated recreation and residential masterplan for the development of Salisbury Oval as a key destination within the Salisbury City Centre Renewal (Item 1.3.1, Policy and Planning, 20/03/2017) following extensive community engagement.
- 1.2 In September 2016, Council resolved to determine a preferred delivery model and identify potential partners to contribute to the delivery of the Salisbury Oval Residential project through an Expression of Interest (EOI) process (Item 1.10.1, Policy and Planning, 19/09/2016). The EOI process was identified to commence following endorsement of the Salisbury Oval Masterplan (Item 1.3.1, Policy and Planning, 20/03/2017) and completion of the formal community land revocation (Item 2.5.1, Works & Services, 19/02/2018) over the three parcels identified as surplus to open space and sporting recreation needs within the Salisbury Oval Masterplan.
- 1.3 Since Council's endorsement of the Masterplan new community expectations for sport and recreation land and facilities on Salisbury Oval arose. There were also concerns expressed over the proposed residential development on the former St Jays Centre site.
- 1.4 As a result of this feedback Council reconsidered aspects of the Master Plan, and at the 23 April 2019 Council meeting resolved to amend the Master Plan (Resolution 0132/2019).

- 1.5 Council endorsed a revised community consultation program for aspects of the Salisbury Oval Master Plan in September 2019 (Resolution 0270/2019) with a report on the outcomes of the consultation considered at the Policy and Planning Committee on 9 December 2019, and subsequently at Council on 16 December 2019.
- 1.6 Council resolved in December 2019:
- “1. *That the report be received*
 2. *That Council notes the summary report from GHD on the Community Engagement program on the revised Salisbury Oval Master Plan conducted in October and early November 2019, forming Attachment 1 to the Policy and Planning Committee Agenda 9/12/2019 Item 1.1.4.*
 3. *That Council endorses proceeding to the detailed design and construction phases of the recreation facilities and landscape for Brown Terrace (St Jays Park), in alignment with existing budget provisions of \$2.7m for sports and recreation upgrades to the Oval precinct and design plans shown in the recent community engagement program (Attachment 2 – Salisbury Oval Masterplan Precinct Plans Policy and Planning Committee Agenda 9/12/2019 Item 1.1.4).*
 4. *Council endorses the retention of the portion of the former St Jays Site and the former Salisbury Bowling Club Land purchased by Council for development designated on the revised Master Plan as ‘Future Development Site’ for the purposes of future recreational/commercial sporting uses, and/or commercial health and well-being services for the aged care and sports medicine sectors.*
 5. *A further report be brought back through the Strategic Property and Development Sub Committee by April 2020 regarding options for development of the ‘Future Development Site’ designated in the revised Salisbury Oval Master Plan (portion of the former St Jays Site and the former Salisbury Bowling Club Land purchased by Council for development), having regard to development & recreation options identified in the Council’s community engagement process. This report is to include the former St Jays carpark being re-established at similar capacity to service the recreational space and any future development as well as the inclusion of the significant trees lining the edge of the old carpark into the revised masterplan.*
 6. *Council propose the naming of all future recreational space of old St Jays site and Brown Terrace reserves as ‘St Jays Park’ and that this proposal be included in next stage of community consultation.”*

Resolution 0001/2019

2. CITY PLAN CRITICAL ACTION

- 2.1 Progress the revitalisation of the Salisbury City Centre including:
- Upgrade of the Salisbury Interchange;
 - Improving traffic flow and safety on Park Terrace;
 - Resourcing place management and activation; and
 - Encourage and support private sector investment.

- 2.2 Develop Salisbury Oval to include an integrated recreation and residential precinct.
- 2.3 Promote a positive image of Salisbury to attract investment, visitors and tourists, and increase community pride.

3. REPORT

- 3.1 In progressing the actions under parts 4 and 5 above, research is required in relation to market interest in the options identified in Council's resolution. In the context of the resolution "market" includes both commercial interest in commercial sporting uses, health and well-being services for the aged care and sports medicine sectors; and Council and community interest for the non-commercial component of recreational uses.
- 3.2 Council's resolution focuses on commercial sporting uses, and/or commercial health and well-being services for the aged care and sports medicine sectors, but also references non-commercial recreation use options that Council may choose to deliver. This aspect will need to be managed through any market EOI process to minimise the risk of the market perceiving that there are alternative options outside the EOI process that Council may choose to pursue, when the intent of Council's resolution is to pursue the commercial development options that are part of the resolution.
- 3.3 Whilst the timing of issue of an EOI in a currently uncertain economic and investment environment may not be ideal, conversely delaying proceeding with the EOI process also has a risk of creating perceptions that Council the land is available for other non-commercial uses, and incorrect assumptions that Council is not ascribing urgency to promoting its strategic agenda for Salisbury City Centre and Salisbury Oval.
- 3.4 The economic circumstances associated with COVID 19 generates some uncertainty about what the market interest and response would be. We are in the process of proceeding to market in relation to the former Len Beadell library site, and this will provide an indication of general market interest in Salisbury City Centre at the present time, but there are limitations in relation to the ability to apply the outcomes from the Len Beadell library site to the Salisbury Oval land. The land use options for the two sites are markedly different, with the options for the Salisbury Oval land being more constrained under the terms of the Council resolution, notwithstanding the zoning.
- 3.5 The land available for potential development is outlined in Attachment 1 – it includes a portion of the former St Jays Recreation Centre site and land purchased by Council from the Salisbury Bowling Club, originally for the purposes of residential development.
- 3.6 Noting the caveats under paragraphs 3.2, 3.3 and 3.4 above, it is proposed that Council proceed to prepare an expression of interest document for the commercial land use options identified in Council's resolution, and issue the EOI.
- 3.7 In terms of scenarios, if the response to the EOI is not favourable, the land will continue to be held by Council as a future development site, to test market interest when market conditions change.

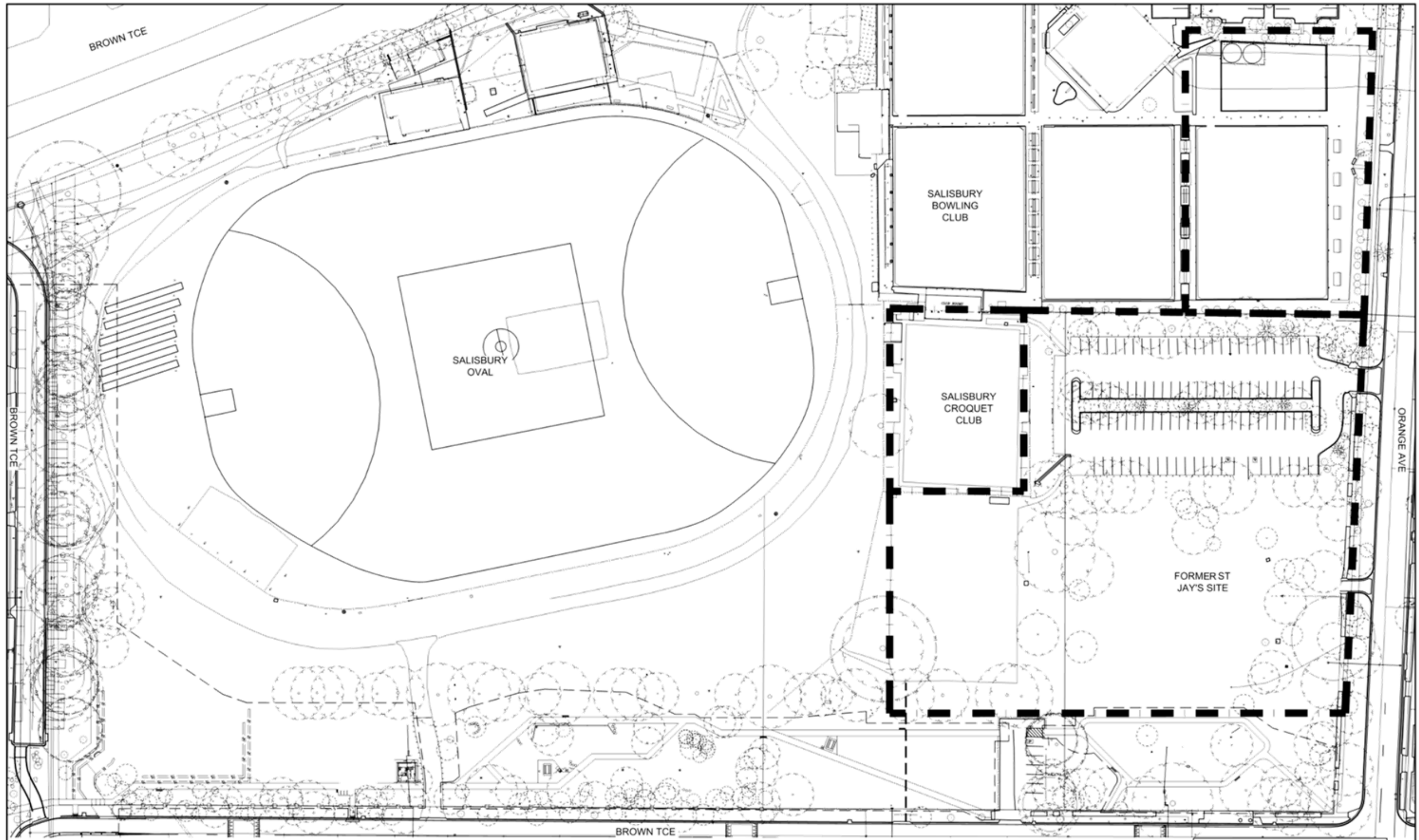
- 3.8 In order to widen the potential market interest, it is recommended that the EOI be structured to seek responses in relation to commercial sporting uses, and/or commercial health and well-being services for the aged care and sports medicine sectors as per the Council resolution, but also advise that innovative alternative proposals that align with the preferred land uses encompassed in Council's resolution, and align with Council's objectives for the Salisbury City Centre and Salisbury Oval Precinct, may be considered. This is a more open-ended approach to the EOI than articulated in Council's resolution, but may garner broader market interest.
- 3.9 The zoning for the Salisbury Oval land is *Urban Core (Salisbury) Zone*, and the land lies within the Transition Area within that Zone. The Urban Core Zoning is very flexible and accommodates a wide range of land uses. The uses anticipated in Council's resolution are all able to be considered under the Zone provisions. The following is an extract from the desired future character statement for the Transition Area:
- The Transition Area will provide a buffer between the Core Area and adjacent established residential areas / zones with development taking the form of smaller scale mixed use commercial land uses, medium density housing, community, education, sport and recreation facilities designed to reduce impact and contribute to the established character and amenity of adjoining zones. Development will reduce in scale to transition down where there is an interface with low rise residential development in an adjacent zone. Buildings at the periphery of the zone will have an appropriate transition that relates to the height and setback of development in adjacent zones of a lower scale and intensity.*
- Salisbury Oval and Surrounds:** *The area south of Park Terrace will continue to support a range of structured sport and recreation facilities, residential, education, community and open space uses. An increase in density of existing residential development within the area, combined with development of medium density dwellings integrated around the perimeter of the oval in strategic locations to take advantage of views over the open space is envisaged. Dwelling design should seek to maximise vistas into the open space from surrounding streets and promote built form with open fencing and balconies that improve surveillance and maximise pedestrian legibility, safety, pleasure and comfort. Links between this area and the core area to the north of Park Terrace will be enhanced, and will include provision of a pedestrian and cycling path adjoining the railway corridor and improved connection across Park Terrace. Development will be designed and sited to minimise privacy impacts on adjoining and nearby residential development and other sensitive land uses.*
- 3.10 The Urban Core (Salisbury) Zone Transition Area anticipates development of up to four storeys and 16.5 metres in height. In the context of the land uses encompassed in Council's resolution, this recommended scale will likely accommodate *recreational/commercial sporting uses, and/or commercial health and well-being services for the aged care and sports medicine sectors* – facilities of scale to accommodate ball sports, and a mixed use development could potentially involve multi-storey development to accommodate a combination of uses (eg sporting facility with commercial health services and consulting rooms above).

4. CONCLUSION / PROPOSAL

- 4.1 The zoning of the Salisbury Oval land is very flexible and will accommodate the land uses anticipated in Council’s resolution. The unknown at this stage is the level of market interest in those land uses, compounded by the uncertainty of the market in the current COVID-19 environment.
- 4.2 Noting these risks and uncertainties, it is however recommended that Council proceed to prepare and issue an EOI in relation to the Salisbury Oval development site at this time. This will allow an understanding of the level of market interest in the site and the range of uses that the market may be willing to deliver on the site.
- 4.3 From the EOI process Council will be able to determine if there is a proposal(s) to explore further with a potential developer, the terms that apply to the proposal(s), and to formalise a sale and development agreement in the event of a preferred proponent and proposal being identified. In the event that there is not a successful outcome from the EOI process, the Salisbury Oval land will be retained and ‘banked’ for consideration of the timing of further exploration of options for use and development of the site.

CO-ORDINATION

Officer: EXECUTIVE GROUP
Date: 07.04.2020



REVISIONS AND ISSUES <table border="1"> <thead> <tr> <th>REV</th> <th>ISSUE/DESCRIPTION</th> <th>DATE</th> <th>APPROVED</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>PRELIMINARY</td> <td></td> <td></td> </tr> </tbody> </table>				REV	ISSUE/DESCRIPTION	DATE	APPROVED	A	PRELIMINARY			DRAWING SHEET DETAILS ORIGINAL SHEET SIZE: A1 HORIZONTAL SCALES USED: 1500 @ A1 COORDINATE SYSTEM: MGA94 CAD FILE NAME: PR24650 SALISBURY OVAL LANDSCAPE DOCUMENTATION.DWG PR No: 24650				APPROVED _____ NAME: Dameon Roy Manager Infrastructure Management DATE: _____ 		DESIGN VERIFICATION <table border="1"> <thead> <tr> <th>DESIGN TITLE</th> <th>NAME</th> <th>SIGNATURE</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>TEAM LEADER CIVIL & TRANSPORT ASSETS</td> <td>DAVID BOOTHWAY</td> <td></td> <td></td> </tr> <tr> <td>STORMWATER ENGINEER</td> <td>TODD RUNDLE</td> <td></td> <td></td> </tr> <tr> <td>TRAFFIC ENGINEER</td> <td>KEN PORTER</td> <td></td> <td></td> </tr> <tr> <td>CIVIL DESIGNER</td> <td>SHON KRETSCHMER</td> <td></td> <td></td> </tr> <tr> <td>TEAM LEADER POS ASSETS</td> <td>CRAIG JOHANSEN</td> <td></td> <td></td> </tr> <tr> <td>LANDSCAPE DESIGNER</td> <td>ARTHUR CHEN</td> <td></td> <td></td> </tr> <tr> <td>MANAGER PROJECTS</td> <td>JARRED COLLINS</td> <td></td> <td></td> </tr> </tbody> </table>		DESIGN TITLE	NAME	SIGNATURE	DATE	TEAM LEADER CIVIL & TRANSPORT ASSETS	DAVID BOOTHWAY			STORMWATER ENGINEER	TODD RUNDLE			TRAFFIC ENGINEER	KEN PORTER			CIVIL DESIGNER	SHON KRETSCHMER			TEAM LEADER POS ASSETS	CRAIG JOHANSEN			LANDSCAPE DESIGNER	ARTHUR CHEN			MANAGER PROJECTS	JARRED COLLINS			SALISBURY OVAL, BROWN TERRACE, SALISBURY SURFACE TREATMENT PLAN MASTERPLAN IMPLEMENTATION PLAN No. PR24650 SHEET LP03 	
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