



AGENDA
FOR STRATEGIC PROPERTY DEVELOPMENT SUB COMMITTEE MEETING TO
BE HELD ON 10 MARCH 2021
AT CONCLUSION OF THE CEO REVIEW COMMITTEE
IN WITTBER & DR RUBY DAVY ROOMS, SALISBURY COMMUNITY HUB,
34 CHURCH STREET, SALISBURY

MEMBERS

Cr P Jensen (Chairman)
Mayor G Aldridge (ex officio)
Deputy Mayor, Cr C Buchanan
Cr K Grenfell (Deputy Chairman)
Cr D Proleta
Cr G Reynolds
Cr J Woodman

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 08 February 2021.

Presentation of the Minutes of the Confidential Strategic Property Development Sub Committee Meeting held on 08 February 2021.

REPORTS

SPDSC1	Future Reports for the Strategic Property Development Sub Committee	9
SPDSC2	Walkleys Road Corridor Draft Concept Plan	11

OTHER BUSINESS

CLOSE

ITEM	SPDSC1 STRATEGIC PROPERTY DEVELOPMENT SUB COMMITTEE
DATE	09 March 2021
HEADING	Future Reports for the Strategic Property Development Sub Committee
AUTHOR	Michelle Woods, Projects Officer Governance, CEO and Governance
CITY PLAN LINKS	4.2 We deliver quality outcomes that meet the needs of our community
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.

ITEM	SPDSC2		
	STRATEGIC PROPERTY DEVELOPMENT SUB COMMITTEE		
DATE	09 March 2021		
PREV REFS	SPDSC	SPDSC2	10/6/2020
	SPDSC	SPDSC2	15/09/2020
	SPDSC	SPDSC4	13/10/2020
	SPDSC	SPDSC2	08/02/2021
	SPDSC	SPDSC3	08/02/2021
HEADING	Walkleys Road Corridor Draft Concept Plan		
AUTHOR	Hiroe Terao, Strategic Planning, Policy & Development Planner, City Development		
CITY PLAN LINKS	3.4 Our urban growth is well planned and our centres are active 4.2 We deliver quality outcomes that meet the needs of our community 4.5 We engage meaningfully and our community is aware of Council initiatives		
SUMMARY	As previously reported to the Strategic Property Development Sub-Committee, Walkleys Road Corridor, Ingle Farm, is in the Concept Feasibility Phase. Following Stage one of community engagement activities, a draft Concept Plan has been prepared for community comment as part of Stage two of community engagement activities.		

RECOMMENDATION

1. The Draft Concept Plan for the Walkleys Road Corridor as provided in Attachment 1 to this report (SPDSC – 9/03/2021, Item No. SPDSC2) be endorsed as the basis for conducting the Phase 2 of stakeholder and community engagement activities in accordance with the Walkleys Road Corridor Community Engagement Strategy endorsed by Council in October 2020 (SPDSC – 13/10/2020, Item No. SPDSC4).
2. Staff be authorised to initiate Stage 2 of the community engagement activities in accordance with the Walkleys Road Corridor Community Engagement Strategy endorsed by Council in October 2020 (SPDSC – 13/10/2020, Item No. SPDSC4) and to make necessary adjustments to the Draft Concept Plan to ensure the information presented to the community is in a user-friendly and informative format.

ATTACHMENTS

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

1. Walkleys Road Draft Concept Plan

- 5.2.4 support environmental sustainability by creating walkable community, sensitive to the natural landscape of the site.
- 5.3 Some factors will be considered as part of more detailed planning, design and investigations (e.g. streetscape, design guidelines, car parking, detailed allotment layouts, exploring partnership opportunities with builders and / or Community Housing Providers, further traffic and engineering investigations) subject to further community feedback and future Council decisions.
- 5.4 The Draft Concept Plan will be used as a basis for testing and refining ideas and options proposed. The Stage 2 community engagement intends to determine the level of support and to seek further input to refine the Draft Concept Plan. This will be important to enable advice to be provided to Council and the project team regarding budget, program and risks associated with pursuing this project to the next level of delivery. An updated project program will be presented to the Strategic Property Development Sub-Committee following the Stage 2 community engagement.
- 5.5 It is important that key messaging continuously reinforces the purpose and objectives behind Council's commitment to undertaking the strategic property development program, and the intent to investigate the site for residential development opportunities is clearly communicated, to manage the community expectation around how the community can influence the future planning for this site.
- 5.6 Whilst there will always be different community views on development projects involving Council land, it is imperative that the merits and benefits of the projects, as well as concerns, be openly discussed with the community in a clear and consistent manner, explaining why Council is undertaking strategic property development projects, and that Council is genuine about engagement by providing a robust and transparent process.

CO-ORDINATION

Officer: GMCID
Date: 03/03/2021

Draft Walkleys Road Corridor Concept Plan

