



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



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

8 FEBRUARY 2021

MEMBERS PRESENT

Cr P Jensen (Chairman)
Mayor G Aldridge (ex officio) (*from 7.04pm*)
Cr C Buchanan
Cr K Grenfell
Cr D Proleta
Cr J Woodman

OBSERVERS

Nil

STAFF

Chief Executive Officer, Mr J Harry
General Manager City Development, Mr T Sutcliffe
General Manager Business Excellence, Mr C Mansueto
Coordinator Strategic Development Projects, Ms Sharee Klein
Manager Governance, Mr M Petrovski
Administrative Coordinator - Business Excellence, Mrs M Potter

The meeting commenced at 6.47 pm.

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

APOLOGIES

An apology was received from Cr G Reynolds.

LEAVE OF ABSENCE

Nil

PRESENTATION OF MINUTES

Moved Cr J Woodman
Seconded Cr D Proleta

The Minutes of the Strategic Property Development Sub Committee Meeting held on 13 October 2020, be taken as read and confirmed.

CARRIED

Moved Cr K Grenfell
Seconded Cr D Proleta

The Minutes of the Confidential Strategic Property Development Sub Committee Meeting held on 13 October 2020, be taken as read and confirmed.

CARRIED

REPORTS

SPDSC1 Future Reports for the Strategic Property Development Sub Committee

Moved Cr K Grenfell
Seconded Cr J Woodman

1. The information be received.

CARRIED

The Chairman advised that, based on advice from the Administration, Item SPDSC3 on the agenda for this meeting did not need to be considered in confidence. Accordingly, the recommendation to consider whether the public should be excluded for consideration of the item was not required.

Bring Forward Item SPDSC3: Walkleys Road Corridor – Stage 1 Community Engagement Outcome

Moved Cr C Buchanan
Seconded Cr J Woodman

1. That Item SPDSC3 – Walkleys Road Corridor – Stage 1 Community Engagement Outcome, be brought forward to this point on the Agenda to be considered in public.

CARRIED

SPDSC3 Walkleys Road Corridor - Stage 1 Community Engagement Outcome

Moved Cr J Woodman
Seconded Cr K Grenfell

1. The Walkleys Road Corridor Engagement Report as provided in Attachment 1 to this report (SPDSC - 08/02/2021, Item No. SPDSC3) are noted.

CARRIED

OTHER BUSINESS

Nil

CONFIDENTIAL ITEMS

SPDSC2 Strategic Development Projects - Project Status Report

Moved Cr K Grenfell

Seconded Cr D Proleta

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

*On that basis the public's interest is best served by not disclosing the **Strategic Development Projects - Project Status 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 6.58 pm.

The meeting moved out of confidence at 7.05 pm.

SPDSC4 Strategic Land Review - Bi-Annual Update Report

Moved Cr J Woodman

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*
 - *Non disclosure of this report at this time will protect Council's commercial position as public disclosure may provide third parties with a commercial advantage.*

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

CARRIED

The meeting moved into confidence at 7.05 pm.

The meeting moved out of confidence at 7.18 pm.

CLOSE

The meeting closed at 7.18 pm.

CHAIRMAN.....

DATE.....

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.

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
27/04/2020 2.5.5- SPDSC2	Salisbury Oval Development Site Update 3. That the advertising of the EOI process proceed and 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. Due: May 2021	Terry Sutcliffe

4. CONCLUSION / PROPOSAL

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

CO-ORDINATION

Officer: EXECUTIVE GROUP
Date: 01/03/2021

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

1. BACKGROUND

- 1.1 Walkleys Road Corridor, Ingle Farm, site on the northern side of Montague Road opposite the Ingle Farm Shopping Centre (between Mozart Avenue and Denning and Grenada Avenues), which was reserved for a future road and some open space, has been identified for future housing and potentially for other non-residential uses in the area adjacent to Montague Road.
- 1.2 The project is in the Concept Feasibility Phase, which is in the early stage of investigation. Preliminary investigations have been completed and the project has reached the point where community feedback can be sought in assist Council in making an informed decision.
- 1.3 In October 2020, Council endorsed the Walkleys Road Corridor Project Community Engagement Strategy and authorised staff to initiate community engagement activities outlined in the strategy (SPDSC – 13/10/2020, Item No. SPDSC4). The two stage process was prepared for the Concept Feasibility Phase of the project:
 - 1.3.1 Stage 1: Gather input to inform the preparation of the Concept Plan.
 - 1.3.2 Stage 2: Gather feedback on the Draft Concept Plan to enable its finalisation.
- 1.4 As reported in February (SPDSC – 08/02/2021, Item No. SPDSC3), Stage 1 community engagement was undertaken from the 2nd to 23rd November 2020. Based on the feedback gathered, the Community Aspirations Brief for the concept plan was developed and included:
 - 1.4.1 Housing / built form
 - Varied housing types and design with articulated frontages and different roof forms.
 - Positive interface and connection between a new development and existing housing.
 - Single storey housing is preferred with no apartments or high density.
 - Transition the density and design of houses directly interfacing with existing residential areas that is complementary and might be achieved through larger setbacks and landscaping.
 - 1.4.2 Amenity
 - Retain / enhance as many existing trees as possible and retain views.
 - Mitigate overlooking within a new development and from existing homes to new homes.
 - Management of interfaces with existing uses that generate noise and other impacts.
 - 1.4.3 Open space and connections
 - Provide green links through and beyond the site for amenity, environmental and recreational purposes and greater connection.
 - Provide upgraded and high quality irrigated green space within a new development.

- Maintain / enhance walking connections through and across the site to Montague Road, Bridge Road, schools, Ingle Farm Shopping Centre and public transport.

1.4.4 Traffic and movement

- Minimise the need for on street parking and consider other off street parking alternatives.
- Consider street layout that helps manage 'rat runs' and through traffic from vehicles outside this area.
- Design street layout so that a new development does not put extra strain on existing streets.

1.4.5 Mixed use development

- Consider the viability of small scale shops and commercial development that does not create negative impacts (e.g. traffic, car parking, noise) to residential areas.
- Work with existing stakeholders to manage impacts and enhance community connection.

1.4.6 Infrastructure

- New development that does not diminish or detrimentally impact the infrastructure and utilities services of the existing community, and where possible also provides options for new infrastructure (e.g. gas connections) to the existing residential area.
- Effectively manage known stormwater issues in the area.

- 1.5 The Community Aspirations Brief informs the parameters for the development of the draft concept plan, including housing mix and typology. In addition, the concept plan is informed by the strategic property development program and individual project objectives and there will be areas of tension with the Community Aspirations Brief that will need to be reconciled. An example is the community aspiration for single storey development with no apartments or high density, and reconciling these aspirations with those program and project objectives that relate to housing diversity and choice, and affordable and community housing. The program and project objectives are outlined below:

- 1.5.1 Partnering with appropriate agencies to deliver social outcomes in terms of access to services and affordable housing for target groups.
- 1.5.2 Delivery of a range of living options, including affordable and community housing that provides housing choice for the Salisbury community of all ages, backgrounds and budgets.
- 1.5.3 Demonstrate best practice design with a high attention to detail setting and improved standard for infill development in Salisbury.
- 1.5.4 Integration of projects with the existing community and provision of improved connection and open space areas for new and existing residents.
- 1.5.5 Use of Council land holdings to build a pipeline of projects that support the region's economic growth and local construction industry, creating local jobs for local people.

- 1.5.6 The program seeks to ensure that Council's and the community's land assets are utilised to 'work hard' for the benefit of the community in its broadest sense, including by realising a financial return thereby reducing reliance upon rates income in order to support delivery of improved services, programs and facilities to the City of Salisbury community.

2. CITY PLAN CRITICAL ACTION

- 2.1 Deliver a residential development program by using surplus Council land.
- 2.2 Provide 15% affordable housing through Council's development projects.
- 2.3 Improved infill development policies and urban design.

3. CONSULTATION / COMMUNICATION

3.1 Internal

- 3.1.1 The project status has been regularly reported to Elected Members through the Strategic Property Development Sub-Committees.
- 3.1.2 The Draft Concept Plan has been prepared with review and consultation involving the Executive Group, key specialist disciplines involved in the Walkleys Road Corridor project team and urban design consultant Holmes Dyer. Inputs were sought from:
- Economic Development & Urban Policy, City Development;
 - Development Services, City Development;
 - Infrastructure Management (Civil & Transport; Natural Assets; Urban Built Assets), City Infrastructure; and
 - Salisbury Water, Business Excellence.

3.2 External

- 3.2.1 Stage 1 community engagement was undertaken in November 2020 as previously outlined (SPDSC – 08/02/2021, Item No. SPDSC3). Feedback from this engagement was used to prepare the Community Aspirations Brief which informed design of the Draft Concept Plan.
- 3.2.2 To inform the development of the Draft Concept Plan, a series of preliminary investigations were also undertaken by external consultants.
- Preliminary advice has been received from Connekt Urban Projects on market considerations.
 - GTA Traffic Engineers has provided preliminary traffic advice.

4. REPORT

Design Principles

- 4.1 The following Design Principles were used to develop the Draft Concept Plan:
- 4.1.1 Preserve feature trees and retain trees as many as practical.
- 4.1.2 Capture and retain views for new and existing community.
- 4.1.3 Capitalise on the open space and easy access to shopping and transport.

- 4.1.4 High amenity streetscape, visually and physically connecting the site to / from existing areas and services.
- 4.1.5 High quality, amenity and useable open spaces.
- 4.1.6 Improve sense of safety through increasing opportunities for passive surveillance.
- 4.1.7 Integrate new and existing communities (e.g. open space accessibility, avoid side boundary fencing, retaining connectivity).
- 4.1.8 Provide living choices.
- 4.1.9 Strive for design outcomes that work with the existing landscaping character of the site (e.g. existing trees, slopes, views) and the wider Ingle Farm character.

Draft Concept Plan

4.2 Key features of the Draft Concept Plan (Attachment 1) include:

- 4.2.1 Provision of allotments to accommodate predominantly single storey dwellings (300m² to up to 600m²), with many being wide enough to allow for double garages.
- 4.2.2 Townhouse type allotments are proposed fronting reserves providing passive surveillance to reserves.
- 4.2.3 Smaller-lot housing is proposed in the southern portion of the site to provide housing diversity and choice to cater for downsizers, first home buyers, etc.
- 4.2.4 Proposed allotments are predominantly facing existing streets to integrate with existing community while minimising overlooking.
- 4.2.5 Retain as many existing trees as possible / enhance tree canopy by creating reserves to maintain the trees in Council control / appropriate building setbacks to be controlled through Building Envelope Plans.
- 4.2.6 Maintaining and formalising existing goat track routes / connections to surrounding services and community facilities.
- 4.2.7 Provide green connections and quality streetscapes.
- 4.2.8 Provide green linear path along Mozart Avenue.
- 4.2.9 Provide shared bikeway / pedestrian path with feature landscaping along Montague Road.
- 4.2.10 Limited new through roads across the site to prevent 'rat runs' and through traffic.
- 4.2.11 Create two new feature reserves:
 - Northern end – To be irrigated, landscaped with high amenity and graded to ensure usability, with dual purpose as a stormwater detention basin.
 - Southern end (south of Life Church and an area around open space / stormwater corridor) – To be irrigated, landscaped with high amenity, working with the natural landscape of the area to create a space that can also be used by those residents with smaller backyards.

- 4.3 It is intended that notation will be made to the Draft Concept Plan on the key features with concept sketches and photo examples to help communicate the design intent and the project vision for the upcoming community engagement.

Key Consideration

- 4.4 The Draft Concept Plan is largely aligned with community feedback received. A balanced approach was adopted in taking into account the needs and aspirations of existing residents with those of the future residents and the wider community. Factors that have not been reflected in the Draft Concept Plan are outlined below with explanations.
- 4.5 Community feedback received identified single storey housing as the preferred outcome and sought to be the predominant housing type at different densities. Allotment sizes for traditional detached dwellings vary from 300m² upwards, which may be considered 'too small' by existing home owners on large traditional allotments. However this allotment size is allowable under the existing Development Plan (and will continue to be the case with the anticipated roll out of the Planning and Design Code) and is also generally larger than much of the recent infill development that has occurred across Ingle Farm. However this project will differ in offering a coordinated approach in planning the site to better manage common issues such as on and off street car parking requirements, and access to private and public open space.
- 4.6 The community indicated that townhouses and smaller housing was not preferred but they have been proposed in the Draft Concept Plan to reflect the housing needs of the broader Salisbury community in terms of affordability and choice. There is a mismatch between existing housing stock and household demographics, with an overwhelming majority of existing housing and new housing available on the market being 3-4 bedroom detached housing, despite a significant proportion of 1-2 person households. Smaller housing can be delivered at a lower price which will assist those who wish to downsize, singles, working families who do not wish to spend a lot of time maintaining gardens, and those who wish to enter home ownership in the area where they live.
- 4.7 Townhouses / smaller housing are considered suitable for the Southern portion of the site, within easy walking distance to the shops, services and public transport, away from the area with direct interface with existing housing. Townhouses are proposed fronting the open space to provide passive surveillance which can provide a sense of safety. Built form quality will be controlled by Design Guidelines and Building Envelope Plans to ensure that outcomes will be above and beyond what is controllable by the Development Plan provisions.
- 4.8 High quality streetscapes and retention of the existing tree canopy as much as practical is proposed. There will be a need to remove some trees to enable development. The removal of trees will be focused on those identified as low quality or in poor condition by the Arborist's assessment. Additional planting of semi-mature trees will be undertaken to replace those that are removed to re-establish a pleasant outlook offered by the existing tree canopy, helping to better integrate the new with existing development.

- 4.9 Options to create new direct access from Montague Road were considered, however it is not proposed for several reasons. The State Government Department of Infrastructure and Transport is not supportive of a 4-way intersection at the Walkleys Road and Montague Road junction; and preliminary traffic investigations undertaken indicated no requirement for a new access point. These investigations also highlighted safety concerns with access from the site to the Ingle Farm Shopping Centre and Walkleys Road and the detrimental effect it would have to the proposed shared bikeway / pedestrian path along Montague Road.
- 4.10 Small scale shops and commercial development were considered along Montague Road frontage however this is not being pursued at this time. Market assessments received from Connekt Urban Projects questioned the market demand for and viability of such uses.
- 4.11 High quality streetscapes and open spaces will need to be provided, having regard to the context of the service standards contained within the Playspace Policy and the Place Activation Strategy. There is no shortage of open space and play spaces in the locality although the quality of those spaces is variable. Given that high quality open spaces are an important part of any new development, consideration will be given to creating spaces that offer different experiences from the nearby parks / reserves.
- 4.12 It is also noted that the purpose of the Concept Feasibility Phase is to undertake high level planning to enable feasibility investigation. Should there be community support for the project and Council were then to decide to proceed, further work will be undertaken to consider the following while ensuring alignment with the key features of the Concept Plan:
- 4.12.1 Detailed level planning and design e.g. working to retain existing trees as much as practical, streetscape, design guidelines, ensuring on street and off street car parking is adequately catered for;
 - 4.12.2 Built form products and potential partnership opportunities with builders and / or Community Housing Providers;
 - 4.12.3 Further traffic and engineering investigations.

5. CONCLUSION / PROPOSAL

- 5.1 This report outlines the Draft Concept Plan prepared for the Walkleys Road Corridor, having regard to the community feedback received from the Stage 1 Community Engagement. The Draft Concept Plan is largely aligned with community feedback. A balanced approach was adopted in taking into account the needs and aspirations of existing residents with those of the future residents / wider community.
- 5.2 Benefits of the project will be to:
- 5.2.1 provide a coordinated masterplanned community with high amenity built form and streetscape outcomes;
 - 5.2.2 offer living choices to suit different needs and budgets;
 - 5.2.3 encourage social interaction by integrating the existing and new communities and new open spaces;

- 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

