



## **AGENDA**

### **FOR STRATEGIC PROPERTY DEVELOPMENT SUB COMMITTEE MEETING TO BE HELD ON**

**13 SEPTEMBER 2021 AT CONCLUSION OF 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)  
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, Ms M English  
Manager Strategic Property Development, Ms S Klein

#### **APOLOGIES**

#### **LEAVE OF ABSENCE**

#### **PRESENTATION OF MINUTES**

Presentation of the Minutes of the Strategic Property Development Sub Committee Meeting held on 13 July 2021.

Presentation of the Minutes of the Confidential Strategic Property Development Sub Committee Meeting held on 13 July 2021.

#### **REPORTS**

SPDSC1 Future Reports for the Strategic Property Development Sub Committee  
*No reports outstanding required at this time*

#### **OTHER BUSINESS**

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**CONFIDENTIAL ITEMS**

**SPDSC2 Community Engagement Strategy - Strategic Property Development Sites**

**Recommendation**

Pursuant to section 83(5) of the *Local Government Act 1999* the Chief Executive Officer has indicated that, if Council so determines, this matter may be considered in confidence under Part 3 of the *Local Government Act 1999* on grounds that:

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

Confidential Item SPDSC2

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**SPDSC3 Strategic Land Review - Bi-Annual Update Report (September 2021)****Recommendation**

Pursuant to section 83(5) of the *Local Government Act 1999* the Chief Executive Officer has indicated that, if Council so determines, this matter may be considered in confidence under Part 3 of the *Local Government Act 1999* on grounds that:

1. *Pursuant to Section 90(2) and (3)(b)(i) and (b)(ii) of the Local Government Act 1999, the principle that the meeting should be conducted in a place open to the public has been outweighed in relation to this matter because:*
  - *it relates to information the disclosure of which could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or to prejudice the commercial position of the council; and*
  - *information the disclosure of which would, on balance, be contrary to the public interest.*
2. *In weighing up the factors related to disclosure,*
  - *disclosure of this matter to the public would demonstrate accountability and transparency of the Council's operations*
  - *Non disclosure of this 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 (September 2021)** item and discussion at this point in time.*

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

**CLOSE**





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

**13 JULY 2021**

**MEMBERS PRESENT**

Cr P Jensen (Chairman)  
Mayor G Aldridge (ex officio)  
Cr C Buchanan  
Cr K Grenfell (Deputy Chairman) (*from 7:02 pm*)  
Cr D Proleta  
Cr G Reynolds (*from 8:00 pm*)  
Cr J Woodman

**OBSERVERS**

Ms Jane Wilson, URPS  
Ms Nicole Halsey, URPS

**STAFF**

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

The meeting commenced at 7:00 pm

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

**APOLOGIES**

Nil.

**LEAVE OF ABSENCE**

Nil

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## PRESENTATION

The Manager Strategic Development Projects, Ms S Klein introduced Jane Wilson and Nicole Halsey from URPS to provide an overview of the Draft concept plan and the consultation process undertaken for the Walkleys Road Corridor Project. The Chair thanked Ms Wilson and Ms Halsey for their attendance.

*Mayor G Aldridge left the meeting at 7:26 pm.*

*Cr C Buchanan left the meeting at 7:26 pm.*

*Cr C Buchanan returned to the meeting at 7:26 pm.*

*Mayor G Aldridge returned to the meeting at 7:27 pm.*

*Cr K Grenfell left the meeting at 7:31 pm.*

## PRESENTATION OF MINUTES

Moved Cr J Woodman

Seconded Cr D Proleta

The Minutes of the Strategic Property Development Sub Committee Meeting held on 13 April 2021, be taken as read and confirmed.

**CARRIED**

Moved Cr D Proleta

Seconded Mayor G Aldridge

The Minutes of the Confidential Strategic Property Development Sub Committee Meeting held on 13 April 2021, be taken as read and confirmed.

**CARRIED**

## REPORTS

### **SPDSC1 Future Reports for the Strategic Property Development Sub Committee**

Moved Mayor G Aldridge

Seconded Cr J Woodman

1. The information is received.

**CARRIED**

### **SPDSC2 Affordable Housing Implementation Plan - Status Update July 2021**

Moved Cr D Proleta

Seconded Mayor G Aldridge

1. The report is received.
2. Council endorses the Affordable Housing Implementation Plan Action Plan Table (July 2021), as provided in Attachment 1 (Item No. SPDSC2, Strategic Property Development Sub-Committee, 13/07/2021).

**CARRIED**

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**SPDSC3 Walkleys Road Corridor Project - Community Engagement**

Moved Cr J Woodman  
Seconded Mayor G Aldridge

1. The Engagement Report for the Walkleys Road Corridor Stage 2 as provided in Attachment 1 to this report (Strategic Property Development Sub Committee 13/07/2021, Item No. SPDSC3) be noted.
2. The Walkleys Road Draft Final Concept Plan as provided in Attachment 2 to this report (Strategic Property Development Sub Committee 13/07/2021, Item No. SPDSC3) be endorsed to proceed to Business Case Phase.
3. Staff be authorised to initiate Stage Two of the ‘close the loop’ community engagement activities in accordance with the Walkleys Road Corridor Community Engagement Strategy and to make necessary adjustments to the Draft Final Concept Plan to ensure the information presented to the community is in a user-friendly and informative format, reflective of the Council decisions made for the Walkleys Road Corridor project.
4. That Council note and endorse the following actions arising from the Community engagement outcomes to be undertaken in parallel to the next stage of the Walkleys Road Corridor Project:
  - a. Traffic investigations to identify priority actions to improve traffic, local area traffic management and road safety along local roads in the vicinity of the Walkleys Road Corridor project to address concerns identified through community engagement activities.
  - b. Further community engagement to develop a new playground at the corner of Baloo Street and Sullivan Road, Ingle Farm.

**CARRIED**

**OTHER BUSINESS**

Nil

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**CONFIDENTIAL ITEMS**

**SPDSC4 Strategic Development Projects - Project Status Report**

Moved Mayor G Aldridge  
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 7:40 pm

The meeting moved out of confidence at 7:41 pm



**SPDSC5 Walkleys Road Corridor - Community Engagement (Stage 2 )  
Outcome and Feasibility Analysis**

Moved Cr J Woodman  
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*
  - *The report includes commercially sensitive project costing and feasibility information*

*On that basis the public's interest is best served by not disclosing the **Walkleys Road Corridor - Community Engagement (Stage 2 ) Outcome and Feasibility Analysis** 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 7:41 pm  
Cr K Grenfell returned to the meeting at 8:00 pm.  
The meeting moved out of confidence at 8:44 pm

***Further Motion:***

**SPDSC5 Walkleys Road Corridor – Community Engagement (Stage 2)  
Outcome and Feasibility Analysis**

Moved Cr C Buchanan  
Seconded Cr J Woodman

1. That Council notes that Stage Two of the ‘close the loop’ community engagement activities in accordance with the Walkleys Road Corridor Community Engagement Strategy will be undertaken (subject to Council approval), and recommends that Council does not proceed to revocation and road closure pending completion of the next phase of community engagement and consideration of a further report to Council on the next phase of the project.

**CARRIED**

**SPDSC6 Salisbury Oval Development Site Update**

*Mayor G Aldridge declared a material conflict of interest on the basis of her company performing work for one of the expression of interest respondents. Mayor Aldridge left the meeting at 8:44 pm and did not return.*

*Cr J Woodman declared a perceived conflict of interest on the basis of having a family member who works for one of the expression of interest respondents. Cr Woodman managed the conflict by remaining in the meeting and voting in the best interest of the community.*

Moved Cr K Grenfell

Seconded Cr J Woodman

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*

*- The terms of the sale of the land and final form of the proposed development are still under negotiation with the preferred EOI respondent.*

*On that basis the public's interest is best served by not disclosing the **Salisbury Oval Development Site Update** 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 8.44 pm

The meeting moved out of confidence and closed at 9:09 pm

CHAIRMAN.....

DATE.....