



AGENDA

FOR POLICY AND PLANNING COMMITTEE MEETING TO BE HELD ON

16 MAY 2022 AT 6.30 PM

**IN LITTLE PARA CONFERENCE ROOMS, SALISBURY COMMUNITY HUB,
34 CHURCH STREET, SALISBURY**

MEMBERS

Deputy Mayor, Cr C Buchanan (Chairman)
Mayor G Aldridge
Cr M Blackmore (Deputy Chairman)
Cr L Braun
Cr B Brug
Cr A Duncan
Cr K Grenfell
Cr N Henningsen
Cr D Hood
Cr P Jensen
Cr D Proleta
Cr S Ouk
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 Infrastructure, Mr J Devine
General Manager Community Development, Mrs A Pokoney Cramey
General Manager City Development, Ms M English
Manager Governance, Mr R Deco
Team Leader Corporate Governance, Mr B Kahland
Team Leader Council Governance, Ms J O'Keefe-Craig

APOLOGIES

LEAVE OF ABSENCE

Leave of absence for this meeting was previously granted to Cr D Proleta.

PRESENTATION OF MINUTES

Presentation of the Minutes of the Policy and Planning Committee Meeting held on 19 April 2022.

Presentation of the Minutes of the Confidential Policy and Planning Committee Meeting held on 19 April 2022.

REPORTS

Administration

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For Decision

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1.1.2 Privately Funded Code Amendment Policy Update..... 43

QUESTIONS ON NOTICE

There are no Questions on Notice

MOTION ON NOTICE

There are no Motions on Notice

OTHER BUSINESS

(Questions Without Notice, Motions Without Notice, CEO Update)

CLOSE



**MINUTES OF POLICY AND PLANNING COMMITTEE MEETING HELD IN LITTLE
PARA CONFERENCE ROOMS, SALISBURY COMMUNITY HUB,
34 CHURCH STREET, SALISBURY ON**

19 APRIL 2022

MEMBERS PRESENT

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

STAFF

Chief Executive Officer, Mr J Harry
General Manager Business Excellence, Mr C Mansueto
General Manager City Infrastructure, Mr J Devine
General Manager Community Development, Mrs A Pokoney Cramey
General Manager City Development, Ms M English
A/Manager Governance, Mr B Kahland
Team Leader Council Governance, Ms J O'Keefe-Craig
Governance Support Officer, Ms K Boyd

The meeting commenced at 6.33 pm.

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

APOLOGIES

An apology was received from Cr D Proleta.

LEAVE OF ABSENCE

Leave of absence for this meeting was previously granted to Cr J Woodman.

PRESENTATION OF MINUTES

Moved Cr L Braun

Seconded Cr D Hood

The Minutes of the Policy and Planning Committee Meeting held on 21 March 2022, be taken as read and confirmed.

CARRIED

REPORTS

Administration

1.0.1 Future Reports for the Policy and Planning Committee

Moved Cr B Brug

Seconded Cr K Grenfell

That Council:

1. Notes the report.

CARRIED

For Decision

1.1.1 Strategic Growth Framework - Waterloo Bolivar - Stakeholder Engagement Plan

Moved Cr C Buchanan

Seconded Mayor G Aldridge

That Council:

1. Approves the Strategic Growth Framework Waterloo Bolivar – Stakeholder Engagement Plan in Attachment 2.

CARRIED
UNANIMOUSLY

QUESTIONS ON NOTICE

There were no Questions On Notice.

QUESTIONS WITHOUT NOTICE

There were no Questions Without Notice.

MOTIONS ON NOTICE

There were no Motions On Notice.

MOTIONS WITHOUT NOTICE

There were no Motions Without Notice.

OTHER BUSINESS

There were no Other Business items.

ORDERS TO EXCLUDE THE PUBLIC

1.4.1 St Kilda Future Development Opportunities

Moved Cr L Braun
Seconded Cr K Grenfell

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 **St Kilda Future Development Opportunities** 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 in to confidence at 6.36 pm.

Cr K Grenfell left the meeting at 6.37 pm and did not return before the meeting closed.

The meeting moved out of confidence at 6.40 pm.

1.4.2 Thematic Heritage Study - Stage 2 Item Identification

Moved Cr M Blackmore

Seconded Cr P Jensen

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) and (d)(i) 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; and*
 - *commercial information of a confidential nature (not being a trade secret) the disclosure of which 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.*
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 **Thematic Heritage Study - Stage 2 Item Identification** 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 6.41 pm.

The meeting moved out of confidence and closed at 6.42 pm.

CHAIRMAN.....

DATE.....

ITEM 1.0.1

POLICY AND PLANNING COMMITTEE

DATE 16 May 2022

HEADING Future Reports for the Policy and Planning Committee

AUTHOR Michelle Whibley, PA to General Manager, City Development

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 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

That Council:

1. Notes the report.

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
23/03/2020	Levels of Service Options	Michelle English
2.0.4-AMSC2	2. Canopy Cover be considered as part of the Sustainability Strategy, that will be the subject of a report back to this Council in time to be considered in the 2021/22 Budget Cycle.	
Due:	May 2022	
Deferred:	June 2022	
Reason:	This matter will be addressed in the Sustainability Strategy. Finalisation of the Sustainability Strategy is in progress and will be presented to Council in June 2022.	
26/10/2020	Community Bus to Service Western Suburbs	Julie Douglas
6.0.2-IBDSC6	6. That a report be brought back at the conclusion of the trial, analysing the success or otherwise of the trial, including; <ul style="list-style-type: none"> – the uptake of the service overall – which stops are used the most/least – customer and staff feedback. 	
Due:	June 2022	
21/12/2020	Lindblom Park & Thomas More College Improvements	John Devine
4.1.3	3. The working party to provide a recommendation to the Policy and Planning Committee by October 2021.	
Due:	May 2022	
Deferred to:	July 2022	
Reason:	Staff are currently liaising with a consultant prior to organising a meeting with the school. Following this meeting staff will report back to Council.	

24/05/2021	2021-22 New Initiative Bid Update - Sustainability	Leandro Lopez Digon
2.1.8	1. That New Initiative Bid OPN000691 - Sustainability Coordination and Partnerships be updated to incorporate a further provision of \$50,000 for 2021/22 and in-principle support for years 2 and 3 <u>subject to a further report within the first 12 months being presented to Council about the collaboration project with other Councils and consideration of other funding opportunities.</u>	
Due:	June 2022	
26/07/2021	Places of Worship Submission	Peter Jansen
1.1.1	2. That the Mayor, Chair of Policy and Planning Committee, and Senior Staff meet with GAROC members to discuss the issues highlighted in the draft submission and a decision on making a submission, and the content of a submission, be determined by Council following that meeting.	
Due:	May 2022	
Deferred:	July 2022	
Reason:	Awaiting meeting with LGA President and Chair to discuss matter.	
23/08/2021	Springbank Waters and Wetlands, Burton - Shared Use Path	Jamie Hosking
4.2.4	3. Approves that staff bring back a report with a proposed policy on shared pathway lighting for consideration by Policy and Planning Committee by no later than December 2021.	
Due:	August 2022	
25/10/2021	Cities Power Partnership Program	Dameon Roy
1.1.1	2. Defers becoming a partner of the Cities Power Partnership program and that appropriate partnerships be considered following the completion and adoption of the Sustainability Strategy.	
Due:	July 2022	
25/10/2021	Tourism - Ongoing Visitation & Activation Report	Julie Kushnir
1.2.2	3. Notes that a further report will be brought back to Council to consider future initiatives identified in The City of Salisbury Visitor Experience 2021 report.	
Due:	June 2022	
28/02/2022	Salisbury North Oval – Precinct Plan Scope Summary	Clint Watchman
1.1.1	1. Notes, that a Salisbury North Oval Precinct Plan will be prepared next financial year subject to budget approval and be based on the scope summary as included in this report (Policy and Planning Committee, 21 February 2022 - Item No: 1.1.1)	
Due:	June 2023	

4. CONCLUSION / PROPOSAL

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

ITEM 1.1.1**POLICY AND PLANNING COMMITTEE****DATE** 16 May 2022**HEADING** Lindblom Reserve Strategic Master Plan Report**AUTHOR** Jamie Hosking, Team Leader Urban Built Assets, City Infrastructure

CITY PLAN LINKS

- 1.2 The health and wellbeing of our community is a priority
- 4.2 We deliver quality outcomes that meet the needs of our community
- 4.4 We plan effectively to address community needs and identify new opportunities

SUMMARY To provide an update on the Lindblom Park Master Plan. A preferred Master Plan has been finalised and is presented for endorsement prior to wider community consultation.

RECOMMENDATIONThat Council:

1. Endorses Lindblom Reserve Strategic Master Plan Report presented in Appendix A.
2. Endorses the preferred Master Plan presented in Appendix B for community consultation
3. Notes the Project Control Group support for the Master Plan and the wider community consultation that will now be undertaken for the development of the site.
4. Notes the indicative staging presented within the Master Plan and that a further report will be presented following community consultation that provides further information on staging and funding aligned to planned asset renewal within the various Asset Management Plans and includes opportunities for external funding.
5. Notes that the first stage of the Master Plan includes the renewal/upgrade of the sports lighting, new uni-sex change rooms being proposed to be undertaken in 2022/23 subject to funding availability, with storage and canteen and shed areas being further considered.
6. Notes the location for the uni-sex change rooms which will be further assessed during detailed design in consultation with the Pooraka Sport and Social Club so as not impact further development on the site or playing surface.

ATTACHMENTS

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

1. Appendix A - Lindblom Reserve Strategic Master Plan Report
2. Appendix B - Preferred Master Plan

1. BACKGROUND

1.1 At its meeting held on Monday, 24 May 2021 Council resolved:

“That a report be presented to the Policy and Planning Committee in December 2021 detailing the proposed finalised concept design.”

Resolution Number 0949/2021

2. CONSULTATION / COMMUNICATION

2.1 External

2.1.1 Project Control Group

2.1.2 Pooraka Sport and Social Club, AFL/Cricket;

2.1.3 Pooraka All Stars Netball Club; and

2.1.4 Metro United Women’s Soccer Club.

3. REPORT

3.1 Lindblom Park, has multiple sports clubs on site (north of Dry Creek) and an informal hub mostly located on the southern side of the Dry Creek Corridor, which has off road carpark, sports courts, playspace and numerous shelters and seating opportunities. Currently the site caters for:

- Football Junior/Senior/Masters/Women’s;
- Turf Cricket Junior/Senior;
- Soccer;
- Netball;
- Community courts;
- District playspace;
- Walking trails;
- Mature trees; and
- Informal recreation, (playground, picnic, community use tennis courts).

3.2 Three sporting clubs operate on the reserve under lease/sub-lease arrangements.

- Pooraka Sport and Social Club, AFL/Cricket;
- Pooraka All Stars Netball Club; and
- Metro United Women’s Soccer Club.

3.3 The facilities on the site are ageing and are no longer fit for purpose due to changing needs and demographics. Development on the reserve has been ad-hoc and an opportunity has been identified to investigate the upgrade of the site to improve the facilities and provide a plan for future investment.

- 3.4 A Project Control Group (PCG) was established to assist the development of a master plan and provide consultation based on stakeholder requirements.
- 3.4.1 The PCG membership includes
- Chair:
- Deputy Mayor, Cr Chad Buchanan
- Members:
- Cr Lisa Braun - Ward Councillor Representative
 - Mr David Gareffa – Lease Representative
 - Mr Keith Whales – Key Stakeholder
 - Mr Kelvin Trimper – Kelvin Trimper Consulting
 - Mr John Harry – Chief Executive Officer
 - Mr John Devine – General Manager City Infrastructure
 - Mr Jamie Hosking – Project Manager
- 3.5 In consultation with the PCG, WAX Design have been engaged to undertake a master plan for Lindblom Reserve based on feedback provided by the key stakeholders. The master plan will be used to undertake wider community consultation, once approved through Council.
- 3.6 It was originally intended that stakeholder engagement would be limited within the first stages of the analysis. Once underway it was identified that more detailed consultation would be required with each of the stakeholders to understand the requirements and future aspirations for the development of the site. This more detailed investigation delayed the finalisation of the master plan.
- 3.7 A detailed analysis of the site has been undertaken to understand:
- Built form;
 - Pedestrian and cycling movement;
 - Vehicle movement and car parking;
 - Recreation features and amenity;
 - Infrastructure; and
 - Current community use and experience.
- 3.8 The site has great potential, however there are a number of key challenges associated with the site in its current form:
- 3.8.1 While in good condition the built form has poor legibility, and does not meet the levels of service expected for modern, Facilities, particularly with respect to Universal Access and Inclusion requirements.
- 3.8.2 The site lacks footpath hierarchy with poorly defined pedestrian entrances, several goat tracks and desire lines, lack of access to play equipment and a narrow bridge over Dry Creek.
- 3.8.3 There are significant traffic management impacts on McCarthy Court with vehicle access with a lack of legibility for vehicles arriving at the site and poor connection with car parking on Quinlivan Road.

- 3.8.4 Under-utilised sports courts both for formal sports and passive, unprogrammed space around playing fields are disconnected between play space areas.
- 3.8.5 Steep banks of Dry Creek in the Lindblom Park area means a lack of connection with the creek environment, noting the requirement for flood mitigation as part of Dry Creek.
- 3.9 Following the site analysis several high-level options were developed to gather feedback from the PCG. These explored:
- 3.9.1 Consolidation of club facilities to a shared space in which all three clubs could operate.
- 3.9.2 Separate club facilities; AFL/cricket retained and separated from netball/soccer.
- 3.10 The PCG supported the development of a master plan that maintained the separation of the club facilities and the retention of the current Pooraka Sport Club building.
- 3.11 Feedback has also been sought from the netball and soccer clubs, with both clubs supportive of the development of the master plan and with a desire to grow and see more functional use of the space.
- 3.12 The feedback from the PCG and sporting clubs has led to the development of a preferred master plan which includes:
- Club owned building retained in current location with refurbishment and ground floor change room, upper floor bar/function;
 - Soccer and netball facility with change rooms, canteen with storage and social space with outdoor verandah;
 - Relocated netball courts;
 - Relocated cricket nets (synthetic and turf including run up);
 - Re-aligned Soccer pitch (105x68m);
 - Retained AFL/ cricket oval (160x135m) with post and rail fencing to perimeter;
 - New football/cricket club storage shed (12m x 6m);
 - Re-aligned secondary cricket oval realigned with pitch between soccer fields;
 - Improved spectator lawn/ green space;
 - New car parking with direct access from Quinlivan Road;
 - Consolidated playspace with experiences for junior and senior children (maintain existing flying fox);
 - All accessible car parks adjacent clubrooms;
 - Upgrade public toilet facilities;
 - New multi-use court;
 - Informal nature play and BMX pump track;
 - New loop path connections and walking tracks; and
 - Lay back river banks to encourage connection with the river.

- 3.13 A preferred master plan has been prepared with feedback from the PCG that will represent a new direction for Lindblom Reserve that incorporates and allows for expansion of the current sporting codes as well as providing important passive recreation opportunities. It will also resolve a number of site constraints improving how people access the site and move through the area.
- 3.14 Now that the master plan is completed consultation with the wider community will be undertaken. It is expected that this will involve a survey and letter to adjacent residents, playground users and visitors and an on-site drop in session to gather feedback on the development of the reserve.
- 3.15 Following the completion of community consultation and endorsement of a final master plan, a staged implementation schedule will be prepared detailing:
- a scope of works;
 - timing of works;
 - and funding provisions.

It is envisioned that the first stage of the works will include the following noting that funding for these works is yet to be sourced as final cost estimates;

3.15.1 Upgrade/renewal of the existing sports field lighting

3.15.2 Upgrade/renewal of storage areas

3.15.3 New unisex change rooms to support the Sports Club

- 3.16 A more detailed review of staging and future budget allocation will be included in a subsequent report, that considers the Long Term Financial Plan, Asset Management Plans and external funding opportunities.

4. CONCLUSION / PROPOSAL

- 4.1 The development of the master plan has been on-going for several months with consultation and feedback being received from key stakeholders and PCG.
- 4.2 A preferred Master Plan has been completed and presented to the PCG. The PCG supported the preferred master plan, presented in Appendix B and advocated that it proceed to wider community consultation.
- 4.3 The outcomes of the community consultation will be reported to Council at a future meeting and include more resolution on staging and expected costs to undertake the development of the site.



Lindblom Reserve

Strategic Masterplan

March 2022

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1.0 LITERATURE REVIEW

- 1.1 CITY PLAN 2025
- 1.2 BIODIVERSITY CORRIDORS ACTION PLAN
- 1.3 ABILITY INCLUSION STRATEGIC PLAN
- 1.4 PLACE ACTIVATION STRATEGY

2.0 SITE ANALYSIS

- 2.1 INTRODUCTION
- 2.2 SITE ANALYSIS
- 2.3 BUILT FORM
- 2.4 PEDESTRIAN AND CYCLING MOVEMENT
- 2.5 VEHICLE MOVEMENT AND CAR PARKING
- 2.6 RECREATION FEATURES AND AMENITY
- 2.7 INFRASTRUCTURE

3.0 STAKEHOLDER SURVEY

- 3.1 METRO WOMEN'S UNITED SOCCER
- 3.2 POORAKA CRICKET CLUB
- 3.3 POORAKA FOOTBALL CLUB
- 3.4 LINDBLOM WORKING GROUO
- 3.5 FOOTBALL SA
- 3.6 SACA
- 3.7 NETBALL SA
- 3.8 SANFL

4.0 SPATIAL PLANNING

- 4.1 INTRODUCTION
- 4.2 CONSOLIDATED CLUB ROOMS
- 4.3 DISPERSED CLUB ROOMS
- 4.4 STAKEHOLDER CONSULTATION (AFL, CRICKET, SOCCER AND NETBALL CLUBS)

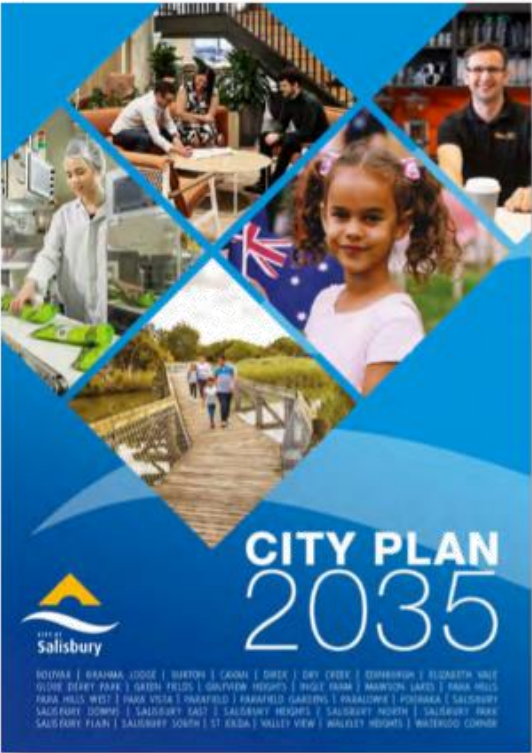
5.0 MASTERPLAN

- 5.1 INTRODUCTION
- 5.2 PREFERRED PLAN
- 5.3 AFL/CRICKET CLUB ROOMS LAYOUT
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- 5.5 STAGE 1 (SHORT TERM)
- 5.6 STAGE 2 (4-8 YEARS)
- 5.7 STAGE 3 (10+ YEARS)



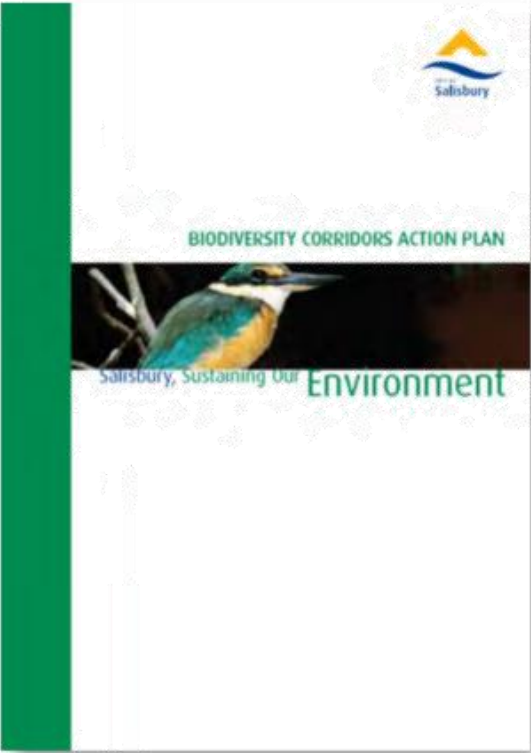
1.0 LITERATURE REVIEW

1.1 CITY PLAN 2025



- Enhance the visual appearance and amenity of public space through an expanded verge maintenance program, appropriate lighting and greening of reserves
- Improve our playgrounds and sporting facilities and cycle paths
- Ensure public spaces are accessible and sporting facilities are maintained
- Provide support and grants to sporting and community groups
- Enhance our biodiversity corridors along Dry Creek and Little Para River and other environmentally sensitive areas

1.2 BIODIVERSITY CORRIDORS ACTION PLAN



- Highly engineered and deeply incised watercourse flows across the relatively flat upper floodplain through the suburb of Pooraka. Water pools rarely occur.
- Mature Eucalyptus camaldulensis trees and Acacia salicina line the watercourse forming an open woodland.
- Naturally occurring riparian shrubs, groundcovers and herbs are missing. However, revegetation of some locations has occurred in the past, thereby increasing the number of plant species present along this section of the watercourse.

1.3 ABILITY INCLUSION STRATEGIC PLAN 2020-2024



- Council will provide and maintain accessible public and community infrastructure that enables people of all abilities to participate in the public realm
- Council will use its guidelines and regulatory functions to enhance accessibility of footpaths and public spaces for all abilities



1.4 PLACE ACTIVATION STRATEGY



- The Strategy classifies Lindblom Park as a District Reserve – defined as ‘A facility or site that has a catchment area of the City of Salisbury and provides a focus for association competition. Such locations are generally used as a regular local finals venue or central venue which is used as a neutral venue (ie. By teams that do not regularly train or play at the venue). Generally located on collector or distributor roads.’

2.0 SITE ANALYSIS

2.1 LINDBLOM RESERVE

Lindblom Reserve is located on Quinlivan Road, Pooraka (east of Main North Road). The reserve has multiple sports clubs (east of Dry Creek) and an informal hub mostly located on the western side of the Dry Creek Corridor. The western extend of the reserve has off-street car parking, sports courts, a playspace and numerous shelters and seating areas.

Currently the site caters for:

- Football Junior/Senior/Masters/Women's
- Turf Cricket Junior/Senior
- Soccer
- Netball
- Community courts
- District playspace
- Walking trails
- Mature trees
- Informal recreation (playground, picnic community use tennis courts)

The facilities on the site are ageing and are no longer fit for purpose due to changing needs and demographics. Development on the reserve has not been coordinated and an opportunity has been identified to create a masterplan for the entire reserve which investigates the upgrade of the site to improve facilities and plan for future investment.

2.2 SITE ANALYSIS

To understand the current function of Lindblom Reserve and to identify future opportunities, a thorough site analysis has been undertaken.

The following aspects have been analysed to help inform the masterplan:

- Built Form
- Pedestrian and Cycling Movement
- Vehicle Movement and Car Parking
- Recreation Features and Amenity
- Infrastructure



2.0 SITE ANALYSIS

2.2 BUILT FORM



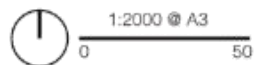
KEY

- Built form
- Site boundary
- Dry Creek

1. Pooraka Football Club
2. Canteen
3. Clubrooms (Football)
4. Clubrooms (Netball)
5. Clubrooms (Soccer)
6. Park Shelter
7. Toilets

CONSIDERATIONS

- Lack of windows/permeable facades or activation to clubroom buildings
- Uninviting built form
- Fragmented built form
- Limited shelters (only around playspaces)
- Non-compliant toilet
- Poor legibility to buildings



2.0 SITE ANALYSIS

2.3 PEDESTRIAN AND CYCLING MOVEMENT

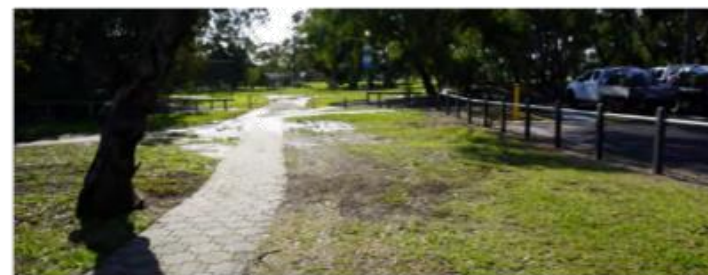
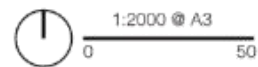


KEY

- Footpath
- Footpath (rubble)
- Informal path/desire line
- Bridge
- Service access
- Site boundary
- Dry Creek

CONSIDERATIONS

- Lack of footpath hierarchy and narrow footpaths throughout
- Informal goat tracks showing desire lines to shelters, equipment and across empty areas
- Narrow bridge across Dry Creek
- Only one river crossing
- Lack of access paths to play equipment
- Poorly defined entrances from adjacent residential areas



2.0 SITE ANALYSIS

2.4 VEHICLE MOVEMENT AND CAR PARKING

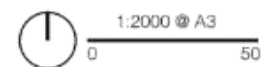


KEY

- Collector road
- Local road
- Car park
- On-street parking
- Access road
- Service access
- - - Site boundary
- Dry Creek

CONSIDERATIONS

- Main carpark accessed through quiet residential street with potential for conflicts
- Disjointed car parking arrangements limiting parking efficiency
- On street car parking (45 degree) to Quinlivan Road lacks pedestrian connections into Lindblom Reserve
- Albert Street car park has room for potential expansion eastwards
- No car parking available from northern residential areas



2.0 SITE ANALYSIS

2.5 RECREATION FEATURES AND AMENITY



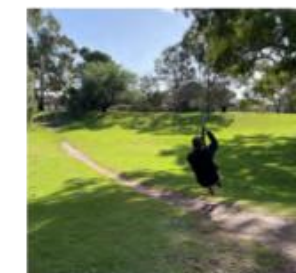
KEY

- Tree Canopy
 - Playing Fields
 - Playspace
 - Courts
 - Site Boundary
 - Dry Creek
1. Playspace (including slide, swings and climbing)
 2. Flying fox
 3. Tennis courts
 4. Cricket Nets
 5. AFL field (130x175m)
 6. Soccer pitch (60x90m)
 7. Netball courts

CONSIDERATIONS

- Underutilised bitumen surface adjacent netball courts
- Arrangement of football and soccer fields results in 'dead space' between and surrounding each field
- Clear separation between western side with creek and extensive tree canopy and eastern side with lawn recreation areas
- Tennis courts adjacent Albert Avenue are underutilised
- Lack of seating and shelter to the east

1:2000 @ A3
0 50



2.0 SITE ANALYSIS

2.6 INFRASTRUCTURE



KEY

- Stormwater Infrastructure
- ||||| Existing Levee
- 1:100 ARI Flood
- SL Spotlight
- LP Light Post
- - - Site Boundary
- Dry Creek

CONSIDERATIONS

- Significant portion of open space within flood zone
- Potential to expand/improve levees
- Narrow creek channel increases water velocity, incising and erosion and increases safety concerns
- Potential to 'lay back' creek banks to provide additional capacity, slow water, reduce erosion and increase connection with the creek
- Levees to western bank not required for flood mitigation according to flood mapping
- Opportunities for retention ponds/wetlands within flood zones

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3.0 STAKEHOLDER SURVEY

3.1 METRO UNITED WOMEN'S SOCCER

14.5% increase in participation since 2018. Club expects participation to increase by 10% over the next 5 years.

Use the site Tuesdays and Thursday nights and Sunday mornings until early afternoon.

Strengths of the site:

1. Pitch quality
2. Location
3. Parking

What are your clubs Top 3 facility priorities/improvements for the site?

1. Lighting
2. Upgrade of change rooms
3. Hall upgrade with commercial kitchen/canteen facility facing both grounds

3.2 POORAKA CRICKET CLUB

70% increase in participation since 2018 (74 to 126). Club expects participation to increase by more than 20% over the next 5 years with an expected expansion into womens cricket.

Use the site Wednesday and Thursday afternoons/nights and all day Saturday and Sunday.

Strengths of the site:

1. Excellent playing field
2. Good spectator facilities
3. Easy to get to location

What are your clubs Top 3 facility priorities/improvements for the site?

1. Unisex change rooms (x4) to meet female expectations and increased numbers.
2. New turf practice wickets and nets located close/adjacent to existing club rooms.
3. Significant club room upgrade/new facilities that meet people's expectations today, and is modern, warm, and inviting.

3.3 POORAKA FOOTBALL CLUB

41% decrease in participation since 2018 (220 to 128). Club expects participation to increase by more than 20% over the next 5 years.

Use the site Tuesday, Wednesday and Thursday and Friday afternoons/nights and all day Saturday and Sunday.

Strengths of the site:

1. Rich club history
2. Large open space and aesthetically pleasing
3. Playing fields/ovals among the best in the competition

What are your clubs Top 3 facility priorities/improvements for the site?

1. New unisex change rooms (x4) with facilities for all.
2. Improve oval lighting to a minimum of 200 lux across the main oval
3. To bring our existing club house facilities up to an appropriate and modern standard so we can attract females and families. Ideally building brand new facilities.

3.4 LINDBLOM WORKING GROUP

Opportunities for the area as part of its redevelopment should include:

- Increase participation and provide the improvement of essential Mental Health and Wellbeing
- Provide Unisex change rooms
- New lighting to a minimum of 200 lux to accommodate Home & Away matches for Football and 350 lux at the centre pitch for night Cricket with the rest of the ground at 200 lux.
- A new build of the Pooraka Football club rooms
- Upgrade of turf wickets and new location close to club
- Hygienic commercial kitchen
- Large storage shed
- Fixed spectator seating incorporating appropriate infrastructure for the elderly and disabled.
- Electronic score board
- Installation of bollards to provide safety barriers between vehicles and pedestrian areas
- Increase in the number of disabled car parks available and general parking space

Other key activities for discussion to activate the precinct include:

- Create an educational experience with sign posting around the park highlighting the history of the area, clubs, and particularly Dry Creek.
- On the outskirts of playing ovals create walking/running and bike trails (link with Dry Creek) which may include fitness courses.
- Consolidate tennis courts and netball courts into shared space on eastern side of Dry Creek.

3.0 STAKEHOLDER SURVEY

3.5 FOOTBALL SA

From your sports perspective, what do you believe are the key issues at Lindblom Park (if known)?

- All areas besides the fields do not provide a safe and welcoming environment for girls and women to participate in sport
- Lighting is very poor, leading to unsocial behaviour
- The changing rooms should be inclusive and provide the amenities required by females
- The venue currently does not have a bar or canteen facilities and there is no functioning kitchen

What demands or participation trends exist in your sport that should be considered in the development of this Master Plan?

- Adelaide will be a host city for the Women's World Cup in 2023 and Football SA has created a legacy plan that will endeavor to capitalize on this event in three key areas, Infrastructure, Participation and Leadership.
- Opportunity to provide a facility that is conducive to attracting greater participation of girls and women

What is required from the site to ensure that your sports Club remains competitive on-field as well as connecting with the local community?

The site needs to be developed into a venue that is safe and inclusive for all participants. If the facility is not redeveloped, the club will be challenged to continue to attract girls and women due to the poor amenities, which in turn will provide financial stress on the club.

What do you believe are the top three development priorities for the site for your sport?

1. Lighting
2. Female Friendly Changing Rooms
3. Canteen and Bar Facilities with a functioning kitchen

3.7 NETBALL SA

From your sports perspective, what do you believe are the key issues at Lindblom Park (if known)?

- No undercover shelter or protection resulting in parents sitting in their cars and not engaging/interacting with the club.
- Limited storage area for equipment that is currently not utilised due to theft concerns.
- No club rooms or areas where the club can hold presentations or other community activities.

What demands or participation trends exist in your sport that should be considered in the development of this Master Plan?

- Current state of the lighting and court surface is not up to standard. The court surface becomes dangerous when it rains and are unusable for training.

What is required from the site to ensure that your sports Club remains competitive on-field as well as connecting with the local community?

- More seating and sheltered areas around the ground where the community can sit. This would encourage interaction and greater participation

What do you believe are the top three development priorities for the site for your sport?

- Lighting
- Court surface
- Shelter

3.6 SACA

From your sports perspective, what do you believe are the key issues at Lindblom Park (if known)?

- Lack of female change rooms and a dated clubroom
- Existing changerooms are of poor condition
- There is not enough room in the current location for the existing hard wicket nets to run north-south
- Maintain the two turf wicket ovals

What demands or participation trends exist in your sport that should be considered in the development of this Master Plan?

- Increase in female participation
- Pooraka's twin oval set-up allows the club to house their 3-4 junior teams at the one location
- Cultural backgrounds of local residents is conducive to Cricket participation

What is required from the site to ensure that your sports Club remains competitive on-field as well as connecting with the local community?

A reconstructed, integrated club and change room facility on the existing site of the change rooms. This would allow all sports on site to come in under the one roof. We would also prefer to relocate the turf wickets as well to ensure the bowlers run-ups don't intrude on the western most soccer pitch.

What do you believe are the top three development priorities for the site for your sport?

- A reconstructed, integrated club and change room facility which is welcoming and inclusive
- Re-development of the practice facilities in a better location, perhaps on the footprint of the existing clubroom which we would propose gets demolished.
- Lighting of ovals to allow greater usage of space (refer to new Australian Standard for Sports Lighting (AS 2560.2))

3.8 SANFL

From your sports perspective, what do you believe are the key issues at Lindblom Park (if known)?

- Safety issues from a venue perspective (lighting, CPTED principles) but also changeroom safety (family-friendly, lockable toilets/showers) his a high priority for all participants, volunteers and spectators.

What demands or participation trends exist in your sport that should be considered in the development of this Master Plan?

- Club needs to have the provision and access to generate income.
- Northern Adelaide Region is one of SANFLs highest growth areas with a projected increase of 1461 players by 2031, mostly though female participation

What is required from the site to ensure that your sports Club remains competitive on-field as well as connecting with the local community?

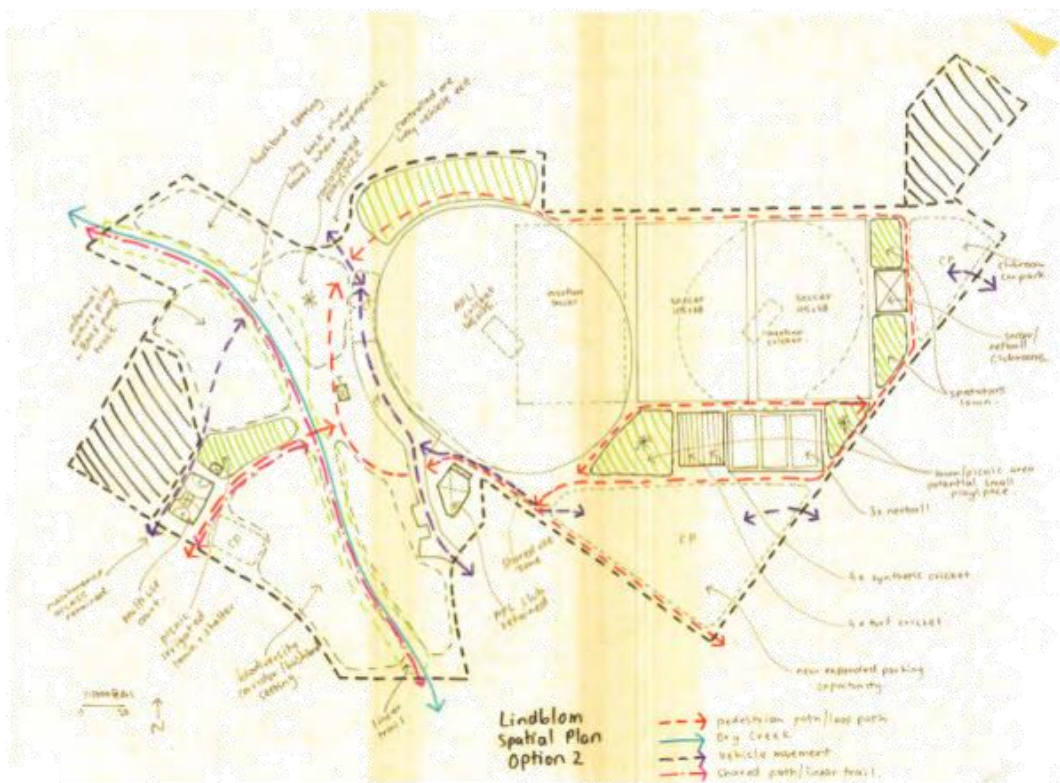
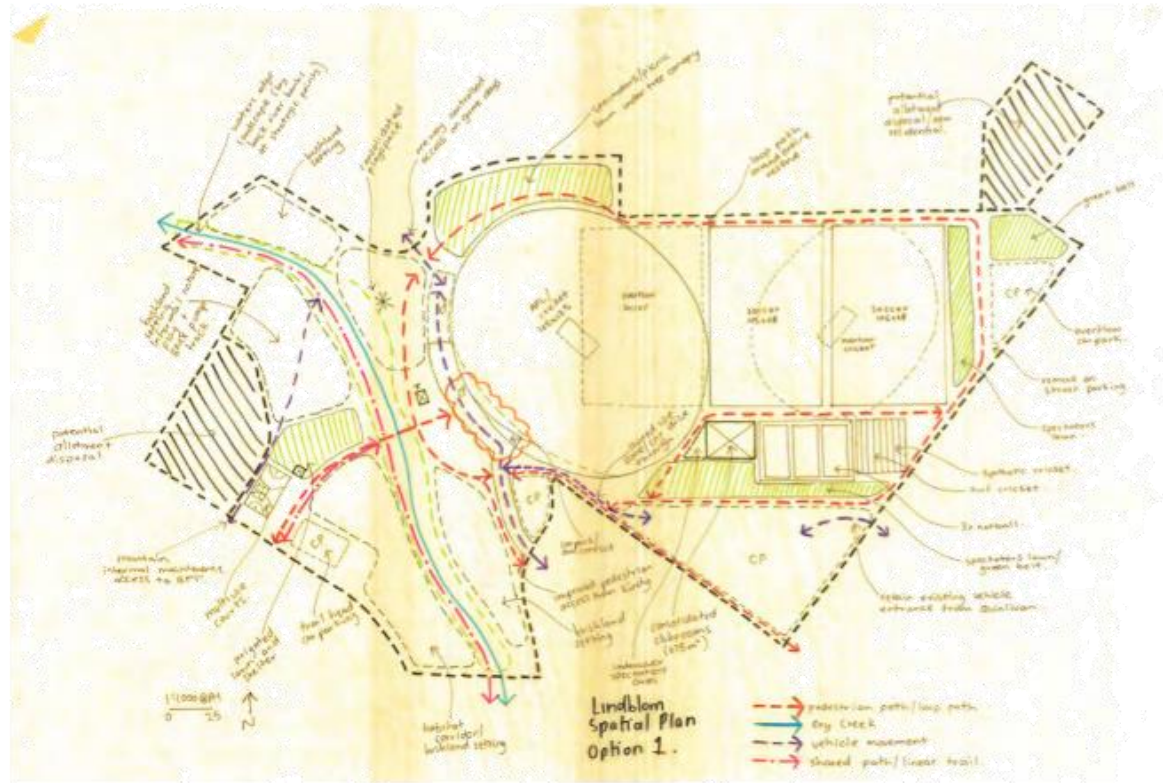
- Oval surface improvements and lighting will be integral to meeting the increase demand so that the oval can cope with increase use and can be programmed for night time matches.
- The Football club is diverse in age provision having both Auskick and Masters competitions. Most of their players are in the 10-14 age bracket which is a bracket that is very responsive to improved facilities and sometimes this can be a difference to them continuing on in the sport – especially the female players.

4.0 SPATIAL PLANNING

4.1 INTRODUCTION

Utilising the findings from the site analysis and the initial feedback from key stakeholders, the consultant team formulated two spatial plan options for Lindblom Reserve. The focus of these spatial plans was to improve the facilities for the respective sporting clubs whilst improving the overall amenity of the open space through greater activation and connection to surrounding areas and the Dry Creek corridor.

The two options were presented to the Project Control Group for feedback as well as wider consultation with the Pooraka Football and Cricket Clubs. This was followed by a site walkover of the proposed spatial options where additional feedback was given. As a result of this process, the spatial plans were amended to a preferred option which took into account the concerns raised by the respective groups.



4.0 SPATIAL PLANNING

4.2 CONSOLIDATED CLUBROOMS



KEY

	Footpath		Built Form		Woodland Character
	Shared Path/Linear Trail		Car park		Riverine Character
	Bridge		Playing Fields (Sport)		Site Boundary
	Service access		Courts		Dry Creek
	Access road		Open Space (Recreation)		Playspace

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1. Consolidated clubrooms (720sqm)
2. Undercover spectators area
3. Netball courts (3)
4. Cricket nets (synthetic and turf including run up)
5. Soccer field (105x68m)
6. AFL/ Cricket oval (160x135m slightly smaller than recommended as conflicts with existing car park)
7. Overflow soccer pitch
8. Overflow cricket oval
9. Spectators lawn/ green space
10. New car parking
11. Future potential residential development
12. Consolidated playspace with gradient of challenge towards creek
13. Potential car park expansion
14. One-way controlled exit (on game days)
15. Upgrade existing toilet facilities
16. New multi-use court
17. Informal nature play and BMX pump track
18. Loop path connections
19. Lay back river banks within proximity of playspace to encourage connection with the river
20. Improve connections with neighbouring kindergarten
21. Shared use zone (access to car park)
22. Major treelined pedestrian connection
23. Upgrade sports oval and amenity lighting throughout reserve

4.0 SPATIAL PLANNING

4.3 DISPERSED CLUB ROOMS



KEY

	Footpath		Built Form		Woodland Character
	Shared Path/Linear Trail		Car park		Riverine Character
	Bridge		Playing Fields		Site Boundary
	Service access		Courts		Dry Creek
	Access road		Open Space		Playspace

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1. Consolidated clubrooms (635sqm)
2. AFL club retained in current building with refurbishment and 4x new changerooms to western extent
3. Netball courts (3)
4. Cricket nets (synthetic and turf including run up)
5. Soccer field (105x68m)
6. AFL/ Cricket oval (160x135m) with post and rail fencing to perimeter
7. Football/cricket club storage shed (12m x 6m)
8. Overflow cricket oval
9. Spectators lawn/ green space
10. New car parking
11. Future potential residential development
12. Consolidated playspace with experiences for junior and senior children (maintain existing flying fox)
13. All accessible car parks adjacent clubrooms
14. One-way controlled exit for vehicles on game days
15. Upgrade existing toilet facilities
16. New multi-use court
17. Informal nature play and BMX pump track
18. Loop path connections
19. Lay back river banks to encourage connection with the river
20. Shared use zone (investigate removal of canteen to be within new consolidated clubrooms)
21. Upgrade sports oval and amenity lighting throughout reserve

4.0 SPATIAL PLANNING

4.4 STAKEHOLDER ENGAGEMENT (AFL, CRICKET, SOCCER AND NETBALL CLUBS)



AFL/CRICKET: WHAT WE HEARD

- Football and cricket clubs function together and need to remain together
- Do not agree with Option 1 which consolidated all sporting codes into one shared clubroom
- Strong support for Option 2 with a focus on status quo and reinforcing the position of Lindblom as a football and cricket venue
- Need to take into account storage requirements and require at least a 12x6m shed to accommodate all storage items
- Privately own their existing clubrooms and would like to retain and upgrade
- Require (4) new change rooms which could be located to the west of the existing clubroom
- Overflow soccer pitch is not viable as the existing oval has fencing surrounding it
- Lighting needs to be improved to minimum 200 lux
- Require new turf cricket wickets required in close proximity of existing clubrooms
- Include provisions for the expansion of womens cricket

SOCCER: WHAT WE HEARD

- Lighting requires significant upgrade
- Support the proposal for new clubrooms and new changerooms to be shared with netball however require a social space/kitchen to be able to run events (crucial to revenue for the club)
- Open to having shared use of social space/kitchen facilities within upgraded AFL/cricket clubrooms however need to review the operational set up as club events need to generate revenue for the club
- Soccer club is in the WNPL and Lindblom is their home for the continuing future

NETBALL: WHAT WE HEARD

- Concerns with netball court location moving from the Quinlivan Rd boundary (visibility of the club to people passing by)
- Require change rooms and a social space as they currently lack either
- Training only at Lindblom and play all games at Golden Grove
- Expecting an increase in juniors/overall members over the coming years
- Require storage facilities as currently all equipment has to be stored off-site and moved to Lindblom for training sessions
- Overall, supportive of the plans for Lindblom Reserve and the potential to increase their club numbers
- Concerns about operational set up AFL's response to sharing and being able to revenue raise

HOW WE RESPONDED

- Confirmation of Option 2 as the preferred option.
- Retention of existing AFL/Cricket club rooms at existing location with building refurbishment and extension with (4) new change rooms
- Separate club room for netball and cricket to utilise
- New storage shed located in close proximity to existing clubrooms
- AFL privately own their existing clubrooms and would like to retain and upgrade
- Reduction in proposed soccer pitches so no conflict with existing oval
- New turf cricket wickets required in close proximity of existing clubrooms
- Realigned secondary cricket oval north/south between the soccer pitches to reduce impact on wicket

QUICK WINS

- Move cricket nets from northern boundary to location shown on preferred spatial plan
- Lighting upgrades to all ovals and pitches (minimum 200 lux)
- Realign soccer pitches and secondary cricket oval as shown in preferred spatial plan

5.0 MASTERPLAN

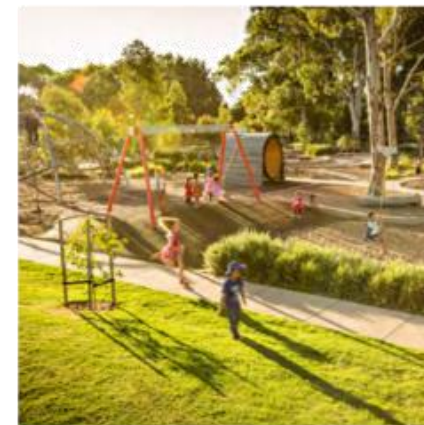
5.1 INTRODUCTION

Drawing upon the responses received to the two spatial options, the masterplan was refined to reflect the usage patterns across the reserve. Further consultation was undertaken with the Soccer and Netball clubs, seeking to understand their issues or concerns. Further information on this feedback can be read in section 5.

Furthermore, the proposed staging of the masterplan has been developed to ensure clubs can continue to utilise the reserve whilst works are undertaken. Please refer to sections 5.5-5.7.

The masterplan seeks to expand upon the existing use of Lindblom Reserve as a sporting destination for AFL, cricket, soccer and netball. To support these uses, the amenity of the reserve will be upgraded with additional/new landscaped open spaces and lawns for spectators of sporting code. A network of shared paths will circumnavigate the reserve, allowing for a fitness loop and recreational opportunities. To help cater for families on site, a new play space will be located adjacent Dry Creek and the existing AFL oval car parking, providing a space for the wider community to utilise. New carparking is proposed from Quinlivan Road, allowing for easy access and taking the pressure of McCarthy Court.

By consolidating the sports and leisure uses to the western side of Dry Creek, this allows the western side to be upgraded as a natural experience with walking trails adjacent the waterway, new informal nature play and BMX pump track and improved woodlands.



5.0 MASTERPLAN

5.2 PREFERRED PLAN



KEY

	Footpath		Built Form		Woodland Character
	Shared Path/Linear Trail		Car park		Riverine Character
	Bridge		Playing Fields		Site Boundary
	Service access		Courts		Dry Creek
	Access road		Open Space		Playspace

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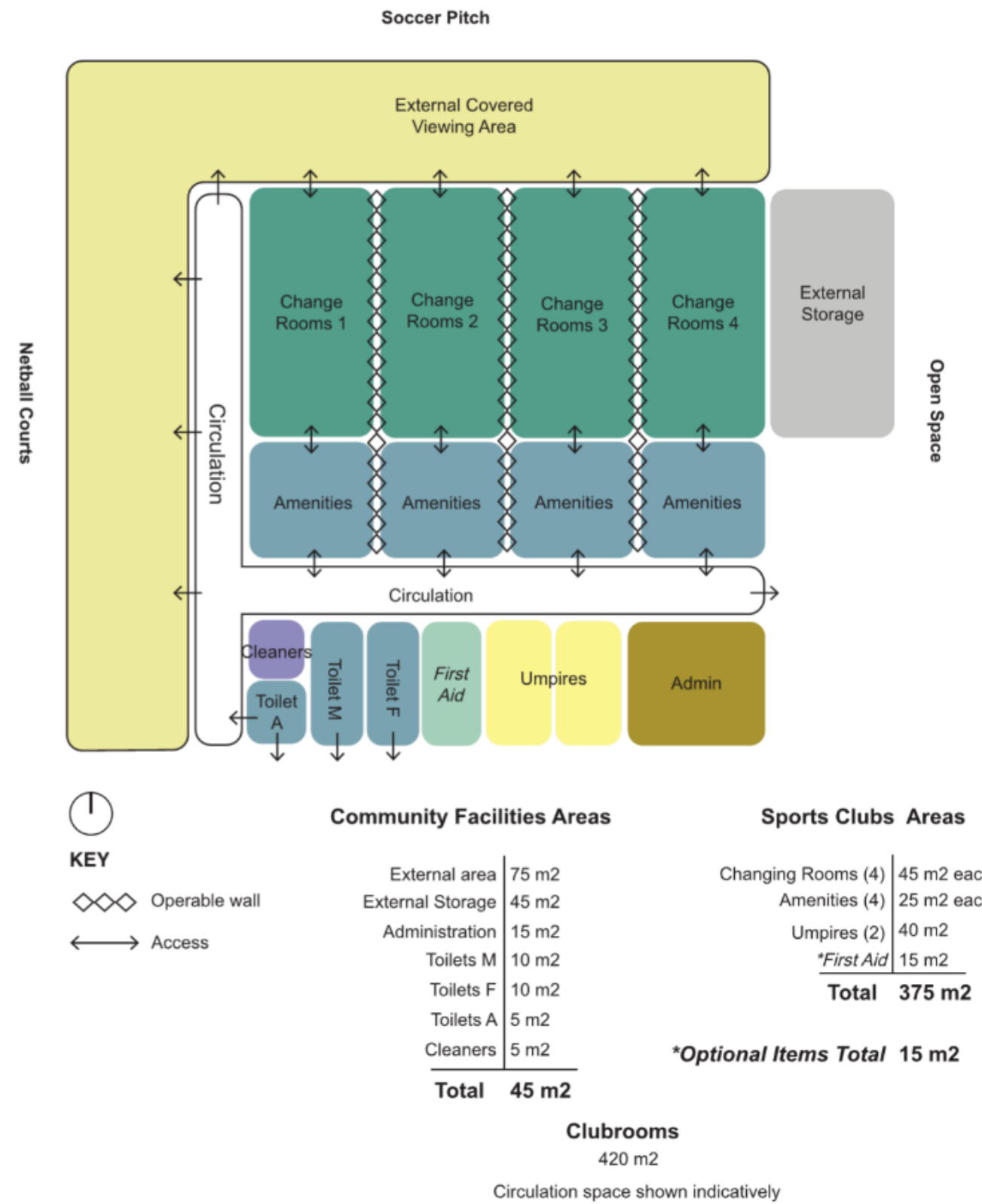
- a. New separate change room (4), canteen and storage
b. AFL club retained and refurbished in current building
- Soccer and netball facility with change rooms, canteen, storage and social space with outdoor verandah
- Netball courts (3) with multi use community tennis/ basketball
- Cricket nets (synthetic and turf including run up)
- Soccer field(105x68m)
- AFL/ Cricket oval (160x135m) with post and rail fencing to perimeter
- Cricket/netball club storage shed (12m x 10m)
- Secondary cricket oval realigned with pitch between soccer fields
- Spectators lawn/ green space
- New car parking
- Future potential residential development
- Consolidated playspace with experiences for junior and senior children (maintain existing flying fox)
- All accessible car parks adjacent clubrooms
- One-way controlled exit for vehicles on game days
- Upgrade existing toilet facilities
- New multi-use court
- Informal nature play and BMX pump track
- Loop path connections
- Lay back river banks to encourage connection with the river
- Shared use zone
- Upgrade sports oval, retention of fencing and improved lighting throughout reserve (200 lux)

5.0 MASTERPLAN

5.3 AFL/CRICKET CHANGE ROOM LAYOUT



5.4 SOCCER/NETBALL CLUBROOM LAYOUT



5.0 MASTERPLAN

5.5 STAGE 1 (1-4 YEARS)



KEY

- Built Form
- Car park
- Playing Fields
- Open Space
- Scope of works

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1. (a) New separate change room (4), canteen and storage
(B) Alternate location for separate change room, canteen and storage. To be further investigated during detailed design dependent on available space and future development.
2. Relocated cricket nets (synthetic and turf)
3. Existing cricket nets demolished
4. New storage shed for sports clubs adjacent cricket nets
5. Demolition of existing change rooms
6. Demolition of Scout Hall
7. New temporary car parking on bitumen surface (consolidated into larger car park during future stages)
8. Existing (3) netball courts reainted and re-linemarked to ensure correct dimensions and runoff areas
9. Soccer clubrooms retained (future removal)
10. Upgrades to AFL/cricket oval (160x135m) with post and rail fencing to perimeter
11. Upgrade sports lighting for playing surface (minimum 200 lux)
12. Spectators lawn/green space beneath existing trees
13. Demolition of existing storage sheds



5.0 MASTERPLAN

5.6 STAGE 2 (4-8 YEARS)



KEY

- | | | | |
|--|----------------|--|----------------|
| | Footpath | | Built Form |
| | Access road | | Car park |
| | Scope of works | | Playing Fields |
| | | | Courts |
| | | | Open Space |

1. New soccer and netball facility with change rooms, canteen, storage and social space with canteen
2. New car parking to southern corner of the reserve (removal of temporary works in stage 1)
3. New accessible car parks located adjacent new clubrooms
4. Relocated netball courts (3) with multi use community tennis/basketball
5. Spectators lawn/green space providing a sense of arrival from Quinlivan Road
6. Realigned soccer fields (105x68m)
7. Realigned secondary cricket oval with new turf wicket between soccer fields
8. Additional new car parking adjacent soccer pitches
9. Landscape buffer adjacent car parking and residential land uses
10. Car park expansion adjacent AFL oval
11. One-way controlled exit for vehicles on game days
12. Consolidated playspace with experiences for junior and senior children (maintaining existing flying fox)
13. Upgrade existing toilet facilities
14. Loop path connections
15. Removal of temporary car park works completed in stage 1

5.0 MASTERPLAN

5.7 STAGE 3 (10+ YEARS)



1. AFL/Cricket club refurbishment (upgrade bar/function spaces and back of house)
2. New accessible car parks located adjacent new clubrooms
3. Potential expansion of carparking to Albert Street
4. New multi-use courts and lawn/green space
5. Informal nature play and BMX pump track
6. Lay back river banks to encourage connection to Dry Creek
7. Potential sites for residential development

KEY

- | | | | |
|--|--------------------------|--|----------------|
| | Footpath | | Built Form |
| | Shared Path/Linear Trail | | Car park |
| | Bridge | | Playing Fields |
| | Service access | | Courts |
| | Dry Creek | | Open Space |
| | Scope of works | | |

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5.0 MASTERPLAN

5.1 INTRODUCTION

Drawing upon the responses received to the two spatial options, the masterplan was refined to reflect the usage patterns across the reserve. Further consultation was undertaken with the Soccer and Netball clubs, seeking to understand their issues or concerns. Further information on this feedback can be read in section 5.

Furthermore, the proposed staging of the masterplan has been developed to ensure clubs can continue to utilise the reserve whilst works are undertaken. Please refer to sections 5.5-5.7.

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By consolidating the sports and leisure uses to the western side of Dry Creek, this allows the western side to be upgraded as a natural experience with walking trails adjacent the waterway, new informal nature play and BMX pump track and improved woodlands.



5.0 MASTERPLAN

5.2 PREFERRED PLAN



KEY

	Footpath		Built Form		Woodland Character
	Shared Path/Linear Trail		Car park		Riverine Character
	Bridge		Playing Fields		Site Boundary
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- a. New separate change room (4), canteen and storage
b. AFL club retained and refurbished in current building
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- Cricket nets (synthetic and turf including run up)
- Soccer field(105x68m)
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- Cricket/netball club storage shed (12m x 10m)
- Secondary cricket oval realigned with pitch between soccer fields
- Spectators lawn/ green space
- New car parking
- Future potential residential development
- Consolidated playspace with experiences for junior and senior children (maintain existing flying fox)
- All accessible car parks adjacent clubrooms
- One-way controlled exit for vehicles on game days
- Upgrade existing toilet facilities
- New multi-use court
- Informal nature play and BMX pump track
- Loop path connections
- Lay back river banks to encourage connection with the river
- Shared use zone
- Upgrade sports oval, retention of fencing and improved lighting throughout reserve (200 lux)

ITEM 1.1.2**POLICY AND PLANNING COMMITTEE****DATE** 16 May 2022

PREV REFS	Policy and Planning Committee	1.1.3	16/08/2021
	Policy and Planning Committee	1.3.2	18/04/2017

HEADING Privately Funded Code Amendment Policy Update**AUTHOR** Peter Jansen, Strategic Planner, City Development**CITY PLAN LINKS** 3.4 Our urban growth is well planned and our centres are active
3.2 Salisbury is a place of choice for businesses to start, invest and grow

SUMMARY Planning and Land Use Services (PLUS) has advised that it will now apply a fee to Code Amendments for land use zoning changes by private developers, councils, and government agencies if a commercial gain is anticipated. The fee for a successful Code Amendment will be \$32,400 and is intended to recognise the significant resources required to administer the Code Amendment change. Council adopted a Privately Funded Planning and Design Code Amendment Policy at its August 2021 meeting. A review of the policy has been undertaken. It is considered the current Policy adequately covers the introduction of the State Government fee.

RECOMMENDATIONThat Council:

1. Notes the information.

ATTACHMENTS

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

1. Attorney-General's Department letter Fee Structure for Planning and Design Code Amendments
2. City of Salisbury - Privately Funded Planning and Design Code Amendments Policy 2021

1. BACKGROUND

- 1.1 The City of Salisbury has had a policy in place since 2012 to recognise requests by third parties for Council to undertake changes to land use policy. This policy was updated in August 2021 to reflect the new legislated process under the *Planning, Development and Infrastructure Act 2016* (the Act).

- 1.2 Planning and Land Use Services (PLUS) has advised that a fee will now be charged by the State Government when progressing Code Amendments by developers or other entities to recognise the significant level of resources required to administer the process (Refer to Attachment 1).
- 1.3 This will apply to Code Amendments initiated by private developers, councils, or government agencies where there is expected to be a commercial gain from the rezoning process.

2. CITY PLAN CRITICAL ACTION

- 2.1 Not relevant

3. CONSULTATION / COMMUNICATION

- 3.1 Internal
 - 3.1.1 Nil
- 3.2 External
 - 3.2.1 Nil

4. REPORT

- 4.1 The pathway for private proponents to initiate Code Amendments has been broadened under the Act, and they can independently prepare a Code Amendment using their own resources.
- 4.2 There may still be scenarios where Council may be requested by a private proponent to undertake a Code Amendment on their behalf. In these situations, the City of Salisbury - Privately Funded Planning and Design Code Amendments Policy 2021 is still relevant.
- 4.3 The existing policy already references the recovery of costs incurred by Council and the preparation of legal arrangements between the parties, including a requirement for the private proponent(s) to pay the full cost of the Code Amendment process.
- 4.4 The new fee of \$32,400 will be charged by the State Government on Code Amendments deemed to result in a commercial benefit to the proponents, be it private developers, councils, or government agencies.
- 4.5 It is not considered necessary to amend the existing Council Policy to recognise the new State Government fees, however private proponents will be required to pay any State Government fees in addition to cost recovery for Council work.
- 4.6 There will be a general impact on the costs associated with the preparation of any Code Amendments that Council may wish to pursue that involves a commercial gain. This would have to be recognised in the budgeting of the project.

5. CONCLUSION / PROPOSAL

- 5.1 It is considered that the existing City of Salisbury - Privately Funded Planning and Design Code Amendments Policy 2021 recognises the recovery of costs from proponents and does not require an update to reflect the new State Government fees.
- 5.2 Any Council Code Amendment that involves a commercial gain would need to recognise the additional fees imposed by the State Government in the budgeting process for the activity.



Government of South Australia
Attorney-General's Department

2021/13564/01

19 November 2021

Mr John Harry
Chief Executive Officer
City of Salisbury
PO Box 8
SALISBURY SA 5108

Planning & Land Use
Services

Level 5
50 Flinders Street
Adelaide SA 5000

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Adelaide SA

ABN 15 088 976 178

Tel 1800 752664

agd.sa.gov.au

Via email: jharry@salisbury.sa.gov.au
city@salisbury.sa.gov.au

Dear Mr Harry

As you would be aware, developers and other private bodies can now initiate Planning and Design Code Amendments to support private development.

In the past, this work would be done by local government or a delegate of the Minister for Planning and Local Government on a cost recovery basis.

To ensure these Amendments can be progressed in a timely manner, and recognising the significant level of resources required by Planning and Land Use Services of the Attorney-General's Department to oversee them, a new fee structure will be implemented from 25 November 2021. This is being done on a purely cost-recovery basis and will only apply to commercial Amendments initiated by private developers, councils or government agencies where there is expected to be a commercial gain.

For your information, the new fees to be charged are as follows:

Lodgement Fee (\$5,500): a flat fee charged to all proponent-initiated Code Amendments, to be charged at the point of submission of the proposal to initiate.

Consultation Fee (\$8,700): to cover preparation of mapping on the SA planning portal (Portal), establishment of the online consultation form and publication of the consultation on the Portal page. It also includes a compliance check if conditions were placed on initiation that related to consultation (or required prior to consultation).

Determination Fee (\$8,400): to recover administrative costs associated with the final evaluation of the proposal.

Implementation Fee (\$9,800): if the Amendment is approved, this fee would cover administrative functions required to implement the Code Amendment and bring the changes into effect, including deployment into the online Code, the SA Property and Planning Atlas and the Portal.

In total, the full fee to be charged over the course of a successful Amendment would be \$32,400 – which is comparable to the fee that had previously been charged by some councils, as well as the fees attracted by similar work in other jurisdictions.

The Chief Executive of the Attorney-General's Department has the authority to waive or discount fees where appropriate, and a copy of the Fees Policy will be published online.

Where a Code Amendment is already in train, the fee structure will come into effect from the next milestone (in other words, a developer with an amendment out to consultation will not be charged a consultation fee, but will be charged a determination fee and implementation fee if applicable).

Planning and Land Use Services will also be producing new service standards that support a faster, more transparent process for the assessment of these Code Amendments.

If you require more information, please go to the Portal at https://plan.sa.gov.au/have_your_say/general_consultations.

Yours sincerely



SALLY SMITH
EXECUTIVE DIRECTOR
PLANNING AND LAND USE SERVICES



City of Salisbury Values: Respectful, Accountable, Collaborative, Helpful

Privately Funded Planning and Design Code Amendments

Approved by:	Council
Responsible Division:	Economic Development and Urban Policy, City Development
First Issued/Approved:	23 August 2021
Last Reviewed:	23 August 2021
Next Review Date:	August 2023

1. Introduction/Purpose

An up to date Planning and Design Code is important in ensuring that the City grows in an orderly and economically, socially and environmentally sustainable manner. The Council recognises the importance of the Code and the role it plays in enabling the objectives of the City Plan. Current and best practice planning policies also assist with ensuring that potential conflicts and impacts from development are minimised. High quality sustainable development improves the wellbeing, prosperity and general amenity of the city.

The PDI Act allows the initiation of Code Amendments by a range of entities, including Private Proponents. Privately Funded Code Amendments can be used to complement Council and State Government funded Code Amendments to ensure the Code is capable of facilitating future development in an appropriate and sustainable manner, in alignment with the City of Salisbury values. However, it is important to consider how these privately funded Code Amendments fit within the overall strategic objectives of the Council and that they are prioritised accordingly given the available resources.

Section 73(9) of the PDI Act anticipates that a designated entity (which includes a Council) may enter into an agreement with 'a person' for the recovery of costs incurred by the designated entity in relation to a Code Amendment process. As such, the Council is able to initiate a Code Amendment process on behalf of a Private Proponent.

The Code Amendment process is a statutory process undertaken pursuant to the provisions of the PDI Act and involves the Minister, the Commission, various State authorities and community consultation. It is a lengthy process that can take anywhere from 6 to 18 months or more and there is no guarantee of support from Council, the Commission, or State Agencies. Applicants have no right of appeal in relation to the outcomes of a Code Amendment request or process.

2. Scope

The policy is applicable to the Council, Private Proponents and their respective representatives.

3. Legislative Requirements and Corporate Policy Context

- Planning, Development and Infrastructure Act 2016
- Planning, Development and Infrastructure (General) Regulations 2017 Practice Directions issued by the State Planning Commission
- Local Government Act 1999

4. Interpretation/Definitions

1. Code – Planning and Design Code
2. Designated Entity-
 - a. Council.
 - b. Chief Executive of the Attorney General's Department (Chief Executive).
 - c. Agency or Instrumentality of the Crown.
 - d. A Joint Planning Board.
 - e. An Infrastructure Scheme Coordinator.
 - f. A provider of essential infrastructure (which may include a Private Proponent such as a telecommunications carrier or energy company).
 - g. A person who has interest in the land where the person is seeking to alter the way in which the Planning and Design Code affects the land (Private Proponent).
3. Designated Instrument – includes the Planning and Design Code.
4. Peer Review – a review undertaken by an independent Planning Consultant.

5. Private Proponent - A person who has interest in the land where the person is seeking to alter the way in which the Planning and Design Code affects the land.
5. Policy Statements
 1. In order to determine whether or not Council should proceed with a privately funded Code Amendment, the Amendment proposal will be assessed against the following criteria:
 - (a) The relevant State Planning Policies, including the principles of good planning
 - (b) The expected population growth and capacity for accommodating the anticipated growth
 - (c) The strategic needs of the existing zone
 - (d) The infrastructure needed to support the anticipated growth
 - (e) The performance-based policy to facilitate opportunities or mitigate challenges
 - (f) Relevant Regional Plans, including, but not limited to, the 30 Year Plan for Greater Adelaide- 2017 Update.
 - (g) The proposed policy change is consistent with Council Strategic Documents such as the City Plan, Growth Action Plan and the like and any other proposed or current Code Amendments
 - (h) The proposed policy change has demonstrated and considerable social, economic and/or environmental merit
 - (i) The reasons why the Private Proponent wishes Council to undertake the Code Amendment (including whether the Private Proponent has already approached the Department of Planning, Transport and Infrastructure, the Minister or the Commission and, if so, any response received)
 - (j) Whether the proposed Code Amendment can be appropriately project managed by Council staff, taking into consideration the timing of other priorities and projects within Council's policy program and the resources available.

In requesting Council's endorsement to proceed with a Privately Funded Code Amendment a 'Statement of Justification' should be submitted by the Private Proponent which outlines the level of consistency with the above criteria (a) through (i) and clearly outlines the policy outcome that is being sought.

Council will then assess the 'Statement of Justification', make necessary preliminary investigations and consultations with Government Agencies to understand policy positions of the Agencies and determine whether to proceed with the preparation and lodgement of a proposal to initiate a Code Amendment which is required for the agreement of the Minister to begin the Code Amendment, after taking advice from the Commission.

Council at all times retains the right to reject a proposal to initiate a Privately Funded Code Amendment.

The reasons for proceeding with, or rejecting, a proposed Privately Funded Code Amendment will be recorded and communicated to the Private Proponent.

6. Project Management and the Procurement Process

1. Subject to Ministerial approval to proceed, a Privately Funded Code Amendment will require an agreement under section 73(9) of the PDI Act between the Council and the Private Proponent for recovery of costs incurred by the Council in relation to the Code Amendment process. Those costs may include (but are not necessarily limited to):
 - a. Preparation of a draft of the relevant proposal.
 - b. Independent Peer Review of the draft proposal (if the initial draft is prepared by or on instruction of the Private Proponent).
 - c. Consultation.
 - d. Compliance with conditions of the Minister's approval to proceed, and any requirements of the Commission or as prescribed by the regulations (if any).
 - e. Preparation of a section 73(7) report to the Minister (including independent peer review if the initial draft report is prepared by or on instruction of the Private Proponent).
 - f. Publication on the SA planning portal.
 - g. Disbursements (including printing, postage, advertising etc).
 - h. A project management fee.

The cost of the Code Amendment Process will be borne by the Private Proponent funding the Code Amendment, and paid into a fund as directed by Council. Where the Council has, at the Private Proponent's request, expended material resources to obtain the Minister's approval to proceed with a Code Amendment, the Council may also seek to recover those costs.

2. If Council agrees to proceed with a Privately Funded Code Amendment, generally (and subject to any alternative arrangements as agreed to by the Council on a case by case basis):
 - 2.1 The Private Proponent will engage suitably qualified consultants to prepare the draft Code Amendment, including a timetable, investigations, instructions for the drafting of proposed policy amendments, any maps to an industry standard, heritage data sheets, significant tree data sheets, identification and assessment of proposed inconsistencies with State Planning Policies if applicable, explanation and summary of investigations and how these support the amendment, explanation of how infrastructure will be provided, and other requirements as directed in any relevant Practice Directions issued by the Commission.
 - 2.2 Council will engage a suitably qualified and independent consultant to undertake a Peer Review of the draft Code Amendment.
 - 2.3 The Peer Review will:
 - a. Review the draft Code Amendment against the Proposal to Initiate a Code Amendment approved by the Minister for Planning, and against the requirements of section 73(6) of the PDI Act
 - b. Review the drafting instructions and mapping changes and documentation for community engagement, all responses received during consultation, and finalised policy changes and documentation including the draft report to the Minister under section 73(7) of the PDI Act.
 - 2.4 Selection of a consultant to undertake the Peer Review will be undertaken in accordance with Council's Procurement Policy. In selecting a consultant, the Council will enquire as to any current or prior relationship with the Private Proponent which could affect, or be perceived to affect, the consultant's independence.
- 3 The capacity for Council to process a Privately Funded Code Amendment will be influenced by Council's other policy priorities, and projected timing will be estimated accordingly. It is acknowledged that some parts of the Code Amendment process cannot be outsourced and management, policy oversight and processing will be required to be undertaken by Council staff, therefore Code Amendments will be managed according to Council priorities and subsequent timeframes.
- 4 The consultant undertaking the Peer Review will report directly to Council staff.

- 5 Council maintains ultimate control of the Code Amendment process, and key stages will be presented to Council for consideration, prior to being submitted to the Minister for agreement or endorsement.
- 6 Council will publicly indicate that it has received payment for preparation of the Code Amendment but has sought independent advice.

7. Payment and Legal Arrangements

1. A legally binding Deed between Council and the third party funding the Code Amendment will be prepared which will outline applicable agreement and legal procedures. The Deed will be executed upon approval on the Initiation of the Code Amendment by the Minister.
2. The legal agreement will contain at least the following:
 - a. The nature of the arrangements, including the project management fee to be paid, and the time when payment is to be made.
 - b. Details about the nature of the Code Amendment including the area to be covered, the purpose of the Code Amendment and what the Code Amendment investigations will encompass (the Code Amendment principles).
 - c. Details about the responsibilities of each of the parties in relation to preparation of the Code Amendment and documentation, and draft Code Amendment.
 - d. An acknowledgment by the Private Proponent funding the Code Amendment that it is a Council document and as such may be amended at the direction of Council.
 - e. An acknowledgment by the Private Proponent that after complying with the requirements of section 76(6) of the PDI Act, the Council may choose to not proceed with the Code Amendment.
 - f. An acknowledgement by the Private Proponent that timing and processing of the Code Amendment will be dependent upon the timing and priorities of other Council projects and the availability of staff resourcing.
 - g. An acknowledgment by the Private Proponent that while the Council may initiate a Code Amendment, ultimately the decision on its authorisation is a decision of the Minister, and not the Council, and that the Council has no control over the outcome.

- h. An acceptance that if the Code Amendment is either not authorised by the Minister, or is authorised with amendments that do not suit the interest of the Private Proponent, the Private Proponent must abide the event and is still be responsible for the cost of the Code Amendment process.
- i. Agreement that the Private Proponent will fund any legal costs associated with preparation of the Code Amendment, including legal review and representation in any legal proceedings or judicial review proceedings that are brought in relation to the Code Amendment process (should the Council be involved or choose to participate in such proceedings).
- j. Acknowledgement that Council may require additional investigations to be undertaken, as directed by the Minister, and may charge the Private Proponent for the cost of these additional investigations.
- k. The Private Proponent will pay the full cost of the Code Amendment process including an appropriate project management fee as determined (see below).

8. Project Management Fee

- 1. The Private Proponent will pay to Council a project management fee to cover a portion of the Council resourcing costs for management of the Code Amendment process. The project management fee will be a fixed rate, based on the scope and complexity of the Code Amendment and the estimated hours of input required of Council Staff. This will be determined by the General Manager City Development, once the Proposal to Initiate a Code Amendment has been agreed by the Minister, and details incorporated into the Deed of Agreement.
- 2. The project management fee may be split into several payments, details of which will be incorporated into the Deed, with the first payment payable upon approval by the Minister of the Proposal to Initiate a Code Amendment. The Code Amendment may not proceed until payment is received.

9. Related Policies and Procedures

Council Procurement Policy / Procedure

10. Approval and Change History

Version	Approval Date	Approval By	Change
1	23/08/2021	Council	

11. Availability

11.1 The Policy is available to be downloaded, free of charge, from Council's website www.salisbury.sa.gov.au.

11.2 The Policy will be available for inspection without charge at the Civic Centre during ordinary business hours and a copy may be purchased at a fee as set annually by Council.

City of Salisbury Community Hub
34 Church Street, Salisbury SA 5108
Telephone: 84068222
Email: city@salisbury.sa.gov.au

12. Review

This policy will be reviewed within 12 months of a Council election or as dictated by legislation changes or changes to related Policies and Procedures, or as deemed necessary by Council.

Further Information

For further information on this Policy please contact:

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