



## **AGENDA**

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

**9 MAY 2022 AT THE CONCLUSION OF THE TREE MANAGEMENT APPEALS  
SUB COMMITTEE MEETING**

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

#### **MEMBERS**

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

#### **REQUIRED STAFF**

Chief Executive Officer, Mr J Harry  
General Manager City Development, Ms M English

#### **APOLOGIES**

#### **LEAVE OF ABSENCE**

#### **PRESENTATION OF MINUTES**

Presentation of the Minutes of the Strategic Property Development Sub Committee Meeting held on 14 February 2022.

#### **REPORTS**

SPDSC1 Future Reports for the Strategic Property Development Sub Committee ..... 13

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**QUESTIONS ON NOTICE**

*There are no Questions On Notice.*

**MOTIONS ON NOTICE**

*There are no Motions On Notice.*

**OTHER BUSINESS**

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

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## ORDERS TO EXCLUDE THE PUBLIC

### SPDSC2 Len Beadell - Land Disposal Update

#### 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 **Len Beadell - Land Disposal 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.*

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## SPDSC3 Strategic Development Projects - Status Report

### 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 Development Projects - 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.*

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## SPDSC4 Ryans Road Land Disposal Update

### 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 **Ryans Road Land Disposal 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.*

**CLOSE**





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

**14 FEBRUARY 2022**

**MEMBERS PRESENT**

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

**OBSERVERS**

Cr S Reardon and Cr L Braun

**STAFF**

Chief Executive Officer, Mr J Harry  
General Manager City Infrastructure, Mr J Devine  
General Manager City Development, Ms M English  
General Manager, Business Excellence Mr C Mansueto  
Manager Governance, Mr R Deco  
Manager Strategic Development Projects, Mrs S Klein  
Minute Taker, Ms S Howley

The meeting commenced at 6:54 pm.

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

**APOLOGIES**

Nil

**LEAVE OF ABSENCE**

Nil

**PRESENTATION OF MINUTES**

Moved Cr K Grenfell  
 Seconded Cr J Woodman

The Minutes of the Strategic Property Development Sub Committee Meeting held on 07 December 2021, be taken as read and confirmed.

**CARRIED**

**REPORTS**

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

Moved Cr K Grenfell  
 Seconded Mayor G Aldridge

That Council:

1. Notes the report.

**CARRIED**

**OTHER BUSINESS**

**SPDSC-OB1 Motion Without Notice: Boardwalk at Greentree**

Moved Cr C Buchanan  
 Seconded Cr D Proleta

That Council:

1. Approves the removal of the existing “Boardwalk at Greentree” promotional signage located on the corner of Kings Road and Greentree Boulevard.
2. Approves the erection of a permanent entrance statement on Council owned land situated on the corner of Kings Road and Greentree Boulevard, (Certificate of Title 6132 Folio 205).
3. Approves the cost of the entrance statement be funded from proceeds of the development up to \$20,000.
4. Notes that existing residents have raised concerns regarding car parking within the “Boardwalk at Greentree” development.
5. Approves the administration undertake investigations to determine a solution to the carparking concerns raised by residents and provide a report back to Urban Services Committee regarding possible outcomes and costs by April 2022.

**CARRIED**



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## ORDERS TO EXCLUDE THE PUBLIC

### SPDSC2 Strategic Development Projects - Project Status Report

Moved Cr J Woodman  
Seconded Cr D Proleta

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 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**

**SPDSC3 Lake Windemere - Expression of Interest Status Update**

Moved Mayor G Aldridge  
 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 **Lake Windemere - Expression of Interest Status 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**

**SPDSC4 Salisbury Oval Development Site Update**

Moved Cr K Grenfell  
Seconded Cr J Woodman

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 **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 7:03 pm.

The meeting moved out of confidence and closed at 7:27 pm.

CHAIRMAN.....

DATE.....



<b>ITEM</b>	SPDSC1  <b>STRATEGIC PROPERTY DEVELOPMENT SUB COMMITTEE</b>
<b>DATE</b>	09 May 2022
<b>HEADING</b>	Future Reports for the Strategic Property Development Sub Committee
<b>AUTHOR</b>	Michelle Whibley, PA to General Manager, City Development
<b>CITY PLAN LINKS</b>	4.2 We deliver quality outcomes that meet the needs of our community
<b>SUMMARY</b>	This item details reports to be presented to the Strategic Property Development Sub Committee as a result of a previous Council resolution.

## **RECOMMENDATION**

### That Council:

1. Notes the report.

## **ATTACHMENTS**

There are no attachments to this report.

## **1. BACKGROUND**

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

## **2. CONSULTATION / COMMUNICATION**

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

### 3. REPORT

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

<b>Meeting - Item</b>	<b>Heading and Resolution</b>	<b>Officer</b>
20/12/2021 DEP2	<b>Deputation: Opposition to Housing at Finniss Avenue Reserve, Ingle Farm</b> Council thanks Mr J McGee for his Deputation regarding Finniss Ave and that Mr McGee's deputation be included as part of a future report regarding community engagement outcomes.	Sharee Klein
<b>Due:</b>	December 2022	
<b>Deferred to:</b>	February 2023	
<b>Reason:</b>	Due to election in November 2022.	
20/12/2021 6.0.2-SPDSC2	<b>Stage One Community Engagement Outcome - Eight Investigation Sites: Ingle Farm, Para Vista, Para Hills</b> 2. Requests that Administration undertake further investigations in relation to the matters raised by the community, such as traffic and parking implications, intensity of development, retention of trees and habitat, as well as opportunities to improve existing open space, and report back to Council on these matters.	Sharee Klein
<b>Due:</b>	December 2022	
<b>Deferred to:</b>	February 2023	
<b>Reason:</b>	Due to election in November 2022.	

### 4. CONCLUSION / PROPOSAL

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