



AGENDA

FOR SALISBURY LIVING SUB COMMITTEE MEETING TO BE HELD ON

16 JANUARY 2023 AT 6.30PM

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

MEMBERS

Cr M Mazzeo (Chairman)
Cr K Grenfell (Deputy Chairman)
Cr B Brug
Deputy Mayor, Cr C Buchanan
Cr P Jensen
Mayor G Aldridge (ex officio)

REQUIRED STAFF

Chief Executive Officer, Mr J Harry
General Manager City Development, Ms M English
Manager Strategic Development Projects, Ms S Klein

APOLOGIES

LEAVE OF ABSENCE

PRESENTATION OF MINUTES

Presentation of the Minutes of the former Strategic Property Development Sub Committee Meeting held on 11 July 2022.

REPORTS

SLSCC1	Future Reports for the Salisbury Living Sub Committee (formerly the Strategic Property Development Sub Committee)	7
SLSCC2	Strategic Development Projects - Status Report	9

QUESTIONS ON NOTICE

There were no Questions on Notice.

MOTIONS ON NOTICE

There were no Motions on Notice.

OTHER BUSINESS

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

CLOSE



**MINUTES OF STRATEGIC PROPERTY DEVELOPMENT SUB COMMITTEE
MEETING HELD IN WITTBER & DR RUBY DAVY ROOMS,
SALISBURY COMMUNITY HUB, 34 CHURCH STREET, SALISBURY ON
11 JULY 2022**

MEMBERS PRESENT

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

OBSERVERS

Cr L Braun
Cr B Brug

STAFF

Chief Executive Officer, Mr J Harry
General Manager City Development, Ms M English
General Manager Business Excellence, Mr C Mansueto
Manager Strategic Property Development, Ms S Klein
Manager Governance, Mr R Deco
PA to the General Manager Community Development, Ms S Howley

The meeting commenced at 7:55pm

The Chairman welcomed the members, staff and Members of the public present in the Gallery to the meeting.

APOLOGIES

Apologies were received from Cr Proleta.

LEAVE OF ABSENCE

Nil

PRESENTATION OF MINUTES

Moved Cr K Grenfell
Seconded Cr G Reynolds

The Minutes of the Strategic Property Development Sub Committee Meeting held on 09 May 2022, be taken as read and confirmed.

CARRIED

REPORTS

SPDSC1 Future Reports for the Strategic Property Development Sub Committee

Moved Cr J Woodman
Seconded Cr K Grenfell

That Council:

1. Notes the report.

CARRIED

QUESTIONS ON NOTICE

There were no Questions on Notice.

MOTIONS ON NOTICE

There were no Motions on Notice.

OTHER BUSINESS

Questions Without Notice, Motions Without Notice, CEO Update

There were no Other Business items.

ORDER TO EXCLUDE THE PUBLIC

SPDSC2 Lake Windemere Business Case

Moved Cr J Woodman
Seconded Cr C Buchanan

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 Business Case** 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 7:54pm
The meeting moved out of confidence and closed at 8:00pm

CHAIRMAN.....

DATE.....

ITEM	SLSCC1
	SALISBURY LIVING SUB COMMITTEE
DATE	16 January 2023
HEADING	Future Reports for the Salisbury Living Sub Committee (formerly the Strategic Property Development Sub 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 Salisbury Living 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 Salisbury Living Sub Committee as a result of a Council resolution:

Meeting Item	- Heading and Resolution	Officer
20/12/2021 DEP2	Deputation: Opposition to Housing at Finniss Avenue Reserve, Ingle Farm 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. Due: December 2022 Deferred to: April 2023 Reason: Due to election in November 2022.	Sharee Klein
20/12/2021 6.0.2- SPDSC2	Stage One Community Engagement Outcome - Eight Investigation Sites: Ingle Farm, Para Vista, Para Hills 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. Due: December 2022 Deferred to: April 2023 Reason: Due to election in November 2022.	Sharee Klein
23/05/2022 6.4.1- SPDSC2	Len Beadell – Land Disposal Update Council has previously resolved this resolution to be confidential. Due: February 2023 Deferred to: April 2023 Reason: Due to election in November 2022.	Sharee Klein
14/06/2022 C1	Land Acquisition – Bolivar Council has previously resolved this resolution to be confidential. Due: February 2023 Deferred to: June 2023 Reason: Due to election in November 2022	Karen Pepe

4. CONCLUSION / PROPOSAL

4.1 Future reports for the Salisbury Living Sub Committee have been reviewed and are presented to Council for noting.

ITEM	SLSCC2
	SALISBURY LIVING SUB COMMITTEE
DATE	16 January 2023
HEADING	Strategic Development Projects - Status Report
AUTHORS	Sharee Klein, Manager Strategic Development Projects, City Development Stewart Tremain, Project Manager Strategic Development Projects, City Development
CITY PLAN LINKS	Our urban growth is well planned and our centres are active. We deliver quality outcomes that meet the needs of our community.
SUMMARY	This project status report is provided for the current strategic property projects being delivered by the Strategic Development Projects Division.

RECOMMENDATION

That Council:

1. Notes this report.

ATTACHMENTS

There are no attachments to this report.

1. BACKGROUND

- 1.1 Targeted development of surplus Council owned land is one of the priority actions within Council's Growth Action Plan (GAP) to identify an ongoing pipeline of projects to build on the Strategic Development Project (SDP) agenda and contribute towards Council's strategic directions set out in the City Plan 2035. This includes supporting Council's future financial capacity to deliver major strategic projects for community benefit.
- 1.2 The Strategic Development Project's division seeks to develop surplus underutilised Council land for residential housing. The program of works is underpinned by the Strategic Land Review (SLR) document, which outlines the detailed processes involved with investigating and developing underutilised Council land, and identifies the following program objectives:
 - Realise development profit returning a commercial outcome to Council to reduce debt and free up capacity to fund strategic projects;
 - Inclusion of a range of living options, including affordable housing that provides housing choice for the Salisbury community for all ages, background and budgets;

- Deliver best practice design with a high attention to detail setting an improved standard for residential development including medium density and infill land developments in Salisbury that contributes towards Council’s strategic agenda set out in the City Plan 2035;
 - Integration with Council projects from other departments to promote improved connection, road network functionality and open space upgrade that benefit both the new and existing community;
 - Use of Council surplus landholdings to build a pipeline of development projects that support the local construction industry, creating local jobs for local people; and
 - Partnering with agencies and organisations to deliver social outcomes in relation to affordable housing.
- 1.3 Council is kept informed on a regular basis on the broad range of residential and other projects that are being undertaken through a quarterly status update report that is presented to the Salisbury Living Sub-Committee (formerly the Strategic Property Development Sub-Committee). The report provides a summary of the status of projects, along with any notable industry updates.

2. CITY PLAN CRITICAL ACTION

- 2.1 Provide at least 15% affordable housing through Council’s development projects.
- 2.2 Deliver a residential development program by using surplus Council land.

3. CONSULTATION / COMMUNICATION

- 3.1 Internal
- 3.1.1 Executive Group

4. REPORT

Market Overview

- 4.1 South Australia, like the rest of the country, is experiencing an affordable housing crisis that is being driven by macro-economic and social factors including household incomes that are not keeping up with inflationary pressures, significant undersupply of rental housing with vacancy rates at record lows, pushing up rental prices.
- 4.2 Housing affordability was also impacted by the Covid-19 pandemic and the associated building material supply and contractor shortages which has driven up price increases in new housing construction.
- 4.3 The extent of the housing affordability challenge facing Australia, has been recognised across all arms of government with a raft of grant stimulus and funding initiatives being announced that are seeking to make a significant contribution towards delivery of increased volumes of affordable, community and social housing stock in the next five years.
- 4.4 The Federal Budget announcement on 25 October 2022, included commitments to affordable and social housing through a range of programs.

- 4.5 The State Government has committed \$177.5M over four years to build 400 new houses, including 250 in Metropolitan Adelaide. It is also working with HomeStart to develop a low-deposit home loan specifically tailored for first home buyers.
- 4.6 The Strategic Development Projects team continues to monitor data provided by industry bodies and the State Government to ensure business cases and projects are being developed with the most up to date information available. It is noted that the City of Salisbury via its residential development program has the ability to assist with affordability pressure in releasing land to the market and undertaking research on how the housing needs of our community can be met.

Projects Status Update

Irving Place (formerly Hoyle Green), Para Hills

- 4.7 Irving Place is a small residential development comprising 13 allotments ranging in size from 252sqm to 648sqm. The demand for housing in this location resulted in all allotments selling out within a few days of release.
- 4.8 Practical completion has now been reached for civil works, public lighting and landscape works.
- 4.9 The sales and marketing of Hoyle Green (Irving Place) was very successful resulting in all 13 of the allotments being settled. Two allotments (15% of allotments) were offered at a price below the State Government affordable housing threshold delivering positive social benefits for the community.
- 4.10 Construction is nearing completion at Irving Place with five properties completed and occupied. There are five properties occupied awaiting completion of driveway and/or landscaping and two properties are in the late stages of construction. One allotment is yet to obtain development approval.

Boardwalk at Greentree, Walpole 3, Paralowie

- 4.11 Boardwalk at Greentree is an award-winning master planned development of 122 allotments that features new walking trails, a playground and a boardwalk.
- 4.12 Since settlements commenced on the project in late August 2016, and as of 30 December 2022, the project has achieved 108 settlements. Of the remaining 14 allotments, ten are contracted and four have been lodged for Encumbrance Approval.
- 4.13 Nine settlements have occurred since the last update report in May 2022, with 88.5% of the project sold.
- 4.14 Construction on ten of the Parkfront allotments overlooking the playground is due to commence in February 2023.

Lake Windemere, Salisbury North

- 4.15 The Lake Windemere Expression of Interest (EOI) was released to the market with submissions closing on the 10 November 2021. In February 2022 Council approved the preferred proponent (1279/2022) and at its confidential meeting in July 2022 Council approved the Business Case and concept plan (1435/2022).
- 4.16 The proponent has now lodged plans seeking development approval for the thirty-five-allotment development. Civil construction is forecast to begin in the last quarter of 2022/23.

- 4.17 A number of allotments will be offered at a price below the State Government affordable housing threshold delivering positive social benefits for the community.

Walkleys Road Corridor, Ingle Farm

- 4.18 During 2020/2021 significant community engagement was undertaken on the proposed residential development of Walkleys Road corridor. The outcomes of the engagement activities were reported to Council at the July 2021 meeting.
- 4.19 At the July meeting, Council approved the following further actions to be undertaken that arose from the engagement activities including:
- 4.19.1 Traffic investigations to identify priority actions to improve traffic, local area traffic management and road safety along local roads in the vicinity of the Walkleys Road Corridor project to address concerns identified through community engagement activities.
- 4.19.2 Further community engagement to develop a new playground at the corner of Baloo Street and Sullivan Road, Ingle Farm (1052/2021).
- 4.20 A CEO briefing will be scheduled for March 2023 to brief Council on the outcomes of the traffic investigations and status of the project.

Ryans Road, Greenfields

- 4.21 The 3.89-hectare site located on Salisbury Highway was contracted for sale in 2022 with settlement scheduled to occur in late January 2023.

Salisbury Oval/St Jays site

- 4.22 In February 2021 Council sought an Expression of Interest for the Salisbury Oval Development Site along Orange Avenue that included a portion of the former St Jays site that encouraged innovative options for commercial sporting use, health and well-being services for aged care and the sports medicine sectors.
- 4.23 As a result of the EOI process, the Orange Avenue development site was contracted in early 2022.
- 4.24 A development application for a Health Hub that will bring a diverse range of services and programs to the area that support children, young people and adults through all life stages has now been lodged.
- 4.25 It is anticipated that the final component will be lodged in early 2023.

Salisbury City Centre Renewal Expression of Interest (EOI)

- 4.26 A Salisbury City Centre Renewal Strategy was established in 2012, outlining the foundations for the revitalisation of the City Centre to support future population and employment growth, and establish Salisbury as a vibrant place to live and work.
- 4.27 In December 2022, Council in conjunction with property advisors Alinea Group and Leedwell, released an EOI campaign, inviting proposals from the private sector for this transformational renewal opportunity in the heart of the City Centre.
- 4.28 The EOI nominates four strategic sites as part of the campaign, with the priority site listed as the former Len Beadell Library.
- 4.29 The EOI is scheduled to close on the 23 February 2023, with a Council report summarising the interest and potential offers proposed for April 2023.

12 James Street Salisbury - Demolition & Carpark Works

- 4.30 The demolition of the former civic centre, and civil and landscape components of the Salisbury Hub achieved practical completion on the 12 December 2020. The landscape works were subject to a 3-month maintenance period, which was executed under the Contract and achieved on the 14 May, 2021. The civil works was subject to a 12-month defects liability period which has now concluded, with all requirements under the Contract now being executed. This allowed Final Completion to be granted on the 16 December, 2021 and the release of the final Bank Guarantee.
- 4.31 The project budget returned a positive result for Council as a saving of 5.5% of the approved budget was achieved. Final reconciliation has been undertaken and this project has now been closed out with no further reporting on this project.

SDP Program Overview

- 4.32 The Strategic Land Review (SLR) is the overarching document that steers the processes and desired outcomes of the whole SDP program. To ensure the SLR maintains currency major and minor reviews are scheduled every four years. A minor interim review of the SLR is currently underway.
- 4.33 It is anticipated that the review will be presented to Council in April/May 2023.

5. CONCLUSION / PROPOSAL

- 5.1 The SDP is currently managing a number of significant residential and commercial projects aligned to Council's strategic agenda set out in the City Plan 2035.
- 5.2 Consistent with its objectives, the program is delivering community value through quality urban environments, social outcomes (such as diverse and affordable living options), local jobs and economic development, as well as providing a commercial return to Council in order to reduce debt and free up capacity to fund strategic projects.