



AGENDA

**FOR SALISBURY LIVING SUB COMMITTEE MEETING TO BE HELD ON
14 JULY 2025 AT THE CONCLUSION OF THE ASSET MANAGEMENT
SUB COMMITTEE**

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

MEMBERS

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

REQUIRED STAFF

Chief Executive Officer, Mr J Harry
General Manager City Development, Ms M English
Deputy Chief Executive Officer, Mr C Mansueto
General Manager City Infrastructure, Mr J Devine
General Manager Community Development, Ms B O'Brien
A/Manager Governance, Ms S Kinsella
Governance Support Officer, Ms M Prasad

APOLOGIES

LEAVE OF ABSENCE

Leave of absence for this meeting was previously granted to Cr M Mazzeo.

PRESENTATION OF MINUTES

Presentation of the Minutes of the Salisbury Living Sub Committee Meeting held on 10 June 2025.

REPORTS

SLSC1 Future Reports for the Salisbury Living Sub Committee9

SLSC2 Proposed Revocation of Community Land Classification - McLean
 Reserve, Desmond Avenue Pooraka.....11

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)

ORDERS TO EXCLUDE THE PUBLIC

SLSC3 Walkleys Road Corridor - Status Update

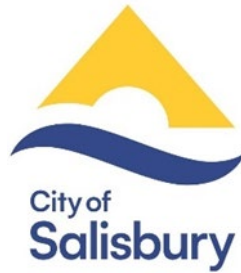
Recommendation

Pursuant to section 83(5) of the *Local Government Act 1999* the Chief Executive Officer has indicated that, if the Salisbury Living Sub Committee 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 the matter and discussion of this item in confidence would protect commercial negotiations and Council's commercial position*

*the public's interest is best served by not disclosing the **Walkleys Road Corridor - Status Update** item and discussion at this point in time.*

CLOSE



**MINUTES OF SALISBURY LIVING SUB COMMITTEE MEETING HELD IN THE LITTLE
PARA CONFERENCE ROOMS, SALISBURY COMMUNITY HUB, 34 CHURCH
STREET, SALISBURY ON**

10 JUNE 2025

MEMBERS PRESENT

Cr M Mazzeo (Chairman) (*via MS teams*)
Mayor G Aldridge (ex officio)
Deputy Mayor, Cr C Buchanan
Cr K Grenfell (Deputy Chairman) *Presiding over the meeting*
Cr D Hood
Cr P Jensen *from 7.15pm*

OBSERVERS

Cr L Brug

STAFF

Chief Executive Officer, Mr J Harry
General Manager City Development, Ms M English
Deputy Chief Executive Officer, Mr C Mansueto
General Manager City Infrastructure, Mr J Devine
A/General Manager Community Development, Ms V Haracic
Manager Governance, Mr R Deco
Governance Support Officer, Ms M Prasad

The meeting commenced at 7.14pm.

The Deputy Chairman welcomed the Elected Members, members of the public and staff to the meeting.

APOLOGIES

Apologies were received from Cr B Brug.

LEAVE OF ABSENCE

Nil.

PRESENTATION OF MINUTES

Moved Mayor G Aldridge
Seconded Cr C Buchanan

The Minutes of the Salisbury Living Sub Committee Meeting held
on 12 May 2025, be taken as read and confirmed.

CARRIED

REPORTS

SLSC1 Future Reports for the Salisbury Living Sub Committee

Moved Cr D Hood
Seconded Cr C Buchanan

That Council:

1. Notes the report.

CARRIED

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)

There were no Other Business Items.

ORDERS TO EXCLUDE THE PUBLIC

SLSC2 Rundle Reserve - Expression of Interest Outcome

Moved Cr C Buchanan

Seconded Cr D Hood

That the Salisbury Living Sub Committee:

1. *Orders that pursuant to Section 90(2) and (3)(b)(i) and (b)(ii) of the Local Government Act 1999, that it is appropriate and necessary to exclude the public for the consideration of Agenda Item SLSC2 Rundle Reserve – Expression of Interest Outcome with the exception of the following persons:*
 - *Chief Executive Officer*
 - *Deputy Chief Executive Officer*
 - *General Manager City Infrastructure*
 - *A/General Manager Community Development*
 - *General Manager City Development*
 - *Manager Governance*
 - *Governance Support Officer*
 - *Audit and Risk Manager*
 - *Manager Urban, Recreation and Natural Assets*
 - *Manager Strategic Development Projects*

On the basis:

- *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 the matter and discussion of this item in confidence would protect commercial negotiations and Council's commercial position*

*the public's interest is best served by not disclosing the **Rundle Reserve - Expression of Interest Outcome** item and discussion at this point in time.*

CARRIED

The meeting moved into confidence at 7.15pm.

The meeting moved out of confidence and closed at 7.20pm.

CLOSE

CHAIRMAN.....

DATE.....

ITEM	SLSC1
	SALISBURY LIVING SUB COMMITTEE
DATE	14 July 2025
HEADING	Future Reports for the Salisbury Living 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.

RECOMMENDATIONThat 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. EXTERNAL CONSULTATION / COMMUNICATION

- 2.1 No external consultation was required in the development of this report.

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
24/03/2025	Housing and Homeless Crisis Working Group – Investigation Update	Gemma Caon
5.4.1-SLSC2	1. Approves Council Administration prepare an Expression of Interest Framework for both Pelham Reserve, Ingle Farm and McLean	

	Reserve Pooraka, to be presented to Council for approval as follows:	
	<ul style="list-style-type: none"> a. An appropriate housing provider to deliver short term accommodation for women over 55 and/or social or affordable housing, with Council offering the land via either purchase, a long term lease arrangement, or a transfer at nil cost for McLean Reserve. b. An appropriate housing provider to deliver short term accommodation, social and/or affordable housing, build to rent and rent to buy with Council offering the land via either purchase, a long term lease arrangement, or transfer at nil cost for Pelham Reserve 	
Due:	August 2025	
24/03/2025	Proposed Revocation of Community Land Classification Pelham Reserve, Bridge Road, Ingle Farm	Sharee Klein
Item 4.1.3	3. Notes that a further report will be presented to Council for consideration in the event that any objections are received.	
Due:	August 2025	
26/05/2025	Salisbury North Expression of Interest	Sharee Klein
SLSC3FI	Council has previously resolved this resolution to be confidential.	
Due:	October 2025	

4. CONCLUSION / PROPOSAL

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

ITEM	SLSC2		
	SALISBURY LIVING SUB COMMITTEE		
DATE	14 July 2025		
PREV REFS	Urban Services Committee	4.1.4	17/03/2025
HEADING	Proposed Revocation of Community Land Classification - McLean Reserve, Desmond Avenue Pooraka		
AUTHOR	Emma Robinson, Property Officer, City Development		
CITY PLAN LINKS	1.1 Our city has a diversity of housing that meets the needs of our community 3.2 Our city's growth is well planned and supported by the integrated delivery of infrastructure 4.3 Our council is recognised for delivering exceptional community experiences and quality outcomes		
SUMMARY	<p>This report considers the Revocation of the Community Land Classification, of Allotment 109 in Deposited Plan 6465 and known as McLean Reserve. Specifically, the report considers objections received as a result of the public consultation and recommends that Council continue with the proposal to revoke the Community Land Classification and make a written submission to the Minister seeking approval.</p>		
RECOMMENDATION			
	<u>That Council:</u>		
	<ol style="list-style-type: none"> Notes the submissions received and responses provided as summarised in paragraphs 3.10 and 3.11 and documented in Attachment 2 of the Report (Item SLSC2, Proposed Revocation of Community Land Classification – McLean Reserve, Desmond Avenue Pooraka – Salisbury Living Sub Committee, 14 July 2025). Approves that the land delineated in Attachment 1 of the Report (Item SLSC2, Proposed Revocation of Community Land Classification – McLean Reserve, Desmond Avenue Pooraka – Salisbury Living Sub Committee, 14 July 2025) described as Allotment 109 in Deposited Plan 6465 known as McLean Reserve, be developed for residential and complementary non-residential purposes consistent with the Suburban Activity Zone. Notes that an Expression of Interest document aligned with the recommendations from the Housing Crisis and Homelessness Working Group will be prepared for Council approval. Notes that the Public Consultation requirements of the <i>Local Government Act 1999</i> have been complied with and submissions addressed. 		

5. Authorises the Chief Executive Officer, or delegate to proceed with the Revocation process and prepare and submit the necessary report and related documentation to the Minister for approval pursuant to Section 194 (3) of the *Local Government Act 1999*.

ATTACHMENTS

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

1. Overhead of McLean Reserve
2. Submission letters and Administration responses
3. Overhead zone of mailout letters

1. BACKGROUND

- 1.1 At the Council meeting held on the 24 March 2025 it was resolved that Council:

- “1. Approves the proposal to revoke the community land classification of allotment 109 in Deposited Plan 6465 as described in Certificate of Title Volume 5519 Folio 651 as delineated on Attachment 1 - Aerial locality map - McLean Reserve of the report (Item 4.1.4, Urban Services Committee, 17 March 2025) and that once revoked the land be developed for residential and non-residential purposes.*
- 2. Approves that the Section 194 Report – Proposal for Revocation of Classification as Community Land contained in Attachment 2 - Section 194 Report McLean Reserve of the report (Item 4.1.4, Urban Services Committee, 17 March 2025) be adopted for the purposes of Section 194 of the Local Government Act 1999, and the Chief Executive Officer or delegate be authorised to implement the Public Consultation Process in accordance with Council’s endorsed Community Consultation Policy.*
- 3. Notes that a further report will be presented to Council for consideration in the event that any objections are received.*
- 4. Authorises the Chief Executive Officer or delegate to prepare and submit the necessary documentation to the Minister for approval to revoke the Community Land Classification in the event that no objections are received.”*

Resolution 0854/2025

2. EXTERNAL CONSULTATION / COMMUNICATION

- 2.1 On the 3 April 2025 a community consultation process commenced, consisting of letters posted to 86 residents and property owners within close proximity to the proposed revocation site, as delineated on Attachment 3 of this Report (Item SLSC2, Proposed Revocation of Community Land Classification – McLean Reserve, Desmond Avenue Pooraka – Salisbury Living Sub Committee, 14 July 2025).

3. DISCUSSION

- 3.1 To respond to the housing and homelessness crisis McLean Reserve has been identified by Council as a site that could be used to provide much needed housing within the Salisbury community.
- 3.2 The site is not regarded as usable open space and is in easy walking distance of Bentley Green and Brian Goodall Reserve, providing adequate useable public open space for passive recreation purposes.
- 3.3 The first component of the revocation process is consulting with the community.
- 3.4 As part of the community consultation, letters were posted to 86 residents and property owners within close proximity to the proposed site. Notifications were published in the Advertiser Newspaper, State Government Gazette and Council's website. Additionally, two signs were erected on site advising residents of the process.
- 3.5 At the conclusion of the public consultation period, three formal submissions were received from residents.
- 3.6 Staff provided detailed written responses to each submission, which were hand-delivered to ensure timely and direct communication.
- 3.7 In addition, all three residents were personally contacted and engaged in constructive conversations, during which they were able to discuss their concerns in detail and were advised of the measures in place to mitigate potential impacts.
- 3.8 Following these discussions, all three residents indicated they were satisfied with the responses and reassurances provided, and no further objections have been raised.
- 3.9 A summary of the concerns raised, and responses are provided below, and each submission letter and response can be found in Attachment 2 of this Report (Item SLSC2, Proposed Revocation of Community Land Classification – McLean Reserve, Desmond Avenue Pooraka – Salisbury Living Sub Committee, 14 July 2025).
- 3.10 The submissions provided by the three residents highlighted the following concerns:
- Loss of current reserve and its community value
 - Increased residential parking
 - Removal of the walkway between Tallering Avenue to Desmond Avenue.

- Concerns about future development options
- The importance of maintaining green space for mental health and environmental benefits
- Community safety considerations regarding potential housing developments
- The need for multilingual consultation with all residents

3.11 The following summarises the information provided to respondents in response to these concerns.

3.11.1 Loss of current reserve and its community value

Consideration regarding future use of this site follows a strategic approach, focusing on creating multi-functional spaces that serve diverse community needs, while ensuring sustainable management of community assets. This sometimes requires difficult decisions about rationalising underutilised spaces, to fund improvements to high-quality, well-located parks that better serve our growing population.

The subject reserve is currently unirrigated and has been identified as having limited usage and quality.

3.11.2 Increased residential parking

As part of the Planning Assessment for any future development, a traffic report by a qualified Traffic Engineer is required to form part of any planning application. An assessment is undertaken of existing adjoining streets, as well as current and future traffic volume and car parking. In addition to this, the Planning and Design Code controls the minimum number of resident and visitor car parks required to accommodate the relevant land use both within the property and on-street car parking to ensure there is adequate parking allowance for any proposed development.

3.11.3 Removal of the walkway between Tallering Avenue and Desmond Reserve

It is understood that this connection is essential in providing access to residents to the west of the reserve through to Desmond Avenue and then through to Bridge Road and should the residential development progress, it was confirmed that the walkway would remain to provide continued access for pedestrians.

3.11.4 Concerns about future development options

The land is located within the Suburban Activity Centre Zone, which supports mixed-use development that integrates residential and commercial uses. Any future development would be assessed against strict planning policies, including:

- Requirements for soft landscaping and tree planting
- Heat mitigation and stormwater management
- Quality built form that responds to the local context

- Pedestrian and cycling connectivity

3.11.5 The importance of maintaining green space for mental health and environmental benefits

Council's commitment to providing high-quality, functional, and well-maintained open spaces that enhance community wellbeing was communicated. The mental health, physical health, and environmental benefits of green open spaces were acknowledged as well as confirmation that this aligns with contemporary research on the importance of accessible green space.

3.11.6 Community safety consideration regarding potential housing developments

The concerns about community safety were noted and advice was provided, that this will be considered should any housing development proceed. Council will work closely with developers and housing providers to ensure appropriate management and community integration.

3.11.7 The need to have multilingual consultation with all residents

The important point about residents with limited English skills was acknowledged. Investigations into how we can include appropriate translation services and culturally sensitive communication methods in future engagement will be undertaken.

3.12 The respondents were thanked for their feedback, and were advised that should they wish to appear as a deputation at the Council meeting and present any information, they must deliver a written request to Council's principal office and address it to the Chief Executive Officer (34 Church Street, Salisbury) by 5:00pm five (5) business days prior to the Council meeting scheduled for Monday 28 July 2025. To date no-one has indicated that they wish to appear as a deputation.

3.13 It is noted that an email was received from the South Australian Housing Trust (SAHT) advising their interest in purchasing this parcel of land. SAHT was provided with an acknowledgement to the email and was asked to provide any further detail for consideration in this report. To date, this has not been received.

3.14 The next step will be to prepare an EOI document in accordance with the recommendations from the Housing Crisis and Homelessness Working Group for Council approval. SA Housing Trust will be advised of the Expression of Interest process.

4. FINANCIAL OVERVIEW

4.1 No financial impacts are expected in consideration of this report.

5. CONCLUSION

- 5.1 The concerns raised by the respondents, in relation to the Revocation of Community Land Classification of Allotment 109 in Deposited Plan 6465 and described in Certificate of Title Volume 5519 Folio 651 known as McLean Reserve, Desmond Avenue Pooraka, have been responded to and addressed.
- 5.2 Having complied with Council's Public Consultation Policy and addressed the respondents' concerns, it is recommended that Council continue with the revocation proposal by forwarding the necessary documentation with a request for the Ministerial approval to revoke the Community Land Classification of Allotment 109 in Deposited Plan 6465 as described in Certificate of Title Volume 5519 Folio 651 known as McLean Reserve.

Overhead of McLean Reserve



Submission letters and staff responses

Submission letter 1

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Mr John Harry, CEO
City of Salisbury
PO Box 8
Salisbury SA 5108

15 April, 2025

Dear Sir,

OBJECTION TO REZONING OF McLEAN RESERVE, POORAKA

I wish to submit my objections to the proposed rezoning and sale of allotment this land.

Having been a resident of Pooraka for over 35 years, I have concerns about the rezoning and sale of the parcel of land on Desmond Avenue, Pooraka, called McLean Reserve.

This reserve was once a lovely green space with a playground for young children. Over recent years, the playground has been removed but it is still a nice green space for our suburb.

Desmond Avenue is an access route for residents transiting from one side of Pooraka to the other, and is already congested with the increased residential parking that happens when housing blocks are subdivided, and redeveloped.

The alleyway between Tallering Avenue and Desmond Avenue is regularly used by walkers and cyclists and this will be severely missed, if access is removed.

There needs to be more green space in our suburbs, not less. Once reserves disappear, they won't come back or be replaced.

On a side matter, I would also like to highlight the fact that Pooraka is a lovely place to live but, with our city becoming more multi-cultural, it seems that some residents don't take pride in their properties. As new residents move in, many let their gardens go, and this makes the suburb look untidy and rundown. I've noticed an increase in the dumping of rubbish on council verges and am constantly reporting this to council.

For this reason alone, the reserve at Desmond Avenue, should be left alone, to help beautify our suburb.

I hope you will consider my objection, and look forward to receiving more information about this application.

Yours sincerely,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Staff response to submission letter 1

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20 June 2025

[Redacted]
[Redacted]
[Redacted]

[Redacted]

RE: Proposal to revoke the community land classification of McLean Reserve Desmond Avenue, Pooraka

I write to thank you for your recent correspondence regarding the proposed Revocation of Community Land Classification for portion of McLean Reserve. We appreciate the time you have taken to share your concerns.

We recognise that your concerns centre on several important matters:

- Loss of current reserve and its community value
- Increased residential parking and
- The removal of the walkway between Tallering Avenue to Desmond Avenue.

Please find below our response in relation to your concerns.

Council's Approach to Open Space Planning

Council is committed to providing high-quality, functional, and well-maintained open spaces that enhance community wellbeing.

Our strategic approach focuses on creating multi-functional spaces that serve diverse community needs while ensuring sustainable management of our assets. This sometimes requires difficult decisions about rationalising underutilised spaces to fund improvements to high-quality, well-located parks that better serve our growing population.

The subject reserve is currently unirrigated and has been identified as having limited usage and quality. However, we understand this does not diminish its value to immediate neighbours like yourself.

Increased residential parking

As part of the Planning Assessment for any future development, a traffic report by a qualified Traffic Engineer is required to form part of the planning application where an assessment is undertaken of existing adjoining streets, as well as current and future traffic volume and car parking. In addition to this, the Planning and Design Code controls the minimum amount of resident and visitor car parks required to accommodate the relevant



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land use both within the property and on-street car parking to ensure there is significant car parking allowance for any proposed development.

Removal of walkway from Tallering Avenue to Desmond Avenue

We agree that this connection is essential in providing access to residents to the west of the reserve through to Desmond Avenue and then through to Bridge Road. Should the residential development progress we can confirm that the walkway will remain to provide continued access for pedestrians.

Next Steps

It is now proposed that a further report will be presented to Council to advise of the outcome of the public consultation process and for consideration of whether continue with the process. Your objection will be presented as an attachment to this report along with this response. This is a public meeting and should you wish to attend you are most welcome.

There is also an opportunity for you to make a deputation should you choose. Should you wish to appear as a deputation at the Council meeting and present any information, you must deliver your written request to Council's principal office and addressed to the Chief Executive Officer (34 Church Street, Salisbury) by 5:00pm 5 business days prior to the Council meeting scheduled for Monday 28 July 2025.

Deputations can be completed either in writing or by completing the information requested on Council's public website <https://www.salisbury.sa.gov.au/council/roles-and-function-of-council/council-meetings/deputations-at-council-meeting> or please do not hesitate to contact us on the numbers below so we may assist you further.

We hope this information alleviates your concerns and please do not hesitate to contact either Tim Starr, Team Leader Property on 08 8406 8577 or Emma Robinson, Property Officer on 08 8406 8216 should you wish to discuss or require any further information.
Yours sincerely,

Tim Starr
Team Leader Property
Ph: 8406 8577
Email: tstarr@salisbury.sa.gov.au

Submission Letter 2

Mr. John Harry
Chief Executive Officer
City of Salisbury
P.O. Box 8
Salisbury, S.A., 5108

[REDACTED]
[REDACTED]
[REDACTED]

23/04/25

Dear Mr. Harry

I am writing to you in response to the recent correspondence we received from Salisbury Council in relation to: 'The Proposed Revocation of Classification as Community Land'.

We have lived in the Pooraka area for the past 37 years (35 years at our current address). A part of the attraction in purchasing this house was 'the park' across the road. Until a few years ago it has a playground located on it, and was utilized every day by local children. Adults would also sit and take in 'the space', and still do. However not as much as the area has been taken over by weeds as it is no longer watered. Council do however still regularly mow this space, so it remains a pleasant open/green space.

I understand that the Salisbury Council area has 0.7% more open space than recommended by the South Australian Government. This is I believe a wonderful asset for a council to have, especially as the population of the area is increasing dramatically. As per the 2016 Census the population of the Salisbury Council area was 140,212. On the Council website it states that the estimated residential population of the Salisbury area as estimated by the Australian Bureau of Statistics in 2023 was 149,214. I am sure it would have increased drastically again in the past 2 years. We will know at next years Census.

As you are aware this is being achieved by the demolition of current housing stock and in the place of one house, two or three are being put in its place. (This in itself creates issues, such as parking, difficult access for waste collection and the ability for Emergency Vehicles to enter and exit properties in a timely manner. Along with social issues of such housing). So natural green spaces owned by regular households is not happening any more. It is so vital that Governments of all levels keep these green and open spaces. If COVID taught us anything it is that people need these spaces for their mental health.

It is well documented that being detached from nature is detrimental to human development, health and wellbeing. Regular contact, which includes visualising, is required for good mental health. When you research the literature, it documents that green and open spaces:

- Alleviate anxiety and depressive symptoms
- Reduce stress hormone levels
- Increase feelings of happiness and wellbeing
- Increase feelings of calmness
- Improve concentration and focus
- Decrease rates of substance abuse
- Recharge you emotionally
- Physical benefits (less obesity, less medical issues)

If these things are not addressed at local level, it is just going to create an even greater load on our already struggling health system.

Not only do these vital green and open spaces benefit one's overall health and wellbeing it has well documented ecological benefits. Green and open spaces:

- Act as a natural cooling of air. (Built up areas have a temperature increase by 1-3 degrees). Contributing to Global Warming.
- Vegetation aids in the absorption of carbon dioxide helping to offset greenhouse gas emissions.
- Green and open spaces also aid in the water management of the area.

In your letter it states that this area could be utilized in many different ways, including residential housing, community housing and non-residential (shops etc).

Desmond Avenue currently has a group of shops, consisting of: a gym, Indian Restaurant, Nail Salon, Laundromat, Hairdresser, Bakery and two vacant shops. I believe that the neighbourhood does not require any more.

Personally, I also have concerns should this area become community housing. I believe that this could undermine the safety of the area. I have worked for SA Health for 44 years and have had dealings with residents whom live in these properties and they can be at times very threatening. I have also had dealings with lovely people who live in these properties who live in fear for their safety by others. I do not want our street and neighbourhood to become like this. I know this does not come across as caring. I also know you as a council appreciate what I am talking about. My other concern is that Housing SA do not maintain their current stock of houses.

I appreciate that Council is also strongly encouraged by Federal and State Governments to free up land and increase housing supplies, and along with this could be financial incentives

to do so. Please consider local rate paying residents. I believe just looking at the population growth of this area, Salisbury Council is already assisting the housing crisis.

I ask in good faith that my concerns are taken into consideration before any decision is made. I also ask that the residents in our street who have limited English skills have been notified of the intentions of council in their preferred language and the implications explained to them.

In Anticipation

[Redacted signature block]

Staff response to submission letter 2



20 June 2025

Councillor [Redacted]
10 Desmond Avenue
Desmond, SA 5005

[Redacted]

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- o **RE: Proposal to revoke the community land classification of McLean Reserve Desmond Avenue, Pooraka**

I write to thank you for your recent correspondence regarding the proposed Revocation of Community Land Classification for portion of McLean Reserve. We appreciate the time you have taken to share your concerns.

We recognise that your concerns centre on several important matters:

- Loss of current reserve and its community value
- Concerns about future development options
- The importance of maintaining green space for mental health and environmental benefits
- Community safety considerations regarding potential housing developments
- The need for multilingual consultation with all residents

Council's Approach to Open Space Planning

Council is committed to providing high-quality, functional, and well-maintained open spaces that enhance community wellbeing. We acknowledge the mental health, physical health, and environmental benefits you have outlined - these align with contemporary research on the importance of accessible green space.

Our strategic approach focuses on creating multi-functional spaces that serve diverse community needs while ensuring sustainable management of our assets. This sometimes requires difficult decisions about rationalising underutilised spaces to fund improvements to high-quality, well-located parks that better serve our growing population.

The subject reserve is currently unirrigated and has been identified as having limited usage and quality. However, we understand this does not diminish its value to immediate neighbours like yourself.



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Future Development Considerations

The land is located within the Suburban Activity Centre Zone, which supports mixed-use development that integrates residential and commercial uses. Any future development would be assessed against strict planning policies including:

- Requirements for soft landscaping and tree planting
- Heat mitigation and stormwater management
- Quality built form that responds to the local context
- Pedestrian and cycling connectivity

Regarding your concerns about community housing, Council's Affordable and Community Housing Policy aims to create inclusive communities with quality housing outcomes. Should residential development progress we would work with reputable Community Housing Providers and maintain oversight of developments to ensure positive community outcomes.

Multilingual Consultation: We acknowledge your important point about residents with limited English skills. We will investigate how we can include appropriate translation services and culturally sensitive communication methods in future engagement.

Community Safety: Your concerns about community safety are noted and will be considered should any housing development proceed. Council works closely with developers and housing providers to ensure appropriate management and community integration.

Next Steps

It is now proposed that a further report will be presented to Council to advise of the outcome of the public consultation process and for consideration of whether continue with the process. Your objection will be presented as an attachment to this report along with this response. This is a public meeting and should you wish to attend you are most welcome.

There is also an opportunity for you to make a deputation should you choose. Should you wish to appear as a deputation at the Council meeting and present any information, you must deliver your written request to Council's principal office and addressed to the Chief Executive Officer (34 Church Street, Salisbury) by 5.00pm 5 business days prior to the Council meeting scheduled for Monday 28 of July 2025.

Deputations can be completed either in writing or by completing the information requested on Council's public website <https://www.salisbury.sa.gov.au/council/roles-and-function-of-council/council-meetings/deputations-at-council-meeting> or please do not hesitate to contact us on the numbers below so we may assist you further.



City of Salisbury
ABN 82 615 416 895
34 Church Street
PO Box 8
Salisbury SA 5108
Australia

Telephone 08 8406 8222
city@salisbury.sa.gov.au
www.salisbury.sa.gov.au

Our Commitment

We are committed to making decisions that balance competing community needs while respecting the concerns of long-term residents like yourself. Your perspective as someone who has witnessed the area's evolution over nearly four decades is particularly valuable to our decision-making process.

We hope this information alleviates your concerns and please do not hesitate to contact either Tim Starr, Team Leader Property on 08 8406 8577 or Emma Robinson, Property Officer on 08 8406 8216 should you wish to discuss or require any further information.

Yours sincerely,

Tim Starr
Team Leader Property
Ph: 8406 8577
Email: tstarr@salisbury.sa.gov.au

Submission Letter 3

21st April 2025

ATTENTION : Chief Executive Officer
 City of Salisbury
 PO Box 8
 Salisbury SA 5108

Reference : Allotment 109 in Deposited Plan Number 465
 known as McLEAN RESERVE Demand Ave
 Reserve and Described in Certificate of
 Title Volume 5519 Folio 601

After consideration of the Proposal I agree with
 the "Sub-division" of Allotment 109 for Housing
 but do not agree with the removal of the walkway
 access from Talking Avenue through to Demand
 Avenue for the following reasons:

- We have lived in Talking Avenue for 62 years, myself
 and family members use and continue to use this
 walkway frequently
- provides easy access to the shops on Demand
 Avenue (now there is a new bakery opened)
- Your proposal mentions easy access to Bentley
 Green, this would remove the "easy access" and
 increase the walking distance and therefore
 become more difficult
- For the local community this walkway is
 extremely important as it provides an easy

access from Quindivan Road via Western
 Avenue through to Bridge Road via Elva
 Avenue

Yours Sincerely,

Staff response to submission letter 3

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20 June 2025

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

**RE: Proposal to revoke the community land classification of McLean Reserve
Desmond Avenue, Pooraka**

I write to thank you for your recent correspondence regarding the proposed Revocation of Community Land Classification for portion of McLean Reserve. We appreciate the time you have taken to share your concerns.

The concern raised in your letter was regarding the removal of the walkway that connects Tallering Avenue to Desmond Avenue and then via Elva Avenue to Bridge Road.

We agree that this connection is essential in providing access to residents to the west of the reserve through to Desmond Avenue. We can confirm that the walkway will remain to provide continued access for pedestrians.

Next Steps

It is now proposed that a further report will be presented to Council to advise of the outcome of the public consultation process and for consideration of whether to continue with the process. Your objection will be presented as an attachment to this report along with this response. This is a public meeting and should you wish to attend you are most welcome.

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We hope this information alleviates your concerns and please do not hesitate to contact either Tim Starr, Team Leader Property on 08 8406 8577 or Emma Robinson, Property Officer on 08 8406 8216 should you wish to discuss or require any further information.

Yours sincerely,

Tim Starr
Team Leader Property
Ph: 8406 8577
Email: tstarr@salisbury.sa.gov.au

Overhead zone of mailout letters

