

# FOR SALISBURY LIVING SUB COMMITTEE MEETING TO BE HELD ON

### 10 FEBRUARY 2025 AT THE CONCLUSION OF THE ENVIRONMENTAL SUSTAINABILITY AND TREES SUB COMMITTEE MEETING

# 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 A/General Manager City Infrastructure, Mr J Collins General Manager Community Development, Mrs A Pokoney Cramey Manager Governance, Mr R Deco

#### APOLOGIES

# LEAVE OF ABSENCE

#### **PRESENTATION OF MINUTES**

Presentation of the Minutes of the Salisbury Living Sub Committee Meeting held on 2 December 2024.

# REPORTS

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SLSC2	Revocation of Community Land Classification - Rundle Reserve1	7

# **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 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 the Salisbury Living Sub Committee so determines, this matter may be considered in confidence under Part 3 of the *Local Government Act* 1999 on the 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

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.

# SLSC4 Walkleys Road Corridor Development - Housing Affordability

# 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 the 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

On that basis the public's interest is best served by not disclosing the **Walkleys Road Corridor Development - Housing Affordability** item and discussion at this point in time.

# SLSC5 Meanwhile Use- Mobile Sleep Options

#### 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 the 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

On that basis the public's interest is best served by not disclosing the **Meanwhile Use- Mobile Sleep Options** item and discussion at this point in time.

# SLSC6 Walkleys Road Corridor Development Project 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 the 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

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

# SLSC7 Strategic Development Projects, Short Term Action Plan, Prioritisation of Sites

# 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 the 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

On that basis the public's interest is best served by not disclosing the **Strategic Development Projects, Short Term Action Plan, Prioritisation of Sites** item and discussion at this point in time.

# SLSC8 Salisbury City Centre Development 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 the 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

On that basis the public's interest is best served by not disclosing the **Salisbury City Centre Development 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 SALISBURY LIVING SUB COMMITTEE MEETING HELD IN WITTBER & DR RUBY DAVY ROOMS, SALISBURY COMMUNITY HUB,

# 34 CHURCH STREET, SALISBURY ON

# 2 DECEMBER 2024

MEMBERS PRESENT	Mayor G Aldridge, Acting Chair (ex officio) Deputy Mayor, Cr C Buchanan Cr B Brug <i>(via Teams)</i> Cr D Hood Cr P Jensen
STAFF	Deputy Chief Executive Officer, Mr C Mansueto General Manager City Development, Ms M English A/General Manager Community Development, Mr C Grocke Manager Strategic Development Projects, Ms S Klein

Manager Governance, Mr R Deco Social Policy Planner, Mr R Scholtz PA to General Manager City Infrastructure, Ms H Prasad

*In the absence of the Chair and Deputy Chair, the Deputy Chief Executive Officer opened the meeting at 7.39pm and called for nominations to chair the meeting.* 

# Appointment as Chairman for the 2 December 2024 Salisbury Living Sub Committee meeting

Moved Cr C Buchanan Seconded Cr P Jensen

Appoints Mayor G Aldridge as Chair for the 2 December 2024 Salisbury Living Sub Committee meeting, in the absence of the Chairman and Deputy Chairman.

CARRIED

# APOLOGIES

Apologies have been received from Cr M Mazzeo and Cr K Grenfell.

# LEAVE OF ABSENCE

Nil.

## **PRESENTATION OF MINUTES**

Moved Cr D Hood Seconded Cr P Jensen

The Minutes of the Salisbury Living Sub Committee Meeting held on 11 November 2024, be taken as read and confirmed.

CARRIED

CARRIED

# SLSC1 Future Reports for the Salisbury Living Sub Committee Moved Cr P Jensen Seconded Cr D Hood

That Council:

1. Notes the report.

### **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.

#### ORDERS TO EXCLUDE THE PUBLIC

#### SLSC2 Rundle Reserve - Expression of Interest

Moved Cr P Jensen Seconded Cr D Hood

That the Salisbury Living Sub Committee Orders:

- 1. Pursuant to Section 90(2) and (3)(b)(i) and (b)(ii) of the Local Government Act 1999, that it is necessary and appropriate to exclude the public for the consideration of Agenda Item SLSC2 Rundle Reserve – Expression of Interest with the exception of the following persons:
  - Chief Executive Officer
  - Deputy Chief Executive Officer
  - General Manager City Infrastructure
  - General Manager City Development
  - Manager Governance
  - PA to General Manager City Infrastructure
  - Manager Strategic Development Projects
  - Social Policy Planner, Mr R Scholtz

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 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 **Rundle Reserve - Expression of Interest** 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

#### SLSC3 Meanwhile Use – Mobile Sleep Options

Moved Cr P Jensen Seconded Cr D Hood

That the Salisbury Living Sub Committee Orders:

- 1. Pursuant to Section 90(2) and (3)(b)(i) and (b)(ii) of the Local Government Act 1999, that it is necessary and appropriate to exclude the public for the consideration of Agenda Item SLSC3 Meanwhile Use – Mobile Sleep Options with the exception of the following persons:
  - Chief Executive Officer
  - Deputy Chief Executive Officer
  - General Manager City Infrastructure
  - General Manager City Development
  - Manager Governance
  - PA to General Manager City Infrastructure
  - Manager Strategic Development Projects
  - Social Policy Planner, Mr R Scholtz

 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

On that basis the public's interest is best served by not disclosing the **Meanwhile Use – Mobile Sleep Options** 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

CLOSE

The meeting closed at 8.06pm.

CHAIRMAN	
DATE	

ITEM	SLSC1
	SALISBURY LIVING SUB COMMITTEE
DATE	10 February 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.

# 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

subcommittee 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
28/10/2024	Salisbury North Expression of Interest	Sharee Klein
SLSC6	This resolution is confidential.	
Due:	April 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	10 February 2025
HEADING	Revocation of Community Land Classification - Rundle Reserve
AUTHOR	Tim Starr, Team Leader, Property, City Development
CITY PLAN LINKS	<ul><li>3.1 Our businesses are successful, and the community benefits from their success</li><li>3.2 Our city's growth is well planned and supported by the integrated delivery of infrastructure</li></ul>
SUMMARY	All of the legislative requirements associated with the revocation process of the community land classification of Rundle Reserve have been met. Council can now consider revocation of the Community Land Classification at allotment 16 in Deposited Plan 9424 as described in Certificate of Title Volume 5177 Folio 734 together with Allotment 52 in Deposited Plan 27205 and described in Certificate of Title Volume 5372 Folio 832

### RECOMMENDATION

#### That Council:

- Approves the revocation of allotment 16 in Deposited Plan 9424 as described in Certificate of Title Volume 5177 Folio 734 (being approximately 23,093m<sup>2</sup> in size) together with Allotment 52 in Deposited Plan 27205 and described in Certificate of Title Volume 5372 Folio 832 (being approximately 2,379m<sup>2</sup> in size), and commonly known as Rundle Reserve pursuant to the provisions of Section 194(3) (b) of the *Local Government Act 1999* having complied with all the requirements.
- 2. Authorises the Chief Executive Officer or Delegate to remove allotment 16 in Deposited Plan 9424 as described in Certificate of Title Volume 5177 Folio 734 together with Allotment 52 in Deposited Plan 27205 and described in Certificate of Title Volume 5372 Folio 832 from the City of Salisbury Community Land Register.
- Authorises the Chief Executive Officer or delegate to lodge all necessary documentation with the Land Titles Office to allow for the removal of allotment 16 in Deposited Plan 9424 as described in Certificate of Title Volume 5177 Folio 734 together with Allotment 52 in Deposited Plan 27205 and described in Certificate of Title Volume 5372 Folio 832.

# ATTACHMENTS

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

1. Ministerial Approval Revocation of Community Land Classification Rundle Reserve

# 1. BACKGROUND

1.1 At the Council meeting held 26 August 2024 Council resolved:

### 4.1.6FI Proposed Revocation of Community Land Classification – Rundle Reserve

That Council:

- Approves the allotment 16 in Deposited Plan 9424 as described in Certificate of Title Volume 5177 Folio 734 (being approximately 23,093m<sup>2</sup> in size) together with Allotment 52 in Deposited Plan 27205 and described in Certificate of Title Volume 5372 Folio 832 (being approximately 2,379m<sup>2</sup> in size), and commonly known as Rundle Reserve; delineated in Attachment 1 – Overhead Rundle Reserve of (Item 4.1.10, Proposed Revocation of Community Land Classification - Rundle Reserve-Urban Service Committee, 19 August 2024), be declared surplus to Council's requirements.
- Approves the Proposal for Revocation of Classification as Community Land report prepared in accordance with Section 194(2)(a) of the Local Government Act 1999 contained in Attachment 2 -Rundle Reserve Section 194 Report of (Item 4.1.10, Proposed Revocation of Community Land Classification - Rundle Reserve- Urban Service Committee, 19 August 2024).
- 3. Authorises the Chief Executive Officer or delegate to commence the process of public consultation to revoke the classification of land as community land as identified in Section 1 above and detailed in Attachment 1- Overhead Rundle Reserve of (Item 4.1.10, Proposed Revocation of Community Land Classification Rundle Reserve- Urban Service Committee, 19 August 2024),in accordance with Council's Community Consultation Policy and Section 194(2)(b) of the Local Government Act.
- 4. Notes that a further report will be presented to Council for its consideration if any community objections are received.

- 5. Authorises the Chief Executive Officer or delegate to prepare and submit the necessary documentation to the Minister for approval in the event that no objections are received following community consultation.
- 6. Notes that following community consultation a further information report will be presented to Council on the status of the revocation process.
- Orders that, pursuant to Section 91(7) of the Local Government Act 1999, the report, attachments, presentation, discussion, recommendations, decision and minutes for this item will remain confidential and not available for public inspection until 31 August 2025 on the grounds of section 90 (3)(b)(i) and (b)(ii) of the Local Government Act 1999.
- 8. Delegates, pursuant to Section 91(9)(c) of the *Local Government Act 1999*, the power to revoke the order under Section 91(7)(a)&(b) prior to any review or as a result of any review to the Chief Executive Officer.

CARRIED 0717/2024

# 2. EXTERNAL CONSULTATION / COMMUNICATION

2.1 The Hon Joe Szakacs MP Minister for Local Government

#### 3. **DISCUSSION**

- 3.1 As no community objections were received following the community engagement process, an application was prepared and submitted to the Minister for Local Government on 28 October 2024.
- 3.2 Council is now advised that the application to the Minister for Local Government for revocation of the Community Land Classification over allotment 16 in Deposited Plan 9424 as described in Certificate of Title Volume 5177 Folio 734 (being approximately 23,093m<sup>2</sup> in size) together with Allotment 52 in Deposited Plan 27205 and described in Certificate of Title Volume 5372 Folio 832 (being approximately 2,379m<sup>2</sup> in size), and commonly known as Rundle Reserve, has been favourably received.
- 3.3 Approval for the revocation was granted by the Minister for Local Government on 24 December 2024 as documented in the Ministerial response in *Attachment 1* Ministerial Approval Revocation of Community Land Classification Rundle Reserve.
- 3.4 Council is now requested to make a formal resolution to give effect to this revocation.

- 3.5 At the Council meeting held 16 December 2024 Council resolved to release an Expression of Interest for Rundle Reserve seeking interest from community service organisations to partner with Council to deliver facilities for the operation of community relief services.
- 3.6 The Expression of Interest document is currently being prepared and is expected to be released in February 2025. The outcome of this process will be presented to Council outlining next steps. This is expected to occur in May/June 2025.
- 3.7 Concurrently a business case for the development is being drafted and will be presented to Council for consideration.

# 4. FINANCIAL OVERVIEW

4.1 The business case will present a detailed financial feasibility for the site and will take into consideration the outcome of the Expression of Interest process.

### 5. CONCLUSION

5.1 It is recommended that Council make a formal resolution to give effect to the revocation of Community Land Classification for allotment 16 in Deposited Plan 9424 as described in Certificate of Title Volume 5177 Folio 734 together with Allotment 52 in Deposited Plan 27205 and described in Certificate of Title Volume 5372 Folio 832 and these allotments be removed from the City of Salisbury Community Land Register.

#### Hon Joe Szakacs MP

24MINLG-0576

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

By email: jharry@salisbury.sa.gov.au



of South Australia Minister for Trade and

> Minister for Local Government

Investmen

Minister for Veterans Affairs

GPO Box 1533 ADELAIDEI SA 5000 To (08) 7133 2020 Et minister.szakacs@sa.gov.au

Dear Mr Harry

Thank you for writing to seek my approval of the City of Salisbury's (the Council) proposal to revoke the community land classification of:

- Allotment 16 in Deposited Plan 9492 contained in Certificate of Title Volume 5177 Folio 734, and
- Allotment 52 in Deposited Plan 27205 contained in Certificate of Title Volume 5372 Folio 832,

(the Subject Land).

After carefully considering the effect of the revocation of the Subject Land on the area and the local community, I am of the opinion that, on balance, the revocation will be more positive than not in its effect. I approve the Council's proposal to revoke the classification as community land of the Subject Land.

If the Council wishes to proceed with the revocation, it will need to pass a motion to revoke the community land classification pursuant to section 194(3)(b) of the *Local Government Act* 1999.

Yours sincerely

Hon Joe Szakacs MP Minister for Trade and Investment Minister for Local Government Minister for Veterans' Affairs

2024

