

Updated 6 August 2021

18. Why is Alberton Oval captured in the existing Commercial Property Community Land Management Plan, what was the process for this and how does it relate?

The first Community Land Management Plan ('CLMP') adopted for Alberton Oval (circa 2004) was a Community Land Management Plan for Commercial Property.

In 2019 Council also undertook a process to update its Community Land Management Plans, where the community land comprising Alberton Oval (identified as Allotment 51) was proposed to be retained in Council's updated Community Land Management Plan – Commercial Property. This process included community consultation, and after considering the feedback, Council adopted the Community Land Management Plan at its meeting 10 December 2019 (report and minutes are available on Council's website). In 2020, public and gazettal notices were placed, activating the current plan - which is also relevant to numerous other property.

The Community Land Management Plan – Commercial Property includes the following objectives:

- *To generate revenue and investment that supports the sustainability of Council's assets, services and functions.*
- *To contribute to the economic vitality and prosperity of the City*

It is suggested that in the existing form, the use of Alberton Oval is not inconsistent with the Objectives of this plan since:

- *PAFC pay a commercial rate (in a commercial lease) for the use of the Alberton Oval facilities - which provides a much greater return to Council than the use of other community sporting facilities*
- *PAFC contribute to tourism and advertisement of the Port Adelaide area on a national and sometimes international scale*
- *Proposals for the management of the Land under this CLMP also include '...provision, maintenance, renewal and upgrade of assets including (but not limited to) buildings, car parking, lighting, drainage, footpaths, furniture*

and landscaping... [and] ... Where appropriate, contribute to the network of Open Space within the City, and provide amenity value'.

If Council decided to reject any new CLMP for Alberton Oval, the existing Commercial Properties CLMP will remain in effect and Council will continue to use this to guide its decision making.

19. Has this proposal been planned since 2010?

No. The current proposal was presented to Council by PAFC in late 2020.

Council and PAFC did agree in December 2010 to jointly fund a master plan which focussed on the North-Western corner of the Alberton Oval Precinct and the privately owned Port Club building. This concept was not progressed by either party.

Since that time other concept plans have been prepared by PAFC but have not progressed to wider public consultation. This includes a concept plan for an Aboriginal Centre of Excellence that was awarded \$4 million in federal government funding in 2017. This project did not attract the necessary further funding and did not progress any further, and the grant funding was subsequently returned by PAFC.

The current proposal being consulted on is separate from any previous plans.

20. What happened to Alberton Oval Policy Area 35 Recreation Zone?

The Planning, Development and Infrastructure Act 2016 (the PDI Act) came into effect for the whole of South Australia on the 19 March 2021. Under the previous Development Act 1993, Council assessed new development against its adopted Development Plan - in its capacity as a statutory development authority. The City of Port Adelaide Enfield's Development Plan contained the Alberton Oval Policy Area. The new PDI Act uses a different system to assess planning consent (state wide overlays within a code adopted by the state government), where any new development is assessed against this system. It was not a City of PAE decision to move to this new system.

In summary, the development zoning of Alberton Oval is a Development Approval matter (see other FAQs) and entirely separate to Council's land owner decision making including its relevant Community Land Management (Plan).

21. When will the full Development Application documentation be released publicly?

While we reiterate that the Development Application is a separate matter from Council's land owner decision making (and not part of the consultation Council is conducting on this platform); we can confirm that the development application that has been lodged by PAFC in relation to their proposed development over portions of the Alberton Oval Precinct (including Community Land) is anticipated to commence public notification on 13 August 2021 and conclude 3 September

2021. This notice will be able to be viewed on the Plan SA public register at <https://planninganddesigncode.plan.sa.gov.au/HaveYourSay> and documents will become available at https://plan.sa.gov.au/development_application_register#view-21015479-DAP21015479 and feedback will be able to be provided at <https://planninganddesigncode.plan.sa.gov.au/HaveYourSay/default.aspx?pid=614>

Please note, for the avoidance of doubt, the Development Application Public Notification is separate from the Council's current Community Consultations in relation to the Alberton Oval Precinct – which closes 5pm Friday 27 August 2021.

22. Will the sports pitch be natural or synthetic?

The outdoor sports field proposed by PAFC is proposed to be irrigated natural turf (grassed).