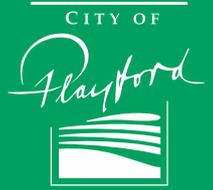


CITY OF PLAYFORD

FREQUENTLY ASKED QUESTIONS



Allotment 52 (Elizabeth CBD)

Revocation of classification as community land

Allotment 52 in Certificate of Title Volume 6227 Folio 219 as identified in Deposited Plan 120716

What is Community Land?

Most land that is owned by Council or under its care and control is set aside for the public to use and enjoy. All local government land (except roads) that is owned by Council or is under the care, control and management of Council is Community Land under the Local Government Act 1999, unless it has been exempted through legislation, excluded by resolution of Council or the classification has been revoked.

Where is the land located?

The property is described as Allotment 52 in Certificate of Title Volume 6227 Folio 219 as identified in Deposited Plan 120716. The land is classified as Community Land.

The Section 194 report has a copy of the site plan, Certificate of Titles and proposed area for revocation. The land is located between Prince George Plaza and Main North Road, Elizabeth.

What is Council planning to do with the land?

Council is committed to working on the foundational needs of our community to place Playford in good stead for supporting prosperity, liveability and happiness into the future. Council has in place a set of decision-making filters to ensure we plan strategically for the future. We will finish what we have started in terms of our longer term projects that the community is expecting us to deliver.

A vibrant Central Business District (CBD) is a community aspiration and described as an integrated retail, commercial and entertainment hub in the Playford Community Vision 2043. More recently, Council have commenced fresh plans for the Elizabeth CBD. The proposal to revoke a parcel of land is cornerstone to activating next steps that will bring us closer to enabling that community vision.

Upon completion of the revocation process, it is proposed either one or two allotments will be created for development. A sensory garden and creation of a public road is also proposed. Once these Titles have been created, the development allotment may be sold to a prospective developer, conditional on the proposal being acceptable and in line with the Playford Community Vision 2043.

Any remaining land outside of the development allotment is proposed for a sensory garden and public road, both of which will be retained in Council control.

How was the Playford Community Vision 2043 developed and where can I view a copy?

In 2012-13 consultation with the community and stakeholders took place where we asked what they wanted Playford to be in 2043. More than 1000 people were directly involved in this conversation. People participated through one on one interviews, surveys, workshops, online blogs, written submissions and community conversations.

A vibrant CBD was one of the things the community strongly supported. The aspirations for this vision included an integrated retail, commercial and entertainment hub. The proposed revocation of community land is cornerstone to activating next steps that will bring us closer to enabling that community aspiration.

The Playford Community Vision 2043 can be viewed at playford.engagementhub.com.au which is Council's consultation website. Alternatively, hard copies will also be available for viewing at the Playford Civic Centre – 10 Playford Boulevard Elizabeth, Stretton Centre – 307 Peachey Road Munno Para and Playford Operations Centre – 12 Bishopstone Road Davoren Park.

How will the proposal affect the local community?

The Titles and public road creation are unable to be finalised until community land status has been revoked. Without further allotments being created, there would be no further opportunity to develop allotments within the CBD and therefore the vision for integrated mixed use and a thriving local economy would be compromised.

What is Council planning to do with the proceeds?

Any funds received from the disposal of development land will be reinvested in the amenity of the Elizabeth CBD and for the overall realisation of the community's aspirations for the CBD vision.

What is your community consultation approach for the proposed revocation?

The community consultation period is for 28 days, commencing Wednesday 16 June 2021 and closing 5.00 pm 14 July 2021. Consultation material includes a letter posted to nearby landholders / stakeholders, signage placed onsite, a public notice in the Advertiser and the Bunyip, information on Council's engagement hub website playford.engagementhub.com.au and opportunity for people to provide a written submission.

How can I view the proposal and plan for the revocation of classification as community land?

The proposal and plan will be available for viewing at playford.engagementhub.com.au which is Council's consultation website. A hard copy of the proposal and plan can also be viewed at Playford Civic Centre - 10 Playford Boulevard Elizabeth, Stretton Centre – 307 Peachey Road, Munno Para and Playford Operations Centre – 12 Bishopstone Road, Davoren Park.

How can I provide comment?

If you wish to provide any comment of support or objection to the proposal, you can do so:

- Online at playford.engagementhub.com.au
- By email - publicconsultation@playford.sa.gov.au
- Via post - Written submissions are to be addressed to Chief Executive Officer, City of Playford, 12 Bishopstone Road, Davoren Park SA 5113

Hard copies of the submission form are also available at Playford Civic Centre - 10 Playford Boulevard Elizabeth, Stretton Centre – 307 Peachey Road, Munno Para and Playford Operations Centre – 12 Bishopstone Road, Davoren Park.

Your submission must include the full name and address of the person making comment and outline the reason for your support or objection.

- All submissions must be received by 5.00pm, 14 July, 2021

Any person or party that presents a submission will be notified of any associated Council meeting(s) being held. Any submission provided during the consultation process will be reviewed and presented to Council for further decision making on the revocation proposal.

If you would like to discuss your feedback in person, Council staff will be at Spruance Hall, 34 Spruance Road, Elizabeth East on Monday 5 July between 4.30 – 6.30pm. While you're welcome to drop in during this time, it's a requirement of our COVID Safe Plan that you register your interest to attend via publicconsultation@playford.sa.gov.au or 8256 0333.

Will I be kept informed on the progress?

The City of Playford will continue to engage with stakeholders and the community over the life of the project.

What are the next steps?

At the conclusion of public consultation, Council will prepare a report on the proposal to revoke the Community Land that includes any feedback from the community. An application will then be submitted to the Minister that includes a copy of every public submission made during the course of the public consultation and a report on all submissions. If the Minister approves Council's application, this consent gives Council the authority to pass a resolution to revoke the classification of the land as Community Land.

Who can I contact regarding the proposed revocation?

Enquiries can be directed to Daniel Turner on telephone 8256 0333 or email publicconsultation@playford.sa.gov.au during business hours.