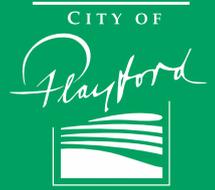


CITY OF PLAYFORD

FREQUENTLY ASKED QUESTIONS



Main North Road Allotments

Revocation of classification as community land

Portion of Allotment 259 Ashfield Road/Main North Road and whole of Allotment 104 Main North Road, Allotment 3 Main North Road, Allotment 206 Main North Road and Allotment 98 Main North Road.

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Act 1999, unless it has been exempted through legislation, excluded by resolution of Council or the classification has been revoked.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 Portion of Allotment 259 Ashfield Road/Main North Road and whole of Allotment 104 Main North Road, Allotment 3 Main North Road, Allotment 206 Main North Road and Allotment 98 Main North Road. The land is classified as Community Land.

The Section 194 report has a copy of the site plan, Certificate of Title and proposed area for revocation. The land is located along Main North Road in Elizabeth and Elizabeth East.

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 and propose to include the 'gateway' corridor allotments to redefine the image of the City of Playford by creating an outstanding, attractive corridor of residential, commercial and civic spaces united by a ribbon of parklands.

Upon completion of the revocation process, it is proposed to consider proposals to dispose of the land that:

1. Create a new, continuous and coherent Gateway corridor in to the Elizabeth CBD to enhance the image of the City of Playford for its community and visitors with attractive developments united by a ribbon of parklands.
2. Use significant proceeds of sale for improving landscaping across the gateway corridor. Council will be seeking a net zero environmental loss for any proposed development submissions.

3. Realise opportunities for viable commercial and residential development that contributes to employment and economic activity, the livability of the city and reduction of Council debt.

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. Community aspirations such as a thriving local economy, diversifying industries and businesses, a harmonious built and natural environment in which people take pride and the right services in the right place to enhance liveability of Playford into 2043 were other important considerations.

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?

If the proposal is implemented it is expected to have the following effect:

- Increased appeal of the 'gateway' leading into the Elizabeth CBD.
- Development that will contribute to the local community.
- Increased employment opportunities during development period as well as ongoing in the nearby commercial precinct.
- Safe and connected link to the Sports Precinct, Fremont Park and Elizabeth CBD.
- Localised stormwater risks will be mitigated/reduced.
- Revitalised and improve the usability of the land corridor.
- Quality buildings, art and signage.

Without revocation of the land from Community Land status, there would be no further opportunity for activating next steps and redefining the image of the windbreaks leading into the Elizabeth CBD would be compromised.

What is Council planning to do with the proceeds?

Any funds received from the sale of the proposed allotments for development will go back to delivering services for our community and reduction of Council debt.

Will there be any loss of trees or vegetation?

Trees and natural vegetation are valued features of Council's open space. Any clearing of trees and natural vegetation as part of a proposed developer's proposal will be offset by revegetation activities in alternative locations to minimise the loss of tree canopy, ideally achieving a target of no net loss.

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 local residents, 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.

Can I discuss my feedback with you?

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.

