



UPDATE | ALBERTON OVAL PRECINCT RE-DEVELOPMENT

In line with the proposed redevelopment of Alberton Oval, this information sheet provides an update on the proposal stages and the processes underway. Further information is also accessible on the Port Adelaide Football Club (PAFC) website and the Council link shared.

What has been proposed?

Upgrade of player changeroom facilities in the Fos Williams Family stand to cater for women's football and AFLW training and matches.

Upgrade and expansion of player training, gym and rehabilitation facilities to provide space and dedicated facilities for women's sport.

Expansion of the indoor training space to include the provision of two basketball courts, which will be used by junior basketball teams (West Adelaide Bearcats Basketball Club) outside of PAFC training hours.

Significantly more off-street parking.

Upgrade of the disused croquet Club, reserve and existing car park to an elite quality training field which will provide additional formal training space for the football Club. The field will also be used by the North West Junior Soccer Association on Saturday mornings through winter for Primary School soccer. On event days at Alberton Oval (SANFL or AFLW) this space will be used as car parking. Outside of these uses, it remains an open green space for the community.

Landscaping and vegetation will be updated to include mature trees.

The Lone Pine monument will not be impacted in any way.

Has Port Adelaide Football Club engaged the local community on the proposed development?

Yes. PAFC has held two voluntary community engagement information sessions in February and March, both outside of the prescribed Council process.

The objective of the first information session was to provide the opportunity for the surrounding community to:

- Learn about PAFC's plans
- See concept plans
- Understand what the Council planning assessment process involves
- Ask questions about what is being proposed

The initial development application was lodged with Council two weeks after this session, and a second information session was held with a small group of local residents to hear their concerns following their responses to Council as part of the initial Category 2 development consultation process. The Club provided responses where possible and took on board considerations for possible amendments to the development application.

What are the next steps?

Development Application

The proposal has been revised following submissions received from the first application and a new development application lodged via the new SA Planning Portal.

The Council Assessment Panel (CAP) is responsible for determining whether to approve the application.

Public consultation is expected to occur (via the SA Planning Portal) as the assessment progresses in due course.

All residents within 60 metres of the subject site will be notified of the proposal. Any person can lodge a representation during the public consultation period through the Portal that will be carefully considered by the Club in its response and thereafter by the Panel as part of its deliberations.

The Development notification and assessment process fall outside of the scope of the community engagement being undertaken by the City of Port Adelaide Enfield (PAE) in relation to its landowner decisions.

Council decision-making

The statutory development process is entirely separate from Council's decision making as the owner of land that the development encroaches.

City of PAE is currently conducting two consultations in relation to decisions as the owner of the main parcel of land at Alberton Oval (including the grassed area of the Oval and areas around the Allan Scott HQ):

1. A draft Alberton Oval Community Land Management Plan (a legislative document that guides Council in the management of the land).
2. A lease that the Club has requested from the Council to allow the development to occur.

Progression of the lease proposal is contingent on the community land management plan.

The Council will only consider the lease proposal (and feedback on that proposal) if the Community Land Management Plan is firstly adopted, after the Council has considered feedback from the community.

The closing date for submissions on the proposals is 5pm Friday, 27 August 2021.



PORT ADELAIDE
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FAQs | ALBERTON OVAL PRECINCT RE-DEVELOPMENT

1. Will any trees be removed and if so will they be replaced?

Yes. There will be an increase in trees upon completion. 72 trees will replace the existing 36 which require removal to optimise the use of greenspace.

2. Will there be increased traffic and off street parking out of hours as a result of the proposed development?

In line with Council requirements, the development will include a 70% increase in off-street parking to cater for the football club requirements and out of hours use. This will take the number of off-street car parks from 96 to 162.

As per the submitted Traffic Management Plan, the club envisage there will be a minimal increase in traffic out of hours as a result of basketball and soccer usage.

3. Will the public be able to access the upgraded croquet club, reserve and existing car park for recreational use?

Outside of PAFC training use, and Saturday morning Primary School soccer throughout winter, this space is available to be used by the public.

4. How many basketball teams will be using the indoor facility?

No more than four junior basketball teams will be using the indoor facility (two basketball courts) at one time, totalling 32 players, plus coaches. The facility will only be used for training. No games will be played at the venue.

5. Will the Lone Pine monument remain?

Yes. The Lone Pine monument will not be impacted in any way.

6. Has the PAFC lodged a proposal with the council to alter the community land management plan?

No. The Club has lodged a development application and has requested the Council consider varying the lease/licence arrangements on the site to enable the redevelopment project.

Council has considered the Club's request and has decided to prepare a new Community Land Management Plan for Alberton Oval, which will undergo a period of public consultation shortly.



HELPFUL LINKS

COUNCIL CONSULTATION

More information on the consultation is available on the Council website: www.haveyoursay.cityofpae.sa.gov.au

REDEVELOPMENT FACTS

Further information regarding PAFC's Alberton Oval redevelopment proposal is available on the Club's website: www.portadelaidefc.com.au/club/alberton-oval-precinct