

FAQ'S FACT SHEET PLANS FOR FOOTBALL PARK

Below are some Frequently Asked Questions that might assist you to understand the proposed Draft CLMP and SANFL licence request for Football Park, and the community engagement process.

What is being proposed in the draft Community Land Management Plan (CLMP) for Football Park?

We are proposing that Football Park be categorised as a 'District' open space. The primary purpose for land is proposed as open space, sporting, recreation, community services and facilities for community use, and spaces that may be utilised for complementary business purposes. Under the CLMP, the City of Charles Sturt may grant or renew leases and/or licences over any part or parts of Football Park.

It is expected that additional open space (over and above the oval area) will be vested with the us, and designated as community land under this proposed CLMP, as the WEST development around the oval matures. This will include an approximate 6-metre setback from the oval fence to any future private property boundaries.

What is a CLMP and why is it needed?

When community land is vested to us, legislation requires that we prepare and adopt a management plan for the designated area. A CLMP identifies the area of community land and sets out how the land can be used and must be managed. When Football Park is vested with us (expected in 2026), an endorsed CLMP must be in effect to govern that parcel of land.

What is SANFL's licence request for?

The SANFL is requesting a future, non-exclusive licence to use the oval grounds at Football Park, at certain times, for a period of 21+21 years should they relocate to Football Park. This means the community would have access to the oval when it's not required by the SANFL.

As part of the licence agreement, the SANFL agree to 100% of oval surface maintenance.

Why do the South Australian National Football League (SANFL) want to relocate to Football Park?

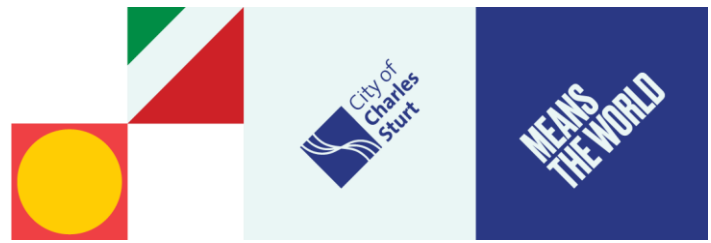
The SANFL's interest in relocating its headquarters and training facilities to Football Park is a direct result of the Adelaide Football Club's (AFC) recent announcement that it intends to make Thebarton Oval, the current base of SANFL, its permanent home.

With their current lease at Thebarton Oval due to expire in the future and the AFC's proposed departure from Football Park, the SANFL have requested to move back to West Lakes where they were the owner of the site from the mid-1970's until 2013.

What are the SANFL's plans for Football Park?

If a licence is granted and the SANFL do relocate, they intend to purchase private land from the WEST developer and invest approximately \$27m on the construction of new administration and high-performance training facilities, which will include oval lighting and car parking. This private land adjoins their commercial property, 'Mosaic Hotel', and is adjacent to the Football Park oval.

Please note, any proposed development is not part of this consultation process. Any future development proposed on private land will be subject to the Planning, Development & Infrastructure Act 2016.



Is Football Park still intended to become community open space?

Yes. Football Park was always intended to be the largest component of the open space provision required as part of Commercial & General's (the developer) WEST development. Equally, when the Minister for Planning announced this outcome, it was always known that the AFC would have a permanent presence at Football Park for the duration of their current lease (until at least 2048).

The WEST development is legally required to provide at least 15% of the total development area as open space for amenity, sporting, and recreational purposes, including for the local community to enjoy. The latest estimates place the total open space allocation for the WEST development at approximately 20%.

How regularly are the SANFL likely to need access to the oval? When will it be available for community use?

The SANFL squads would primarily be seeking to use the oval between the hours of 4.00pm and 8.00pm during weekdays (under lights during the winter months) and for up to 4 hours on a weekend (eg 8.00am -12.00pm). These hours will vary depending upon the time of year.

Peak football training months are from February to June, with less usage in July and from November to January. Limited to no usage is required from August to October. SANFL's average weekly usage (per year) is expected to be 14 hours for training and 3-4 hours for matches.

The usage proposed by the SANFL is significantly less than a typical sportsground within our city would receive, enabling the grounds to be more available for community use in comparison.

Additionally, the land surrounding the perimeter of the oval fence expected to be designated as community land will not be subject to the proposed licence area. This will provide space for passive, community recreation, such as a running/walking track around the oval while SANFL activities are being conducted. Such an area would be accessible by the community at any time.

Will lighting of the oval be required?

Yes. Permanent lighting towers will need to be installed to provide for evening football training activities, particularly in winter. Temporary lighting towers have been in place for approximately the last 12 months as part of the AFC's AFL squad training requirements. Any future lighting will be relatively low intensity (200 lux) to provide adequate illumination to permit training and match simulation. Oval lighting illumination will be significantly lower than the levels required for televised games.

When do the SANFL plan on moving to West Lakes?

If the SANFL are required to relocate, and given the long lead time required to plan, finance, and undertake construction of the new facilities, it is likely that they will not be seeking to move to Football Park until sometime in 2026.

Will this be a permanent arrangement?

The SANFL is seeking approval from Council for a 21 + 21-year licence agreement to enable access to the oval for the duration of that period, given the level of investment associated with their proposed relocation to Football Park.

When does the AFC's contract at West Lakes expire?

While their existing licence doesn't expire until 2048, we have mentioned that the AFC is currently seeking a permanent move to Thebarton Oval.



A State Government funding commitment of approximately \$15m to support the AFC's proposed relocation to, and development of Thebarton Oval has recently been announced in support of their move. It is therefore likely that, with the AFC's possible move to Thebarton in 2026, SANFL's possible move to Football Park will occur in the same year.

What is the period of community consultation?

Consultation on both matters under consideration for Football Park: -

1. A draft CLMP; and
2. A request to grant a future licence

is open from **Wednesday, 1 November** and closes **5.00pm Wednesday, 22 November 2023**.

If you're making a postal submission, please have this in the post by Monday, 20 November to meet delivery timeframes.

What happens at the end of the consultation period?

A further report for Council's consideration will be presented at the Council meeting of 11 December 2023. This report will share the outcomes of consultation on each of the matters relating to the future of Football Park. Considering the outcomes of consultation and other important factors, the report will also recommend how Council should proceed with the draft, proposed CLMP and the SANFL's request to grant a future licence.

All submissions received during consultation for each of the matters under consideration by Council will be appended (anonymously) to the Council report for the Elected Members' review.

Will I have any further opportunity to share my thoughts before the Council decides on each of the separate matters?

If you have participated in consultation or have "Followed" the Your Say Charles Sturt project page ("Plans for Football Park") you will be notified when the decision report is available via the Council meeting agenda. In that notification, we will also share the staff recommendations being proposed to Council for each of the matters.

The right of a member of the community to address Council by way of deputation (presentation) in support or objection of a matter under Council's consideration may be granted at the discretion of the Presiding Member (as per the applicable meeting procedure). Details on how to request a deputation will be included in notification.

How do I make a separate submission on each of the matters?

The easiest way to make a submission is to head to the Your Say Charles Sturt project page (yoursaycharlessturt.sa.gov.au) and lodge your submission/s online.

Otherwise, you can send your submission/s to osrp-consultation@charlessturt.sa.gov.au or City of Charles Sturt, ATT: OSRP Consultation, PO Box 1, Woodville SA 5011. Be sure to tell us if you support or oppose each proposal and why. For submissions on the CLMP, share any other matters relevant to the use and management of Football Park.



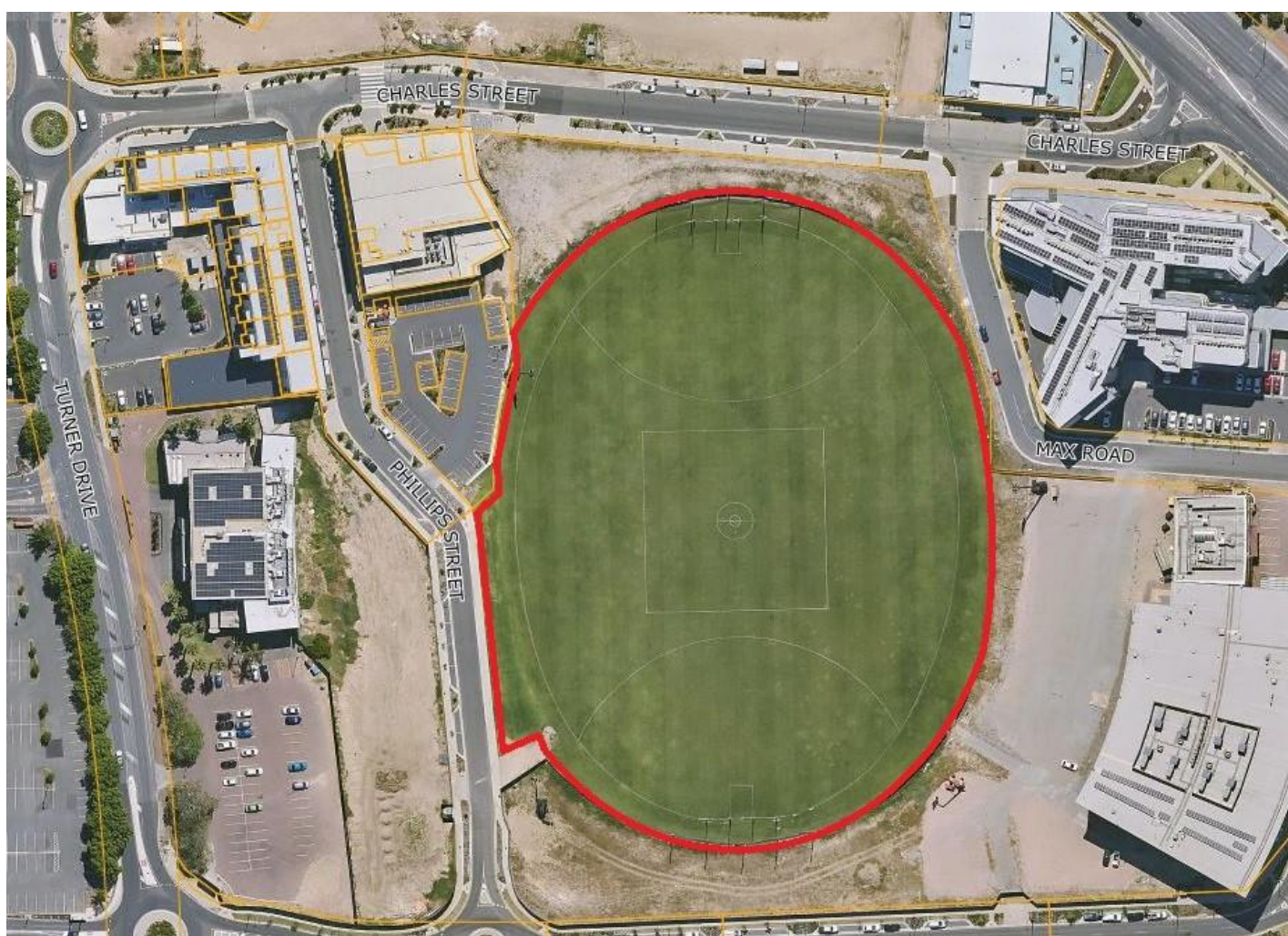
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MEANS
THE WORLD

AREA SUBJECT TO THE PROPOSED DRAFT CLMP & SANFL LICENCE REQUEST

Aerial image of the Football Park oval area subject to the draft CLMP and SANFL's future, non-exclusive, licence request currently under consideration.



If you have a general question not answered here,
please contact:

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