



MEDIA RELEASE | 6 May 2024

Community Land Revocation: Allotment 202 Armstrong Road, Victor Harbor

The City of Victor Harbor is seeking public comment on a proposal to revoke the classification of community land for a portion of Allotment 202 Armstrong Road Victor Harbor.

The proposed revocation of community land status aims to facilitate the development of Council's flagship project, the Regional Community, Sport and Recreation Precinct (The Precinct).

Following significant investigations and analyses to determine the feasibility of the project, towards the end of 2023 the Council made the decision to explore potential private sector partnership opportunities as a way to balance the financial impact associated with the delivery of such significant community facilities.

A potential partnership was identified through a formal expression of interest process and commercial-in-confidence negotiations are underway. The negotiations aim to set out the terms of any future partnership and define parameters around the delivery of The Precinct with the best interests of the community being paramount.

To make the investment in The Precinct viable, the developer requires a long-term lease (99+ years) which is beyond the term allowed under the current community land classification. To progress negotiations, the Council is seeking feedback from the community on the proposed revocation of the community land classification for a portion of land at Allotment 202 Armstrong Road to enable the potential partner to enter into a longer-term lease and deliver the much-needed community facilities.

City of Victor Harbor Mayor, Dr Moira Jenkins, said the proposal would see only a portion of the site revoked as community land status.

"It is only a portion, just over 30%, of Allotment 202 Armstrong Road, that we are seeking to reclassify. The remaining portion of the site will remain as community land. Under the proposal the Council will also retain ownership of the entire allotment," said Mayor Jenkins.

"The Council has looked extensively at a range of options to deliver an indoor sport and recreation facility for our community and the partnership opportunity is stacking up to be an appealing option."

"While the negotiations are still being finalised, an initial draft proposal would see the development of The Precinct for around \$40 million. Council's contribution would be \$11.7 million over two years with no further ongoing subsidy. Four multi-purpose courts and gymnastics area, as well as childcare, retail and food and beverage offerings are included."

"The upfront costs for the proposal are significantly lower than what was estimated for Council to construct and operate the facility itself and includes the addition of much-needed childcare and allied health facilities. All of which could potentially be up and running mid-2026."

Whenever it is proposed that community land status will be revoked, Council must prepare a report for public consultation/consideration and to provide to the Minister for Local Government.

A Community Land Revocation Report has been prepared in line with the requirements of the *Local Government Act 1999*, and the Council now invites submission on the proposed revocation.

Copies of the report, along with details on how to make a submission, can be viewed:

- Online at www.yoursay.victor.sa.gov.au;
- In person at the City of Victor Harbor Civic Centre, 1 Bay Road, Victor Harbor.

Submissions must be lodged with Council before 5pm on Tuesday, 11 June 2024.

For more information, please contact the City of Victor Harbor on (08) 8551 0500 or localgov@victor.sa.gov.au.