

SUMMARY OF PROPOSAL BY PAGOC

(4 April 2025)

EXECUTIVE SUMMARY

Project Proponent: Greek Orthodox Community of Port Adelaide (PAGOC)

Subject Land: Lot 421 Leadenhall Street, Port Adelaide

Council: City of Port Adelaide Enfield

Proposal: Partial Road Closure along Leadenhall Street

The Greek Orthodox Community of Port Adelaide (PAGOC), located in the heart of Port Adelaide, is seeking the closure of a portion of Leadenhall Street. This proposal aims to accommodate the growing needs of the PAGOC community and enhance the broader local area. The road closure is integral to PAGOC's plan for a new community facility, which will provide vital space for cultural and social activities, benefiting both the Greek community and the wider public.

Community and Social Benefits

The proposed road closure will enable PAGOC to expand its services, addressing the increasing demand for a larger community space. Currently, PAGOC provides a range of services, including educational classes and social functions associated with cultural activities.

Furthermore, the proposed new facility will benefit the broader community as it will seek to attract tenancies such as medical, childcare and similar community range of services. The redevelopment will also create up to 66 new carparking spaces, improving accessibility to the church and community facility. This carpark will be shared with the general public outside of PAGOC event hours, further contributing to the community's needs. Without the road closure the number of available parking spaces would be significantly reduced, negatively impacting both the PAGOC community and the surrounding area.

Accordingly, no fencing will be installed along the Church Street property boundary of the subject land, allowing unrestricted public access to the new carparking spaces outside of PAGOC event hours.

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Traffic and Accessibility Considerations

A detailed traffic impact assessment, prepared by CIRQA, confirms that the proposed road closure will have minimal effect on traffic flow. The closure will prevent through-traffic along Leadenhall Street but will not restrict access to properties on either side. Traffic volumes on adjacent roads are well within their capacity and only marginal increases in travel times (up to 40 seconds) will occur for some local residents.

Importantly, pedestrian access will remain unrestricted with increased safety, ensuring continued connectivity between key areas in Port Adelaide, including the Port Adelaide Plaza Shopping Centre.

Urban and Planning Context

The proposed partial road closure aligns with the objectives of the Urban Activity Centre Zone, where commercial, residential, and community activities are encouraged. The proposed change will support the continued revitalisation of Port Adelaide, a key area for development and growth. The project will not only enhance the functionality of PAGOC's facility but will also improve the overall amenity and attractiveness of the local environment, contributing to Port Adelaide's ongoing transformation. Refer to 3-D images of the proposed building and the pedestrian pathway as shown in *Figures: 1 and 2 on Page: 3*. *Figure: 3 on Page 4* shows the Proposed Site Plan with the Pedestrian Pathway.

Conclusion

The partial road closure proposal by PAGOC offers significant benefits to the local community, council and broader area as it addresses the increasing need for PAGOS's community space, enhances local infrastructure, and supports the revitalisation of Port Adelaide Centre.

The proposed development will establish a central hub for the PAGOC community while ensuring minimal disruption to local traffic and infrastructure.

As such, it is recommended that the City of Port Adelaide Enfield support the proposed partial road closure, facilitating the continued growth and development of this vital community facility.

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Figure: 1 – Southwest View of the Proposed Building from Church Street Intersection with Leadenhall Road

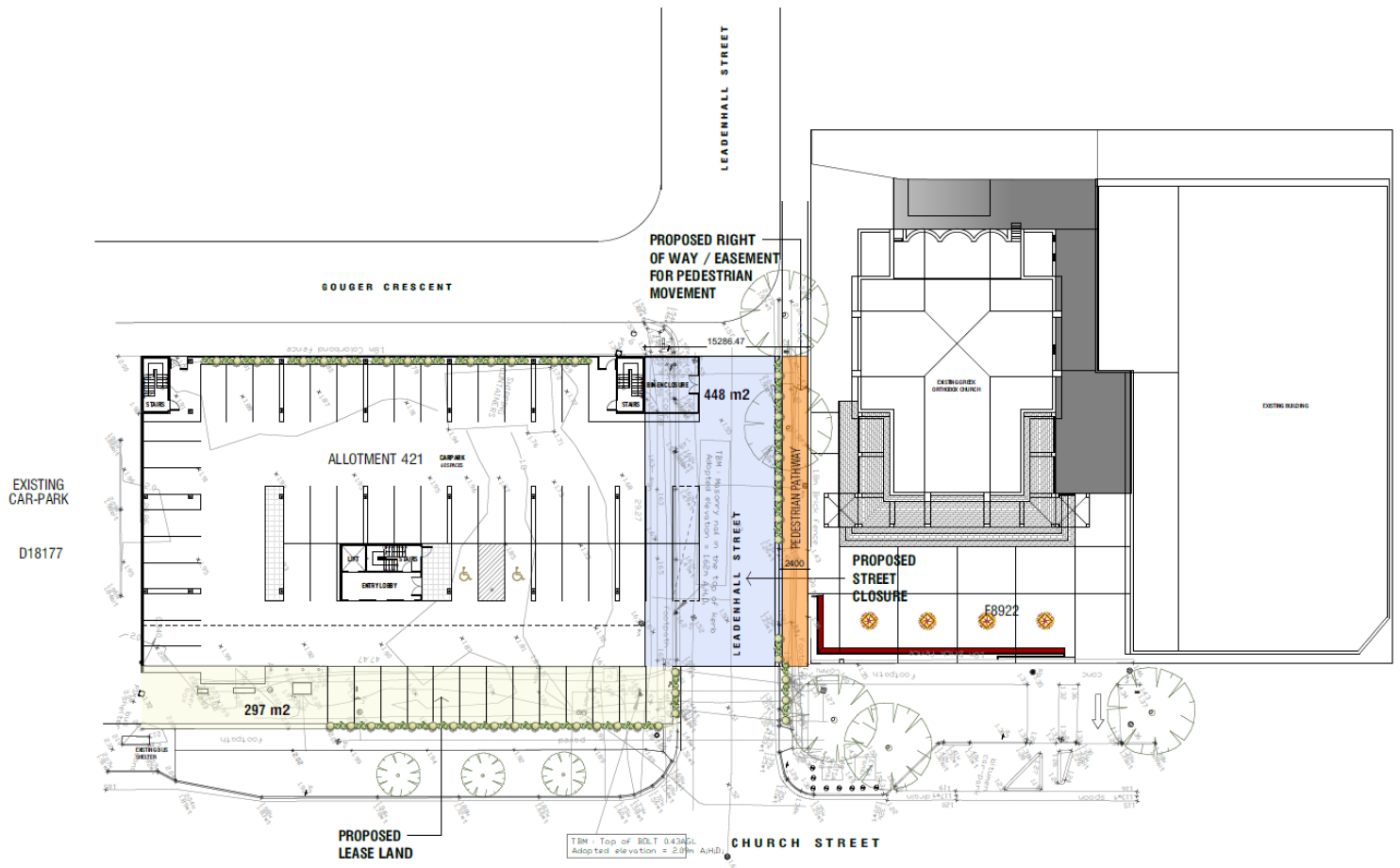


Figure: 2 – West View of the Proposed Building from Church Street Intersection with Leadenhall Road showing the Pedestrian Pathway



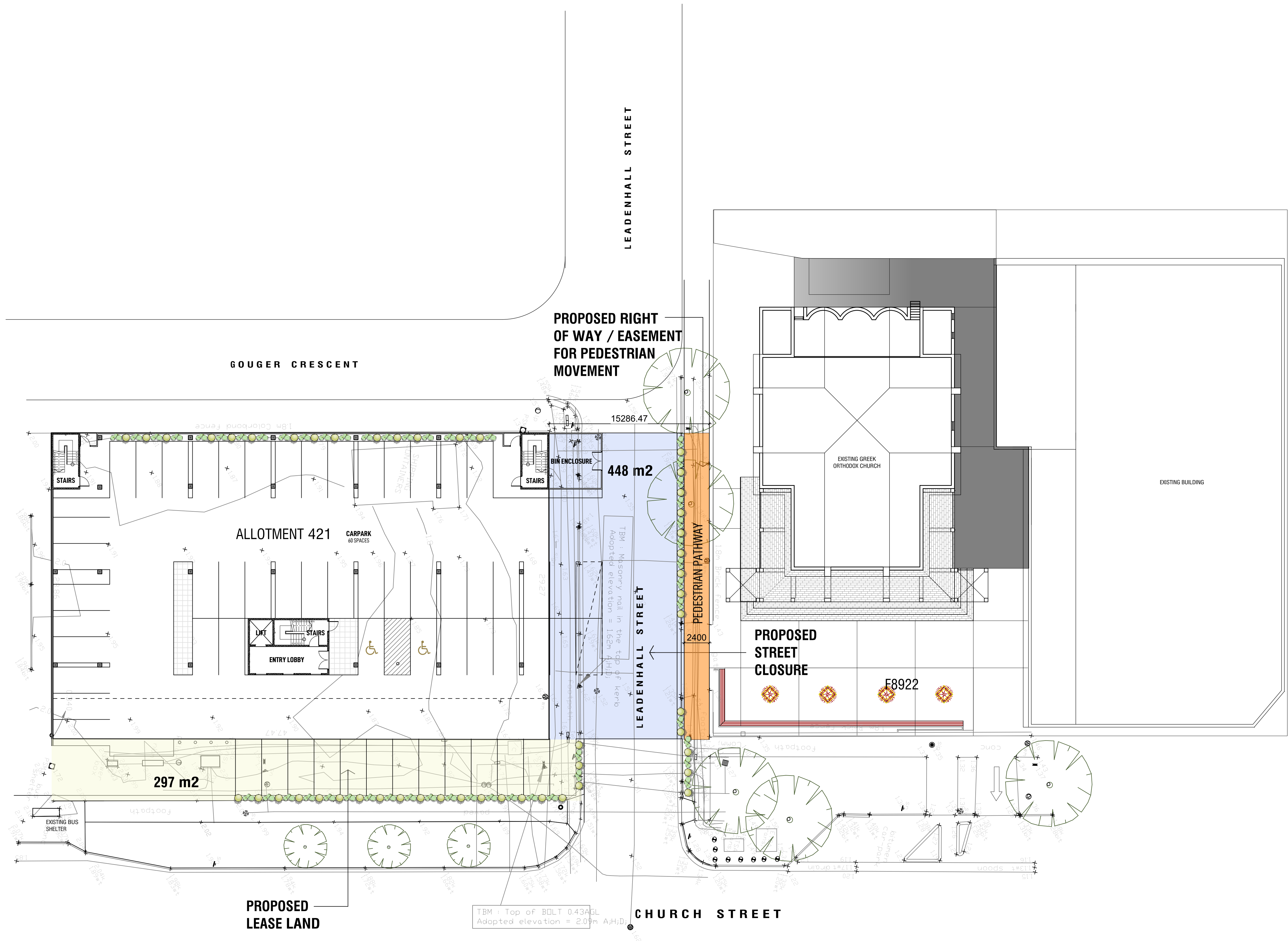
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Figure: 3 – Proposed Site Plan with the Pedestrian Pathway

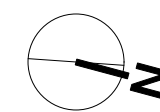


EXISTING
CAR-PARK

D18177



PROPOSED OVERALL SITE PLAN
Scale: 1:200



PRELIMINARY

CLIENT
PORT ADELAIDE GREEK
ORTHODOX COMMUNITY

PROJECT
CULTURAL CENTRE

LOT 421 CHURCH STREET, PORT ADELAIDE, SA

REVISION

SHEET TITLE
PROPOSED OVERALL SITE PLAN
SCALE AS SHOWN @ A3
DRAWN BY LP CHECKED BY MM

NOTE

SHEET NUMBER
PLOT DATE
PROJECT NO.

DATE

A101
4/04/2025
22045

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