



# NOTICE

of

## STRATEGY AND SERVICES COMMITTEE MEETING

*Pursuant to the provisions of Section 88(1) of the Local Government Act 1999*

TO BE HELD IN

**COUNCIL CHAMBERS  
PLAYFORD CIVIC CENTRE  
10 PLAYFORD BOULEVARD, ELIZABETH**

MEMBERS MAY PARTICIPATE BY ELECTRONIC MEANS

ON

**TUESDAY, 14 JULY 2026 AT 7:00 PM**

THIS MEETING WILL ALSO BE VIEWABLE AT  
<https://www.youtube.com/user/CityOfPlayford>

**SAM GREEN  
CHIEF EXECUTIVE OFFICER**

Issue Date: Thursday, 9 July 2026

---

### MEMBERSHIP

#### **CR REBECCA VANDEPEAR – PRESIDING MEMBER**

Cr Akram Arifi

Cr Marilyn Baker

Cr Zahra Bayani

Cr Andrew Craig

Mayor Glenn Docherty

Cr Shirley Halls

Cr Chantelle Karlsen

Cr David Kerrison

Cr Clint Marsh

Cr Misty Norris

Cr Jane Onuzans

Cr Peter Rentoulis

Cr Gay Smallwood-Smith

Cr Tanya Smiljanic



**City of Playford**  
**Strategy and Services Committee Meeting**

**AGENDA**

**TUESDAY, 14 JULY 2026 AT 7:00 PM**

**1 ATTENDANCE RECORD**

1.1 Present

1.2 Apologies

Cr Rebecca Vandeppear  
Cr Zahra Bayani - Leave of Absence

1.3 Not Present

**2 CONFIRMATION OF MINUTES**

**RECOMMENDATION**

The Minutes of the Strategy and Services Committee Meeting held 9 June 2026 be confirmed as a true and accurate record of proceedings.

**3 DECLARATIONS OF INTEREST**

**4 DEPUTATION / REPRESENTATIONS**

Nil

**5 STAFF REPORTS**

**Matters to be considered by the Committee and referred to Council**

*Matters which cannot be delegated to a Committee or Staff*

5.1 Curtis Road Level Crossing Removal Project - City of Playford Submission  
(Attachments) .....6

*Matters which have been delegated to staff but they have decided not to exercise  
their delegation*

5.2 City of Playford submission on the 23 North, Angle Vale Code Amendment  
(Attachments) .....17

**6 INFORMAL DISCUSSION**

Nil

**7      INFORMAL ACTIONS**

**8      CONFIDENTIAL MATTERS**

Nil

**9      CLOSURE**

## **STAFF REPORTS**

### **MATTERS TO BE CONSIDERED BY THE COMMITTEE AND REFERRED TO COUNCIL**

---

***Matters which cannot be  
delegated to a Committee or Staff***

---

## 5.1 CURTIS ROAD LEVEL CROSSING REMOVAL PROJECT - CITY OF PLAYFORD SUBMISSION

**Responsible Executive Manager** : Dale Welsh

**Report Author** : Michael Whitford

**Delegated Authority** : Matters which cannot be delegated to a Committee or Staff

**Attachments** :  
1. [Curtis Road Level Crossing Removal Project Update May 2026](#)  
2. [City of Playford submission to DIT - Curtis Road Level Crossing Removal Project](#)

### PURPOSE

The purpose of this report is for Council to endorse the City of Playford's submission to the Department for Infrastructure and Transport regarding the Curtis Road Level Crossing Removal Project (Attachment 2).

### STAFF RECOMMENDATION

Council endorse the City of Playford submission to the Department for Infrastructure and Transport regarding the Curtis Road Level Crossing Removal Project (Attachment 2).

### EXECUTIVE SUMMARY

The Australian Government announced funding of \$125 million for the Curtis Road Level Crossing Removal Project in March 2025. In May 2025, the Government of South Australia announced matching funding of \$125 million for the \$250 million project. The Department for Infrastructure and Transport (DIT) is undertaking the project on behalf of the Government of South Australia.

Council staff commenced meeting with DIT in early August 2025, providing information and receiving project updates. Direct engagement included a Water Quality Risk Assessment with DIT, Department for Environment and Water, Environment Protection Agency, and the consultant for the project AECOM.

DIT commenced door knocking local businesses in early May 2026. Broader community engagement took place from Friday 29 May 2026 to Sunday 21 June 2026 presenting a concept design for a road bridge over the Gawler Rail Line to replace the existing Curtis Road level crossing (Attachment 1).

DIT provided a confidential presentation on the concept design to Council on 9 June 2026. The presentation included a summary of projects delivered under the Level Crossing Removal Program, the process taken to determine the preferred option, and an invitation to consider opportunities to create a new community space, connections and other open spaces under and in close proximity to the overpass.

Council staff have prepared a submission based on concerns and issues raised by the Council and community, and the priorities and objectives articulated in the City of Playford Transport Strategy 2025 that supports the community's aspirations as identified in the Community Vision 2043.

## 1. BACKGROUND

The Australian Government announced funding of \$125 million for the Curtis Road Level Crossing Removal Project in March 2025. In May 2025, the Government of South Australia announced matching funding of \$125 million for the \$250 million project.

Community engagement took place from Friday 29 May 2026 to Sunday 21 June 2026 presenting a concept design for a road bridge over the Gawler Rail Line to replace the existing Curtis Road level crossing.

Staff from DIT presented a confidential briefing to Council on the 9 June 2026.

Council staff have prepared a submission to DIT based on concerns and issues raised by the Council and community, and the priorities and objectives articulated in the City of Playford Transport Strategy 2025 that supports the community's aspirations as identified in the Community Vision 2043.

## 2. RELEVANCE TO STRATEGIC PLAN

Community Theme 1: Improving safety, accessibility and ease of movement around our city

Advocating to the South Australian Government to ensure the Curtis Road Level Crossing Removal Project will help to improve the ease of movement around our city.

Community Theme 2: Lifting city appearance

Advocating to the South Australian Government to ensure the Curtis Road Level Crossing Removal project incorporates elements that assist in improving the appearance of our city.

## 3. PUBLIC CONSULTATION

Council is not required to undertake public consultation on this issue as the project is being delivered by DIT who are undertaking their own community consultation on the project.

## 4. DISCUSSION

- 4.1 The Curtis Road Level Crossing Removal Project is one of several projects currently under planning and design along Curtis Road. The Australian Government and Government of South Australia are funding the installation of a dual lane roundabout at Heaslip Road, and the Government of South Australia, City of Playford, and a developer are funding the installation of a dual lane signalised intersection at Andrews Road.
- 4.2 The concept design for the Curtis Road Level Crossing Removal Project shows two (2) lanes in each direction along Curtis Road, returning back to one (1) lane at the project extents, except for the eastbound direction that continues into a through lane and a right turn lane at the Main North Road intersection.
- 4.3 DIT undertook community consultation on the project throughout the months of May and June 2026, which included door knocking local businesses, holding two (2) information sessions and an online survey. Attachment 2 forms Council's submission to DIT's proposed concept.

## 5. OPTIONS

### Recommendation

Council endorse the City of Playford submission to the Department for Infrastructure and Transport regarding the Curtis Road Level Crossing Removal Project (Attachment 2).

### Option 2

Council endorses the City of Playford submission to the Department for Infrastructure and Transport regarding the Curtis Road Level Crossing Removal Project (Attachment 2) with the following amendments:

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

## 6. ANALYSIS OF OPTIONS

### 6.1 Recommendation Analysis

#### 6.1.1 Analysis & Implications of the Recommendation

The staff recommendation will communicate to DIT the challenges and issues that should be sought to be addressed through the planning and design of the Curtis Road Level Crossing Removal Project.

#### **Risk Appetite**

##### Reputation

*Council has a low appetite for negative perceptions that compromise its credibility and reputation, achievement of its long term vision (Playford Community Vision 2043) and strategic objectives, or ability to maintain its status as a progressive and major growth Council.*

This decision will advocate to the State Government for alignment with the long-term aspirations (Playford Community Vision 2043) of our community.

#### 6.1.2 Financial Implications

There are no financial or resource implications with the recommendation.

### 6.2 Option 2 Analysis

#### 6.2.1 Analysis & Implications of Option 2

This option allows for amendments to be made to the submission to DIT.

#### 6.2.2 Financial Implications

There are no financial or resource implications with Option 2.

OFFICIAL



# Curtis Road Level Crossing Removal

## Project Update

**We are removing the Curtis Road level crossing to improve safety and reduce congestion – making your journeys safer and more reliable and supporting local housing growth.**

The Australian and South Australian governments have jointly (50:50) funded \$250 million to remove the level crossing at Curtis Road, Munno Para.

Since announcing in mid-2025 the level crossing would be removed, we've completed extensive planning to determine the best way to remove the crossing. This work has confirmed **a dual lane road overpass, that is aligned to the north of Curtis Road**, is the most suitable solution. Now this design solution has been confirmed, we are seeking local insights to inform the detailed design process.



No more waiting at busy boom gates



Improved liveability



Making your journey safer and more reliable



**BUILDING AUSTRALIA**



Department for Infrastructure and Transport



OFFICIAL

## Why remove this level crossing?

Curtis Road is a key east-west link connecting Main North Road to the Northern Expressway.

Approximately 21,000 vehicles (including commercial vehicles) travel through Curtis Road level crossing every day.

During peak periods the boom gates can be down for up to 15 minutes each hour.

Motorists currently experience congestion and variable travel times, particularly during these busy peak periods.

Congestion at these crossings causes significant delays, increased traffic through local streets, and an increase in potential accidents as drivers take more risks.

## Why a road overpass?

A range of options were explored to remove the level crossing including an underpass and a rail overpass.

An underpass is unsuitable for this location due to the area's flat landscape and associated flood risk.

Compared to a rail overpass, the planned road overpass will:

- have the shortest construction time;
- allow Curtis Road to remain open for the duration of construction;
- have less impact on the Gawler rail line (which would require an extended closure for the rail overpass option);
- have minimal impacts on stormwater and the newly installed water mains for new housing development; and
- provide urban realm opportunities through community space and landscaping under the new structure.

## Project benefits

Removing the level crossing will:

- make journeys safer and more reliable for everyone
- improve safety for local residents, motorists, pedestrians and cyclists
- eliminate waiting times at busy boom gates
- provide better connectivity for general traffic, public transport, and cycling between district centres
- improve travel time reliability and time spent waiting in traffic
- provide smoother and safer trips for all road users

## Site investigations

We are undertaking geotechnical investigations at various locations surrounding Curtis Road in Munno Para for approximately six weeks, **starting Monday 15 June 2026**. Work hours will be Monday to Friday, 7am to 5pm, weather permitting.

Drilling will take place along the road and footpath at Curtis Road, Alawoona Road, Mingari Street, Gardiner Street, Palina Court, Palina Road and Samuel Street.

During these works there will be changes to existing traffic and pedestrian conditions to keep everyone safe. Signage and traffic controllers will be in place to help guide drivers, pedestrians and cyclists safely through the work zone. Please stay alert when moving through the area.

These activities are being conducted to help inform the design of the planned level crossing removal at Curtis Road, Munno Para.



BUILDING AUSTRALIA



OFFICIAL

## Level crossing removal process



## Curtis Road Level Crossing Removal – Key Features

Key features include:

- a new dual lane road overpass over the Gawler Rail line connecting Curtis Road;
- new community space, connections and other open space under the road overpass;
- opportunities for landscaping and urban realm improvements;
- new wombat crossings providing safer crossing points for shared use paths;
- shared use paths on either side of the overpass; and
- new shared use path connections linking the Gawler Greenway and Smithfield and Munno Para stations.



Urban realm improvements as part of the Ovingham Level Crossing Removal

## Community consultation

We are now seeking your feedback to help inform our design development. We are holding information sessions at the **Playford Uniting Church, Curtis Road & Douglas Drive, Munno Para**, at the below times and dates.

- **Session 1:** Thursday 11 June 2026, 5pm-7pm.
- **Session 2:** Saturday, 13 June 2026, 11am-1pm.

An online survey is also available for those who are unable to attend in person. The survey closes **11.59pm Sunday 21 June 2026**. Scan the QR below to access the project website and survey.

### More information

- Visit <https://dit.sa.gov.au/curtisroadLXR>
- Email [DIT.Engagement@sa.gov.au](mailto:DIT.Engagement@sa.gov.au)
- Call 1300 794 880
- Scan the QR code for more information.





Australian Government



Government of South Australia  
 Department for Infrastructure  
 and Transport



XX July 2026

Gemma Kernich  
Director Planning and Technical Services  
Department for Infrastructure and Transport  
[DIT.Engagement@sa.gov.au](mailto:DIT.Engagement@sa.gov.au)

Dear Ms Kernich,

Thank you for presenting a project update to the Council on the 9 June 2026 regarding the **Curtis Road Level Crossing Removal** Project. The purpose of this letter is to provide Council's feedback on the proposed project.

**Impacts on the local road network**

The level crossing removal project will have impacts further along Curtis Road, as well as the surrounding local road network. Council is keen to understand these ongoing impacts, as well as the potential impacts during construction.

Potential impacts on Curtis Road and the local road network should be investigated and mitigated, including the issues highlighted below:

- The removal of the level crossing will eliminate a constraint to traffic flow at the level crossing, but is expected to result in motorists arriving more quickly at and putting more pressure on the operation of the adjacent intersections of Main North Road, Craigmare Road and Curtis Road; and Curtis Road, Coventry Road and Douglas Drive.
- A condition of the Playford Alive East Development Approval requires the upgrade of the Curtis Road, Coventry Road and Douglas Road roundabout prior to 31 December 2027 or occupation of the 100<sup>th</sup> allotment (whichever is the earlier) of Playford Alive East, unless a temporary connection between Admiral Parade and Curtis Road is achieved and remains operational during construction of the level crossing. Design integration and minimising disruption to the community should be a key objective and can be achieved by coordinating these works with Renewal SA.
- The link roads and changes to access at Mingari Street, Charlotte Street and Samuel Street will result in a redistribution of traffic that will impact on new and existing junctions along these roads such as Samuel Street / Palina Road, Charlotte Street / Gardiner Road, Alawoona Road / Myall Avenue.
- Raised pedestrian crossings and the potential for queuing back onto Curtis Road causing a significant safety risk.

---

**City of Playford**

Call — 08 8256 0333  
[playford@playford.sa.gov.au](mailto:playford@playford.sa.gov.au)  
[playford.sa.gov.au](http://playford.sa.gov.au)

**Post**

12 Bishopstone Road  
Davoren Park SA 5113

**Visit**

Playford Civic Centre  
10 Playford Boulevard  
Elizabeth SA 5112

Stretton Centre  
307 Peachey Road  
Munno Para SA 5115

***Munno Para Wetlands – Water treatment and environmental controls***

The Curtis Road Munno Para Wetlands is Council's largest Managed Aquifer Recharge (MAR) scheme, where stormwater is harvested, treated, and recharged as part of Council's recycled water operations.

The site operates under a strict Environment Protection Authority (EPA) licence, which imposes rigorous water quality requirements for harvested stormwater. Key compliance parameters include turbidity, pH, total suspended solids, nutrients (nitrogen and phosphorus), pesticides, *E. coli*, hydrocarbons, and heavy metals.

Runoff to this site will need to be carefully managed during construction as well as for ongoing operation of the road. This will need to include appropriate stormwater treatment infrastructure, capable of managing increased runoff volumes, sediment loads, and other pollutants prior to discharge into the wetland system to ensure that Council can continue to meet the EPA licence requirements.

Council is currently investigating a suitable location for a proposed new T2 groundwater well within the area bounded by Palina Court, Samuel Street and Curtis Road. The new well is intended to connect to the existing Samuel Street Pump Station. This should be noted during design development ensuring that sufficient space is retained for this purpose.

***Landscaping and public realm***

Council supports design and landscape initiatives to improve the visual amenity of the grade separation infrastructure and strongly supports the provision of landscaping to assist with Council, DIT and the State Government's tree canopy cover targets and will actively participate in design development. Landscaping should be low maintenance, and Council will consider any need to link into Council's existing recycled water main.

Public artwork that builds on the character and history of the suburb and surrounding area is also supported.

***Under bridge space options***

Council supports DIT investigating options to make best-use of the space created under and in close proximity to the bridge. With no close activity centres, schools or train stations, and with very limited passive surveillance due to the nature of adjoining land uses, it is suggested that the site should be considered as a place of transit and not a destination.

Use of the space to provide connection with the existing and future footpath and shared-path network is strongly supported, as is the provision of appropriately themed public art that celebrates local culture and heritage.

Options could also be considered for repurposing of the land, such as to extend the commercial / industrial precinct around Palina Road.

***Operation and maintenance of Curtis Road***

It is assumed that Curtis Road will be under the care and control of DIT within the boundaries of the project.

**Public communication**

It is assumed that any communication in relation to the project is the responsibility of DIT. Council will not be involved in the preparation, approval or endorsement of any materials in relation to the level crossing removal project.

If advised in a timely manner, Council will 'share' official DIT social media information pertaining to the level crossing removal project.

**Other matters to be addressed**

Several other issues require resolution, and these will need to be worked through with Council staff. This includes

- Connections to Council stormwater assets
- A process for handover of public realm infrastructure and landscaping after the defects liability period
- Road naming

Council has a preference to provide DIT with a single point of contact during the project planning phase. Michael Whitford, Council's Transport Planner, has been nominated and can be contacted at [mwhitford@playford.sa.gov.au](mailto:mwhitford@playford.sa.gov.au) or (08) 8256 0300.

Yours sincerely,

Sam Green  
Chief Executive Officer

## **STAFF REPORTS**

### **MATTERS TO BE CONSIDERED BY THE COMMITTEE AND REFERRED TO COUNCIL**

---

***Matters which have been  
delegated to staff but they have  
decided not to exercise their  
delegation***

---

## 5.2 CITY OF PLAYFORD SUBMISSION ON THE 23 NORTH, ANGLE VALE CODE AMENDMENT

**Responsible Executive Manager** : Sam Green

**Report Author** : Matthew Henderson

**Delegated Authority** : Matters which have been delegated to staff but they have decided not to exercise their delegation

**Attachments** :

1. draft City of Playford submission on the 23 North, Angle Vale Code Amendment
2. Fact Sheet - 23 North, Angle Vale Code Amendment

### PURPOSE

This report provides an overview of the key aspects of the draft City of Playford submission on the 23 North, Angle Vale Code Amendment (Attachment 1) and seeks endorsement of the draft submission.

### STAFF RECOMMENDATION

1. Council endorses the draft City of Playford submission on the 23 North, Angle Vale Code Amendment (Attachment 1).
2. Council authorises the Chief Executive Officer to make further minor amendments to the draft City of Playford submission on the 23 North, Angle Vale Code Amendment (Attachment 1) that does not alter its intent.

### EXECUTIVE SUMMARY

Future Urban, on behalf of T4 Frisby Pty Ltd (the Designated Entity), has prepared the 23 North, Angle Vale Code Amendment (the CA). The CA is currently under public consultation until 29 July 2026. The Fact Sheet for 23 North, Angle Vale Code Amendment (Attachment 2) provides a high-level summary and information on the outcomes sought through the CA.

The CA proposes to amend Concept Plan 17 of the Planning and Design Code (the Code) to enliven a more supportive planning policy environment for the potential future development of an activity centre at the corner of Curtis Road and Frisby Road within the 23 North housing estate. Within the locality there is a Bunnings store, service station and fast food franchise located to the east of Frisby Road, together with a bulky goods retail development that is under construction. To the south of Curtis Road there are future urban lands identified in the Greater Adelaide Regional Plan at MacDonald Park.

The draft City of Playford submission on the 23 North, Angle Vale Code Amendment (Attachment 1) is provided for Council's consideration and endorsement. Council's draft submission does not support the CA because the Affected Area is within the catchments of other existing shopping centres with appropriate zoning arrangements and capacity for further uplift. The proposed future development of a retail centre in this location would not, in Council's view, be orderly or sustainable development.

Feedback will be considered by the Designated Entity and captured in an engagement report, which must be published on the SA Planning Portal. The Designated Entity may make

changes in response to feedback prior to finalising the Code Amendment. The decision to approve or decline the finalised Code Amendment will be made by the Minister for Planning.

## **1. BACKGROUND**

The Affected Area is located within the Angle Vale growth area that was rezoned for urban development in 2014. At the time, activity centres across Angle Vale were identified on Concept Plan Map Play/36 within the City of Playford Development Plan. The Affected Area of this CA was not identified as an activity centre location in that Concept Plan Map and has not subsequently been identified by the State Government or Council as a suitable location for an activity centre to serve the growing community in the area.

The proponents of Private Code Amendments are required to provide the Chief Executive Officer of the Council for the area an opportunity to comment on a proposed CA prior to seeking initiation from the Minister for Planning. On 9 September 2024, Council advised the proponent that it would be premature to rezone additional land for an activity centre at this location as Council did not have sufficient understanding of the necessity for additional retail provision at this location. To this end, Council flagged that it would undertake a holistic retail study across the entire Council area in the 18 months following the finalisation of the Greater Adelaide Regional Plan (GARP). Council also expressed reservations about the appropriateness of introducing additional traffic generating development into the area ahead of road upgrades required to service urban development in the area, particularly with respect to the Curtis Road / Frisby Road junction and adjacent sections of Curtis Road.

## **2. RELEVANCE TO STRATEGIC PLAN**

The City of Playford's Strategic Plan 2025 – 2028 highlights that the City of Playford area is expected to grow by more than 73,000 people between now and 2046, with an average of 10 people moving to the City of Playford every day. The projected population increases require orderly and sustainable development of housing, open space, services and employment lands to sustain a growing population.

In making a submission on the CA, Council is exercising the following roles and responsibilities as outlined in the Strategic Plan:

- Leader / Planner - Leading the community, setting an example and setting the direction for the future.
- Advocate - Making representation on behalf of the community.
- Facilitator - Bringing together stakeholders, or joining with other stakeholders, to pursue a shared interest.
- Owner / Custodian - Obligations as a manager of community assets.

## **3. PUBLIC CONSULTATION**

Public consultation is being undertaken by the Designated Entity. The public consultation process is open to the broader community to provide feedback on the CA. There is no requirement for Council to undertake further engagement with our community.

## 4. DISCUSSION

- 4.1 Centres network planning should be undertaken at a strategic level by the State Government and Councils. It is noted that neither the State Government or Council have identified a need for additional retail floorspace in this location.
- 4.2 Council staff engaged a consultancy (Urbis) to produce a Council-wide Centres Review (Centres Review) in light of the time that has passed since the locations of planned activity centres was defined in the Development Plan (circa 2014) and subsequently transitioned to the Code. The consultants report on the Centres Review has recently been received and supports the Council's submission on the CA.

Whilst Council will be briefed on the Centres Review at an Information Session, the Centres Review found that Playford has a current overprovision of retail floorspace per capita combined with lower than average incomes that are growing at a slower rate than the greater Adelaide average, all of which serve to constrain retail spending and limit the economic viability of activity centres.

Key outcomes of the Centres Review that inform Council's submission on this CA include:

- Development in activity centres should not be progressed ahead of population growth and associated increases in demand for retail floorspace
- Existing centres should be given the opportunity to consolidate and reach full build-out before new centres are contemplated
- Out-of-centre retail development should be discouraged

In addition to the key outcomes above, Urbis supplied an analysis of the forecast population and theoretical catchment of an activity centre as outlined by the proponents of the CA. This analysis is appended to the draft City of Playford submission.

- 4.3 The South Australian planning system makes provision for persons with an interest in land to propose amendments to the Planning and Design Code. This system functions well where a need for specific land uses has already been identified in a strategic document such as a Regional Plan, however it can lead to private proponents seeking an amendment to the Planning and Design Code that is not supported by empirical, independently verified evidence. In this case, there has not been a need for an additional activity centre at this location identified in any State or Council strategic planning document.
- 4.4 The policy construction within the Planning and Design Code recognises the importance of ensuring balanced provision of centres across geographic areas and appropriate management of interfaces between activity centres and more sensitive land uses. Council supports this policy construction and seeks that the existing balance of Activity Centres and zoned land in the Code be maintained until sufficient demand can be demonstrated through independent, data driven and holistic retail demand studies.
- 4.5 The CA is adjacent to the Curtis Road / Frisby Road junction, which requires upgrading to accommodate traffic from the urban growth areas surrounding it. Playford is currently leading planning for an upgrade to this junction to be delivered in collaboration with local developers and the State Government.

The development of an activity centre would have different traffic impacts to the planned residential development in the affected area, generating greater volumes of traffic at various times of the day and altering the expected movement characteristics in the immediate vicinity. These changes would need to be factored into ongoing planning

for road upgrades and may require a separate developer contribution from the land owner/developer.

## 5. OPTIONS

### Recommendation

1. Council endorses the draft City of Playford submission on the 23 North, Angle Vale Code Amendment (Attachment 1).
2. Council authorises the Chief Executive Officer to make further minor amendments to the draft City of Playford submission on the 23 North, Angle Vale Code Amendment (Attachment 1) that does not alter its intent.

### Option 2

1. Council endorses the draft City of Playford submission on the 23 North, Angle Vale Code Amendment (Attachment 1) with the following amendments:
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
2. Council authorises the Chief Executive Officer to make further minor amendments to the draft City of Playford submission on the 23 North, Angle Vale Code Amendment (Attachment 1) that does not alter its intent.

## 6. ANALYSIS OF OPTIONS

### 6.1 Recommendation Analysis

#### 6.1.1 Analysis & Implications of the Recommendation

Council's submission will be considered by the Designated Entity, who is able to make changes to the CA in response to feedback, before it is finalised and submitted to the Minister for Planning for determination.

Council's submission contains important information that the Minister for Planning should consider in making their decision on the CA. Council's submission is a public document, demonstrating to the community that Council is engaged in State Government decision making processes.

### **Risk Appetite**

#### Reputation

*Council has a low appetite for negative perceptions that compromise its credibility and reputation, achievement of its long term vision (Playford Community Vision 2043) and strategic objectives, or ability to maintain its status as a progressive and major growth Council.*

Council's position on this CA reflects Council's view that the CA will not further Council's desire to promote and maintain a network of vibrant activity centres across the Council area.

#### 6.1.2 Financial Implications

There are no financial or resource implications.

### **6.2 Option 2 Analysis**

#### 6.2.1 Analysis & Implications of Option 2

Council's submission will be considered by the Designated Entity, who is able to make changes to the CA in response to feedback, before it is finalised and submitted to the Minister for Planning for determination.

Council's submission contains important information that the Minister for Planning should consider in making their decision on the CA. Council's submission is a public document, demonstrating to the community that Council is engaged in State Government decision making processes.

Council's position on this CA reflects Council's view that the CA will not further Council's desire to promote and maintain a network of vibrant activity centres across the Council area.

This option allows for Council to make amendments to the submission.

#### 6.2.2 Financial Implications

There are no financial or resource implications.



July 2026

T4 Frisby  
C/- Belinda Monier  
Future Urban  
via email: [engagement@futureurban.com.au](mailto:engagement@futureurban.com.au)

Dear Ms Monier

**Submission – 23 North, Angle Vale Code Amendment**

The City of Playford (Council) appreciates the opportunity to provide feedback on the 23 North, Angle Vale Code Amendment.

The Code Amendment (CA) proposes to amend Concept Plan 17 in the Planning and Design Code (Code) to identify land at the northwestern corner of Curtis Road and Frisby Road for future activity centre development.

Council does not support the Code Amendment (CA) because the Affected Area is within the catchments of other existing shopping centres with appropriate zoning arrangements and capacity for further uplift. The proposed development of a retail centre in this location cannot be justified with reference to current demand for retail floorspace and/or retail spending capacity within the Council area. Accordingly, it would not, in Council's view, be orderly or sustainable development to introduce new retail floorspace into Playford at this point in time and this CA should not be approved.

**1. Retail Centres in Playford**

The locations of planned activity centres across Playford's growth areas were defined in the City of Playford Development Plan post-2014 and subsequently transitioned to the Code. In view of the time that has passed since then, in light of approaches for out-of-centres retail development and rezoning proposals, and consistent with Council's correspondence to the proponent dated 9 September 2024, Council staff engaged a consultancy (Urbis) to produce a Council-wide Centres Review (Centres Review), which has recently been received.

Key findings of the Centres Review include that Playford has a current overprovision of retail floorspace per capita combined with lower-than-average incomes that are growing at a slower rate than the greater Adelaide average, all of which serve to constrain retail spending and limit the current economic viability of activity centres.

Urbis has advised the Council that development in activity centres should not be progressed ahead of population growth and associated increases in demand for retail floorspace, and that such demand does not exist in the vicinity of the Affected Area. In this context, the

---

**City of Playford**

Call — 08 8256 0333  
[playford@playford.sa.gov.au](mailto:playford@playford.sa.gov.au)  
[playford.sa.gov.au](http://playford.sa.gov.au)

**Post**

12 Bishopstone Road  
Davoren Park SA 5113

**Visit**

Playford Civic Centre  
10 Playford Boulevard  
Elizabeth SA 5112

Stretton Centre  
307 Peachey Road  
Munno Para SA 5115

development of an activity centre at 23 North is, at the very least, premature, if not excess to the requirements of Playford out to 2046.

It is pointed out that there are nearby existing centres with overlapping catchments that should be given the opportunity to consolidate and reach full build-out before new centres are contemplated in this area. In the context of the Code as it stands, the development of an activity centre within 23 North would be out-of-centres retail development and should be discouraged.

Urbis has supplied an analysis of the proposed activity centre as outlined by the proponents of the CA. This analysis is in **Attachment 1**.

The development of an activity centre at 23 North is likely to compromise the full development and build-out of nearby centres, reducing ongoing investment in retail services in Playford. The development of an activity centre at 23 North is, at the very least, premature, if not excess to requirements to Playford out to 2046. In this context, the CA does not constitute orderly and sustainable development.

## 2. Planning and Design Code

The South Australian planning system makes provision for persons with an interest in land to propose amendments to the Code. This system functions well where a need for specific land uses has already been identified in a strategic document such as a Regional Plan, however it can lead to private proponents seeking an amendment to the Code that is not supported by empirical, independently verified evidence. In this case, there has not been a need for an additional activity centre at this location identified in any State or Council strategic planning document.

The policy construction within the Code recognises the importance of ensuring balanced provision of centres across geographic areas and appropriate management of interfaces between activity centres and more sensitive land uses. Council supports this policy construction and seeks that the existing balance of Activity Centres and zoned land in the Code be maintained until sufficient demand can be demonstrated through independent, data driven and holistic retail demand studies.

Council supports the existing balance and distribution of Activity Centres and zoned land in the Code. Council does not support the proposed amendment to the Code ahead of independently verified and demonstrated demand for additional retail floorspace.

## 3. Traffic Impacts

The Affected Area is adjacent to the Curtis Road / Frisby Road junction. This junction requires upgrading to accommodate traffic from the urban growth areas surrounding it. Playford is currently leading planning for an upgrade to this junction to be delivered in collaboration with local developers and the State Government.

It is expected that an activity centre, should the Minister for Planning ultimately approve this CA, would have different traffic impacts to the planned residential development in the affected area, generating greater volumes of traffic at various times of the day and altering the expected movement characteristics in the immediate vicinity. These changes would need to be

factored into ongoing planning for the upgrade of the Curtis Road / Frisby Road junction, and may require a separate developer contribution from the land owner/developer.

Whilst Council does not support the CA, in the event that the Minister for Planning ultimately approves this CA, Council will review the design of the upgrade of the Curtis Road / Frisby Road junction and may apportion costs to the developer accordingly.

Centres network planning should be undertaken at a strategic level by the State Government and Councils. It is noted that neither the State Government or Council have identified a need for additional retail floorspace in this location. Accordingly, Council does not support progression of this Code Amendment and ultimately recommends that the Minister for Planning decline the Code Amendment.

Thank you for providing the opportunity to comment on the 23 North, Angle Vale Code Amendment.

Please contact Matt Henderson, Urban Policy Planner, at [mhenderson@playford.sa.gov.au](mailto:mhenderson@playford.sa.gov.au) to discuss any of the matters raised in Council's submission.

Yours sincerely

urbis.com.au

Olderfleet, Level 10, 477 Collins Street  
Melbourne VIC 3000 Australia (Wurundjeri Country)

Urbis Ltd  
ABN 50 105 256 228



16 June 2026

Matthew Henderson  
Urban Policy Planner  
City of Playford Council  
12 Bishopstone Road  
Davoren Park, SA 5113

Dear Matthew,

## **Re: Urbis Response to Submission for the Proposed 23 North, Angle Vale Code Amendment**

Urbis received your request for providing a response to a submission prepared by Future Urban on behalf of T4 Frisby Pty Ltd, the proponent and developer of the 23 North Code Amendment Area, via an email dated Tuesday 12<sup>th</sup> May 2026.

The submission is in relation to a proposed new activity centre near the corner of Curtis Rd/Frisby Rd as part of the subject development, which sits within the broader Concept Plan for Angle Vale (Concept Plan 17).

Specifically, you have requested that we review the submission and provide our views on the following:

- The specifics of what the developer proposes to achieve upon the site
- The dwelling densities that have been achieved in the residential areas around Angle Vale
- Anticipated dwelling outcomes in MacDonald Park

This letter presents our formal response to the above in the context of the City of Playford Council-wide Centres Review report recently completed by Urbis.

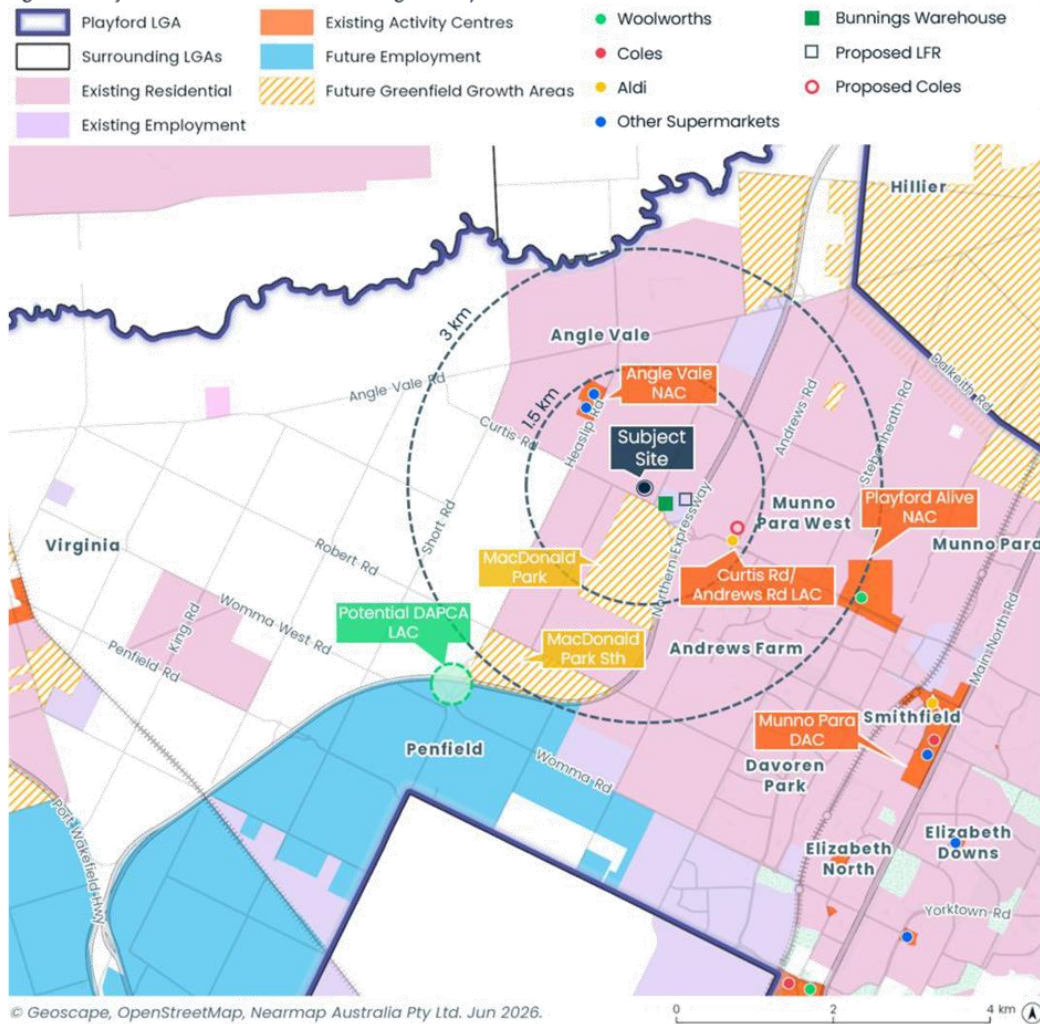
### **Subject development sits within highly overlapping catchments of nearby existing centres**

The subject location is well within the natural catchment of the existing Angle Vale Neighbourhood Activity Centre (NAC), being only some 1.3 km away straight line or 2 km via the shortest possible route (refer Figure 1 overleaf).

As such, any approved or future residential developments within 23 North or indeed on the remainder of unzoned residential land in Angle Vale falls within the catchment of the Angle Vale centre as the higher order centre designed to service the wider Angle Vale region.



Figure 1 Subject Site Context & Surrounding Activity Centres



Source: GARP; Urbis



Similarly, the implied catchment as per the Future Urban submission for a proposed 23 North retail centre also overlaps heavily with that of the existing centre at the corner of Curtis/Andrews Rds, with the McDonald Park Code Amendment Area sitting at its doorstep.

An Aldi store already exists at Curtis Rd/Andrews Rd, whilst a new Coles full-line supermarket has also been approved as part of the co-located Tudor Vale development. Collectively, they are expected to form a larger, higher order retail offer capable of servicing not only its immediate surrounds (including the whole of MacDonald Park, as informed by Urbis' centre usage pattern analysis in the Centres Review report) but the broader Munno Para West/Playford Alive Extension areas. It is noted that further development of the Curtis Rd/Andrews Rd centre is consistent with Concept Plan 15 Munno Para West.

While it is *not* recommended that the Activity Centre Subzone be applied to the MacDonald Park future urban area if and when it is zoned, its future population can and will be conveniently serviced by the Curtis Rd/Andrews Rd centre which is set to see retail floorspace capacity uplift.

**Increasing dwelling densities are a favourable outcome for local existing retail centres**

Urbis' Council-wide Centres Review undertaken for Playford highlights that the municipality currently has an overprovision of retail floorspace relative to industry benchmark, in particular in greenfield growth areas. While this is primarily due to centres being delivered in close proximity to each other, lower dwelling density outcomes thus smaller population within centre catchments also contributed to the spare capacity across most existing neighbourhood and local level centres within the municipality (including Angle Vale NAC).

As such, higher dwelling density outcomes across newly developing or future greenfield estates will assist to remediate the overprovision issue and support centre performance improvement. However, such density uplift would not necessarily justify the delivery of additional centres in areas with highly overlapping catchments of multiple recently developed centres yet to fully establish.

**Existing centres should be allowed to continue to establish and improve in centre performance**

In the above context, the Angle Vale centre should be allowed to continue to improve in centre performance, in line with population growth within its natural catchment. In time, while additional retail floorspace will likely be needed to support further population increase, such capacity uplift can and should be supported on vacant land that still exists within the centre, before considering other centre locations within the same catchment.

This is consistent with Urbis' recommended actions for Angle Vale NAC as per the Centres Review report which suggest that *"further retail demand needs to be met first via further expansion of the existing centre to consolidate the role of the NAC, and discourage out-of-centre developments in more established areas of Angle Vale"* (Action item 2, pg. 90, City of Playford Council-wide Centres Review, 2026) .

Meanwhile, additional retail floorspace should also be delivered in an orderly manner in future growth estates toward the north/northeast of Angle Vale, rather than in areas where access to a mix of retail offerings at multiple centres already exists

Similarly, given the close proximity of the subject site to the Curtis Rd/Andrews Rd centre, and its expected retail capacity uplift via the new Coles development, delivering extra retail floorspace in a nearby location could worsen the overprovision of retail floorspace within the broader catchment.



- Across the wider western part of the municipality, the Curtis Rd/Andrews Rd centre also draws heavily from the catchment of the Playford Alive NAC (only 1.6 km away further east along Curtis Rd).
- In this context, an expanded Curtis Rd/Andrews Rd centre alongside a new proposed centre in the subject location would only further disrupt the regional centre hierarchy and the long-term trading sustainability of other existing centres.
- Urbis has identified that the Playford Alive NAC has been trading at below industry levels, and would benefit from further population growth in its catchment to fully establish thus perform its role as a designated neighbourhood centre.

**A potential DAPCA/GEP centre would be better positioned to service parts of MacDonald Park**

The potential for a local centre at the roundabout of Northern Expressway and Heaslip Rd has been investigated by Urbis as part of the Centres Review work to support the Defence and Aerospace Precinct Code Amendment (DAPCA). Urbis has advised to Council that a centre serving the northern Greater Edinburgh Precinct (GEP) may be required on a longer (10+ years) timescale. Given the proximity, such a centre could also serve anticipated growth in MacDonald Park South as forecast in GARP, whereas the MacDonald Park area further north could be well serviced by the existing designated centres, as mentioned earlier.

In the above context and acknowledging the trends of higher density housing outcome across greenfield growth areas in Adelaide, a local centre anchored by a small-format supermarket could be considered for the DAPCA centre. This would deliver a more balanced centre outcome aligned with the region's centre hierarchy relative to the proposed 23 North centre (i.e. servicing future growth without significantly overlapping with existing centre catchments).

In summary, Urbis is of the view that the proposed retail centre as part of the 23 North Code Amendment isn't supported. It is considered an out-of-centre development that would further impact the performance of existing centres nearby and should therefore be discouraged.

I trust the above is of assistance. Should you require further information or more detailed assessment, please let me know.

Yours sincerely,

A handwritten signature in black ink that reads "Mike Zhang". The signature is written in a cursive, flowing style.

Mike Zhang  
Associate Director  
+61 3 8663 4850  
mzhang@urbis.com.au

## 23 NORTH, ANGLE VALE CODE AMENDMENT FACT SHEET

### WHAT IS PROPOSED AND WHY?

T4 Frisby Pty Ltd is proposing a change to the Planning and Design Code to allow a new activity centre (shopping centre) to be developed on the corner of Curtis Road and Frisby Road in Angle Vale (see the Affected Area map).

The Affected Area is already located within a designated growth area and sits within the Master Planned Township Zone. A Concept Plan is in place to guide how Angle Vale grows and develops.

Economic analysis shows that even when existing shopping and service centres are fully developed, they will not be enough to meet the needs of the growing population. Growth in Angle Vale has far exceeded the expected growth when the original activity centres were planned. This means an additional activity centre will be needed. Changing the expected land use for this site will not affect the infrastructure agreements that are already in place.

A new activity centre in this location will help strengthen the local economy, create jobs, and provide more shops and services for the growing community. Having a shopping centre within walking distance of nearby residential areas will also encourage people to walk or cycle for everyday trips, helping reduce reliance on private cars.

To allow this new activity centre, the land does not need to be rezoned. Instead, the proposed Code Amendment proposes to add an activity centre to the existing Concept Plan 17 – Angle Vale.

### WHERE IS THE AFFECTED AREA?



Affected Area LEGEND  
 - - - - - Affected area boundary  
 Proposed Activity Centre

### CONCEPT PLAN - PROPOSED CHANGES



#### CURRENT CONCEPT PLAN



#### PROPOSED CHANGES

## FIND OUT MORE

Detailed information is available on:

- SA Planning Portal ([plan.sa.gov.au/en/codeamendments](http://plan.sa.gov.au/en/codeamendments))

Information available online includes:

- A Code Amendment Report;
- Traffic Investigations;
- Services and Infrastructure (including stormwater);
- Economic Impact Assessment; and
- A fact sheet about Code Amendments and the Planning and Design Code.

A Hard copy is available to view at:

- City of Playford Civic Centre, located 10 Playford Blvd, Elizabeth SA;
- Stretton Centre Library, located at 307 Peachey Road, Munno Para SA; and
- Playford Operations Centre, 12 Bishopstone Road, Davoren Park SA.

## CONTACT

If you have any questions or would like to discuss the Code Amendment please contact:

**Belinda Monier**  
Future Urban  
PH: (08) 8221 5511  
E: [engagement@futureurban.com.au](mailto:engagement@futureurban.com.au)

If you require translation services, please follow the link or scan the QR Code • Si vous avez besoin de services de traduction, veuillez suivre le lien ou scanner le code QR • Если вам требуются услуги перевода, перейдите по ссылке или отсканируйте QR-код. Yesli vam trebuyutsya uslugi perevoda, pereyditte po ssylke ili otskaniruyte QR-kod. • Se hai bisogno di servizi di traduzione, segui il link o scansiona il codice QR Εάν χρειάζεστε υπηρεσίες μετάφρασης, ακολουθήστε τον σύνδεσμο ή σαρώστε τον κωδικό QR Εάν χρειάζεστε υπηρεσίες μετάφρασης, ακολουθήστε τον σύνδεσμο ή σαρώστε τον κωδικό QR <https://www.surveymonkey.com/r/2JDRR3H>



## HAVE YOUR SAY



**We are currently seeking community and stakeholder feedback on the proposed Code Amendment.**

You are invited to share your thoughts on:

- Whether an Activity Centre at this location is appropriate;
- Whether the investigations undertaken as part of the Code Amendment are sufficient to consider the impact of the Code Amendment on the surrounding area;
- Whether the Overlays applied address key matters stakeholders would like to see future development meet; and
- Aspects of the Concept Plan, including the size and location of the proposed Activity Centre.

The following items are unable to be changed:

- The geographic extent of the Code Amendment (i.e. the Affected Area);
- The application and intent of the Master Planned Township Zone; and
- The policy wording within the Planning and Design Code.

## HOW TO PROVIDE FEEDBACK

You can provide comment on the Code Amendment any time before **11:59pm** on **Wednesday 29 July 2026**.

Feedback can be provided via one of the following:

**Online** via the SA Planning Portal – [https://plan.sa.gov.au/have\\_your\\_say/code-amendments/view\\_consultation\\_item?catsid=10182](https://plan.sa.gov.au/have_your_say/code-amendments/view_consultation_item?catsid=10182)

**Via email to:**  
[engagement@futureurban.com.au](mailto:engagement@futureurban.com.au)

**Via Post to:**  
23 North, Angle Vale  
Code Amendment  
Future Urban Pty Ltd  
Level 1, 74 Pirie Street  
ADELAIDE SA 5000

Use your smart phone to scan this QR Code.



Feedback received during consultation will be used to inform and improve the Code Amendment and maintain the quality of the engagement activities.

If you would like a hard copy submission form to be posted to you, together with a reply paid envelope, please call Future Urban on (08) 8221 5511 to request it.