



NOTICE

of

ORDINARY COUNCIL MEETING

Pursuant to the provisions of Section 84(1) of the Local Government Act 1999

TO BE HELD IN

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

ON

TUESDAY, 22 JULY 2025 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, 17 July 2025

MEMBERSHIP

MAYOR GLENN DOCHERTY – PRINCIPAL MEMBER

Cr Akram Arifi
Cr Andrew Craig
Cr David Kerrison
Cr Jane Onuzans
Cr Tanya Smiljanic

Cr Marilyn Baker
Cr Shirley Halls
Cr Clint Marsh
Cr Peter Rentoulis
Cr Katrina Stroet

Cr Zahra Bayani
Cr Chantelle Karlsen
Cr Misty Norris
Cr Gay Smallwood-Smith
Cr Rebecca Vandepeear

**City of Playford
Ordinary Council Meeting**

AGENDA
TUESDAY, 22 JULY 2025 AT 7:00 PM

1 ATTENDANCE RECORD

- 1.1 Present
- 1.2 Apologies
- 1.3 Not Present

2 CONFIRMATION OF MINUTES

RECOMMENDATION

The Minutes of the Ordinary Council Meeting held 24 June 2025 be confirmed as a true and accurate record of proceedings.

3 DECLARATIONS OF INTEREST

4 MAYOR'S REPORT

5 REPORTS OF REPRESENTATIVES OF COUNCIL ON OTHER ORGANISATIONS

6 REPORTS BY COUNCILLORS

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7 REPORTS OF REPRESENTATIVES (CONFERENCES & TRAINING PROGRAMS)

8 QUESTIONS ON NOTICE

Cr Katrina Stroet – Graffiti on the Angle Vale Bridge Bluestone Abutments

History

Cr Stroet asked the below question at the Ordinary Council Meeting on 24 June 2025.

Question

In regards to the bluestone abutment Janey has just described, I understand it is historically listed and the Council is looking after the wall – is there any reason there is graffiti all over that wall?

Answer

To date, Council has not undertaken graffiti removal at this location, likely due to historically limited access beneath the bridge.

Since the bridge collapse, the area beneath has become more exposed, increasing the visibility of both existing and new graffiti to the public. The bridge abutments are situated on either side of the river, which marks the boundary between the City of Playford and Light Regional Council.

A site inspection conducted on 11 July 2025 confirmed that access remains restricted and currently unsafe due to wet conditions. Graffiti removal can only occur when conditions allow safe access for Council staff or contractors. The site's seclusion has also contributed to antisocial behaviour, which may be linked to the presence of graffiti.

Given the heritage status of the bridge, any graffiti removal will be carried out with care and will likely require the engagement of a specialist contractor. Chemical-based removal methods may be limited due to the site's proximity to the river and the environmental risks associated with such treatments, particularly considering the nature of the stonework and the type of chemicals typically needed for effective removal.

Council officers are currently investigating the graffiti and engaging contractors to assess removal options. As this site is not part of a scheduled maintenance program, it is generally inspected in response to customer reports. Council's graffiti removal service levels are as follows:

- **Offensive material:** within 48 hours
- **Non-offensive material:** within five (5) working days of notification.

Council officers will also liaise with Light Regional Council to explore joint inspection schedules, proactive maintenance strategies, and cost-sharing arrangements for the ongoing management of this shared responsibility.

Council remains committed to addressing graffiti and maintenance concerns at this site and will take appropriate steps to ensure its safety, preservation, and environmental integrity.

We will continue to provide updates to Elected Members on the outcomes of the graffiti investigation, removal progress, and the future management of this site.

9 QUESTIONS WITHOUT NOTICE**10 PETITIONS**

Nil

11 DEPUTATION / REPRESENTATIONS

Nil

12 MOTIONS ON NOTICE

Nil

13 MOTIONS WITHOUT NOTICE**14 COMMITTEE REPORTS****Strategy and Services Committee - 8 July 2025***Matters which cannot be delegated to a Committee or Staff*

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- 15.1 Budget Update Report (Attachment)117

16 INFORMAL DISCUSSION

Nil

17 CONFIDENTIAL MATTERS

Nil

18 CLOSURE

Reports by Councillors

6.1 INFORMATION SESSION RECORD OF ATTENDANCE

Contact Person: Sarah Schutz

Information Session Record of Attendance

- The Information Session Record of Attendance for July 2025 is provided below.

	8 July 2025	
	Attendance	Attendance Comment
Mayor Glenn Docherty	<i>Apology</i>	
Cr Akram Arifi	✓	
Cr Andrew Craig	<i>Apology</i>	
Cr Chantelle Karlsen	✓	
Cr Clint Marsh	✓	
Cr David Kerrison	<i>Apology</i>	
Cr Gay Smallwood-Smith	✓	
Cr Jane Onuzans	✓	
Cr Katrina Stroet	✓	
Cr Marilyn Baker	✓	
Cr Misty Norris	✓	
Cr Peter Rentoulis	✓	Via Zoom
Cr Rebecca Vandeppear	✓	
Cr Shirley Halls	✓	
Cr Tanya Smiljanic	✓	
Cr Zahra Bayani	✓	

COMMITTEE REPORTS

STRATEGY AND SERVICES COMMITTEE

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

14.1 AMENDMENT TO DELEGATIONS REGISTER

Responsible Executive Manager : Luke Culhane

Report Author : Kiraly Gosnell

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

Attachments :

1. Independent Commission Against Corruption Act 2012 - Updates
2. Instrument A - Instrument of Delegation under the Planning Development and Infrastructure Act 2016 - Updates
3. Instrument of General Approval and Delegation to Council

PURPOSE

To provide Council with an opportunity to review new delegations and updates to existing delegations to ensure they align with legislative amendments and requirements under relevant acts and regulations.

STAFF RECOMMENDATION

1. Delegations made under the *Independent Commission Against Corruption Act 2012* (Attachment 1)

1.1 That Council endorses the following variations to Council's delegations made to the person occupying the Office of Chief Executive Officer in accordance with Section 44(1) of the *Local Government Act 1999*:

- *Independent Commission Against Corruption Act 2012 – Updates* (Attachment 1)

In exercise of the power contained in Section 44 of *Local Government Act 1999* the powers and functions under the following Act and specified in Attachment 1 of the report titled Amendment to Delegations Register are hereby delegated this day, 22 July 2025, to the persons occupying the position of Chief Executive Officer, (or person(s) 'acting' in the above mentioned positions) except where otherwise indicated herein or within Attachment 1 subject to the conditions and/or limitations specified herein or within Attachment 1.

1.2 Such powers and functions may be further delegated by the Chief Executive Officer in accordance with Sections 44 and 101 of *Local Government Act 1999* as the Chief Executive Officer sees fit, unless otherwise indicated herein or in Attachment 1.

2. Delegations under the *Planning, Development and Infrastructure Act 2016* (Attachment 2)

2.1 In exercise of the power contained in Section 100 of the *Planning, Development and Infrastructure Act 2016* the powers and functions under the *Planning, Development and Infrastructure Act 2016* and specified in Attachment 2 of the report titled Amendment to Delegations Register are hereby delegated this day, 22 July 2025, to the persons occupying the position of Chief Executive Officer, (or person(s) 'acting' in the above mentioned positions) except where otherwise indicated herein or within Attachment 2, subject to the conditions and/or limitations specified herein or within Attachment 2.

- Instrument A - Instrument of Delegation under the *Planning Development and Infrastructure Act 2016* - Updates (Attachment 2)

2.2 Such powers and functions may be further delegated by the Chief Executive Officer in accordance with Section 100(2)(c) of the *Planning, Development and Infrastructure Act 2016* as the Chief Executive Officer sees fit, unless otherwise indicated herein or in Attachment 2.

3. That the Instruments of Delegation marked Attachments 1 & 2 be included into the Delegations Register.

Authorisation and sub-delegation under the *Road Traffic Act 1961*

4. In accordance with the Instrument of General Approval and Delegation to Council dated 22 August 2013 from the Minister for Transport and Infrastructure (the 'General Approval') (Attachment 3) the Council authorises the following persons pursuant to Clause A.7 of the General Approval to endorse Traffic Impact Statements for the purposes of Clause A of the General Approval provided that such persons shall take into account the matters specified in Clause A.7 of the General Approval in respect of Traffic Impact Statements:

- Najibullah Mozaffari
- Neil Langley
- Kean Fai Lau
- Kym Ashby
- Aravinthan Udayak
- Adithya Joshy
- Jude Wijesuriya
- Sid Gurung

5. In accordance with Clause A.7 of the General Approval, the Council is of the opinion that the following persons are experienced traffic engineering practitioners for the purposes of preparing a Traffic Impact Statement as required by Clause A.7 of the General Approval:

- Najibullah Mozaffari
- Neil Langley
- Kean Fai Lau
- Kym Ashby
- Aravinthan Udayak
- Adithya Joshy
- Jude Wijesuriya
- Sid Gurung

6. In accordance with Clause E.2 of the General Approval, the Council is of the opinion that the following persons have an appropriate level of knowledge and expertise in the preparation of Traffic Management Plans:
- Najibullah Mozaffari
 - Neil Langley
 - Kean Fai Lau
 - Kym Ashby
 - Aravinthan Udayak
 - Adithya Joshy
 - Jude Wijesuriya
 - Sid Gurung
7. Council's previous authorisation dated 22 April 2025 pursuant to clause A.7 of the General Approval to endorse Traffic Impact Statements for the purpose of clause A of the General Approval is hereby revoked.

COMMITTEE RECOMMENDATION**6318**

1. Delegations made under the *Independent Commission Against Corruption Act 2012* (Attachment 1)
- 1.1 That Council endorses the following variations to Council's delegations made to the person occupying the Office of Chief Executive Officer in accordance with Section 44(1) of the *Local Government Act 1999*:
- *Independent Commission Against Corruption Act 2012 – Updates* (Attachment 1)
- In exercise of the power contained in Section 44 of *Local Government Act 1999* the powers and functions under the following Act and specified in Attachment 1 of the report titled Amendment to Delegations Register are hereby delegated this day, 22 July 2025, to the persons occupying the position of Chief Executive Officer, (or person(s) 'acting' in the above mentioned positions) except where otherwise indicated herein or within Attachment 1 subject to the conditions and/or limitations specified herein or within Attachment 1.
- 1.2 Such powers and functions may be further delegated by the Chief Executive Officer in accordance with Sections 44 and 101 of *Local Government Act 1999* as the Chief Executive Officer sees fit, unless otherwise indicated herein or in Attachment 1.
2. Delegations under the *Planning, Development and Infrastructure Act 2016* (Attachment 2)
- 2.1 In exercise of the power contained in Section 100 of the *Planning, Development and Infrastructure Act 2016* the powers and functions under the *Planning, Development and Infrastructure Act 2016* and specified in Attachment 2 of the report titled Amendment to Delegations Register are

hereby delegated this day, 22 July 2025, to the persons occupying the position of Chief Executive Officer, (or person(s) 'acting' in the above mentioned positions) except where otherwise indicated herein or within Attachment 2, subject to the conditions and/or limitations specified herein or within Attachment 2.

- Instrument A - Instrument of Delegation under the *Planning Development and Infrastructure Act 2016* - Updates (Attachment 2).

2.2 Such powers and functions may be further delegated by the Chief Executive Officer in accordance with Section 100(2)(c) of the *Planning, Development and Infrastructure Act 2016* as the Chief Executive Officer sees fit, unless otherwise indicated herein or in Attachment 2.

3. That the Instruments of Delegation marked Attachments 1 & 2 be included into the Delegations Register.

Authorisation and sub-delegation under the *Road Traffic Act 1961*

4. In accordance with the Instrument of General Approval and Delegation to Council dated 22 August 2013 from the Minister for Transport and Infrastructure (the 'General Approval') (Attachment 3) the Council authorises the following persons pursuant to Clause A.7 of the General Approval to endorse Traffic Impact Statements for the purposes of Clause A of the General Approval provided that such persons shall take into account the matters specified in Clause A.7 of the General Approval in respect of Traffic Impact Statements:

- Najibullah Mozaffari
- Neil Langley
- Kean Fai Lau
- Kym Ashby
- Aravinthan Udayak
- Adithya Joshy
- Jude Wijesuriya
- Sid Gurung

5. In accordance with Clause A.7 of the General Approval, the Council is of the opinion that the following persons are experienced traffic engineering practitioners for the purposes of preparing a Traffic Impact Statement as required by Clause A.7 of the General Approval:

- Najibullah Mozaffari
- Neil Langley
- Kean Fai Lau
- Kym Ashby
- Aravinthan Udayak
- Adithya Joshy
- Jude Wijesuriya
- Sid Gurung

6. In accordance with Clause E.2 of the General Approval, the Council is of the opinion that the following persons have an appropriate level of knowledge and expertise in the preparation of Traffic Management Plans:

- Najibullah Mozaffari

- **Neil Langley**
 - **Kean Fai Lau**
 - **Kym Ashby**
 - **Aravinthan Udayak**
 - **Adithya Joshy**
 - **Jude Wijesuriya**
 - **Sid Gurung**
- 7. Council's previous authorisation dated 22 April 2025 pursuant to clause A.7 of the General Approval to endorse Traffic Impact Statements for the purpose of clause A of the General Approval is hereby revoked.**

EXECUTIVE SUMMARY

Quarterly amendments to the delegations provided for in the relevant Acts applicable to Local Government are released through the Local Government Association (LGA). The attachments provided are the latest amendments.

A review of delegations is required to be undertaken by Council in accordance with Section 44(6) of the *Local Government Act 1999* (the Act) where there have been changes to relevant legislation. Amendments to the Delegations Register cannot be delegated to the Chief Executive Officer (CEO).

1. BACKGROUND

Councils delegate their powers and functions under Section 44 of the Act to enable nominated positions to act on behalf of Council in relation to the specific matters delegated. Delegating powers facilitates the effective and efficient day to day operations and decision-making processes of the Council. Delegations do not remove the power of the Council as an elected (and governing) body to make decisions on the matters they choose to delegate.

While Council may choose to review its delegations at any time, from time-to-time legislation upon which Council's delegations are based may change. In turn this requires Council to review its relevant delegations. This report covers the latest amendments that have come through from the LGA since the last review of delegations in April 2025.

2. RELEVANCE TO STRATEGIC PLAN

Decision-making filter: We will ensure that we meet our legislative requirements and legal obligations.

The amendment of Council's Delegations Register will ensure that we meet our legislative requirements and legal obligations providing a rigorous level of accountability.

3. PUBLIC CONSULTATION

There is no requirement to consult the public on this matter.

4. DISCUSSION

- 4.1 The amendments affected two (2) Acts but are generally minor in impact; further information for each of the Acts is as follows:

4.1.1 *Independent Commission Against Corruption Act 2012* - Updates (Attachment 1).

One (1) new provision for delegation inserted to delegate to an authority or person, the new provision is as follows:

- Apply to the Supreme Court for an order authorising the council to withhold information relating to the determination from a person the subject of the investigation.

4.1.2 *Instrument A - Instrument of Delegation under the Planning Development and Infrastructure Act 2016* - Updates (Attachment 2).

Six (6) legislative changes have been made. The changes are updates to the numbering within the provisions.

In addition, 28 new provisions for delegation inserted to delegate to an authority or person, the new provisions are as follows:

- The addition of provision 5 detailing the initiation of code amendments. Specifically, these provisions describe the requirements relating to the lodgement of documents, proposal and publication, and intended designations of heritage places and significant trees.
 - clause 5(1), Initiating a Code Amendment (1 new provision).
 - clause 5(2), Initiating a Code Amendment (10 new provisions).
- The addition of provision 6 detailing the preparation of a draft amendment (prior to consultation). Specifically, these provisions describe the requirements relating to carry out investigations, written and mapping instructions and amendments to engagement plans.
 - clause 6(1), Preparation of a Draft Code Amendment (Prior to Consultation) (5 new provisions).
 - clause 6(2), Preparation of a Draft Code Amendment (Prior to Consultation) (1 new provision).
- The addition of provision 7 detailing the requirements for a draft code amendment. This provision describes the information required to support a draft code amendment, such as explanation of the current code policy, proposed amendments, strategic planning outcomes, summary of the investigation and infrastructure or services required.
 - clause 7(1), Requirements for a Draft Code Amendment (1 new provision).
- The addition of provision 9 detailing the requirements for the preparation of an engagement plan (prior to consultation).

Specifically, these provisions describe the person or bodies to be consulted on the proposed amendment.

- clause 9(1), Preparation of an Engagement Plan (Prior to Consultation) (1 new provision).
 - clause 9(2), Preparation of an Engagement Plan (Prior to Consultation) (1 new provision).
 - clause 9(3), Preparation of an Engagement Plan (Prior to Consultation) (1 new provision).
 - The addition of provision 10 detailing the requirements for the preparation of an engagement plan (following consultation). Specifically, these provisions describe the requirements relating to amendments to the draft report and information required to be set out in the final report.
 - clause 10(1), Preparation of an Engagement Report (Following Consultation) (1 new provision).
 - clause 10(2), Preparation of an Engagement Report (Following Consultation) (1 new provision).
 - clause 10(3), Preparation of an Engagement Report (Following Consultation) (1 new provision).
 - The addition of provision 11 detailing the requirements for the lodgement of proposals. Specifically, these provisions describe the requirements relating to the commencement process for a proposed complying change and the supporting information required.
 - cl 11(4), Lodgement of Proposal (1 new provision).
 - cl 11(5), Lodgement of Proposal (1 new provision).
 - The addition of provision 13 detailing the requirements for the final determination of the Minister. Specifically, these provisions describe the requirements relating to amendments and submissions to the proposal and consultation report content and set out.
 - cl 13(1), Final Determination of Minister (1 new provision).
 - clause 13(2), Final Determination of Minister (1 new provision).
- 4.2 The Minister for Transport and Infrastructure granted delegations to the Council under the Instrument of General Approval and Delegation (dated 22 August 2013) (General Approval) (Attachment 3). The General Approval permits the Council to:
- (a) sub-delegate the powers under Section 33(1) of the *Road Traffic Act 1961*.
 - (b) authorise employees of the Council to exercise the powers under Sections 17 and 20 of the *Road Traffic Act 1961*.
- 4.3 The General Approval includes various conditions which apply to the exercise of the Council's power to install, maintain, alter, operate or remove any traffic control device as follows:

- (a) Clause A.7 - A Traffic Impact Statement must be prepared by a person who the Council considers is an experienced traffic engineering practitioner; and;
 - (b) Clause A.7 - The Traffic impact Statement must be endorsed by a person authorised by the Council.
- 4.4 The General Approval requires all traffic control devices for the purpose of an event other than those specified in Clause A.8 to be installed in accordance with a Traffic Management Plan prepared by a person who in the opinion of the Council has an appropriate level of knowledge and expertise in the preparation of traffic management plans (Clause E.2). The recommendation includes wording for Council to authorise staff under these requirements.
- 4.5 Council's previous authorisation dated 22 April 2025 pursuant to clause A.7 of the General Approval to endorse Traffic Impact Statements for the purpose of clause A of the General Approval is hereby revoked.

5. OPTIONS

Recommendation

1. Delegations made under the *Independent Commission Against Corruption Act 2012* (Attachment 1).

- 1.1 That Council endorses the following variations to Council's delegations made to the person occupying the Office of Chief Executive Officer in accordance with Section 44(1) of the *Local Government Act 1999*:

- *Independent Commission Against Corruption Act 2012* – Updates (Attachment 1)

In exercise of the power contained in Section 44 of *Local Government Act 1999* the powers and functions under the following Act and specified in Attachment 1 of the report titled Amendment to Delegations Register are hereby delegated this day, 22 July 2025, to the persons occupying the position of Chief Executive Officer, (or person(s) 'acting' in the above mentioned positions) except where otherwise indicated herein or within Attachment 1 subject to the conditions and/or limitations specified herein or within Attachment 1.

- 1.2 Such powers and functions may be further delegated by the Chief Executive Officer in accordance with Sections 44 and 101 of *Local Government Act 1999* as the Chief Executive Officer sees fit, unless otherwise indicated herein or in Attachment 1.

2. Delegations under the *Planning, Development and Infrastructure Act 2016* (Attachment 2).

- 2.1 In exercise of the power contained in Section 100 of the *Planning, Development and Infrastructure Act 2016* the powers and functions under the *Planning, Development and Infrastructure Act 2016* and specified in Attachment 2 of the report titled Amendment to Delegations Register are hereby delegated this day, 22 July 2025, to the persons occupying the position of Chief Executive Officer, (or person(s) 'acting' in the above mentioned positions) except where otherwise indicated herein or within Attachment 2, subject to the conditions and/or limitations specified herein or within Attachment 2.

- Instrument A - Instrument of Delegation under the *Planning Development and Infrastructure Act 2016* - Updates (Attachment 2)

2.2 Such powers and functions may be further delegated by the Chief Executive Officer in accordance with Section 100(2)(c) of the *Planning, Development and Infrastructure Act 2016* as the Chief Executive Officer sees fit, unless otherwise indicated herein or in Attachment 2.

3. That the Instruments of Delegation marked Attachments 1 & 2 be included into the Delegations Register.

Authorisation and sub-delegation under the *Road Traffic Act 1961*.

4. In accordance with the Instrument of General Approval and Delegation to Council dated 22 August 2013 from the Minister for Transport and Infrastructure (the 'General Approval') (Attachment 3) the Council authorises the following persons pursuant to Clause A.7 of the General Approval to endorse Traffic Impact Statements for the purposes of Clause A of the General Approval provided that such persons shall take into account the matters specified in Clause A.7 of the General Approval in respect of Traffic Impact Statements:

- Najibullah Mozaffari
- Neil Langley
- Kean Fai Lau
- Kym Ashby
- Aravinthan Udayak
- Adithya Joshy
- Jude Wijesuriya
- Sid Gurung

5. In accordance with Clause A.7 of the General Approval, the Council is of the opinion that the following persons are experienced traffic engineering practitioners for the purposes of preparing a Traffic Impact Statement as required by Clause A.7 of the General Approval:

- Najibullah Mozaffari
- Neil Langley
- Kean Fai Lau
- Kym Ashby
- Aravinthan Udayak
- Adithya Joshy
- Jude Wijesuriya
- Sid Gurung

6. In accordance with Clause E.2 of the General Approval, the Council is of the opinion that the following persons have an appropriate level of knowledge and expertise in the preparation of Traffic Management Plans:
- Najibullah Mozaffari
 - Neil Langley
 - Kean Fai Lau
 - Kym Ashby
 - Aravinthan Udayak
 - Adithya Joshy
 - Jude Wijesuriya
 - Sid Gurung
7. Council's previous authorisation dated 22 April 2025 pursuant to clause A.7 of the General Approval to endorse Traffic Impact Statements for the purpose of clause A of the General Approval is hereby revoked.

Option 2

1. Delegations made under the Independent Commission Against Corruption Act 2012 (Attachment 1)

- 1.1 That Council endorses the following variations to Council's delegations made to the person occupying the Office of Chief Executive Officer in accordance with Section 44(1) of the *Local Government Act 1999*:

- *Independent Commission Against Corruption Act 2012 - Updates* (Attachment 1)

In exercise of the power contained in Section 44 of the *Local Government Act 1999* the powers and functions under the following Act and specified in Attachment 1 of the report titled Amendment to Delegations Register are hereby delegated this day, 22 July 2025, to the persons occupying the position of Chief Executive Officer, (or person(s) 'acting' in the above mentioned positions) except where otherwise indicated herein or within Attachment 1 subject to the conditions and/or limitations specified herein or within Attachment 1.

- 1.2 Such powers and functions may be further delegated by the Chief Executive Officer in accordance with Sections 44 and 101 of *Local Government Act 1999* as the Chief Executive Officer sees fit, unless otherwise indicated herein or in Attachment 1.

With the following amendments:

- *Independent Commission Against Corruption Act 2012 - Updates* (Attachment 1) Item (X)

Delegated _____

2. Delegations under the *Planning, Development and Infrastructure Act 2016* (Attachment 2)

2.1 In exercise of the power contained in Section 100 of the *Planning, Development and Infrastructure Act 2016* the powers and functions under the *Planning, Development and Infrastructure Act 2016* and specified in Attachment 2 of the report titled Amendment to Delegations Register are hereby delegated this day, 22 July 2025, to the persons occupying the position of Chief Executive Officer, (or person(s) 'acting' in the above mentioned positions) except where otherwise indicated herein or within Attachment 2, subject to the conditions and/or limitations specified herein or within Attachment 2.

- Instrument A - Instrument of Delegation under the *Planning Development and Infrastructure Act 2016* - Updates (Attachment 2)

2.2 Such powers and functions may be further delegated by the Chief Executive Officer in accordance with Section 100(2)(c) of the *Planning, Development and Infrastructure Act 2016* as the Chief Executive Officer sees fit, unless otherwise indicated herein or in Attachment 2.

With the following amendments:

- Instrument A - Instrument of Delegation under the *Planning Development and Infrastructure Act 2016* - Updates (Attachment 2), Item (X)

Delegated _____

3. That the Instruments of Delegation marked Attachments 1 & 2 be included into the Delegations Register.

4. In accordance with the Instrument of General Approval and Delegation to Council dated 22 August 2013 from the Minister for Transport and Infrastructure (the 'General Approval') (Attachment 3) the Council authorises the following persons pursuant to Clause A.7 of the General Approval to endorse Traffic Impact Statements for the purposes of Clause A of the General Approval provided that such persons shall take into account the matters specified in Clause A.7 of the General Approval in respect of Traffic Impact Statements:

- Najibullah Mozaffari
- Neil Langley
- Kean Fai Lau
- Kym Ashby
- Aravinthan Udayak
- Adithya Joshy
- Jude Wijesuriya
- Sid Gurung

5. In accordance with Clause A.7 of the General Approval, the Council is of the opinion that the following persons are experienced traffic engineering practitioners for the purposes of preparing a Traffic Impact Statement as required by Clause A.7 of the General Approval:

- Najibullah Mozaffari
- Neil Langley
- Kean Fai Lau
- Kym Ashby
- Aravinthan Udayak
- Adithya Joshy
- Jude Wijesuriya
- Sid Gurung

6. In accordance with Clause E.2 of the General Approval, the Council is of the opinion that the following persons have an appropriate level of knowledge and expertise in the preparation of Traffic Management Plans:

- Najibullah Mozaffari
- Neil Langley
- Kean Fai Lau
- Kym Ashby
- Aravinthan Udayak
- Adithya Joshy
- Jude Wijesuriya
- Sid Gurung

7. Council's previous authorisation dated 22 April 2025 pursuant to clause A.7 of the General Approval to endorse Traffic Impact Statements for the purpose of clause A of the General Approval is hereby revoked.

6. ANALYSIS OF OPTIONS

6.1 Recommendation Analysis

6.1.1 Analysis & Implications of the Recommendation

It is Council's decision as to whether it delegates any specific power under any legislation except where otherwise directed. Section 44(3) of the Act specifies Council decisions that cannot be delegated.

The recommendation presented to Council seeks to delegate these powers to the CEO. It is common practice where powers have been delegated, for the CEO to sub-delegate relevant powers to those positions that are responsible for the day-to-day operations of these areas.

Risk Appetite

Regulatory Compliance

Council has a zero tolerance for non-compliance with applicable legislation including but not limited to: Local Government Act (LGA) 1999; Independent Commissioner Against Corruption (ICAC) Act 2012; Work Health & Safety (WHS) Act 2012; Environment Protection Act (EPA) 1993; Development Act 1993; Equal Employment Opportunity legislation; and Public Consultation legislation.

This decision will enable risk mitigation through effective management of delegations, authorisation processes and ensuring staff are aware of their responsibilities.

- The exercise of power may fail – that is, the decision made may be liable to being overturned by the Courts.
- The cost of a successful challenge to a decision made without lawful delegation will likely be borne by Council.

Where the unlawful exercise of the power has caused loss or damage, Council may be liable for such loss or damage.

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

This option provides Council the ability to adopt changes to the Delegations Register with amendments as Council deems appropriate. Any provisions that are not delegated to the CEO must be brought before Council for decision.

6.2.2 Financial Implications

It is unlikely that there will be financial or resource implications with a varied resolution, however this is unknown dependent on the amendments made.

Independent Commission Against Corruption Act 2012

Note: Exported provisions are separated by category into NEW and then CHANGED and then DELETED

NEW Provisions

Provision	Item Delegated	Delegate	Conditions & Limitations	Capacity of Council
section 39A(3)	Apply to the Supreme Court for an order authorising the council to withhold information relating to the determination from a person the subject of the investigation	Chief Executive Officer		public authority

**Instrument A - Instrument of Delegation under the Planning, Development and Infrastructure Act 2016, Regulations,
Planning & Design Code and Practice Directions of Powers of a Council as a Council; a Designated Authority; a
Designated Entity**

Note: Exported provisions are separated by category into NEW and then CHANGED and then DELETED

NEW Provisions

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
State Planning Commission Practice Direction 2 - Preparation and Amendment of Designated Instruments	clause 5(1)	89. Initiating a Code Amendment 89.1 The power pursuant to clause 5(1) of the State Planning Commission Practice Direction – 2 Preparation and Amendment of Designated Instrument (PD2), to initiate a Code Amendment and lodge the following documents to the Department via the SA Planning Portal: 89.1.1 a Proposal to Initiate; 89.1.2 SA Planning Portal Publication Instructions – for Initiation; 89.1.3 Heritage Report with datasheet(s) and analysis of historic themes (relevant proposals only); 89.1.4 Significant Tree Report with description/s and assessment/s (relevant proposals only).	Chief Executive Officer	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
State Planning Commission Practice Direction 2 - Preparation and Amendment of Designated Instruments	clause 5(2)	89. Initiating a Code Amendment 89.2 The power pursuant to clause 5(2) of PD2 to set out in the Proposal to Initiate: 89.2.1 Code Policy 89.2.1.1 an outline of: (a) any overlay, general development policy, zone, subzone or technical or numeric variation in the Code being proposed for amendment; and/or (b) the intended spatial application of an overlay, zone, subzone or technical or numeric variation in the Code over an identified area;	Chief Executive Officer	
State Planning Commission Practice Direction 2 - Preparation and Amendment of Designated Instruments	clause 5(2)	89. Initiating a Code Amendment 89.2.2 Affected Area 89.2.2.1 a map or description of the Affected Area;	Chief Executive Officer	
State Planning Commission Practice Direction 2 - Preparation and Amendment of Designated Instruments	clause 5(2)	89. Initiating a Code Amendment 89.2 The power pursuant to clause 5(2) of PD2 to set out in the Proposal to Initiate: 89.2.3 State Planning Policies 89.2.3.1 identification of the relevant principles or	Chief Executive Officer	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
		objectives of the State Planning Policies and an assessment of the proposed Code Amendment's alignment with those State Planning Policies;		
State Planning Commission Practice Direction 2 - Preparation and Amendment of Designated Instruments	clause 5(2)	89. Initiating a Code Amendment 89.2 The power pursuant to clause 5(2) of PD2 to set out in the Proposal to Initiate: 89.2.4 Regional Plan 89.2.4.1 identification of relevant regional plans and assessment of how the matters or issues proposed to be addressed by the proposed Code Amendment will relate to the relevant regional plan;	Chief Executive Officer	
State Planning Commission Practice Direction 2 - Preparation and Amendment of Designated Instruments	clause 5(2)	89. Initiating a Code Amendment 89.2 The power pursuant to clause 5(2) of PD2 to set out in the Proposal to Initiate: 89.2.5 Consultation 89.2.5.1 information regarding any consultation that has already occurred with respect to the proposed Code Amendment; 89.2.5.2 details of further consultation proposed to be undertaken with respect to the proposed Code Amendment;	Chief Executive Officer	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
State Planning Commission Practice Direction 2 - Preparation and Amendment of Designated Instruments	clause 5(2)	89. Initiating a Code Amendment 89.2 The power pursuant to clause 5(2) of PD2 to set out in the Proposal to Initiate: 89.2.6 Planning Merit Statement 89.2.6.1 provide a statement detailing how the proposed Code Amendment relates to strategic directions and outlines desired policy/development outcomes and anticipated residential/ employment yields;	Chief Executive Officer	
State Planning Commission Practice Direction 2 - Preparation and Amendment of Designated Instruments	clause 5(2)	89. Initiating a Code Amendment 89.2 The power pursuant to clause 5(2) of PD2 to set out in the Proposal to Initiate: 89.2.7 Investigation Information 89.2.7.1 information regarding any investigations which have already been undertaken with respect to the proposed Code Amendment; 89.2.7.2 commitment to undertake further investigations to support the proposed Code Amendment including the following as applicable: (a) infrastructure (road, civil, corridor); (b) service infrastructure (water, wastewater, stormwater, electricity, gas, telecommunications); (c) cultural and heritage significance (search of the Register of Aboriginal Sites and Objects); (d) Code policy (zone, overlay, TNVs, concept plan);	Chief Executive Officer	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
		<p>(e) hazard risk (analysis of relevant overlays and site conditions);</p> <p>(f) the extent to which there are social, economic, land use, built form or environmental features that present a barrier to the outcomes sought;</p> <p>89.2.7.3 high-level details of any infrastructure required to support development arising through the proposed Code Amendment and how that infrastructure will be provided (for example potable water and sewerage connection requirements);</p> <p>89.2.7.4 where known, details of any infrastructure agreement (or agreements) or infrastructure scheme which will need to be established or entered into in connection with the proposed Code Amendment.</p>		
State Planning Commission Practice Direction 2 - Preparation and Amendment of Designated Instruments	clause 5(2)	<p>89. Initiating a Code Amendment</p> <p>89.2 The power pursuant to clause 5(2) of PD2 to set out in the Proposal to Initiate:</p> <p>89.2.8 The power pursuant to clause 5(3) of PD2 to set out in the SA Planning Portal Publication Instructions – for Initiation:</p> <p>89.2.8.1 a summary of the Code Amendment in plain English, which will be published on the SA Planning Portal;</p> <p>89.2.8.2 where possible, an indication of when consultation may begin.</p>	Chief Executive Officer	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
State Planning Commission Practice Direction 2 - Preparation and Amendment of Designated Instruments	clause 5(2)	<p>89. Initiating a Code Amendment</p> <p>89.2 The power pursuant to clause 5(2) of PD2 to set out in the Proposal to Initiate:</p> <p>89.2.9 The power pursuant to clause 5(4) of PD2 to, in relation to initiating a Code Amendment which is intended to designate a place as a place of local heritage value, provide a report which:</p> <p>89.2.9.1 includes a heritage datasheet for each proposed Local Heritage Place, which includes:</p> <p>(a) all relevant property details and descriptions (including images);</p> <p>(b) historical background and thematic analysis;</p> <p>(c) a statement of heritage value;</p> <p>(d) an assessment against the Local Heritage Criteria; and</p> <p>(e) the extent of listing (including any exclusions);</p> <p>89.2.9.2 includes an analysis of historic themes of importance to the area;</p> <p>89.2.9.3 is prepared by a heritage architect, historian or person with similar qualifications, skills or experience; and</p> <p>89.2.9.4 is otherwise prepared in accordance with any guidelines prepared and published by the Commission under Section 67(2)(c) of the PDI Act.</p>	Chief Executive Officer	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
State Planning Commission Practice Direction 2 - Preparation and Amendment of Designated Instruments	clause 5(2)	89. Initiating a Code Amendment 89.2 The power pursuant to clause 5(2) of PD2 to set out in the Proposal to Initiate: 89.2.10 The power pursuant to clause 5(5) of PD2 to, in relation to initiating a Code Amendment which is intended to designate a tree (or stand of trees) as a significant tree (or trees), provide a report which: 89.2.10.1 includes relevant details and descriptions of the tree or stand of trees (including images as necessary); 89.2.10.2 includes an assessment of the tree (or stand of trees) against the Significant Tree Criteria; 89.2.10.3 is prepared by an urban planner, arborist or person with qualifications, skills or experience relevant to the assessment in the report.	Chief Executive Officer	
State Planning Commission Practice Direction 2 - Preparation and Amendment of Designated Instruments	clause 6(1)	90. Preparation of a Draft Code Amendment (Prior to Consultation) 90.1 The power pursuant to clause 6(1) of PD2, to prior to consultation occurring on a draft Code Amendment: 90.1.1 carry out investigations and obtain such information: 90.1.1.1 as provided in the Proposal to Initiate approved by the Minister; 90.1.1.2 as required under any conditions imposed by the Minister under Section 73(5)(b) of the PDI Act; and 90.1.1.3 as specified by the Commission under	Chief Executive Officer	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
		Sections 73(6)(e) or 73(6)(f) of the PDI Act;		
State Planning Commission Practice Direction 2 - Preparation and Amendment of Designated Instruments	clause 6(1)	90. Preparation of a Draft Code Amendment (Prior to Consultation) 90.1 The power pursuant to clause 6(1) of PD2, to prior to consultation occurring on a draft Code Amendment: 90.1.2 provide the Department with: 90.1.2.1 written instructions (in a form acceptable to the Department) that set out the intent of the proposed Code Amendment for the purposes of the Department writing the draft policy for inclusion in the draft Code Amendment; and 90.1.2.2 mapping instructions or a description of the Affected Area (in a form acceptable to the Department) in order to enable the Department to prepare and provide to the Designated Entity, mapping which is suitable for inclusion in the draft Code Agreement;	Chief Executive Officer	
State Planning Commission Practice Direction 2 - Preparation and Amendment of Designated Instruments	clause 6(1)	90. Preparation of a Draft Code Amendment (Prior to Consultation) 90.1 The power pursuant to clause 6(1) of PD2, to prior to consultation occurring on a draft Code Amendment: 90.1.3 prepare the draft Code Amendment in accordance with the approved Proposal to Initiate and any conditions imposed by the Minister under Section 73(5)(b) of the PDI Act and the requirements of this Practice Direction;	Chief Executive Officer	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
State Planning Commission Practice Direction 2 - Preparation and Amendment of Designated Instruments	clause 6(1)	90. Preparation of a Draft Code Amendment (Prior to Consultation) 90.1 The power pursuant to clause 6(1) of PD2, to prior to consultation occurring on a draft Code Amendment: 90.1.4 provide the Department with written instructions (in a form acceptable to the Department) to prepare the SA Planning Portal for consultation on the draft Code Amendment; and	Chief Executive Officer	
State Planning Commission Practice Direction 2 - Preparation and Amendment of Designated Instruments	clause 6(1)	90. Preparation of a Draft Code Amendment (Prior to Consultation) 90.1 The power pursuant to clause 6(1) of PD2, to prior to consultation occurring on a draft Code Amendment: 90.1.5 provide the Department with the engagement plan prepared (and approved, if required) under these Practice Directions, for the purpose of the Department publishing the engagement plan on the SA Planning Portal.	Chief Executive Officer	
State Planning Commission Practice Direction 2 - Preparation and Amendment of Designated Instruments	clause 6(2)	90. Preparation of a Draft Code Amendment (Prior to Consultation) 90.2 The power pursuant to clause 6(2) of PD2, where an engagement plan is amended during any period of consultation or any time prior to finalisation of the engagement report under PD2, to provide the Department with the engagement plan (as updated) for the purpose of the Department publishing the updated	Chief Executive Officer	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
		engagement plan on the SA Planning Portal		
State Planning Commission Practice Direction 2 - Preparation and Amendment of Designated Instruments	clause 7(1)	91. Requirements for a Draft Code Amendment 91.1 The power pursuant to clause 7(1) of PD2 to support a draft Code Amendment by the following information: 91.1.1 an explanation of the current code policy as it applies to the Affected Area (at the time of preparation of the draft Code Amendment); 91.1.2 an explanation of the amendments to the Code policy proposed for the Affected Area; 91.1.3 an assessment of the strategic planning outcomes intended to be achieved through the draft Code Amendment, including an analysis of the consistency of the draft Code Amendment with the relevant provisions of State Planning Policies, the Regional Plan and any other relevant strategic plans; 91.1.4 a summary and explanation of the investigations undertaken and how these support the draft Code Amendment; and 91.1.5 an explanation of any infrastructure or services required to support development facilitated by the proposed Code Amendment, and an explanation of how and when the infrastructure will be provided.	Chief Executive Officer	
State Planning Commission Practice Direction 2 -	clause 9(1)	92. Preparation of an Engagement Plan (Prior to Consultation)	Chief Executive Officer	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Preparation and Amendment of Designated Instruments		92.1 The power pursuant to clause 9(1) of PD2 to prepare an engagement plan that: 92.1.1 meets the principles and performance outcomes of the Charter; 92.1.2 describes the persons or bodies to be consulted on the proposed amendment of the Designated Instrument, which must include any persons or bodies: 92.1.2.1 required to be consulted with under a condition imposed by the Minister under Section 73(5) of the PDI Act; 92.1.2.2 specified by the Commission under Section 73(6)(e) of the PDI Act; and 92.1.2.3 who must be consulted with under the Charter; 92.1.3 outlines any relevant previous engagement undertaken to inform the proposal; 92.1.4 describes the evaluation framework for the engagement.		
State Planning Commission Practice Direction 2 - Preparation and Amendment of Designated Instruments	clause 9(2)	92. Preparation of an Engagement Plan (Prior to Consultation) 92.2 The power pursuant to clause 9(2) of PD2 to, in relation to engagement plans which relate to proposed preparation of or amendment to a State Planning Policy or a Regional Plan submit the engagement plan to the Commission for approval prior to commencement of formal engagement on the proposal.	Chief Executive Officer	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
State Planning Commission Practice Direction 2 - Preparation and Amendment of Designated Instruments	clause 9(3)	92. Preparation of an Engagement Plan (Prior to Consultation) 92.3 The power pursuant to clause 9(3) of PD2 to, in relation to an engagement plan relating to a proposed amendment to the Code or a Design Standard, submit the engagement plan to the Commission or the Minister for approval, if a condition has been imposed by the Minister under Section 73(5) of the PDI Act which requires such approval.	Chief Executive Officer	
State Planning Commission Practice Direction 2 - Preparation and Amendment of Designated Instruments	clause 10(1)	93. Preparation of an Engagement Report (Following Consultation) 93.1 The power pursuant to clause 10(1) of PD2 to, at the completion of engagement on a proposal prepare or amend a Designated Instrument, provide the Department with: 93.1.1 if amendments to the proposal are required: 93.1.1.1 written instructions (in a form acceptable to the Department) that set out any changes to the draft Designated Instrument for the purposes of the Department updating and providing the draft policy for inclusion in the draft Designated Instrument; and/or 93.1.1.2 mapping instructions or a description of the Affected Area (in a form acceptable to the Department) in order to enable the Department to prepare and provide to the Designated Entity, mapping which is suitable for inclusion in the draft Designated Instrument;	Chief Executive Officer	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
		93.1.2 the updated draft Designated Instrument or amendment to the Designated Instrument in the form of amendment instructions (once finalised by the Designated Entity, incorporating any amendments); and 93.1.3 a final engagement report as required under Section 73(7) of the PDI Act and prepared in accordance with PD2, for the purpose of the Department arranging for the engagement report and draft Designated Instrument to be furnished to the Minister.		
State Planning Commission Practice Direction 2 - Preparation and Amendment of Designated Instruments	clause 10(2)	93. Preparation of an Engagement Report (Following Consultation) 93.2 The power pursuant to clause 10(2) of PD2 to set out in an engagement report required under Section 73(7) of the PDI Act: 93.2.1 details of the engagement undertaken and how that engagement met the engagement plan and reasons for variations (if any) to the engagement plan; 93.2.2 the outcome of the engagement including a summary of the written submissions or feedback received; 93.2.3 any proposed changes to the proposal to prepare or amend a Designated Instrument (when compared with the proposal that was engaged on) and the reasons for those proposed changes. This should specifically indicate:	Chief Executive Officer	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
		93.2.3.1 where changes are proposed to the Designated Instrument based on or as a result of the engagement; and 93.2.3.2 any other changes which are proposed based on or as a result of additional investigations or information which was not available when the proposal was released for engagement.		
State Planning Commission Practice Direction 2 - Preparation and Amendment of Designated Instruments	cl 11(4)	94. Lodgement of Proposal 94.1 The power pursuant to clause 11(4) of PD2 to submit a completed Lodgement Form with the Department via the SA Planning Portal, to commence the process for a proposed Complying Change.	Chief Executive Officer	
State Planning Commission Practice Direction 2 - Preparation and Amendment of Designated Instruments	cl 11(5)	94. Lodgement of Proposal 94.2 The power pursuant to clause 11(5) of PD2 to set out in the Lodgement Form: 94.2.1 Affected Area 94.2.1.1 a map of the Affected Area (confirming its consistency with the boundaries of the map(s) relating to the relevant Regional Plan recommendation); 94.2.2 Code Mapping 94.2.2.1 an outline of:	Chief Executive Officer	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
		<p>(a) any existing overlay, zone, subzone, concept plan or technical and numeric variation in the Code within the Affected Area which is proposed to be amended;</p> <p>(b) the proposed spatial application of any overlay/s and/or amendment/s to the boundary of a zone or subzone; and</p> <p>(c) any associated proposed application of a concept plan/s and/or all relevant technical or numeric variation/s within the Affected Area in connection with the proposed change outlined in clause 11(5)(c)(ii) of PD2;</p> <p>94.2.3.Regional Plan Recommendation</p> <p>94.2.3.1 –a description of the relevant recommendation/s in the Regional Plan;</p> <p>94.2.3.2.confirmation that the details outlined in clauses 11(5)(c)(ii) and (iii) of PD2 are consistent with the recommendation in the Regional Plan (where relevant); and</p> <p>confirmation that a time period of not more than two years has elapsed since the relevant recommendation in the Regional Plan was given effect pursuant to Section 73(12) of the PDI Act (unless the Commission considers that a longer period shall apply for the purposes of clause 11 of PD2).</p>		
State Planning Commission Practice Direction 2 -	clause 10(3)	93. Preparation of an Engagement Report (Following Consultation)	Chief Executive Officer	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Preparation and Amendment of Designated Instruments		<p>93.3 The power pursuant to clause 10(3) of PD2 to also include in the engagement report an evaluation of the effectiveness of the engagement that considers whether:</p> <p>93.3.1 the principles of the Charter have been activated; and</p> <p>93.3.2 all mandatory requirements identified in the Charter have been met (where the consultation category is applicable).</p>		
State Planning Commission Practice Direction 2 - Preparation and Amendment of Designated Instruments	cl 13(1)	<p>95_Final Determination of Minister</p> <p>95.1 The power pursuant to clause 13(1) of PD2 when consultation on a proposed Complying Change is complete, to provide the Department with:</p> <p>95.1.1.1 written instructions (in a form acceptable to the Department) that set out any changes to the Complying Change as it was initially proposed; and/or</p> <p>95.1.1.2 mapping instructions or a description of the Affected Area (in a form acceptable to the Department) in order to enable the Department to prepare mapping which is suitable for inclusion in the Code;</p> <p>95.1.2 the updated draft proposed Complying Change in the form of amendment instructions (once finalised by the Council, incorporating any changes); and</p> <p>95.1.3 if any submissions were received, a consultation report to be furnished to the Commission.</p>	Chief Executive Officer	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
State Planning Commission Practice Direction 2 - Preparation and Amendment of Designated Instruments	clause 13(2)	95.Final Determination of Minister 95.2 The power pursuant to clause 13(2) of PD2 to set out in the consultation report in clause 13(1)(c) of PD2: 95.2.1 the outcome of the consultation, including a summary of the written submissions or feedback received; and 95.2.2 any proposed changes to the Complying Change (when compared with the proposal that was consulted on) and the reasons for those proposed changes and specifically indicate: 95.2.2.1 where changes are proposed to the Complying Change as a result of the consultation; and 95.2.2.2 any other changes proposed as a result of additional investigations or information that was not available when the proposal was released for consultation.	Chief Executive Officer	

CHANGED Provisions

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
State Planning Commission Practice Direction 2 -2 Preparation and Amendment of Designated Instruments	clause 4214 (1)	<p>9596. Early Commencement of a Code Amendment</p> <p>9596.1 The power pursuant to clause 4214(1) of PD2 to provide a request for early commencement of a Code Amendment under Section 78 of the PDI Act to the Department and include:</p> <p>9596.1.1 explanation, justification and evidence as necessary to demonstrate how early commencement of the Code Amendment is:</p> <p>9596.1.1.1 necessary in the interest of the orderly and proper development of an area of the State; and</p> <p>9596.1.1.2 required in order to counter applications for undesirable development (which should identify possible future development that would detract from or negate the object of the proposed Code Amendment) ahead of the outcome of consideration of the Code Amendment;</p> <p>9596.1.2 written instructions (in a form acceptable to the Department) that set out the intent of the proposed Code Amendment for the purposes of the Department writing the draft policy for inclusion in the draft Code Amendment; and</p> <p>9596.1.3 mapping instructions or a description of the Affected Area (in a form acceptable to the Department) in order to enable the Department to prepare and provide to the Designated Entity, mapping which is suitable for inclusion in the draft Code Amendment.</p>	Chief Executive Officer	
State Planning Commission	cl6(3)(b)	<p>92819697. Responsibility to Undertake Notification</p> <p>9281 9697.1 The power pursuant to clause 6(3)(b) of the State Planning Commission</p>	Chief Executive Officer	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Practice Direction - 3 (Notification of Performance Assessed Development Applications) 2019		Practice Direction – 3 (Notification of Performance Assessed Development Applications) 2019 (PD3) to determine the relevant fee as being appropriate to cover the relevant authority's reasonable costs in giving public notice of the application under Section 107(3)(a)(i) of the PDI Act.		
State Planning Commission Practice Direction (Council Inspections) 2020	cl2(2)	<p>9382 9798. Mandatory Inspections</p> <p>9382 9798.1 The power pursuant to clause 2(2) of Part 2 of the State Planning Commission Practice Direction (Council Inspections) 2020 (PD9) to, in carrying out an inspection under PD9, take all reasonable steps to ensure each inspection includes an inspection and assessment of the following elements (elements), as may be present at the time of inspection:</p> <p>9382 9798.1.1 primary structural elements;</p> <p>9382 9798.1.2 structural framing and roof trusses;</p> <p>9382 9798.1.3 wet areas and waterproofing;</p> <p>9382 9798.1.4 barriers to prevent falls;</p> <p>9382 9798.1.5 cladding;</p> <p>9382 9798.1.6 egress provisions;</p>	Chief Executive Officer	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
		9382 9798 .1.7 bushfire protection systems; 9382 9798 .1.8 passive and active fire safety elements; 9382 9798 .1.9 private bushfire shelters; and 9382 9798 .1.10 performance solutions.		
State Planning Commission Practice Direction (Council Inspections) 2020	cl3(2)	94839899 . Additional Inspections 9483 9899 .1 The power pursuant to clause 3(2) of Part 2 of PD9 to consider carrying out an inspection in addition to any specified in clause 2 of Part 2 of PD9 (additional inspections) if the delegate has information to indicate that the circumstances warrant it, having regard to the objects of PD9.	Chief Executive Officer	
State Planning Commission Practice Direction (Council Inspections) 2020	cl4(3)	958499100 . Inspections Generally 9584 99100 .1 The power pursuant to clause 4(3) of Part 2 of PD9, in relation to building work listed in Schedule 7 of the General Regulations to consider if an additional inspection may be appropriate.	Chief Executive Officer	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
State Planning Commission Practice Direction (Council Inspections) 2020	cl1(2)	9685100 <u>101</u> . General Requirements 9685 <u>100</u> .1 The power pursuant to clause 1(2) of Part 3 of PD9 to ensure that an inspection under PD9 and subsequent assessment of each of the applicable elements in clause 2(2) of Part 2 of PD9 is carried out by a person who has the appropriate qualifications, skills, knowledge and experience to carry out an inspection assigned to that officer under PD9.	Chief Executive Officer	

INSTRUMENT OF GENERAL APPROVAL AND DELEGATION TO COUNCIL
USE OF TRAFFIC CONTROL DEVICES, ROAD CLOSURE AND GRANTING OF
EXEMPTIONS FOR EVENTS

ROAD TRAFFIC ACT 1961 (SECTIONS 17, 20 & 33)

MINISTER FOR TRANSPORT AND INFRASTRUCTURE

REVOCATION OF PREVIOUS INSTRUMENT

I, **Tom Koutsantonis, Minister for Transport and Infrastructure** in the State of South Australia, in accordance with the powers conferred on the Minister by the *Road Traffic Act 1961*, **REVOKE** the previous Instrument issued by the Minister entitled "Notice to Council to use Traffic Control Devices and to close roads and grant exemptions for events" dated 27 April 2009.

INSTRUMENT OF GENERAL APPROVAL

GENERAL APPROVAL FOR THE INSTALLATION, MAINTENANCE, ALTERATION, OPERATION OR REMOVAL OF TRAFFIC CONTROL DEVICES

I, **Tom Koutsantonis, Minister for Transport and Infrastructure** in the State of South Australia, pursuant to section 12 of the *Road Traffic Act 1961* ("the Act"), hereby grant the following **GENERAL APPROVALS** to Council:

A. Traffic Control Devices

For the purpose of sections 17(1) and (2) of the Act, I grant Council **GENERAL APPROVAL** to install, maintain, alter, operate, or remove, or cause to be installed, maintained altered, operated, or removed any traffic control device on, above or near a road which is under its care, control and management subject to the following conditions EXCEPT those traffic control devices specified in Clause A.8 or those dealt with in other clauses of this instrument:

A.1 Authorisation of other Officers

Council may authorise any Officer to exercise the powers conferred on it pursuant to Clause A of this Instrument. Any Authorisations to any Officer must be made by instrument in writing and approved by the Chief Executive Officer on behalf of Council. All actions carried out by any Officer in accordance with Clause A must be done so "for, and on behalf of the Council". Records must be kept of any Authorisations made pursuant to this clause. Council may attach any conditions to such Sub-Authorisations that it considers appropriate.

A.2 Conformity with the *Road Traffic Act*

All traffic control devices used pursuant to Clause A must conform to the requirements of the Act and any Rules and Regulations made under the Act.

A.3 Conformity with the Australian Standards and the Code

All traffic control devices must conform to the requirements of and be installed, maintained, altered, operated or removed in accordance with the applicable Australian Standards, and the provisions contained in the Code and the applicable Australian Standards, as amended from time to time.

The Code refers to and invokes the applicable Australian Standards. The Code must be read together with, but takes precedence over, all applicable Australian Standards.

A.4 Notification to adjoining Councils

Council must notify an adjoining Council before installing, altering or removing a traffic control device on a road that runs into or intersects with, or is otherwise likely to affect traffic on a road (including its flow, speed and composition) that is under the care, control and management of another Council.

Where a Council uses a traffic control device to effect section 32 of the Act, that is, closing a road for traffic management purposes, and the road runs into the area or along the boundary of another Council, each affected Council must concur with the road closure or part road closure.

A.5 Notification to the Commissioner of Highways

Council must notify the Commissioner of Highways before installing, altering or removing a traffic control device on a road that runs into or intersects with, or otherwise is likely to affect traffic on a road (including its flow, speed and composition) that is under the care, control and management of the Commissioner of Highways.

A.6 Consultation on traffic signals

If Council wishes the Commissioner of Highways to maintain Council's:

- (a) traffic signals at intersections;
- (b) emergency services traffic signals;
- (c) mid-block traffic signals (pedestrian actuated crossings);
- (d) signals at Koala crossings; or
- (e) signals at Wombat crossings with flashing lights,

then Council must consult with the Commissioner of Highways when proposing to install the said signals for the purpose of standardising the equipment and establishing a uniform maintenance program.

A.7 Traffic Impact Statement

Before any traffic control device is installed, altered or removed, a Traffic Impact Statement must be prepared by a person, who in the Council's opinion is an experienced traffic engineering practitioner.

The Traffic Impact Statement must be endorsed by a person authorised by Council.

The Traffic Impact Statement summarises the investigations undertaken to justify the installation, alteration or removal of traffic control devices and must address road safety issues and the traffic management effects for all road users, including cyclists and pedestrians. It need not be a lengthy document. The Code provides further guidance on the preparation of Traffic Impact Statements.

A Traffic Impact Statement is not required for the installation, alteration or removal of traffic control devices on road-related areas that do not constitute a public place.

A.8 Traffic control devices requiring separate approval

General approval does not apply to those traffic control devices:

- (a) specifically listed in the Code requiring separate approval; or
- (b) not contained in or referred to in the Australian Standards or the Code; or
- (c) not complying with clause A.3.

Council must obtain separate approval to install, maintain, alter, operate or remove, or cause to be installed, altered, operated or removed, any traffic control device specified in this clause.

Council must address applications for approval under this clause to the Commissioner of Highways who will consider the application as the Minister's delegate. The application must include a Traffic Impact Statement, any plans, and relevant supporting documentation.

B. Speed Limits at Works on Roads

For the purpose of section 20(2) of the Act, I grant Council **GENERAL APPROVAL** to place signs on a road for the purpose of indicating the maximum speed to be observed by drivers while driving on, by or towards

- a work area; or
- a work site

where workers are engaged, or works are in progress at the direction of Council, subject to the following conditions:

B.1 Authorisation of other Officers

Council may authorise any Officer to exercise the powers conferred on it pursuant to Clause B of this Instrument. Any Authorisations to any Officer must be made by instrument in writing and approved by the Chief Executive Officer on behalf of Council. All actions carried out by that Officer in accordance with Clause B must be done so "for, and on behalf of the Council". Records must be kept of any authorisation made pursuant to this clause. Council may attach any conditions to such Sub-Authorisations that it considers appropriate.

B.3 Conformity with the *Road Traffic Act*

The maximum speed to be indicated by signs must be in accordance with section 20 of the Act.

B.4 Conformity with the SA Standards

All traffic control devices must conform to the requirements of and be installed in accordance with the provisions contained in the SA Standards.

B.5 Persons who may act on behalf of Council

For the purposes of this clause, the following people may act on behalf of Council:

- (a) an employee of Council; or
- (b) an employee of a contractor or sub-contractor engaged to carry out works on a road on behalf of Council.

B.6 Training and Accreditation

At all times when a worker is present at a work area or work site at least one worker must:

- have gained accreditation in the DPTI Workzone Traffic Management Training Program; and
- carry a card or certificate certifying accreditation in this course when engaged at a work area or work site; and
- have undertaken re-training in the DPTI Workzone Traffic Management Training Program within the last 3 years.

B.7 Record Keeping

Any person acting on behalf of Council pursuant to Clause B must comply with the SA Standards that outline the procedures and guidelines for record keeping required for the overall safety and smooth operation of a traffic guidance scheme.

C. Traffic Control Devices at Works on Roads

For the purposes of sub-section 17(3) of the Act, I grant Council **GENERAL APPROVAL** to install, display, alter, operate, or remove, any traffic control device in relation to an area where persons are engaged in work or an area affected by works in progress, or in relation to part of a road temporarily closed to traffic under this Act or any other Act. This approval is subject to the following conditions:

C.1 Authorisation of other Officers

Council may authorise any Officers to exercise the powers conferred on it pursuant to Clause C of this Instrument. Any Authorisations to any officer must be by instrument in writing and approved by the Chief Executive Officer on behalf of Council. All actions carried out by that Officer in accordance with Clause C must be done so "for, and on behalf of the Council". Records must be kept of any authorisation made pursuant to

this clause. Council may attach any conditions to such Sub-Authorisations that it considers appropriate.

C.2 Conformity with the Road Traffic Act

All traffic control devices must conform to the requirements of, and be installed, displayed, altered, operated or removed in accordance with the Act and any Rules and Regulations made under the Act.

C.3 Conformity with the Code, and SA Standards

All traffic control devices must conform to the requirements of and be installed, displayed, altered, operated or removed in accordance with the provisions contained in the Code, the SA Standards and the applicable Australian Standards.

C.4 Persons who may act on behalf of Council

For the purposes of this clause, the following people may act on behalf of Council:

- (a) an employee of Council; or
- (b) an employee of a contractor or sub-contractor engaged to carry out works on a road on behalf of Council.

C.5 Training and Accreditation

At all times when a worker is present in an area where persons are engaged in work or an area affected by works in progress at least one worker must:

- have gained accreditation in the DPTI Workzone Traffic Management Training Program; and
- carry a card or certificate certifying accreditation in this course when engaged at a work area or work site; and
- have undertaken re-training in the DPTI Workzone Traffic Management Training Program within the last 3 years.

C.6 Record Keeping

Any person acting on behalf of Council pursuant to Clause C must comply with the SA Standards that outline the procedures and guidelines for record keeping required for the overall safety and smooth operation of a traffic guidance scheme.

D. Temporary Parking Controls

For the purpose of sub-section 17(3) of the Act, I grant Council **GENERAL APPROVAL** to install, display, alter, operate, or remove a traffic control device for the purposes of imposing, varying or abolishing a parking control on a temporary basis on a road which is under its care, control and management, subject to the following conditions:

D.1 Authorisation of other Officers

Council may authorise any Officers to exercise the powers conferred on it pursuant to Clause D of this Instrument. Any Authorisations to any Officer must be made by instrument in writing and approve by the Chief Executive Officer on behalf of Council. All actions carried out by that Officer in accordance with Clause D must be done so "for, and on behalf of the Council". Records must be kept of any authorisation made pursuant to this clause. Council may attach any conditions to such Sub-Authorisations that it considers appropriate.

D.2 Conformity with the Act

All temporary parking controls must conform with the requirements of, and be installed, displayed, altered, operated or removed in accordance with the Act and any Rules and Regulations made under the Act.

D.3 Conformity with Australian Standards and the Code

All temporary parking controls must conform to the requirements and be installed, displayed, altered, operated or removed in accordance with the provisions contained in any applicable Australian Standards and the Code.

The Code refers to and invokes the Australian Standards. The Code must be read together with, but takes precedence over, all applicable Australian Standards.

D.4 Information on Signs

A temporary parking control used in accordance with Clause D must display the words "TEMPORARY PARKING CONTROL" in a prominent position.

D.5 Limitation of Temporary Parking Controls

A temporary parking control used in accordance with Clause D cannot have effect for a period exceeding 35 days.

D.6 Records of Temporary Parking Controls

Council must keep records of any use of temporary parking controls.

E. TRAFFIC CONTROL DEVICES FOR EVENTS

For the purposes of section 17 of the Act, I grant Council **GENERAL APPROVAL** to install, maintain, alter, operate or removed, or cause to be installed, maintained altered, operated, or removed, a traffic control device for the purpose of an event other than those specified in Clause A.8 of this Instrument, on, above or near a road which is under its care, control and management subject to the following conditions:

E.1. Conformity with the Road Traffic Act

All traffic control devices used pursuant to Clause E of this Instrument must conform to the requirements of the Act, and any Rules and Regulations made under the Act.

E.2. Conformity with Plan

All traffic control devices must be installed in accordance with a Traffic Management Plan prepared by a person who in the opinion of the Council has an appropriate level of knowledge and expertise in the preparation of traffic management plans.

Council need not comply with Clause A.7 of this Instrument where using a traffic control device for the purpose of an event.

E.3. Notification to adjoining Councils

Council must notify an adjoining Council before installing, altering or removing a traffic control device on a road that runs into or intersects with, or otherwise is likely to affect traffic (including its flow, speed and composition) on a road that is under the care, control and management of another Council.

E.4 Notification to the Commissioner of Highways

Council must notify the Commissioner of Highways before installing, altering or removing a traffic control device on a road that runs into or intersects with, or otherwise is likely to affect traffic on a road (including its flow, speed and composition) that is under the care, control and management of the Commissioner of Highways.

INSTRUMENT OF DELEGATION

I, **Tom Koutsantonis, Minister for Transport and Infrastructure** in the State of South Australia, pursuant to section 11 of the *Road Traffic Act 1961* ("the Act") hereby **DELEGATE** the powers as detailed in the following clauses –

F. GRANT APPROVAL TO ANOTHER ROAD AUTHORITY

I **DELEGATE** to **Council** the power conferred on the Minister pursuant to section 17 of the Act to **SPECIFICALLY APPROVE** the installation, maintenance, alteration, operation or removal of a traffic control device in the municipality or district of Council by a road authority on, above or near a road under the care, control and management of the said road authority subject to the following conditions:-

F.1 Sub-Delegation and Authorisation to other Officers

This delegation cannot be sub-delegated without my express approval. Council may, however, authorise any officers to exercise the powers conferred on Council pursuant to Clause F of this Instrument.

Any Authorisations to any Officer should be made by instrument in writing and approved by the Chief Executive Officer on behalf of Council. All actions carried out by that officer in accordance with Clause F must be done so "for, and on behalf of the Council". Records must be kept of any authorisation made pursuant to this clause.

F.2 Conformity with the Road Traffic Act

All traffic control devices used pursuant to Clause F of this Instrument must conform to the requirements of the Act, and any Rules and Regulations made under the Act.

☐ F.3 Conformity with the Australian Standards and the Code

All traffic control devices must conform to the requirements of and be installed, maintained, altered, operated or removed in accordance with the provisions contained in the applicable Australian Standards and the Code.

The Code refers to and invokes the Australian Standards. The Code must be read together with, but takes precedence over, all applicable Australian Standards.

F.4 Power of approval subject to same Conditions in Clause A

The power of Council to grant approvals under Clause F is subject to the same conditions that apply to Council under Clause A where Council itself is the road authority.

F.5 Record Keeping

☐ Council must keep accurate records of any approval granted to another road authority pursuant to Cause F of this Instrument.

G. CLOSE ROADS AND GRANT EXEMPTIONS FOR EVENTS

I **DELEGATE** to Council my power in sub-section 33(1) of the Act to declare an event to be an event to which section 33 applies and make orders directing:

- (a) that specified roads (being roads on which the event is to be held or roads that, in the opinion of the Council, should be closed for the purposes of the event) be closed to traffic for a specified period; and
- (b) that persons taking part in the event be exempted, in relation to the specified roads, from the duty to observe the Australian Road Rules specified in Clause G.4 subject to the conditions in Clause G.5

G.1 Sub-Delegation to other Officers

Council may sub-delegate the power delegated to Council pursuant to Clause G of this Instrument subject to the following conditions:

1. Council may only sub-delegate the power to the person for the time being occupying the position of Chief Executive Officer of Council; and
2. Any such sub-delegation must be made by instrument in writing by Council resolution; and
3. The sub-delegate cannot direct the closure of a road or and grant an exemption for an event on a road that runs into or intersects with, or is otherwise likely to affect traffic (including its flow, speed and composition) on a road that is under the care, control and management of another Council or the Commissioner for Highways; and
4. Council's sub-delegate is subject to all conditions that are imposed on Council under Clause G, in relation to the closure of a road or the grant of an exemption for an event; and
5. Council may impose any other conditions deemed necessary on its sub-delegate in relation to the closure of a road or the grant of an exemption for an event; and
6. Council cannot authorise any other person to exercise the powers conferred on Council, pursuant to G of this Instrument.

G.2 Roads and Road-Related Areas to which Delegation Applies

Council may only exercise the powers of the Minister in sub-section 33(1) of the Act with respect to a road under its care, control and management.

G.3 Conformity with the Road Traffic Act

Council when exercising the powers of the Minister in sub-section 33(1) of the Act must comply with the requirements of section 33 of the Act.

G.4 Exemption from Australian Road Rules

Council can only grant exemptions from the following Australian Road Rules and subject to the conditions listed in Clause G.5:

1. Rule 221: Using hazard warning lights;
2. Rule 230: Crossing a road — general;
3. Rule 231: Crossing a road at pedestrian lights;
4. Rule 232: Crossing a road at traffic lights;
5. Rule 234: Crossing a road on or near a crossing for pedestrians;
6. Rule 237: Getting on or into a moving vehicle;
7. Rule 238: Pedestrians travelling along a road (except in or on a wheeled recreational device or toy);
8. Rule 250: Riding on a footpath or shared path;

9. Rule 264: Wearing of seat belts by drivers;
10. Rule 265: Wearing of seat belts by passengers 16 years old or older;
11. Rule 266: Wearing of seat belts by passengers under 16 years old;
12. Rule 268: How persons must travel in or on a motor vehicle;
13. Rule 269: Opening doors and getting out of a vehicle etc;
14. Rule 298: Driving with a person in a trailer.

G.5 Conditions on Exemptions from Australian Road Rules

Council may only grant exemption from the following Australian Road Rules provided any such exemption contains the following minimum conditions:

1. Rule 237: Getting on or into a moving vehicle – provided the speed of the vehicle does not exceed 5 km/h;
2. Rule 264: Wearing of seat belts by drivers – provided the speed of the vehicle does not exceed 25 km/h;
3. Rule 265: Wearing of seat belts by passengers 16 years old or older – provided the speed of the vehicle does not exceed 25 km/h;
4. Rule 266: Wearing of seat belts by passengers under 16 years old – provided the speed of the vehicle does not exceed 25 km/h;
5. Rule 268: How persons must travel in or on a motor vehicle – provided the speed of the vehicle does not exceed 25 km/h;
6. Rule 269: Opening doors and getting out of a vehicle etc – provided the speed of the vehicle does not exceed 5 km/h;
7. Rule 298: Driving with a person in a trailer – provided the speed of the vehicle does not exceed 25 km/h.

G.6 Notification to Commissioner of Highways

Council must notify the Commissioner of Highways of any declaration under sub-section 33(1) at least two weeks prior to the date of the event.

G.7 Notification to Emergency Services and Public Transport Services Division

Council must notify the SA Metropolitan Fire Service, SA Country Fire Service, SA State Emergency Service, the SA Ambulance Service and the Public Transport Services Division of the Department of Planning, Transport and Infrastructure ("DPTI") as appropriate, of any declaration under sub-section 33(1) at least two weeks prior to the date of the event.

G.8 Notification to Traffic Management Centre, Metropolitan Region

Where an event requires intervention by DPTI to ensure the safe and efficient conduct and movement of traffic, Council must ensure that it or the event organiser contacts the Traffic Management Centre, Metropolitan Region (ph: 1800 018 313) no less than 15 minutes prior to the commencement of the event and immediately upon completion of the need for such intervention.

G.9 Notification to Commissioner of Police

Council must notify the Commissioner of Police of any declaration under sub-section 33(1) at least two weeks prior to the date of the event.

G.10 Agreement of Commissioner of Police

If Council proposes to make an order under sub-section 33(1) that involves any motor vehicular traffic, Council must first obtain the agreement of the Commissioner of Police before making an order that exempts a person from any of the following Australian Road Rules: 230, 231, 232, 234 and 238.

G.11 Use of Advance Warning Signs

Where the event will significantly and/or adversely affect a road which is under the care, control and management of the Commissioner of Highways, Council must ensure that the event organisers place advance warning notification signs on the affected roads. The signs must clearly indicate to the public the times and dates of the temporary road closure.

G.12 Effect on Roadside Furniture

Where an event affects any roadside furniture owned or maintained by the Commissioner of Highways or road markings, Council must ensure that it or the event organiser reinstates such furniture or markings to its original condition.

H. DEFINITION OF TERMS

For the purposes of this Instrument, unless a contrary intention appears:
Words defined in section 5 of the Act have the same meaning as in the instrument.

A reference to a road includes a reference to a road-related area unless it is otherwise expressly stated.

Council means a council constituted under the *Local Government Act 1999*;

Code means the Code of Technical Requirements, as amended from time to time (formerly known as the Code of Technical Requirements for the Legal Use of Traffic Control Devices);

Event means event as defined in section 33 of the *Road Traffic Act 1961* namely an organised sporting, recreational, political, artistic cultural or other activity, and includes a street party;

Officer means Council employee


SA Standards means the Department of Planning, Transport and Infrastructure's SA Standard for Workzone Traffic Management;

Work area means work area as defined in section 20(1) of the Act, namely a portion of road on which workers are, or may be, engaged;

Work site means a portion of road affected by works in progress, together with any additional portion of road used to regulate traffic in relation to those works or for any associated purpose.

I. FUTURE VARIATIONS TO THIS INSTRUMENT

This Instrument may be revoked or varied by a subsequent Instrument in writing.


.....
Hon Tom Koutsantonis MP
MINISTER FOR TRANSPORT AND INFRASTRUCTURE
Dated this 22 day of AUGUST 2013

14.2 ENDORSEMENT OF ELIZABETH OVAL MASTERPLAN

Responsible Executive Manager : Luke Culhane

Report Author : Tyson Roling

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

Attachments : 1 [↓](#). Elizabeth Oval Masterplan

PURPOSE

The purpose of this report is for Council to receive and endorse the Elizabeth Oval Masterplan (the Masterplan) (Attachment 1).

STAFF RECOMMENDATION

1. Council receives and endorses the Elizabeth Oval Masterplan (Attachment 1).
2. Council notes that Elizabeth Oval will be upgraded in line with the Masterplan in a staged manner with funding allocated through future Annual Business Plans and external funding opportunities.

COMMITTEE RECOMMENDATION

6319

1. Council receives and endorses the Elizabeth Oval Masterplan (Attachment 1).
2. Council notes that Elizabeth Oval will be upgraded in line with the Masterplan in a staged manner with funding allocated through future Annual Business Plans and external funding opportunities.

EXECUTIVE SUMMARY

Elizabeth Oval is a regional level venue, home to the Central District Football Club (CDFC) and a key part of the Playford Sports Precinct. It is Crown Land, with the Grand Central and associated car parking privately owned by CDFC. The oval hosts a range of South Australian National Football League (SANFL) programs and competitions, attracting around 2,000 attendees per senior home match, with potential to support broader community use and economic activation.

This report presents the Masterplan, developed in partnership with the CDFC. The Masterplan provides a long-term vision to revitalise the precinct and unlock broader community and economic value. It responds to challenges identified in Council's Sports Precinct Masterplan 2013 and addresses ongoing infrastructure, accessibility, and community amenity gaps at the site.

The Masterplan outlines zones identified for improvements to ensure the venue meets Australian Football League (AFL) Facility Standards for a State League venue, increases community use, and enhances connectivity with the surrounding Playford Sports Precinct and the Elizabeth CBD. Council endorsement is sought to support future planning, funding applications, and stakeholder advocacy.

The objectives of the Masterplan are:

- Meet the directions of the Sports Precinct Masterplan by updating infrastructure and amenity in line with regional needs
- Develop a facility that attracts broader community use beyond elite football
- Ensure SANFL compliance to continue hosting league events and community activations
- Deliver a multi-purpose venue that can support both sporting and community-based programming
- Improve internal and external accessibility, enhancing links to the wider precinct and Elizabeth CBD
- Enable advocacy and funding opportunities by providing a clear vision and costed framework for CDFC and Council.

1. BACKGROUND

Elizabeth Oval is a key site within Playford's Sports Precinct Masterplan 2013 and was identified as a high priority site within the Sportsground Strategy 2014. The Playford Sports Precinct Masterplan 2013 identified Elizabeth Oval as Stage 2A with the following components:

- New football/mixed use clubrooms
- Existing grandstand and related facilities to remain and be upgraded
- Consider cricket as part of Elizabeth Oval
- De-mounding on north-eastern corner of the site
- Enhanced landscaping
- Porte cochere (large, covered entrance)
- Car parking.

In 2020, a Venue Improvement Plan was completed in collaboration with the SANFL and the previous CDFC Chief Executive, which is a high-level document to identify the needs and limitations of Elizabeth Oval and develop a strategic framework to bring the facility up to the recognised State Level standard. The Venue Improvement Plan highlighted the following improvements:

- New State Level unisex changerooms
- Upgrades to existing facilities to bring up the required standard
- New main plaza area
- Community nodes with new active play area

- Better connection to school and surrounding path networks.

In 2023, Council completed a changeroom upgrade at Elizabeth Oval in line with the Venue Improvement Plan, with three (3) compliant AFL changerooms to cater for the club's female programs and to provide compliant facilities for visiting clubs. In addition, Council funded the installation of lights at Playford International College to secure a training oval for CDFC to increase their capacity to deliver a range of SANFL programs.

The Masterplan was included in the 2023/24 Annual Business Plan to expand on the 2020 Venue Improvement Plan, incorporating the strategic direction of Greg Edwards who was appointed CEO in 2021.

At the Ordinary Council Meeting held 18 April 2023, Council resolved to progress the development of the Masterplan taking into consideration the opportunities for Gather Round activations at Elizabeth Oval (Council Resolution 5384).

12 MOTIONS WITHOUT NOTICE

COUNCIL RESOLUTION		5384
Moved:	Cr Marsh	Seconded: Cr Norris
That Council notes the recent announcement by the AFL and State Government, on the back of the successful 2023 AFL Gather Round, that South Australia has secured the AFL Gather Round hosting rights for the next three years.		
Council notes the intention to complete a Master planning process, that has already commenced, of Elizabeth Oval and surrounds with input from Central District Football Club in the Draft 2023/24 ABP.		
The CEO write to the Central District Football Club CEO seeking to meet and discuss a partnership approach to advocate for an AFL Gather Round game, or the use as a training base for a high profile AFL Club, at Elizabeth Oval.		
The Mayor write to the South Australian Premier to request a meeting to hold talks around the opportunities for an AFL Gather Round game at Elizabeth Oval.		
Council is to be provided with updates during the advocacy period. A report will be brought to Council at a suitable time (nominated by the CEO) to discuss necessary considerations if a game is played at Elizabeth Oval (venue upgrades, costs, etc)		
		<u>CARRIED</u>

At a Council Information Session held 15 October 2024, Elected Members were presented with an initial draft Masterplan to seek feedback. This session highlighted areas of broad support as well as elements that required more investigation.

At a follow-up Council Information Session held on 20 May 2025, a revised version of the Masterplan was presented. The session outlined how previous feedback had been addressed and sought affirmation of the updated direction.

2. RELEVANCE TO STRATEGIC PLAN

The Masterplan strongly aligns with the City of Playford's Strategic Key Themes. The proposed upgrades across all four zones support an integrated, high-quality community and sporting precinct that delivers the following strategic outcomes:

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

The Masterplan delivers improved circulation, DDA-compliant infrastructure, safer spectator areas, upgraded lighting for evening use to unlock additional opportunities, and carparking to support new infrastructure and improved user experience. These upgrades will ensure the site is more inclusive, functional, and user-friendly for all members of the community.

Community Theme 2: Lifting city appearance

The Masterplan proposes modern, attractive built form, including a high-profile entry plaza, refurbished grandstand and improved visitor experience, improved landscape features and amenity upgrades that will significantly uplift the visual appearance and connectivity of Elizabeth Oval with the Elizabeth Regional Centre.

Community Theme 3: Fostering collaboration and connection to each other

New and upgraded multi-purpose facilities enable increased community access and shared use beyond sport. These improvements foster stronger connection and relationships between Council, the CDFC, SANFL, local community groups, and event organisers.

Community Theme 4: Activating and facilitating welcoming community spaces and events

The Masterplan creates a flexible, inclusive environment that supports a diverse range of sport and community activities. Improved infrastructure, such as the clear and welcoming entry plaza, shelter, canteens, lighting, and event areas, enables Elizabeth Oval to host events of varying scale and purpose, encouraging ongoing community engagement and participation.

3. PUBLIC CONSULTATION

The Masterplan process involved engagement and collaboration with CDFC and the SANFL. The proposed Masterplan will improve functionality, visual amenity, connectivity and community engagement and will have a positive impact on the surrounding locality and Elizabeth Regional Centre. Appropriate community consultation will be considered during concept development and detailed design phases of each zone to ensure broader community input and support.

4. DISCUSSION

4.1 CDFC is the designated AFL pathway for aspiring footballers in northern Adelaide, with a large and rapidly growing catchment area. Key points include:

- (1) The Club's catchment spans eight (8) local government areas, including:
 - City of Playford
 - Town of Gawler
 - Light Regional Council
 - Parts of Adelaide Plains, Barossa, and Mid-Murray Councils
 - As far south as Mawson Lakes within the City of Salisbury and includes Golden Grove within the City of Tea Tree Gully.
- (2) This region includes some of the fastest-growing communities in South Australia, particularly within the City of Playford, Town of Gawler, Barossa, and Adelaide Plains regions.
- (3) Elizabeth Oval is the State League facility serving this extensive catchment, making it a strategic hub for football development in the north.

- (4) As population growth continues across these municipalities, Elizabeth Oval will play an increasingly important role in attracting participants, visitors, and investment to the City of Playford.

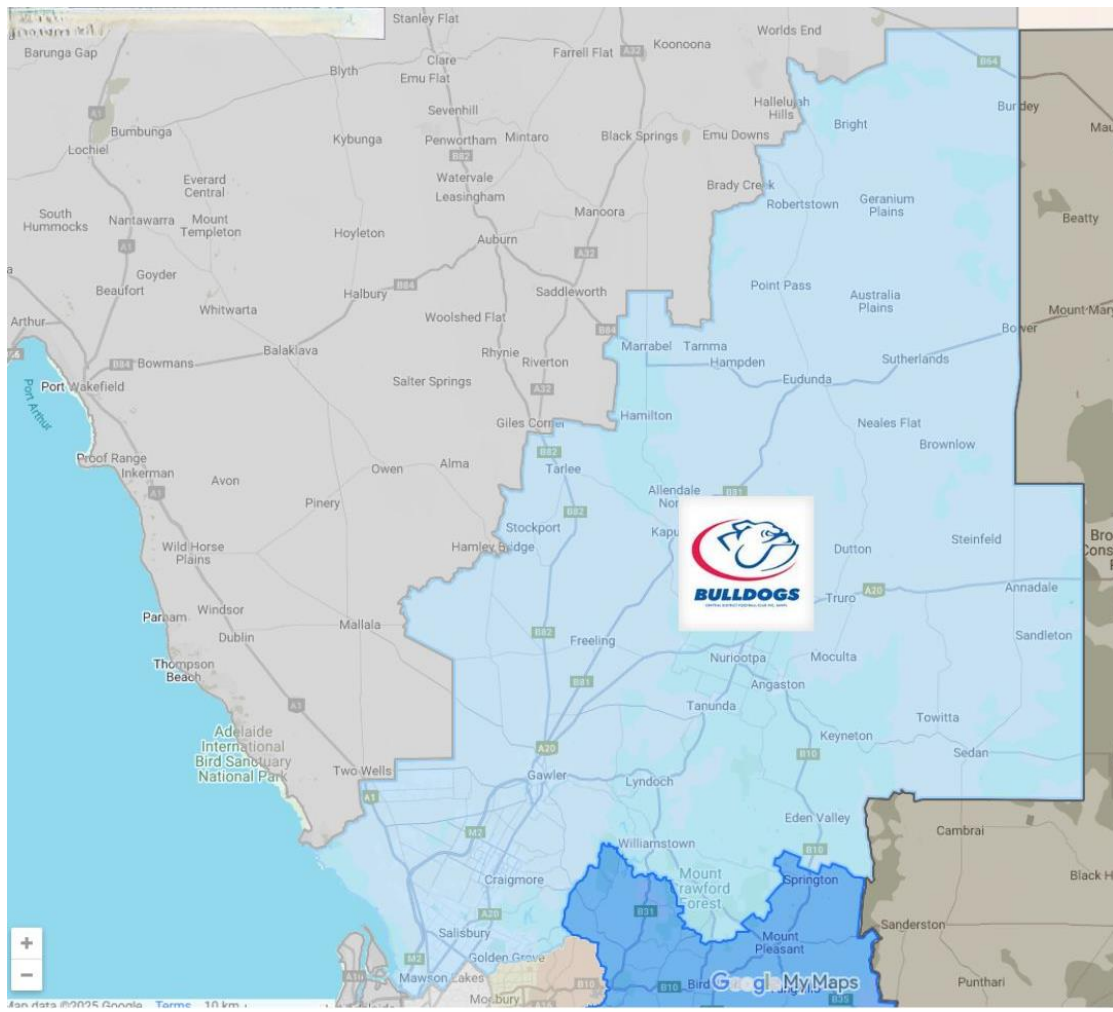


Figure 1 - Map of CDFC's catchment zone

4.2 Land Ownership

Elizabeth Oval is located on Crown Land, with the City of Playford currently responsible for the care and control of the site's assets. While the Masterplan provides a long-term vision to guide future investment, Council will seek to secure land ownership and has already begun exploring options for the transfer of land ownership.

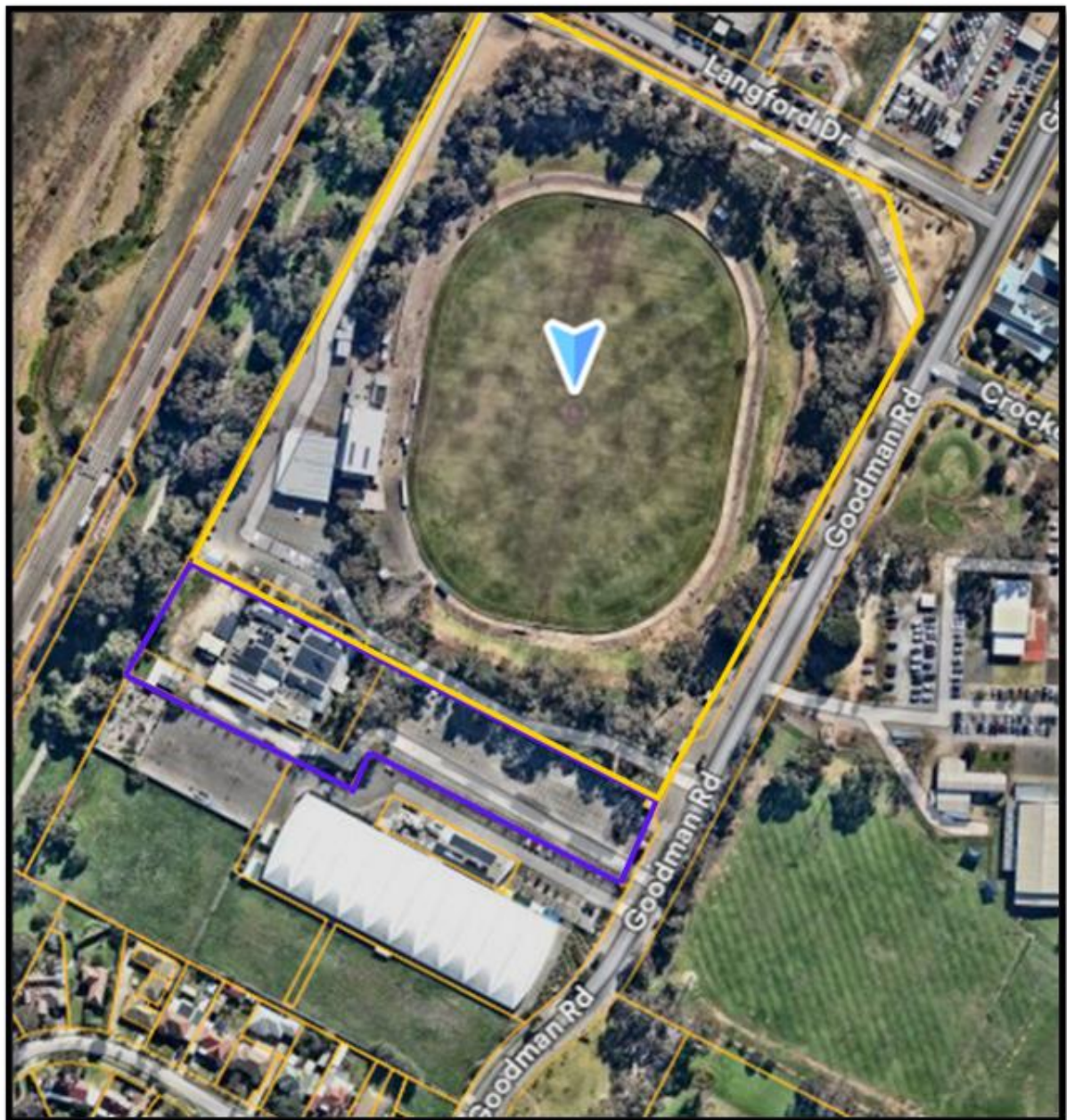


Figure 2 - Crown Land is area marked yellow, CDFC owned land is highlighted in purple

4.3 Current Site Analysis

A detailed review of Elizabeth Oval highlighted several critical issues impacting the functionality, accessibility, and compliance of the site. These issues underscore the importance of the Masterplan and inform the prioritisation of future upgrades.

Key Issue	Description
Infrastructure & Access	Existing infrastructure such as terracing, grandstand seating, public amenities, and gates is aged and no longer meets contemporary expectations. Accessibility for people with disability is limited across the site, impacting equitable participation and user experience.
Community Amenity Gaps	The precinct lacks adequate shelter, shade and informal recreational elements. These gaps reduce the site's usability, including on game days and limits comfort for families, seniors, and community members.
Visual & Street	The site lacks visibility and identity from Goodman Road.

Presence	Current entry points are uninviting and do not reflect the significance of the venue as a regional SANFL facility.
Site Layout	Significant mounding across the oval restricts sightlines, limits activation potential, and constrains the flexibility of the space for alternative uses such as events and community programs.
Facility Non-Compliance	<p>Elizabeth Oval currently has some amenities that do not comply with AFL Facility Guidelines in the following areas:</p> <ul style="list-style-type: none"> • Umpires Amenities: Do not meet minimum size and lack the required number of toilets and showers • Officials & Coaching Amenities: Inadequate provision of meeting, working and briefing spaces. • Home Changeroom Amenities: Lack of gender-inclusive, accessible, and compliant facilities for players and coaches. The trainer's room is currently accommodated with a transportable facility. • Lighting for Night Fixtures: Existing oval lighting does not meet AFL minimum lux levels for SANFL competitive match play, limiting the ability to host evening fixtures.

4.4 Masterplan Zones

The Masterplan identifies four (4) key zones within the Elizabeth Oval Precinct which are illustrated within the attached Masterplan. Each zone has been designed to deliver targeted community benefits which align with the City of Playford's Strategic Themes, particularly in relation to safety, accessibility, appearance, community connection and activation. The term "zones" has been deliberately used instead of "stages" to enable the flexible nature of implementation. Each zone as shown in the attached may progress independently through various funding pathways, including Council's Asset Renewal Program, CDFC-led initiatives, and potential State or Federal funding commitments.

4.5 Cost Estimate

A cost estimate has been undertaken by a Quantity Surveyor and has estimated the total cost to deliver the entire Masterplan at \$79M. The cost estimate includes a 30% contingency, and other project on-costs (eg: builders margin, professional fees, preliminaries) which have been allocated to each zone. When zones are identified for delivery, further cost estimates will be sought during concept design and detail design to gain a better understand of the actual cost to deliver that zone.

Project Stage	Estimate Confidence Level
Concept Design	Low – high level Masterplan only. Estimate based on overall size and similar projects. Estimate includes 30% contingency plus escalation (CPI) to allow for market conditions in future years when the project proceeds to construction.
30% Design	Low to Medium – Estimate should allow at least 20% contingency. Site levels now known, size and materials of major project elements.
70 - 90% Design	Medium – Most design elements known. Estimate should allow at least 20% contingency, for scope and finishes finalisation, stakeholder review and feedback, unknown market forces at time of tender.
Contract Award	High – Pricing certainty from tender process. Contract budget

	should allow 10% contingency against unknown site conditions, small design omissions or changes, inclement weather etc.
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Each zone in the Masterplan includes a defined funding pathway, identifying the primary party accountable for its delivery. Council is the lead funder for three (3) of the four (4) zones, with an estimated \$44.6 million in upgrades falling within its responsibility. At this stage, no Elizabeth Oval projects are included in Council's current four (4)-year delivery plan. Any future investment will need to be considered against other sport and recreation priorities identified in Council's Sports Facility Strategy. Securing external funding will be a key factor in determining the timing and sequencing of projects, with advocacy outcomes and funding availability serving as critical decision-making filters.

Community Benefit	Cost Estimate	Funding Pathway
Zone 1 – New Grand Central Facility & Supporting Car Parks		
<ul style="list-style-type: none"> • Modern hospitality venue and administration hub for CDFC • Addresses inefficient layout and high operating costs of current facility enhancing long-term financial sustainability • Incorporates potential hireable community-use spaces (meeting/function rooms) • Formalised car parking improves accessibility and patron safety • Supports CDFC's long-term financial and operational sustainability 	\$34.4M	<ul style="list-style-type: none"> • CDFC Primary funder • SANFL / AFL Potential support • State / Federal Government Grants / Election commitments
Zone 2 – Community Infrastructure (New Entry Plaza & Eastern Wing)		
<ul style="list-style-type: none"> • Creates a safe, clear, and welcoming precinct entry • Encourages passive and non-event day use of site • Creates opportunities for community activations 	\$6.8M	<ul style="list-style-type: none"> • City of Playford Primary funder • CDFC Contributor • SANFL / AFL Grant support • State / Federal Government Grants / Election commitments
Zone 3 – Grandstand, Home Changeroom Refurbishment & Terracing Upgrades		
<ul style="list-style-type: none"> • Inclusive, compliant changerooms supporting male, female, and gender-diverse participation • Refurbished grandstand improves safety and comfort and disability access to dedicated officials spaces • Terracing upgrades enhance accessibility and viewing 	\$22M	<ul style="list-style-type: none"> • City of Playford Primary funder • CDFC Contributor • SANFL / AFL Grant support • State / Federal Government Grants / Election commitments
Zone 4 – Supporting Infrastructure (Lighting, Shelter, Scoreboard, Canteens)		

<ul style="list-style-type: none"> • Lighting supports night matches and extended use • Adds weather-protected viewing areas along eastern wing • Upgraded canteens improve hospitality and event offerings • New scoreboard enhances matchday experience and flexibility of use • Backstop netting improves safety for patrons and players 	\$9.6M	<ul style="list-style-type: none"> • City of Playford Primary funder • CDFC Contributor • SANFL / AFL Grant support • State / Federal Government Grants / Election commitments
Site Infrastructure & Demolition – (Site services – electrical, fire, water, sewer, stormwater)		
<ul style="list-style-type: none"> • Allowances for upgrade to site services to ensure site can support modern facility standards, safety requirements and future growth 	\$6.2M	Costs will be allocated to relevant Masterplan zones where infrastructure upgrades are required and identified through concept planning

4.6 Asset Management Program

The Asset Management Program (AMP) will continue to guide the renewal of assets as they reach the end of their useful life. The Masterplan will provide strategic direction to inform the scope and standard of these renewals, ensuring they align with contemporary facility expectations. AMP funding may be applied to support the delivery of relevant components of the Masterplan, subject to timing and asset condition. The level of AMP funding available will be confirmed when individual zones of the Masterplan progress to implementation.

4.7 Car Parking

Current Car Parking Provision

- (1) The CDFC-owned car park currently provides approximately 175 parking spaces.
- (2) This car park services the Grand Central facility and is used as a member car park on SANFL match days.
- (3) The AFL Facility Guidelines 2024 recommend 150–180 car parks for a State League venue.
- (4) An additional 130 formalised car parks are located within the Elizabeth Oval precinct with approximately 50 additional informal carparks.
- (5) These additional spaces are primarily used by CDFC players, staff, officials, and sponsors.

Impact of the Masterplan on Parking

- (1) 178 formalised car parks can be accommodated on the western side through a more efficient layout.

- (2) This achieves a net-zero change in parking numbers while improving pedestrian, vehicle safety and accommodating the proposed location of the new Grand Central Facility.
- (3) The concept plan also identifies potential for:
- (4) 123 additional spaces along Langford Drive (subject to further analysis in Zone 1 planning).
- (5) 29 additional spaces in the south-eastern area, improving access to the oval near Playford International College.
- (6) A detailed car parking assessment will be undertaken during future design phases to confirm needs for the new Grand Central facility and the extent of car parking required.

4.8 Environmental Considerations

- (1) Future detailed designs will provide opportunities to incorporate environmentally sustainable design (ESD) elements such as solar panels, water-sensitive urban design, and efficient lighting.
- (2) The current Masterplan supports the retention of most of the mounding and tree canopy. There will be some tree removal required as part of the construction of the new entry plaza and Grand Central facility. As the design of zones progress there will be greater clarity of the extent of tree removal and the opportunities for increased landscaping and shade, which can contribute to heat mitigation and improved comfort for users.
- (3) Support improved urban design outcomes through application of Crime Prevention Through Environmental Design (CPTED) principles such as improved lighting, defined pathways and entries, active frontages, clear sightlines and open spaces.

4.9 Stakeholder Communication

Council staff are working closely with CDFC to support a proactive communication approach regarding the Masterplan. CDFC has identified a risk that members may first learn of details within the Masterplan through media coverage. To mitigate this, Council is collaborating with the club to ensure members are informed directly by CDFC prior to any public or media release.

4.10 Next Steps / Actions Following Endorsement

Endorsement of the Masterplan will enable Council and the CDFC to begin progressing the following key actions:

Action	Purpose
Pursue Land Ownership	Negotiate with Crown Lands to secure ownership of Elizabeth Oval, enabling greater certainty for investment, management, and funding eligibility.
Advocacy for External Funding	Work in partnership with CDFC to advocate for State and Federal Government investment in identified zones in the Masterplan, supported by grant applications and election commitments.
Land Use Planning for	Initiate land use planning investigations in collaboration with

Existing Grand Central Site	CDFC to determine appropriate future use or redevelopment opportunities for the existing Grand Central site once relocation occurs. Potential for this to be a funding pathway for the delivery of the Masterplan.
Pedestrian Movement	The Masterplan encourages pedestrian movement from the North, particularly the train station and Elizabeth Regional Centre. Subsequent transport planning around this precinct will take into consideration the pedestrian movement to key sites such as Elizabeth Oval.

5. OPTIONS

Recommendation

1. Council receives and endorses the Elizabeth Oval Masterplan (Attachment 1).
2. Council notes that Elizabeth Oval will be upgraded in line with the Masterplan in a staged manner with funding allocated through future Annual Business Plans and external funding opportunities.

Option 2

1. Council receives and endorses the Elizabeth Oval Masterplan (Attachment 1) with the following amendments:
 - _____
 - _____
 - _____
2. Council notes that Elizabeth Oval will be upgraded in line with the Masterplan in a staged manner with funding allocated through future Annual Business Plans and external funding opportunities.

6. ANALYSIS OF OPTIONS

6.1 Recommendation Analysis

6.1.1 Analysis & Implications of the Recommendation

Staff recommend that Council endorse the Masterplan as a strategic framework to guide the future development of the precinct. Endorsement does not commit the Playford City Council to construction funding but enables coordinated planning, supports external advocacy efforts, and informs future asset renewal and capital works programming.

The Masterplan responds to infrastructure needs, compliance gaps, and community aspirations, and its endorsement provides a sound basis to pursue partnership funding with CDFC, SANFL, and State and Federal Government stakeholders.

Risk Appetite

Financial Sustainability

Council has a low appetite for short-term financial risk that adversely impacts on the delivery of the long term financial plan and the Council's overall stability and sustainability.

This decision will support long-term planning without committing Council to immediate capital expenditure, which aligns with Council's low appetite for short-term financial risk. Endorsing the Masterplan enables Council to progress with low-cost, strategic actions—such as concept design and advocacy—while deferring funding decisions until external partnerships or renewal triggers are secured. This approach ensures that any future investment is evidence-based, scalable, and aligned with Council's Long-Term Financial Plan, preserving overall financial stability and sustainability.

Environmental Impact

Council has a low appetite for discretionary environmental impacts that may arise from its business strategies and operations. Council is committed to managing the environmental impact of its activities by seeking to develop solutions that reduce both environmental impacts and costs.

This decision will enable environmentally responsible planning by embedding sustainability considerations into the future design and delivery of upgrades at Elizabeth Oval. While endorsement of the Masterplan does not commit Council to immediate works, it provides a foundation for incorporating environmentally sustainable design features such as energy-efficient lighting, water-sensitive urban design, and improved canopy coverage.

It is acknowledged that some tree removal may be required to accommodate new infrastructure—particularly in areas such as the entry plaza and new Grand Central Facility. These impacts will be carefully assessed during future design phases, with a commitment to offset removal through appropriate landscaping, replanting, and integration of urban greening elements that support environmental resilience and biodiversity.

6.1.2 Financial Implications

There are no financial or resource implications. Endorsing the Masterplan does not commit Council to any immediate capital expenditure. The endorsement enables the Masterplan to function as a strategic framework to guide future decision-making, investment planning, and external advocacy.

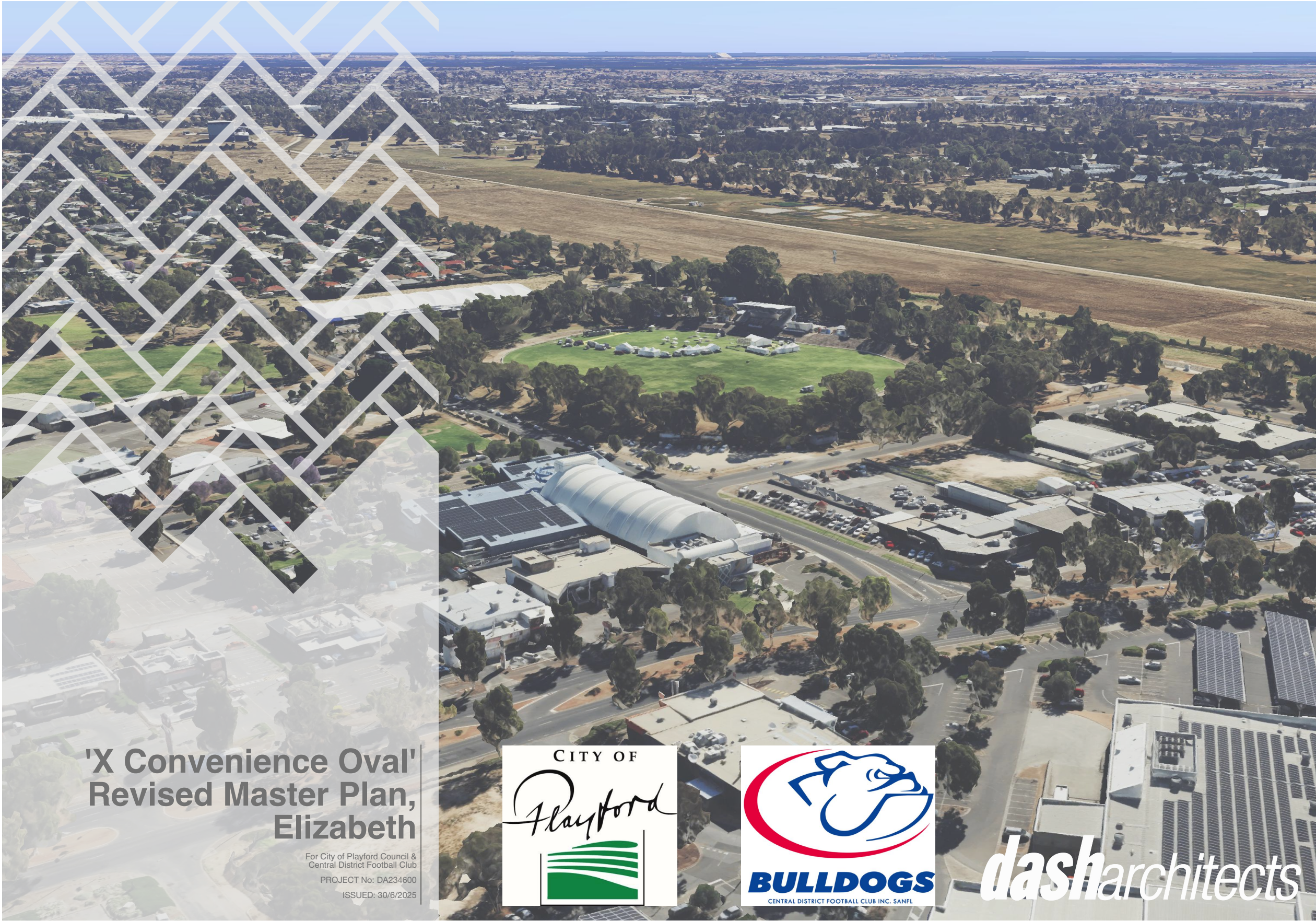
6.2 Option 2 Analysis

6.2.1 Analysis & Implications of Option 2

This option involves Council making amendments to the attached Masterplan. Given the Masterplan has been prepared with two (2) separate workshops/information sessions with Elected Members (one at the planning stage and one to review the draft Masterplan) any further amendments should be minor in nature to avoid the need for further consultation.

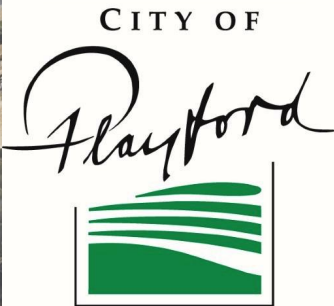
6.2.2 Financial Implications

There are no financial implications for this option.

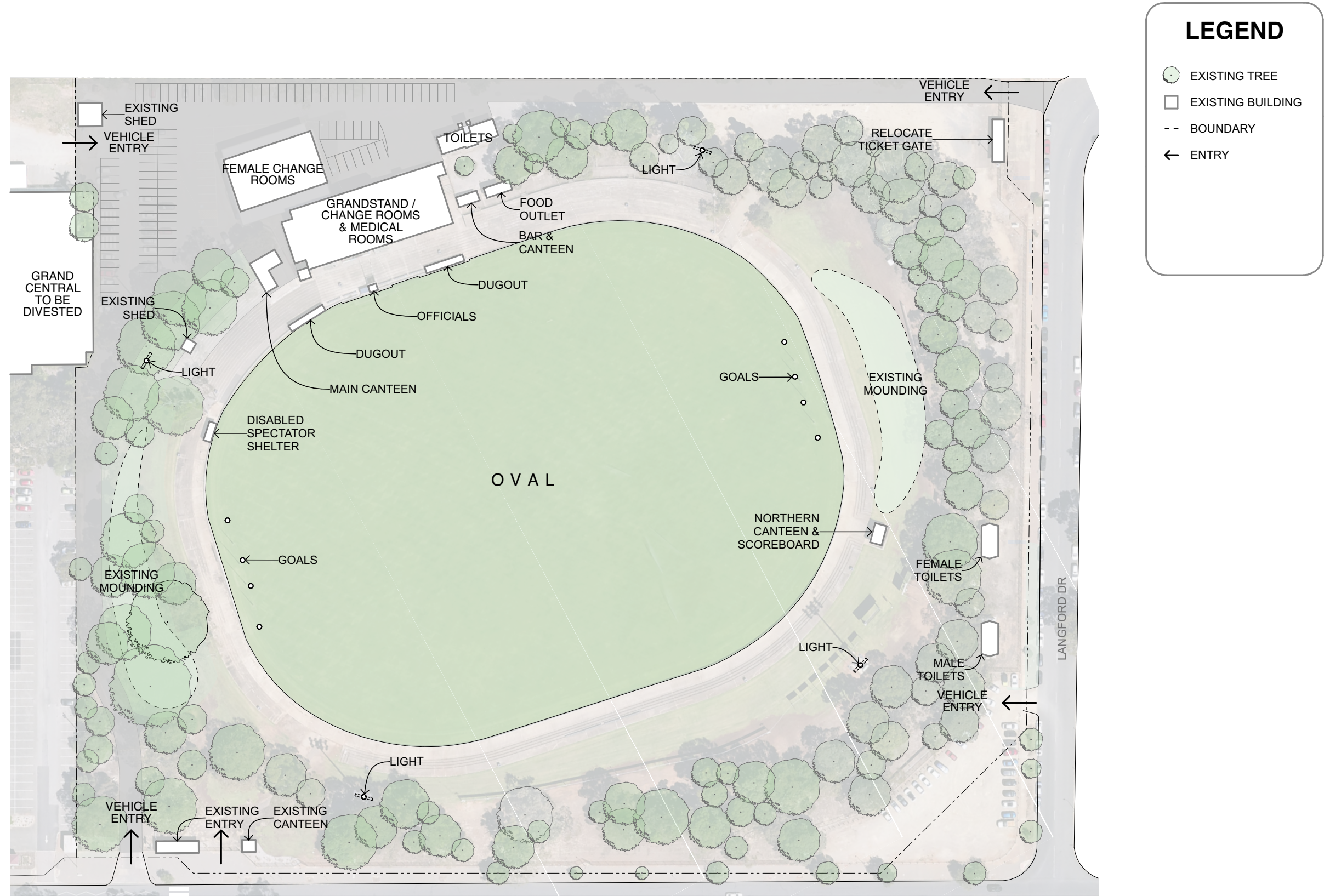
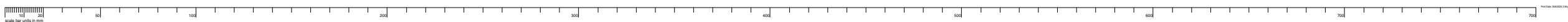


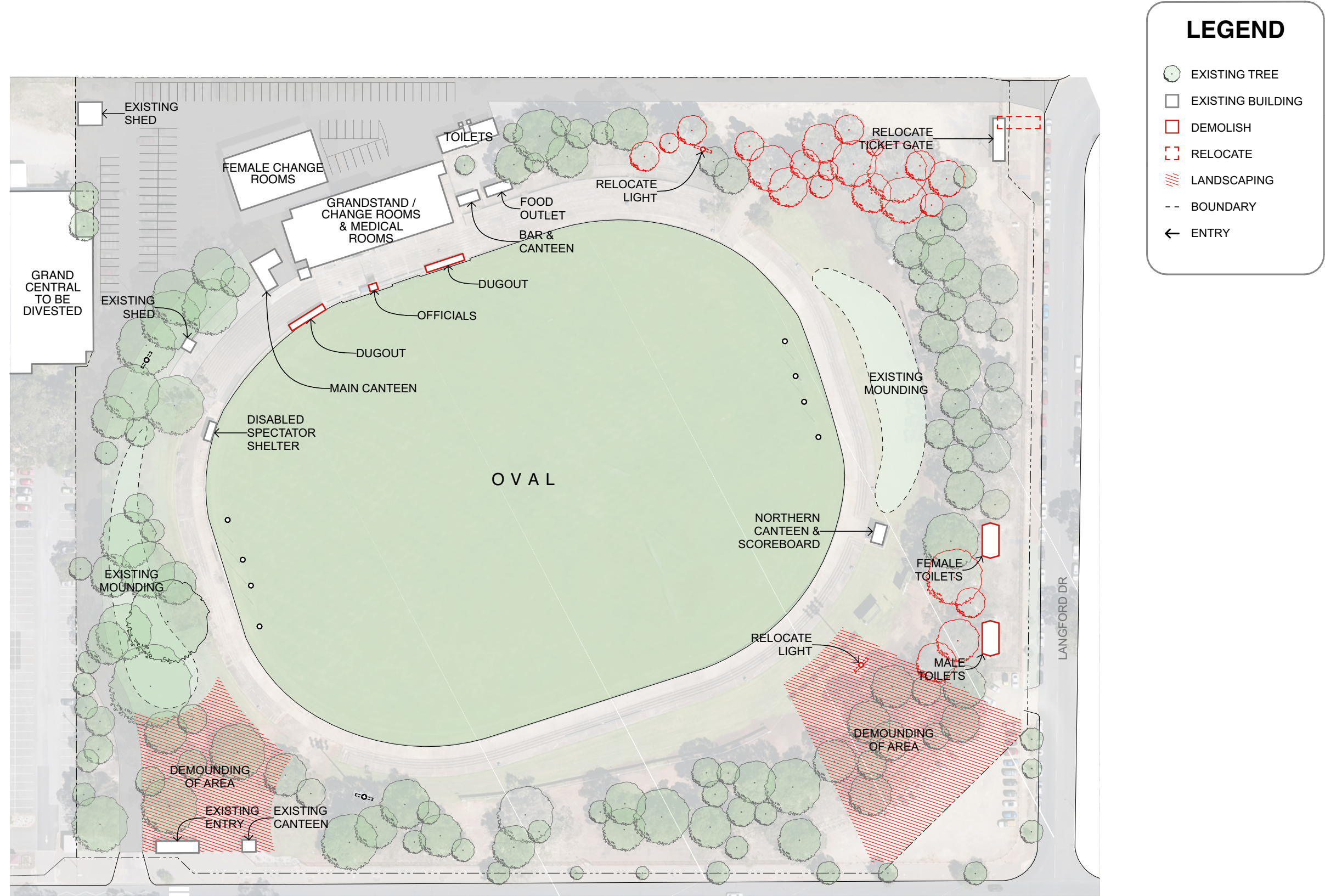
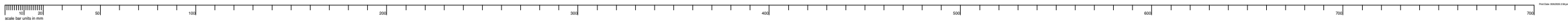
'X Convenience Oval'
Revised Master Plan,
Elizabeth

For City of Playford Council &
Central District Football Club
PROJECT No: DA234600
ISSUED: 30/6/2025



dasharchitects





dasharchitects

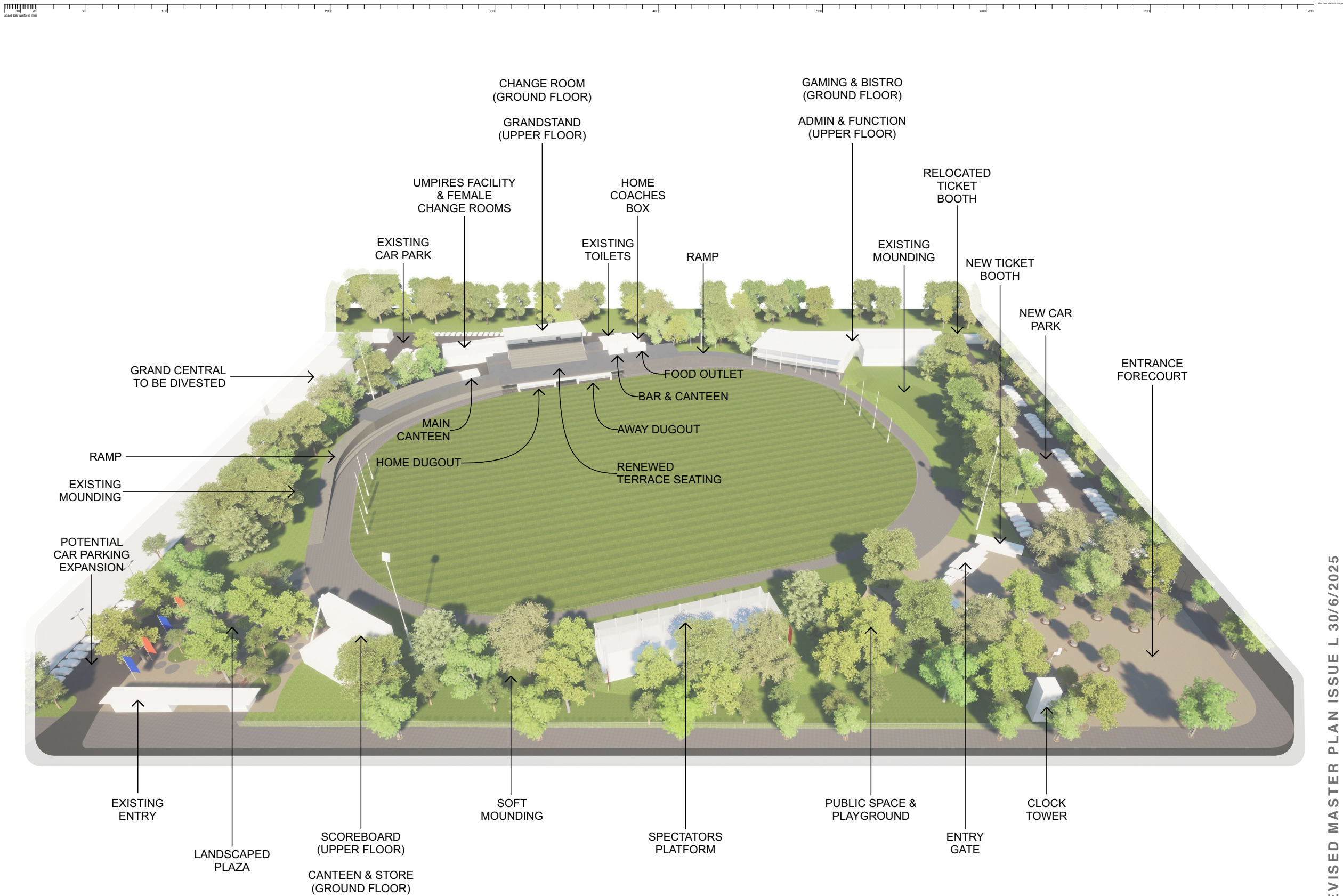
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Demolition Plan
Elizabeth Oval Master Plan

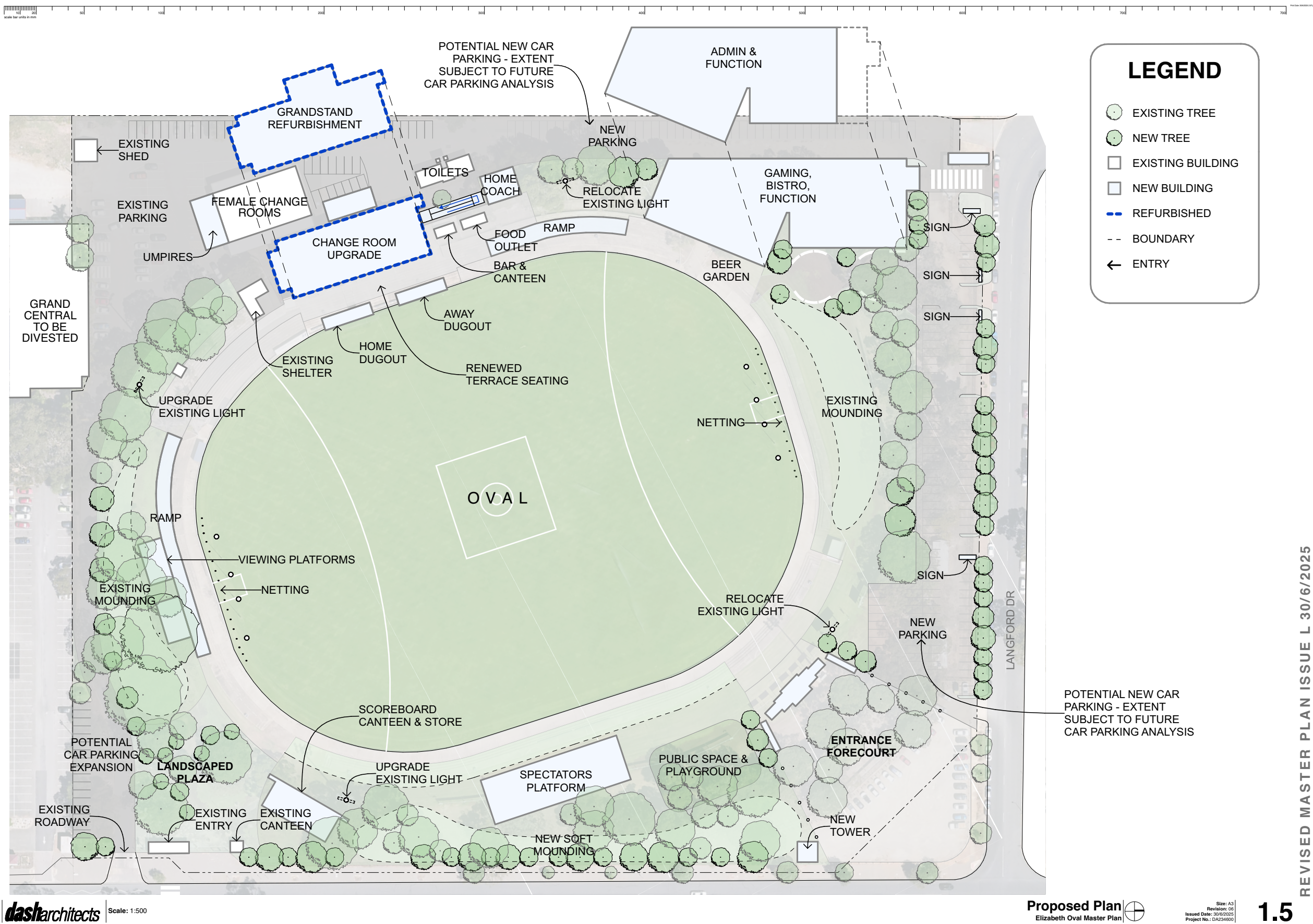
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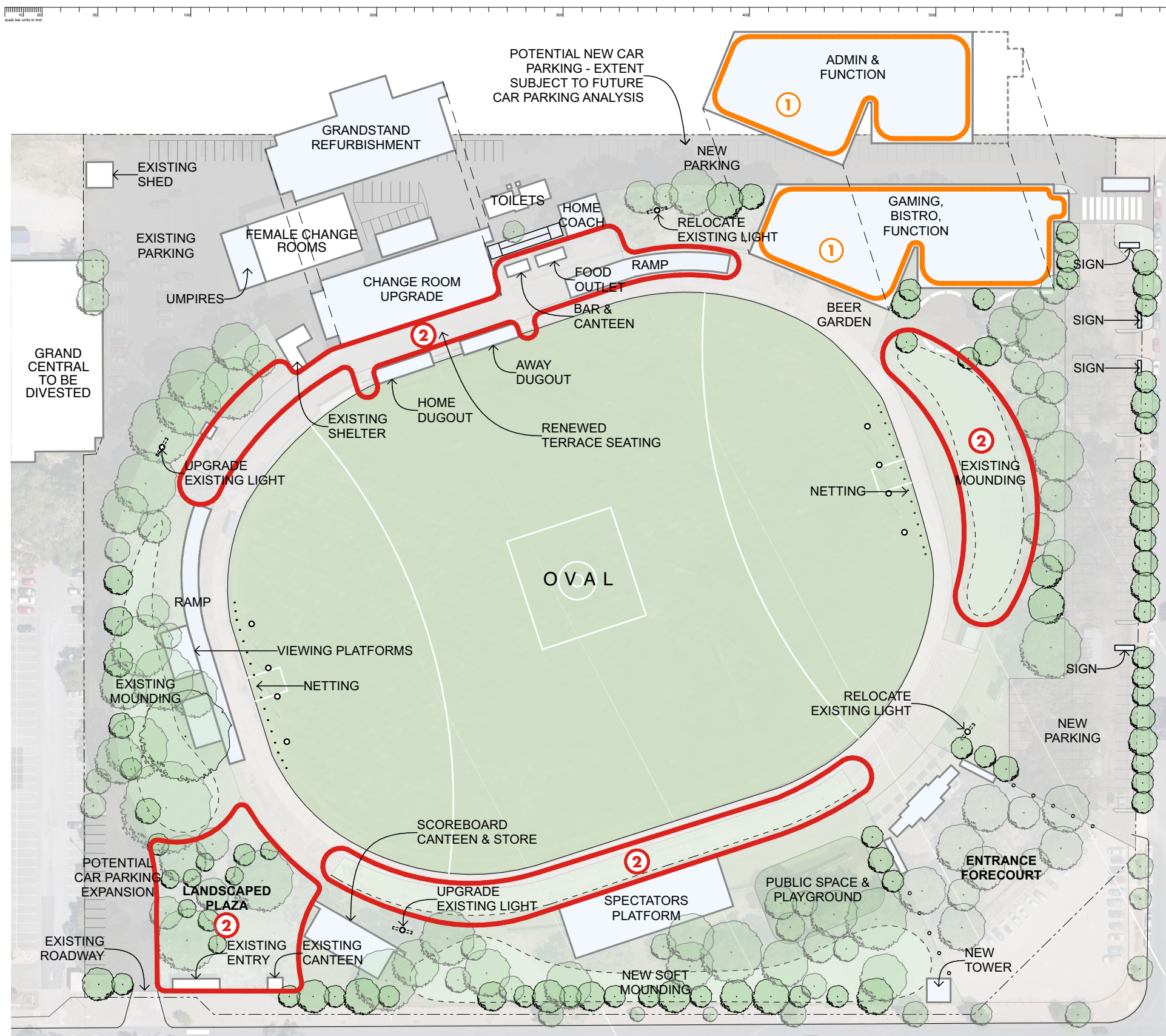
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REVISED MASTER PLAN ISSUE L 30/6/2025



REVISED MASTER PLAN ISSUE L 30/6/2025



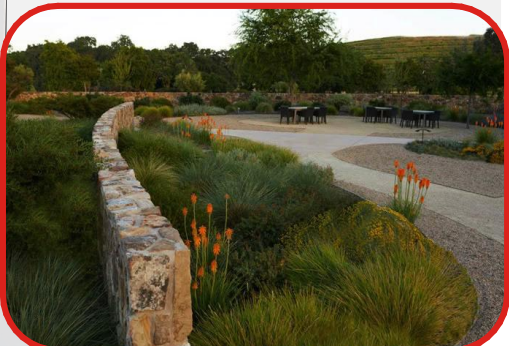


PROJECT OUTCOMES

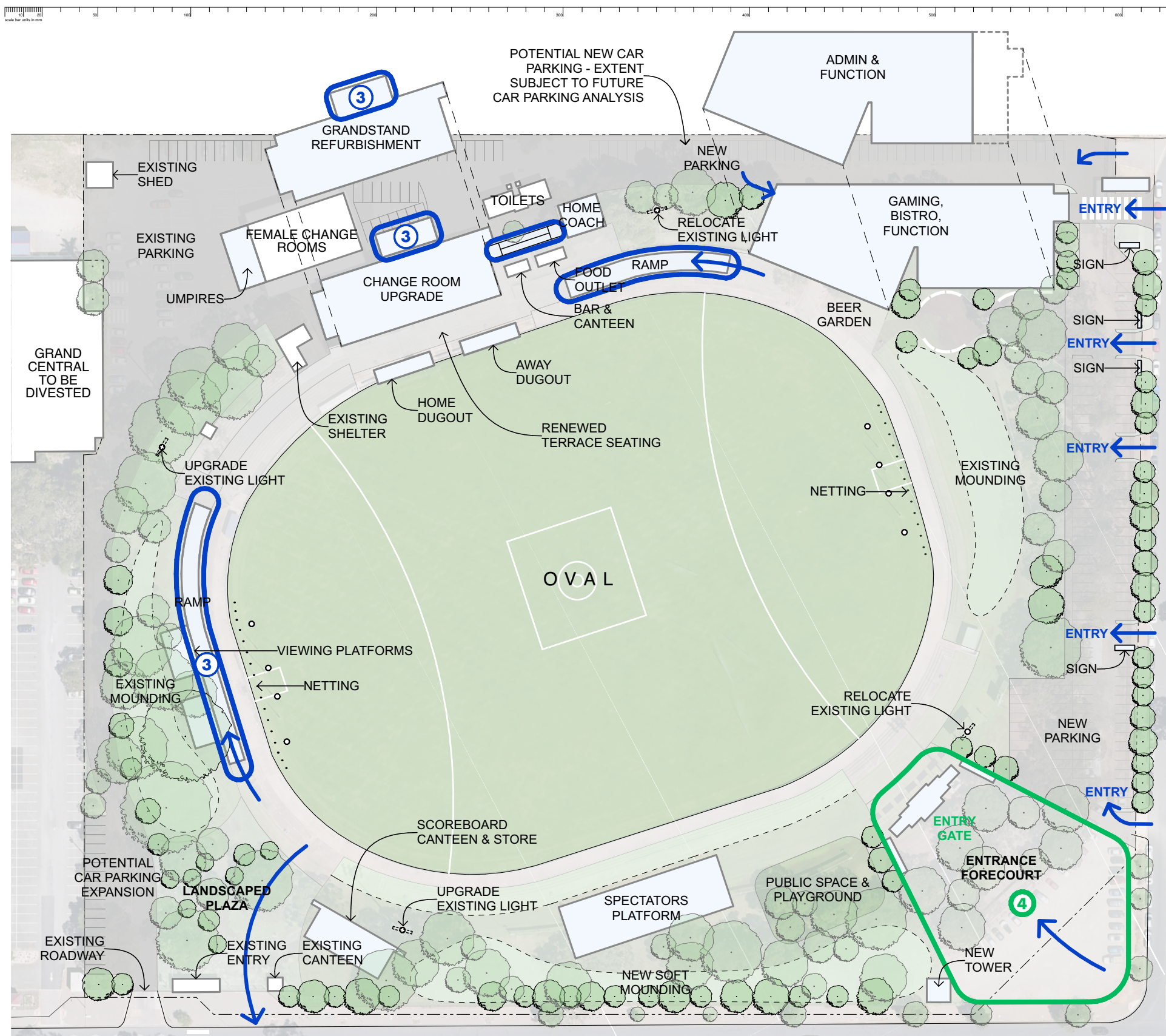
1. New Grand Central & Function Centre



2. Improved Terraces & Greenery



REVISED MASTER PLAN ISSUE L 30/6/2025



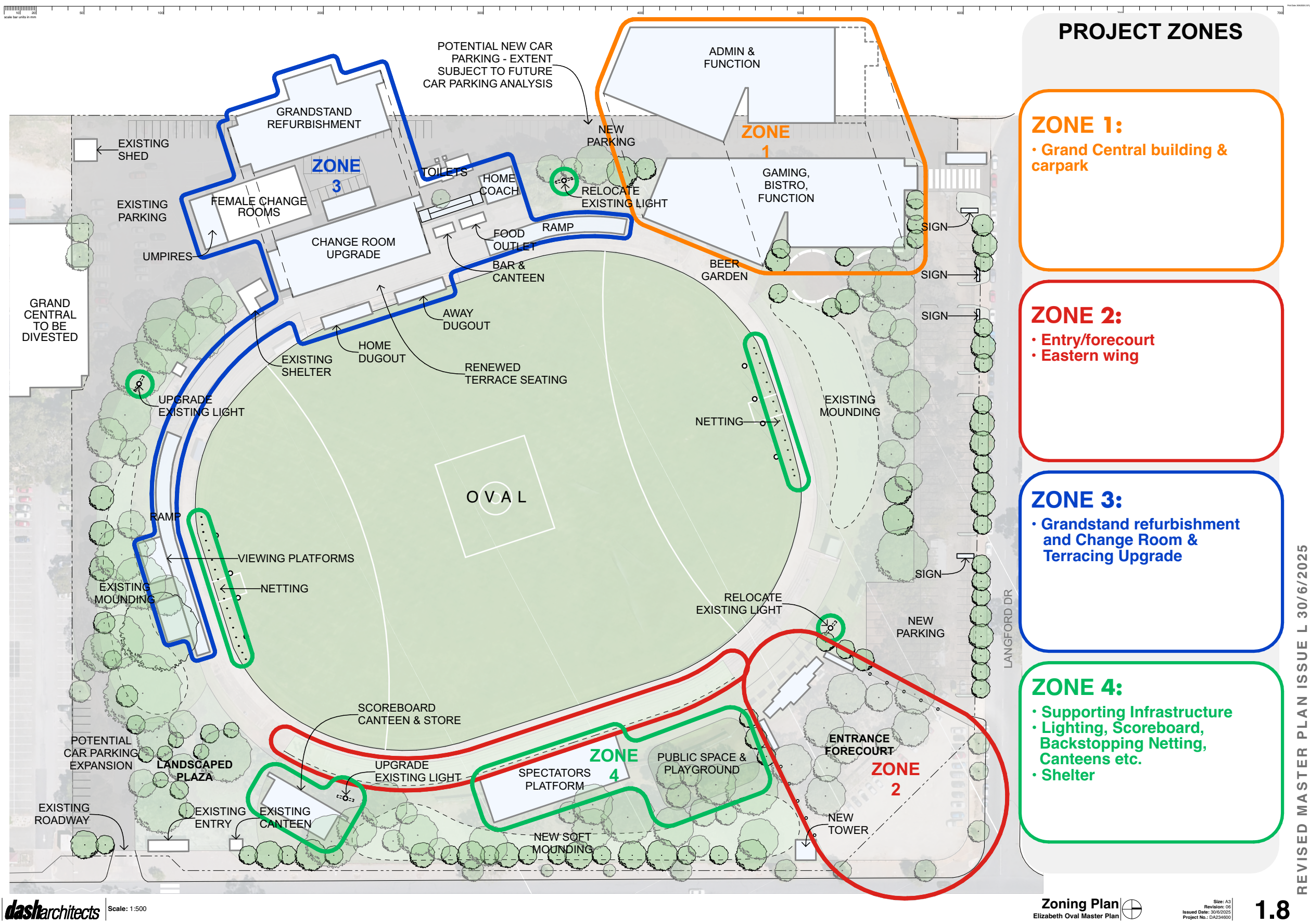
PROJECT OUTCOMES
3. New Access and Circulation

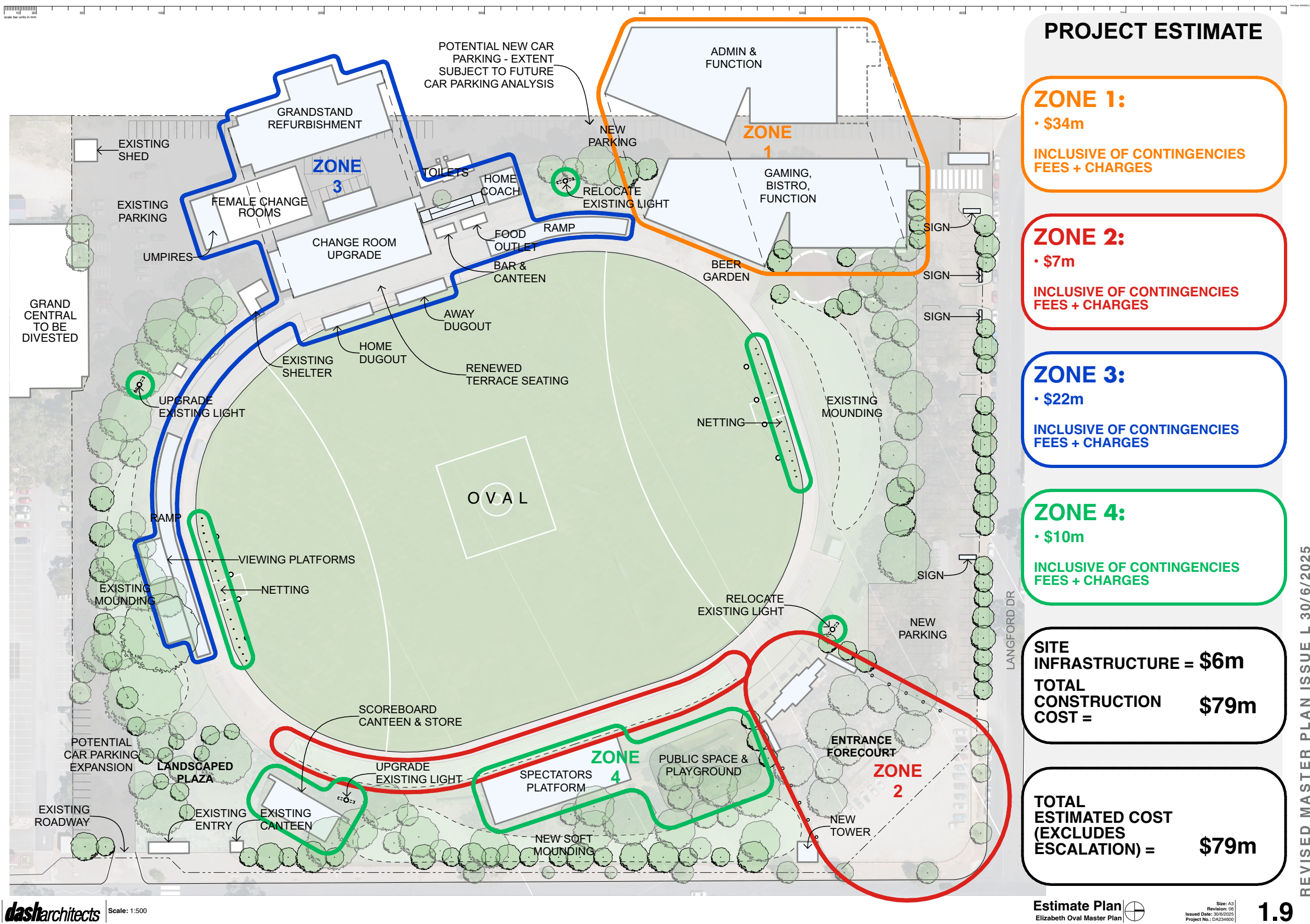


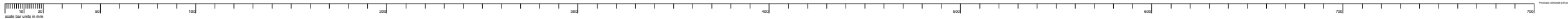
4. New Entry / Forecourt



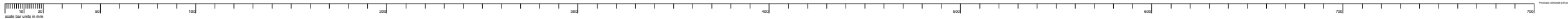
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14.3 BLAKES LAKE DUCK REFUGE HABITAT ENHANCEMENTS

Responsible Executive Manager : Dale Welsh

Report Author : Jonathan Roberts

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

Attachments :

- 1. [Blakes Lake Duck Refuge Habitat Enhancements Study](#)
- 2. [Blakes Lake Aerial Image](#)
- 3. [Map of Playford Wetlands in relation to Blakes Crossing Lake](#)
- 4. [Example Nesting Boxes](#)
- 5. [Living with Wildlife Flyer](#)

PURPOSE

The purpose of this report is to present the findings from the Blakes Lake Duck Refuge Habitat Study and seek Council direction regarding which option to progress.

STAFF RECOMMENDATION

1. Council notes the findings in the Blakes Lake Duck Refuge Habitat Enhancement Study (Attachment 1).
2. Councils installs one (1) to two (2) natural tree logs positioned horizontally within Blakes Crossing Lake to provide habitat opportunities for aquatic and semi-aquatic species.
3. Council increases the coverage of desirable aquatic vegetation, such as Vallisneria and other suitable native reed and rush species around the lake, to enhance habitat diversity.
4. Council installs two (2) of each type of nesting boxes on the four (4) existing light poles around the lake.

COMMITTEE RECOMMENDATION

6320

1. Council notes the findings in the Blakes Lake Duck Refuge Habitat Enhancement Study (Attachment 1).
2. Councils installs one (1) to two (2) natural tree logs positioned horizontally within Blakes Crossing Lake to provide habitat opportunities for aquatic and semi-aquatic species.
3. Council increases the coverage of desirable aquatic vegetation, such as Vallisneria and other suitable native reed and rush species around the lake, to enhance habitat diversity.

EXECUTIVE SUMMARY

Following community concerns raised in July 2023 regarding anti-social behaviour towards wildlife (ducks) at Blakes Crossing Lake, Council committed to investigating options to improve habitat for wildlife. Funding to undertake a wildlife refuge feasibility study was included in the 2024/25 Annual Business Plan and has since been undertaken by environmental consultant Dr Kerri Muller from AU2100. The findings were shared with Elected Members at an Information Session on 10 June 2025.

This report summarises each of the options explored in the Blakes Lake Duck Refuge Habitat Enhancement Study. The staff recommendation is consistent with the recommendations in the report which includes a combination of installing nesting boxes on existing light poles, installing natural roosting logs within the lake and increasing emergent vegetation cover.

1. BACKGROUND

In July 2023, reports of two (2) individuals attacking wildlife (ducks) at Blakes Crossing Lake was reported through the media and raised by local residents to Elected Members.

In response, the following motion was endorsed at the Ordinary Council meeting on 25 July 2023 (Council Resolution 5484).

That a report come to Council regarding the costing of CCTV cameras to be installed temporarily at the southern end of Blakes Crossing Lake in an effort to photograph people attacking wildlife around the lake. Further that consideration be given to the construction of a floating structure to be built in the middle of the lake to provide a refuge for the wildlife inhabiting the lake, giving them somewhere safe to flee to when danger is lurking.

A report was subsequently presented to the Strategy and Services Committee on 12 September 2023.

At the 26 September 2023 Ordinary Council Meeting, Council resolved the following (Council Resolution 5566):

- 1. Council considers the construction of a wildlife refuge for Blakes Crossing Lake as part of the 2024/25 Annual Business Planning process. The budget submission is to include funding to undertake a feasibility study prior to construction.***
- 2. Council develops an information flyer to be distributed to local residents to help raise awareness of the need to protect the wildlife which utilise Blakes Crossing Lake.***

Council's 2024/25 Annual Business Plan included a \$20,000 operating budget to undertake a feasibility study for the construction of a wildlife refuge for Blakes Crossing Lake.

As part of the broader awareness campaign, the Living with Wildlife Flyer (Attachment 5) was distributed to 3,428 homes and businesses within Blakes Crossing in June 2024.

Council engaged Dr Kerri Muller from AU2100 to undertake the feasibility study. The final report was circulated via Council memo on 4 June 2025, with the key findings and options presented at the Information Session on 10 June 2025.

2. RELEVANCE TO STRATEGIC PLAN

Community Theme 2: Lifting city appearance

Blakes Crossing Lake is a high amenity asset that is highly valued by the community. It is important that any habitat options that Council implements considers the impact the appearance of the local area.

Community Theme 3: Fostering collaboration and connection to each other

Blakes Crossing Lake and the surrounding open space and playground is a local destination that provides an opportunity for the community to connect with each other.

3. PUBLIC CONSULTATION

Public consultation on the feasibility study occurred as part of the consultation process associated with the 2024/25 Annual Business Planning process.

There are no plans to undertake further public consultation as part of the recommendation.

4. DISCUSSION

- 4.1 Since the concerns around duck cruelty were raised with Council in July 2023, no further reports of animal cruelty have been received. However, since that time, Council has responded to three requests for the removal of deceased pigeons located within Blakes Lake and two (2) separate requests for the removal of deceased ducks from the road reserve adjacent to the lake. These duck incidents were reported as the result of vehicle strikes.

4.2 Feasibility Study Scope and Options

Council engaged Dr Kerri Muller from AU2100 to undertake the wildlife refuge feasibility study (Attachment 1). Dr Muller has extensive knowledge of, and 30 years' experience in constructed and natural wetlands, water resources and infrastructure management.

While the scope of the study focussed on assessing the suitability of a wildlife refuge other potential options were also explored. The study focused on assessing the viability, environmental impact, design and costs of developing a dedicated habitat for ducks within the existing lake, enhancing both ecological value and aesthetic appeal. The assessment included a literature review as well as field assessment.

A summary of each wildlife enhancement option assessed is presented below including an assessment matrix that seeks to compare the pros and cons of each option.

4.2.1 Option1 – Fixed Island

- Typically integrated into original asset design and can be challenging and costly to retrofit, particularly in smaller water bodies like Blakes Lake
- Fixed islands are difficult to access, making routine maintenance tasks such as weeding, pruning, and replanting limited or unsafe

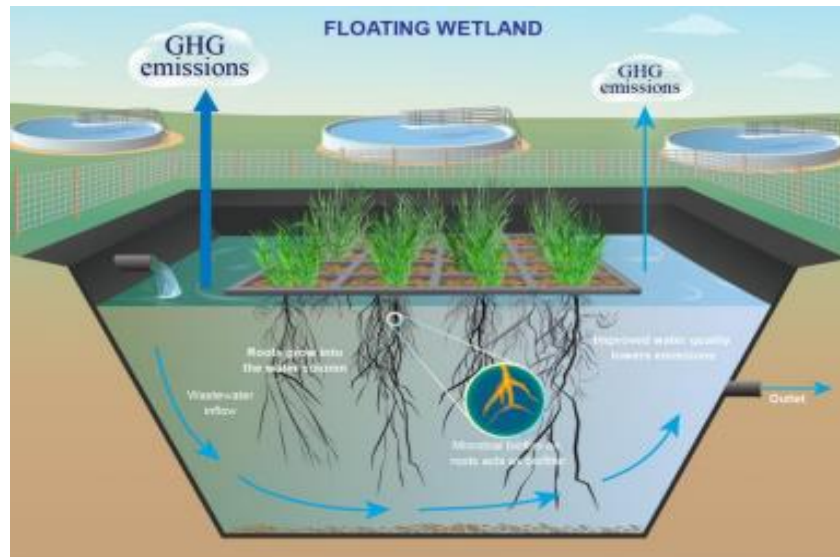
- High bird populations can overwhelm the habitat, leading to damage of vegetation, accumulation of faeces, odours, and potential algal blooms
- Fixed islands do not deter predators, as animals like rats can swim across, reducing the effectiveness of the island in protecting bird eggs or ducklings
- Changes in water flow patterns caused by fixed islands can affect sediment distribution and plant growth, further impacting water quality and visual amenity.



Example of fixed island which can be overwhelmed with large number of roosting and nesting birds

4.2.2 Option 2 – Floating Island

- Floating islands can be retrofitted into existing assets and relocated as needed, offering flexibility for installation, maintenance, and visual presentation
- Enhanced water purification benefits arise from extended plant root contact with the water column, improving nutrient uptake and sediment capture
- Platforms are easier to maintain than fixed islands, as they can be towed to shore for pruning, replanting, and general repairs
- Typical lifespan of modular floating island systems is around 15 years, with many proprietary systems made from recyclable plastic
- Floating islands are not predator-safe, as rats and other animals can swim to them, limiting protection for waterfowl
- Blakes Lake's shallow depth presents limitations, as plant roots may anchor into sediments, effectively fixing the island in place and increasing safety risks during retrieval and maintenance.



Floating islands are buoyant struts that support wetland plants

4.2.3 Option 3 – Living Trees and Tree Logs

- Large native trees take over 200 years to develop hollows suitable for duck nesting, making them difficult to source
- Natural tree hollows provide visual amenity and a more natural appearance within the landscape, especially in wetland environments
- Tree hollows are not predator-proof, as rats can climb trunks up to 1.5 metres, reducing their effectiveness as safe nesting sites
- Sourcing and installing salvaged or dead hollow-bearing trees is possible but more suitable for larger wetlands like Stebonheath Park or Munno Para
- Hollow-bearing trees and logs have long lifespans, with living trees lasting 200+ years, dead logs up to 100 years, and submerged logs up to 50 years.



Figure 1: Natural tree log laid down to act as a safe roosting habitat

4.2.4 Option 4 – Constructed Tree Habitats

- Provides predator-resistant nesting for ducks through smooth, unclimbable surfaces and elevated design
- Custom-designed using 3D printing technology, utilising recycled concrete or plastics—though no current suppliers are based in South Australia
- Mounted on a platform within the lake, allowing for easy removal, maintenance, cleaning, or relocation to another site if needed
- Innovative and ethical solution, offering site-specific habitat creation without impacting existing natural ecosystems
- Enables flexibility in future use, as structures can be relocated or repurposed if habitat needs change over time.



4.2.5 Option 5 – Nesting Boxes

- Nesting boxes offer artificial hollows to support hollow-nesting species such as Australian wood ducks and Pacific black ducks, particularly during the breeding season (Attachment 4)
- Help compensate for the absence of large hollow-bearing trees, which are lacking at Blakes Lake due newly developed area
- Can be installed on existing light poles, which provide the necessary five (5)-six (6) metre height to prevent predators like rats due to their smooth, unclimbable surfaces
- Light pole installation minimises disturbance, as they are located away from high-traffic areas and provide a safe, elevated position for nesting
- Nesting boxes are low maintenance, as they can be easily accessed and removed for periodic cleaning and monitoring

- Flexibility in location, as the boxes can be relocated or removed entirely if habitat needs or site conditions change over time.

4.2.6 Assessment Matrix

The following assessment matrix was developed to help assess the enhancement options against each other. The assessment matrix highlights that installing either a fixed or floating island will not achieve the objective of creating a refuge for ducks, while also creating other potential maintenance issues.

The option of installing nest boxes is the highest ranked option. They provide a predator free, low maintenance and low-cost nesting habitat for ducks. The option of installing natural tree hollows is more feasible than a constructed tree habitat for Council. The tree hollows will provide protection from antisocial behaviour and some protection from predators but rats will still be able to access duck roosts.

Options	Duck Refuge	Ecological Risks	Operational Risks	Capital Costs	Operational Costs
Fixed Island	No	Medium	Medium to high	High	Medium to high
Floating Island	No	Low	Medium	Medium to high	Medium to high
Natural tree hollows	No	Medium to high	Medium to high	Low	Low
Constructed tree habitat	Yes	Low	Medium to high	Medium	Low
Nesting Boxes	Yes	Low	Low	Low	Low

The Blakes Lake Duck Refuge Habitat Enhancement Study recommends a combination of installing nesting boxes on poles, installing natural roosting logs and increasing emergent vegetation cover (Section 6, pages 18-19 in Attachment 1).

5. OPTIONS

Recommendation

1. Council notes the findings in the Blakes Lake Duck Refuge Habitat Enhancement Study (Attachment 1).
2. Councils installs one (1) to two (2) natural tree logs positioned horizontally within Blakes Crossing Lake to provide habitat opportunities for aquatic and semi-aquatic species.
3. Council increases the coverage of desirable aquatic vegetation, such as Vallisneria and other suitable native reed and rush species around the lake, to enhance habitat diversity.
4. Council installs two (2) of each type of nesting boxes on the four (4) existing light poles around the lake.

Option 2

1. Council notes the findings in the Blakes Lake Duck Refuge Habitat Enhancement Study (Attachment 1).
2. Councils installs one (1) to two (2) natural tree logs positioned horizontally within Blakes Crossing Lake to provide habitat opportunities for aquatic and semi-aquatic species.
3. Council increases the coverage of desirable aquatic vegetation, such as Vallisneria and other suitable native reed and rush species around the lake, to enhance habitat diversity.

Option 3

1. Council notes the findings in the Blakes Lake Duck Refuge Habitat Enhancement Study (Attachment 1).
2. Council does not progress the implementation of any of the options explored in the Blakes Lake Duck Refuge Habitat Enhancement Study.

6. ANALYSIS OF OPTIONS

6.1 Recommendation Analysis

6.1.1 Analysis & Implications of the Recommendation

The proposed enhancements with the recommendation aim to improve habitat diversity at Blakes Crossing Lake while maintaining a balanced ecosystem. They are supported by the recommendations in the Blakes Lake Duck Refuge Habitat Enhancement Study.

The placement of one (1) to two (2) natural tree logs horizontally in the water will create a low-maintenance habitat for aquatic and semi-aquatic species. Logs will be placed securely in place to minimise movement and will be positioned to limit surface exposure, reducing bird congregation and associated maintenance issues.

Additional aquatic vegetation, such as Vallisneria a native reeds and rushes, will be undertaken by a specialist contractor during the upcoming planting season to ensure establishment.

Two (2) of each of the nesting box designs will be installed on four (4) existing light poles. Nesting boxes will be painted to blend in with the poles. The nesting boxes will be monitored to track wildlife usage and any incidents of vandalism and community feedback issues.

Risk Appetite

Financial Sustainability

Council has a low appetite for short-term financial risk that adversely impacts on the delivery of the long term financial plan and the Council's overall stability and sustainability.

The recommendation is financially sustainable, with low implementation and maintenance costs.

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.

These enhancements demonstrate Council's commitment to protecting local wildlife and responding to community concerns.

6.1.2 Financial Implications

The table presented below outlines a summary of the expenses related to the enhancement options. Noting that the uplift to aquatic plantings will be covered by existing operational budgets.

	Current Year 2025/26 \$'000	Future Years 2026/27 \$'000	Ongoing \$'000
Operating Revenue			
Operating Expenditure	14		
Net Operating Impact	14		
Capital – Investing Revenue			
Capital Expenditure			
Total Borrowings (Capital Investment)	0		

Each of the enhancement options are considered green assets which has no impact to capital.

A breakdown of the operational costs for each enhancement option is provided below. Ongoing operational funding will only be required if the nesting boxes prove to be successful.

Recommended options	Cost	Comments and individual costs
Placement of 1-2 tree logs into Blakes Lake	\$7,000	Purchase, transportation and placement into lake.
Uplift to aquatic plantings	No impact	This is covered under existing operational budgets.
Nesting boxes (4) in total	\$7,440	Mounted to existing light columns Nesting Boxes \$325 ea. Attachment mounts \$160 ea. Installation \$1,500 hire of EWP Inspection and maintenance (Quarterly over 12 months) - \$4,000

6.2 Option 2 Analysis

The analysis of Option 2 is the same as the recommendation with the exclusion of the nesting boxes.

This option will provide habitat enhancements for when wildlife feels threatened in that they can escape to either the tree logs placed in the water or reeds and rushes.

6.2.1 Financial Implications

The table presented below outlines a summary of the expenses related to the enhancement options. Noting that the uplift to aquatic plantings will be covered by existing operational budgets.

	Current Year 2025/26 \$'000	Future Years 2026/27 \$'000	Ongoing \$'000
Operating Revenue			
Operating Expenditure	7		
Net Operating Impact	7		
Capital – Investing Revenue			
Capital Expenditure			
Total Borrowings (Capital Investment)			

A breakdown of the operational costs for each of the enhancement options associated with Option 2 is detailed below.

Recommended options	Cost	Comments and individual costs
Placement of 1-2 tree logs into Blakes Lake	\$7,000	Purchase, transportation and placement into lake.
Uplift to aquatic plantings	No impact	This is covered under existing operational budgets.

6.3 Option 3 Analysis

6.3.1 Analysis & Implications of Option 3

There will be no changes to Blakes Crossing Lake with Option 3. Since duck cruelty concerns were raised in July 2023, no further reports have been received. Given the low incident rate, habitat enhancement works would be deferred, with ongoing monitoring and the opportunity to revisit the habitat enhancement options should anti-social behaviour concerns be raised.

6.3.2 Financial Implications

There are no financial implications associated with this option.



Blakes Lake Duck Refuge Habitat Enhancement Study.

Dr. Kerri Muller,
Prof. Greg Johnston &
James Smith

14 February 2025

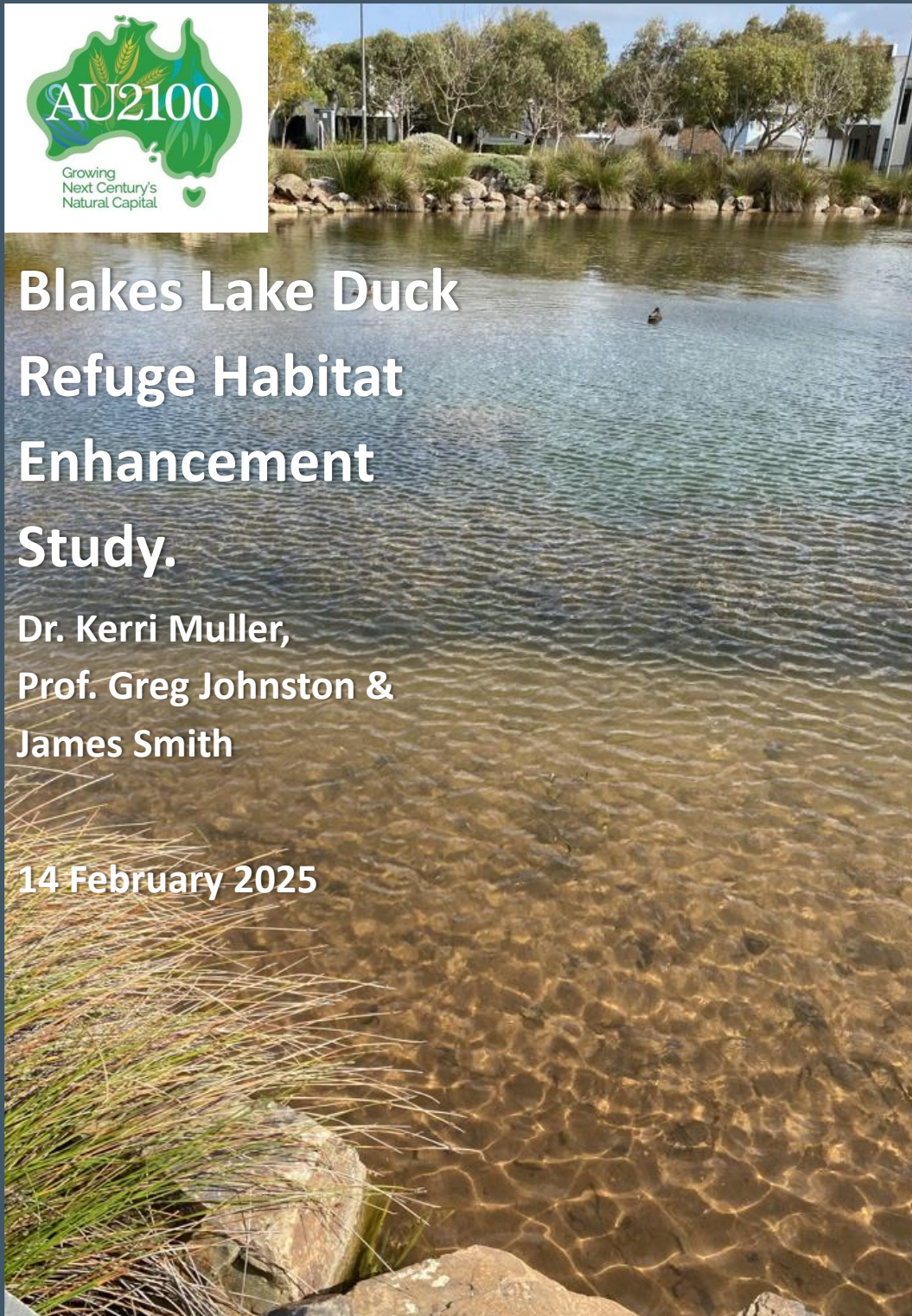


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1. Introduction

Blakes Lake, Blakeview SA, is an ornamental lake situated within the City of Playford (Council), a local government area that covers 345 km² in northern metropolitan Adelaide. According to the State of the City Report 2018, this city was established on grazing land in the 1950s, has a hot Mediterranean climate with a mean average rainfall of 435 mm and more than 130 native species with conservation listing. This means that built water features, like Blakes Lake, are a critical part of the City's environment for providing cooling and other ecosystem services, but they are also important habitats for our aquatic flora and fauna.

Council's Community Vision 2043 is built on three pillars: Prosperity, Liveability and Happiness. In preparing their Draft Strategic Plan 2020-2024, Council found that the community valued the appearance of the city, wanting it to look good, be more liveable and have attractive and welcoming green spaces. Council received a wealth of input on park maintenance, open spaces, and the environment, indicating the importance of these environments to the community.

Blakes Lake is the key feature of Blakes Lake Reserve (Figure 1), which supports recreational activities such as birdwatching, nature play, walking and bike riding and use of traditional playgrounds and BBQ shelters. Ducks and other waterfowl that use the lake are valued by the local community, who are concerned about their safety from predators, such as foxes and cats, as well as from observed anti-social behaviours and traffic on the surrounding roads.



Figure 1: Aerial image of Blakes Lake, an ornamental lake in Blakeview, SA, showing the built environment and surrounding roads.

The primary objective of the Blakes Lake Duck Refuge project is to assess the viability, environmental impact, design, and costs of developing a dedicated habitat for ducks within the existing lake, enhancing both ecological value and aesthetic appeal. This report details the ecological investigations undertaken to assess the current condition of the lake, identify risks to waterfowl and evaluate options for enhancing their refuge habitats.

2. Methodology

Our methods have focussed on the following key tasks:

- Assess the current ecological features and maintenance requirements of Blakes Lake, using the elements of asset management detailed in the International Infrastructure Financial Management Manual (Institute of Public Works Engineering Australasia 2024 <https://www.ipwea.org/resourcesnew/bookshop/iifmm>).
- Determine what habitat resources the ducks have available to them now and what additional refuge habitats might be needed.
- Identify potential refuge habitat enhancements.
- Evaluate benefits, risks and opportunities (the pros and cons) of the identified refuge options at a habitat and at a population/landscape scale.
- Assess the construction costs and maintenance requirements of different options (to compare against the base case).
- Select preferred refuge habitat improvements and provide detailed recommendations to Council.

Our initial field assessment was conducted at 11:30am on 30th August 2024. Chris Burgess, Manager Operations, from Council hosted Dr. Kerri Muller and Prof. Greg Johnston from AU2100 who assessed the following attributes of Blakes Lake:

- Current environmental values
- Current condition of the habitats, infrastructure and vegetation
- Assessment of water quality parameters, using water quality data collected by Council.
- Identification of current refuge areas and potential locations within the lake suitable for additional refuge infrastructure (e.g. floating island).
- Current maintenance requirements

A follow-up visit was conducted by Dr. Kerri Muller and James Smith (FauNature) on Tuesday December 10th at 1:45pm to confirm the existing habitat elements and identify light poles for installing nest boxes onto.

The outputs from these tasks are presented below with recommendations for Council in Section 6.

3. Urban waterfowl risk management

Like many constructed wetlands, Blakes Lake is ecologically simple in terms of the aquatic habitats it provides. Consequently, only a small number of common species, such as ducks are supported. Pacific black duck (*Anas superciliosa*) and Australian wood duck (*Chenonetta jubata*) were observed at the lake in August and December 2024, and it is thought that both species have successfully bred at the site. It is understood from community posts on social media that ducks are highly valued and regular visitors, if not permanent residents, of Blakes Lake. These two duck species are, therefore, the focus of this duck refuge enhancement project.

Major threats to the ducks at Blakes Lake include predators, traffic and anti-social behaviour by people who are reported on social media and through communications to Council to actively try and harm the ducks and ducklings. Animal predators in this urban environment include foxes, cats, dogs and rats, all of which are introduced. Each of these threats are likely to have an impact on duck breeding success and survival that may affect individual ducks or the duck population as a whole. Some of the impacts associated with these threats can, however, be mitigated by habitat enhancement as shown in Table 1.

Increasing structural complexity of lake habitats by planting emergent and riparian aquatic vegetation, for example, will provide refuge from the larger predators and anti-social behaviour, although the ducks will not be safe from rats eating their eggs. Emergent aquatic plants (e.g. reed beds) also provide shaded loafing areas for the ducks, which will enhance their breeding success and survival. Other habitat enhancement options include using aquatic stags or similar structures in the lake as safe roosting areas over the water and/or installation of artificial nesting hollows to further increase duck safety from various threats. Traffic signage and calming can also be beneficial to minimise harm to animals on roadways that surround the reserve.

Table 1: Risks for ducks in urban environments and potential refuge options for mitigation.

Options	Aquatic vegetation	Marginal Plantings	Habitat Refugia	Aquatic Stags	Artificial Hollows	Traffic Signage	Traffic Calming
Threats							
Predators							
Foxes	Y	Y	Y	Y	Y	-	-
Cats	Y	Y	Y	Y	Y	-	-
Dogs	Y	Y	Y	Y	Y	-	-
Rats	-	-	-	Y	Y	-	-
Other							
Anti-social Behaviour	Y	Y	Y	Y	Y	-	-
Traffic	-	-	-	-	Y	Y	Y

It is important to recognise that feeding wildlife, such as ducks, can lead to them becoming semi-domesticated and reliant on humans for food. This dependency changes their natural foraging and breeding activities and increases their vulnerability to injury or harm, particularly their exposure to antisocial behaviour from members of the public. Habitat enhancements can reduce this risk, but cannot eliminate it, if the public continue to feed wildlife.

4. Current Asset Assessment (Base case)

Asset Description

Blakes Lake is a recreational pond designed primarily for visual amenity within its urban park as well as within the broader shopping, business, and residential centre. It was built in 2014 as a clay lined and edged shallow basin with a target water depth of 80 – 1.3m.

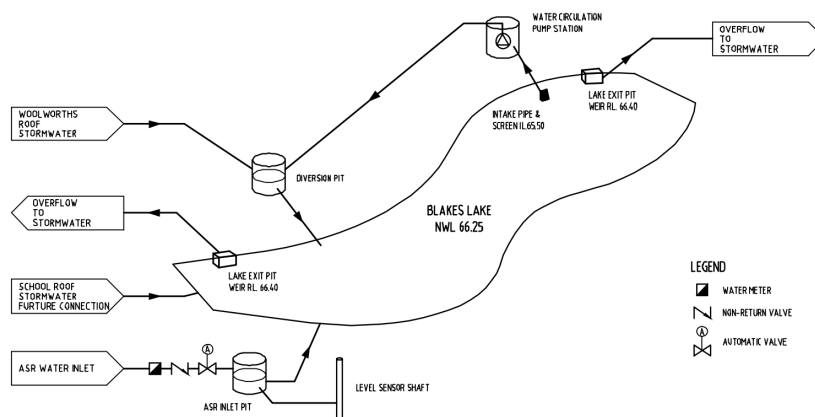


Figure 2: Technical drawing of Blakes Lake showing the elevations, water sources, valves and flow directions.

Blakes Lake receives water directly as rainwater that falls on its surface and is topped up with reclaimed stormwater from Council's Managed Aquifer Recharge (MAR) scheme. The volumes of MAR water used range from 6ML to 14 ML per year, with a peak demand of around 15 ML per year. The demand for MAR water is highest in summer due to evaporation, however, winter demand is still typically in the range of 0 - 1ML per month.

Of the original planting (W&G Lake Planting Plan 2014), *Vallisneria americana* (Eel grass; Figure 3) has come to dominate along with a controlled stand of *Typha domingensis* (Bullrush) in the north-western corner (slashed to below water level when the site was visited in 2024). Eel grass are favoured habitat for many types of native aquatic fauna, including ducks, other waterfowl, turtles, fish, frogs, and macroinvertebrates.

The population of Eel grass in Blakes Lake is significant in terms of biodiversity at a regional scale because this plant has all its tissue below the water level (submerged) and therefore requires clear (low turbidity) and shallow water to thrive. This means that it struggles to form dense beds in constructed and natural wetlands due to the high volumes of sediment and resuspension of sediments causing murky (high turbidity) water. Consequently, it is relatively uncommon in Green Infrastructure assets and has high biodiversity value in the urban context. Clear water conditions are maintained at Blakes Lake through maintenance activities such as carp removal and addition of algal control chemicals (see below). The existing band of emergent vegetation around the margins of the lake (Figure 4) is currently too narrow to provide the level of predator protection required for the ducks breeding in the lake.



Figure 3: *Vallisneria americana* (Eel grass) forms a mono-specific stand across most of the lake.



Figure 4: The vegetation around the margins of Blake Lake is too thin and sparse to provide protection from large predators and anti-social behaviour.

Of further concern regarding duck safety, there are currently no hollow nesting sites surrounding the lake either. Australian wood ducks in particular, are known to nest some distance from standing water, which increases their exposure to traffic, predators, and anti-social behaviour at sites such as Blakes Lake where no safe nesting habitats are available. It is assumed that other more terrestrial fauna also utilise the lake as a source of water and food, such as woodland birds, bats, and reptiles. Their safety may also be compromised by the simple structure of habitat features in, and around, the lake.

Level of service

Green Infrastructure assets, like Blakes Lake, are semi-natural areas designed and managed to deliver ecosystem services in an urban setting. They are usually included in the urban environment to enhance the quality of life for residents and the resilience of urban areas to support natural ecosystem processes and local biodiversity. Given that this recreational pond is in a park setting with irrigated lawns, garden beds and trees, and surrounded by houses and commercial buildings, it is also likely to be providing significant local cooling services that lower ambient temperatures and help combat the heat island effect. This is important for people, but it is also important for local wildlife, especially as a drought refuge on extremely hot days.

The irrigated gardens around the lake are likely to be providing food, shade, and shelter services for local fauna, including birds, reptiles, bees and other beneficial insects. Blakes Lake is not a Water Sensitive Urban Design (WSUD) element because it was not primarily designed for stormwater management. It does, however, act as a local sediment trap and receives stormwater from the adjacent Woolworths roof area that helps to manage the total stormwater volumes (Figure 2).

The objectives, performance measures, actions, and budgets for current levels of service have been estimated for Blakes Lake, noting that the frequency of some maintenance actions will depend on factors such as peaks in damage to vegetation by carp or fluctuating numbers of birds (Table 2).

Community levels of services

Community levels of services are a subset of the overall services provided by an asset. Blakes Lake is a heavily utilised and highly valued community asset. As well as providing services typical of a recreational reserve, Blakes Lake also provides a nursery for wild ducks and other fauna. The ducks are of high social value to the community. Residents and elected members are concerned about their safety, especially that of young ducklings as evidenced by comments on social media and communications with Council.

Technical levels of service

Technical services focus on what the organisation does to meet the management and maintenance needs of the asset. It is important that all the management levers are considered in terms of legal requirements, budget allocations, and customer satisfaction, but that the organisation understands what levers are outside of their control. For Blakes Lake, the main technical services are maintenance of the asset to standards that are safe for the public to be near. The main aim is to keep the water clean and clear for visual amenity but also to reduce the occurrence of algal blooms. Current maintenance tasks are shown in Table 2. Blakes Lake is relatively shallow and warm making it an ideal environment for the beneficial Eel grass to grow but also for pests such as algae, carp, and other exotic fish. Chemical treatments are currently used to keep the water clean and safe. These include:

- algicide (IQ Pool Solutions Polymax) classified as hazardous (see Safety Data sheet)
- microbial accelerators and pellets that help beneficial bacteria, fungi and other microbes break down the organic matter and therefore outcompete the algae.

<https://www.aquachem.com.au/product/polymax-algaecide/>

<https://lovemydam.com.au/product/biostim-accelerator-20l/>

<https://lovemydam.com.au/product/biostim-pellets-20kg/>

Table 2: Objectives, performance measures, actions, and budgets for current levels of service.

Community levels of service: Objectives & performance measures		
Quality	Lake is safe for public to be near.	Infrastructure is well maintained. Water quality samples meet standards. Samples taken and analysed monthly.
Function	Water quality in the lake meets minimum standards for recreation use.	Water quality samples meet standards. Samples taken and analysed monthly.
Utilisation	The lake provides recreational amenity and habitats in a highly urbanised environment.	Heavily used reserve within a busy shopping precinct. BBQs, playground & green space attract families. Many people enjoy interacting with ducks and other natural features of the reserve.
Technical levels of service: Objectives, actions and budgets		
Operations	Operation of fountain aerator. Stormwater inlet pipes are free of obstruction. MAR supply pipes and inlets are in good working order.	Measures: Asset condition assessment scores. Measures: Lake water is visually clear. No carp are observed.
Maintenance	Treatment of water with algaecides and microbiological agents. Removal of carp and koi fish that resuspend sediments with rotenone and nets. Removal of turtles prior to rotenone treatment. Relocate to other regional wetlands.	Operations & Maintenance Budget: \$26,550 total annually Budget Breakdown: \$9,030 algicide annually \$3,020 monthly visit \$14,850 Eel grass removal (fortnightly to monthly floating leaf removal to prevent blockage of aerator).
Renewal	Renewal of assets is undertaken at the optimal time in life cycle.	Measures: Asset condition assessment scores will indicate when asset renewal is required.
Upgrade	New assets are ordered, delivered, and fitted efficiently without losing performance.	Measures: Asset condition assessment scores will indicate when upgrades are required.

Demand Management

Demand drivers are things that affect the demand for services from customers or stakeholders. These drivers are rarely static and will change with changes in the community demographics, environmental drivers (e.g. climate change), technological advances, policies, and standards. At Blakes Lake, consumers and community stakeholders expect the ducks to be protected from harm and are looking to Council to improve their refuge options and overall safety.

5. Duck refuge habitat enhancement options

Duck refuge at Blakes Lake, especially the protection of eggs and ducklings, is more likely to be successful for tree-nesting species than ground-nesting species because of the urban setting. As described in Section 3, the main risks to duck eggs and ducklings in urban environments are cats, foxes, dogs, and rats. Of these, rats are the most agile and therefore habitat structures that can protect duck eggs and ducklings from rats will also protect them from other predators (e.g. cats, foxes and dogs).

People can also harm ducks, eggs, and ducklings. They are less likely, however, to harm animals if the people are educated and the ducks are provided cover on the water and in the surrounding area at heights or in locations that are difficult for people to see or reach.

Option 1: Fixed island

Fixed islands are typically installed as part of the original design and construction of a green infrastructure asset to provide habitat for birds and other fauna that like to be surrounded by water. They are usually constructed from soil with or without stone, gabion, or other hard structures to stabilise them. Sometimes they are connected to the land by a boardwalk or bridge, but they are usually difficult to access for regular maintenance tasks such as weeding, pruning, and replanting. Islands can also lead to establishment of more birds than the habitat can support both in terms of providing natural food for all the animals and the ability of the plants, microbes, and sediments to treat the bird faeces and food waste if members of the public feed birds (Figure 5). These urban drivers can lead to large numbers of birds for the size of the habitat pulling up plants, scavenging food from people, bins, and other waste sources and increasing nuisances such as odours, algal blooms, and unsightly build-up of bird faeces in favoured areas of the reserve.



Figure 5: Fixed islands in urban constructed wetlands can become overwhelmed with large number of roosting and nesting birds. Source: K.L. Muller, Roy Amer Reserve.

Fixed islands also change the way that water moves through the asset, and therefore, how sediments accumulate and where plants can grow. Rats are also able to swim to islands in constructed aquatic habitats and thus a fixed island will not protect duck eggs or ducklings from one of their most successful urban predators.

Overall, fixed islands can provide suitable habitats for ducks, but they are not predator-safe, are difficult to maintain, are costly to maintain due to water quality challenges associated with larger numbers of birds and can reduce the visual amenity of the asset, especially small water bodies like Blakes Lake.

Acquisition: Usually included in the design of an asset. Difficult to retrofit.

Operation: Passive design feature that accumulates sediment and may erode.

Maintenance: Difficult to access for routine tasks, including weeding, erosion control, structural repairs, pruning, weeding, and pest management. Over population of birds will adversely affect water quality as well as increasing maintenance costs.

Renewal: Not typically renewed and expected to remain intact with regular maintenance, although if erosion is severe, more materials may need to be brought in to rectify or rebuild the island.

Recycling: Materials could be removed and re-used, depending on level of contamination.

Option 2: Floating island

Floating islands, floating wetlands, or pontoons are platforms that are designed to float and provide additional roosting habitat and/or water quality treatment (Figure 6). They are typically planted with aquatic plants and may contain soil. The aquatic plants provide shelter for animals on the platform and their roots grow into the water below the platform, which increases the water purification capacity of the lake or wetland by trapping solids and taking up nutrients.

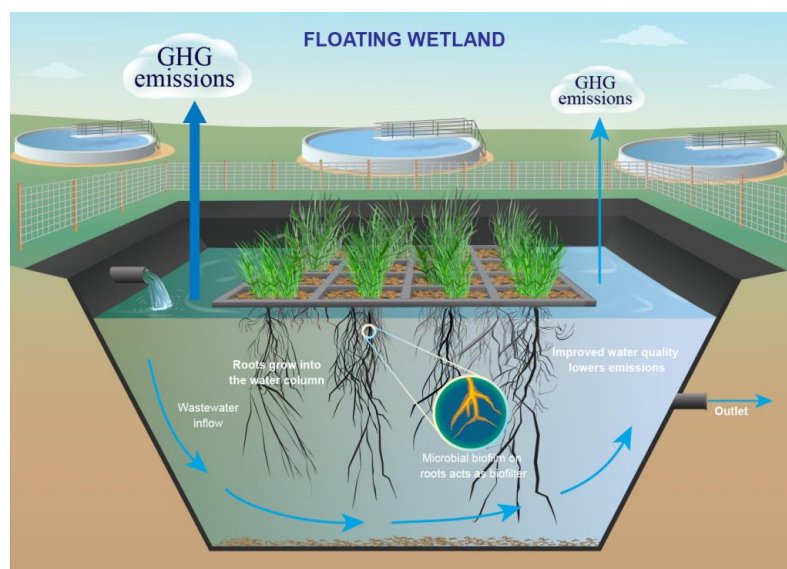


Figure 6: Floating islands are buoyant structures that support wetland plants (Source: bluecarbonlab.org). <https://www.bluecarbonlab.org/floating-wetlands/>

Floating islands are similar to fixed islands except for the following factors:

- Enhanced water purification from increased contact between the water and the plant roots.
- Able to be tailor-made and retrofitted into existing assets.
- Can reduce evaporation through shading, although this will depend on size and plant selection.
- Much easier to maintain, renew, and recycle (depending on materials) because they are anchored and can be towed to different locations within the asset or to shore for transport, pruning, replanting, or other repairs.
- Can be used for temporary treatments and/or on rotation to ensure they are always visually appealing.
- Proprietary products available that are typically in modular form, made of plastic and expandable up to c. 1000 m², noting many companies state a life cycle of 15 years for plastic modules.
- Case studies could be evaluated by analysing outcomes for different local government applications in Australia e.g. Campbelltown, Edinburgh, Bendigo, Wondonga, Yarra River.

The major limitation for floating islands at Blakes Lake will be the very shallow depth. Most modules have a media depth of at least 140mm and then the plant roots hang at least another 300mm below that. In a water body as shallow as Blakes Lake it is likely that the plant roots will reach the sediments and embed into them, thus effectively 'fixing' the island to the sediments. These roots could be severed at the time of floating island retrieval or maintenance, but it would necessitate operators working in water with sharp equipment, which further reduces their feasibility in Blakes Lake.

Overall, floating islands can provide relatively easy to install and re-useable habitats for ducks, but they are not predator-safe, and are not likely to be suitable for shallow water bodies like Blakes Lake and can have very high maintenance requirements if their appearance is important (as it would be at Blakes Lake).

Acquisition: Can be retrofitted and installed at any time in the asset life cycle.

Operation: Passive design feature that increases contact between the water and the plant roots and sediment, thereby increasing water purification.

Maintenance: Islands are anchored into the sediment and can be retrieved for maintenance and repairs, including replanting, structural repairs, pruning, weeding.

Renewal: The life cycle of floating island modules will vary with materials and applications but likely to be 15 years or less.

Recycling: The islands can be relocated, and materials could be recycled, depending on the materials used and the level of contamination.

Option 3: Natural trees

Natural tree hollows for nesting

In natural environments, tree-nesting ducks will nest in tree hollows. Most tree hollows that are suitable for ducks are in remnant gum trees. It has been estimated that it takes over 220 years for a gum tree to develop hollows large enough to cater for larger species such as a Wood Duck (Gibbons & Lindenmyer, Tree Hollows & Wildlife Conservation in Australia, 2002).



Figure 7: Tree hollows big enough for ducks take hundreds of years to form.

The Native Vegetation Act 1991 protects remnant vegetation outside of the Metropolitan Adelaide area. It recognises hollow-bearing trees as highly valuable native vegetation, and many are covered by Significant Tree policies. Dead trees, especially those containing hollows, are also valuable in the landscape and as nesting trees. Their removal during construction of new residential, commercial, or transport infrastructure should be avoided in all areas. For these reasons, sourcing a natural tree with hollows without causing ecological harm at another site may be difficult.

It should also be noted that rats have been jumping into trees to a height of 1.5 m (G. Johnston pers. observations) and therefore a natural tree with hollows placed into Black Lake would not provide predator-free nests because rats could scale the trunk. A natural tree will also attract many more birds to the site, which will increase the amount of bird faeces entering the water, lower the visual amenity provided by the tree once covered in bird faeces, increase nuisances such as odours and algal blooms. There would also be an increased risk of disease transmission due to close contact between larger numbers of birds, likelihood of attracting larger birds that travel between sites and suitability of bark habitats for harbouring live disease vectors.

In the case where a tree with hollows has been cleared in an appropriate manner or a dead tree with hollows is salvaged from a site, it would be better placed into a larger constructed wetland asset within the City of Playford (e.g. Stebonheath Park or Munno Para wetlands) to act as roosting habitats and provide large woody debris for beneficial microbes, algae, and invertebrates.

Overall, a natural tree hollow would provide more natural visual amenity, but they are difficult to source ethically, will not provide predator-free nesting habitats for ducks and may increase nuisances such as algal blooms, odours, visually unappealing faeces, and noise.

Natural trees as roosting refuge

Dead trees or constructed aquatic stags can be placed into the water to provide safer roosting opportunities, offering some protection from both predators and antisocial behaviour, noting that rats will still access these roosts. Large logs can increase the number of birds utilising the site.



Figure 8: Natural logs can be laid down in the water to act as safe roosting habitat.

Acquisition: Difficult to acquire natural stags with or without hollows ethically unless approved for removal as part of construction or other projects.

Operation: Passive natural feature that provides nesting hollows and or roosting habitats.

Maintenance: Upright stags could be mounted on a platform and be demountable for maintenance (e.g. cleaning); prostrate logs are likely to be strapped down and the straps would need to be removed for demounting.

Renewal: The life cycle will vary with the type of tree and exposure to water and other degrading elements, but most hollow bearing gum trees will stand dead for up to 100 years, if stable, based on observations from trees killed by installation of the locks and weirs on the River Murray. Logs lying in the water are likely to rot faster, the rate of which will be determined by the tree species and the water regime and quality.

Recycling: The tree could be relocated to a park, wetland, or natural asset.

Option 4: Constructed “tree” habitats

Constructed tree habitats are an emerging Green Infrastructure asset. Concrete, recycled plastic, timber offcuts, or other materials can be 3D printed into any designed configuration to create specified ‘tree’ habitats. 3D printed habitats are relatively new technology and currently there are no known suppliers in South Australia. They do, however, promise to solve many of the problems that tree-nesting birds and other fauna encounter in urban environments and may provide safe nesting and roosting habitats that are ethical, designed for the site, and easy to maintain in the future.



Figure 9: A speculative start-up in Holland called Urban Reef (<https://www.urbanreef.nl/projects>). *They are primarily interested in the use of 3D printing to generate forms that can sustain biodiversity. They have some interesting ideas around microhabitats that feed into downpipes for cooling and water resiliency. As a start-up, they are mostly working in a speculative space at the moment, but their work highlights some really interesting opportunities.*

In the case of Blakes Lake, a bespoke tree habitat could be designed that:

- Provides nesting hollows for ducks that have suitable size, orientation, height from the ground etc.
- Have a smooth ‘trunk’ that cannot be climbed by rats, cats or foxes.
- Could be mounted to a platform in the lake from which it can be demounted for cleaning, maintenance or relocation to another asset, if required.
- Was constructed from recycled concrete or possibly reclaimed sediments from local constructed wetlands, if suitable.

Overall, a constructed tree habitat would provide a near-natural sculptural visual amenity, could be sourced ethically, could provide predator-free nesting habitats for ducks. If well-designed, there should be limited options for large numbers of birds to congregate on the structure, which will limit nuisances such as algal blooms, odours, visually unappealing faeces, and noise.

Being still in the research phase may have advantages for City of Playford if they wish to be seen as early-adopters of nature-positive solutions, however, it is relatively risky because of the lack of forerunning projects and lack of experienced contractors in South Australia. If City of Playford wanted to be forerunners, it may be prudent to consider 3D printing along creek beds to prevent erosion as an initial project.

Acquisition: Made to a bespoke design with ecological and 3D printing expertise.

Operation: Passive constructed feature that provides nesting hollows designed for the target species.

Maintenance: Could be mounted on a platform and be demountable for maintenance (e.g. cleaning off bird faeces).

Renewal: The life cycle will vary with the materials and design.

Recycling: May be able to use recycled materials or reclaimed sediments via 3D printing. If no longer required at Blakes Lake, the “tree” could be relocated to a park, wetland or other natural asset. Potential for re-use of sediments dredged from constructed wetlands or other WSUD, depending on materials.

Option 5: Nesting boxes

Various species of duck utilise hollows for nesting. Australian wood ducks are obligate hollow users, while Pacific black duck exploit hollows, disused bird nests or protected ground sites. Historically, these species would have used naturally occurring hollows, which take more than 220 years to reach the size required for these ducks. Unfortunately, large hollow-bearing trees have been selectively removed from the landscape for urban development, farming, firewood, and until relatively recently safety.

Nesting boxes provide artificial hollows which can attract and support a range of hollow nesting species (Figure 10). The size of the nesting box and its opening as well as the location in which they are installed will affect the type of birds or other fauna that utilise them.



Figure 10: Examples of nesting boxes built by SA owned and operated, FauNature, and being used by Australian wood ducks. Photo: J. Smith.

Blakes Lake is a typical example of a renewed urban landscape that contains no large hollow bearing Eucalypts. This means that the hollow-nesting Australian wood ducks that are breeding at the site must nest some distance from the lake, and the returning families face numerous challenges as they make their way back to the relative safety of the water across roads and through the park.

Australian wood duck and Pacific black ducks are both relatively large birds and require substantial hollows that can be provided by installing nesting boxes to compensate for the lack of hollow bearing trees. Typically, wildlife boxes are attached to Eucalypts or other open aspect trees. There are, however, no trees large enough to allow attachment of nesting boxes at the required height of 5-6m at Blakes Lake Reserve. The only structures available in the park offering this height range, in a suitable low traffic location, are the light poles. In addition, installing the nesting boxes on the light poles will exclude rats because they will not be able to climb the slippery metal poles.

Acquisition: Readily available in a range of designs for different birds or other hollow-dependent fauna – see Attachment A for quote from SA owned and operated, FauNature.

Operation: Passive constructed feature that provides nesting hollows suitable for target species.

Maintenance: Could be mounted on a pole and be demounted for maintenance (e.g. cleaning).

Renewal: The life cycle will vary with the materials and design.

Recycling: May be able to use recycled materials. If no longer required at Blakes Lake, the nesting boxes could be relocated to another location.

Summary of refuge options

A range of duck habitat refuge enhancement options were qualitatively ranked against the criteria shown in Table 3 based on the assessment undertaken above.

Installing nesting boxes that are modified for Australian wood duck on existing light poles is the highest ranked option across these criteria being able to provide predator-free, low maintenance, and low-cost nesting habitats for Australian wood ducks. Increasing structural complexity of the habitats around the lake will benefit Pacific black duck and provide additional refuge for their ducklings, however, their ground-nesting habit mean that it will not be possible to provide them with predator-free nesting boxes in accessible to rats in this urban setting.

Table 3: Assessment of duck refuge enhancement options for Blakes Lake

GI Asset	Duck refuge	Ecological risks	Operational risks	Capital Costs	Operational costs	Life cycle	Reuse & recycle
Fixed islands	No	Medium	Medium to High	High	Medium to High	30+ years	Possible
Floating island	No	Low	Medium	Low to Medium	Medium to High	<15 years	Possible
Natural tree hollows	No	Medium to High	Low to Medium	Low	Low	100+ years	Yes
Constructed habitat "tree"	Yes	Low	Low to Medium	Medium	Low	Unknown	Yes
Nesting boxes on poles	Yes	Low	Low	Low	Low	15 years	Yes

6. Recommended duck refuge habitat enhancement actions

Action 1: Install nesting boxes on poles

Wooden nesting boxes that are tailor made in SA for our local species are recommended for installation on existing light poles (or new poles, depending on final layout) at Blakes Lake to enhance duck refuge habitats because: they can be readily sourced, are relatively low cost for acquisition and maintenance, and will be effective at increasing the safety of ducklings and other native fauna using the reserve (e.g. Rainbow Lorikeets).

Installation of modified nesting boxes (as shown in Figure 11) to existing light poles (or new poles) is recommended for the following reasons:

1. Rats, cats, and foxes will not be able to climb the light poles and therefore the ducklings will be safe from predators.
2. The light poles are already there and thus installation of nesting boxes will have low visual impact and relatively low interest as a target for vandalism, noting that two new poles may be needed, depending on the final layout.
3. The nesting boxes can be placed higher on the light poles (5-6 m above ground level) than on the trees in the reserve which are not yet tall enough or strong enough to provide safe support for nesting boxes or hollows themselves.
4. The risk of ducklings and/or faeces falling out of the nest onto people is low under light poles compared to placing the nesting boxes on the BBQ shelters, which will also not offer as much protection from rats.
5. The light poles are mostly existing and therefore installation of the nesting boxes will be cost-effective, have low disturbance to the birdlife and require minimise use of new materials.

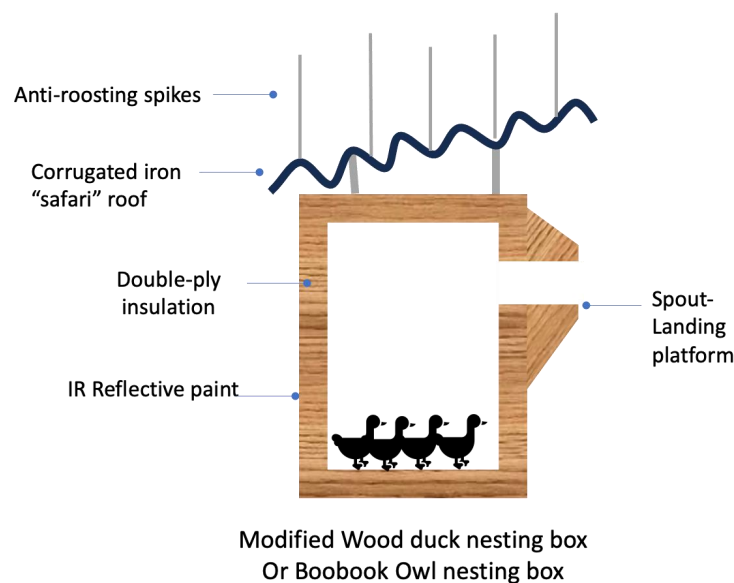


Figure 11: Schematic diagram of proposed modifications to standard nesting boxes for Blakes Lake.

Nesting boxes are usually installed in trees, and this reduces incident sunlight on the box, helping to keep it at the correct temperature for egg hatching and duckling growth. The existing light poles are very exposed to sun light; therefore, several modifications are recommended to reduce heat load.

First, the nesting boxes recommended for Blake Lake will be constructed using a double thickness of ply, sandwiched between this will be an insulating foil, bubble wrap. The paint used on the outside of the box will be IR reflective. The roof will be “safari” style with an awning and an air gap above the box, to ensure the box is well shaded possible. Use of up-to-date materials will greatly reduce the risks associated with thermal load.

Second, we recommend placing three modified wood duck boxes and three modified boobook owl nesting boxes on existing light poles around the lake and one two new poles in the locations shown on the map in Figure 12. This will provide a variety of nesting locations and access points that can be monitored for effectiveness over time.

This configuration would cost approximately \$17,500 (GST Exclusive) to install and has a high likelihood of providing safe, predator-free nesting for either species, but Wood Ducks in particular. See Attachment A for details of the quotation from FauNature and AU2100.

Third, we recommend that the use of these boxes by animals is monitored via six monthly inspections for the first two years after installation and annually thereafter. Modifications to the nesting boxes and/or installation of new boxes or other infrastructure may be recommended following analysis of this monitoring data.

Please note in making these recommendations, we have assumed that the effects of lighting in Blakes Lake reserve are low for this type of urban environment because Council are already using Dark Sky lighting that is night sensitive (PC Amber, 1800 Kelvins. P5 Compliance) and low impact for fauna. This assumption can be tested by assessing monitoring data.

Action 2: Install roosting logs

It is recommended that 1-2 natural logs are placed in the northern, deeper areas of lake to provide roosting habitat. It is important that the logs are relatively small and submerged to the extent that only 1-2 m² of roosting habitat is provided at normal pool level. This will provide the resident populations with safe, over-water roosting habitats but is not likely to significantly increase the number of birds, and thus the faecal load, to the lake.

Action 3: Increase emergent vegetation cover.

Allowing the naturally colonising *Typha domingensis* (bullrush) to establish a moderately sized stand on the north, eastern shoreline where it tends to grow would provide some cover for young birds. Other wetland plant species could be planted that will provide cover without having aggressive roots that may damage the clay liner. Recommended plants include smaller reed species (e.g. *Eleocharis acuta*) and flowering plants such as *Lythrum hyssopifolia* or *Persicaria descipiens*. Advice on suitable plants and sourcing of plant material can be provided to Council staff during the nesting box and roosting log installation period.

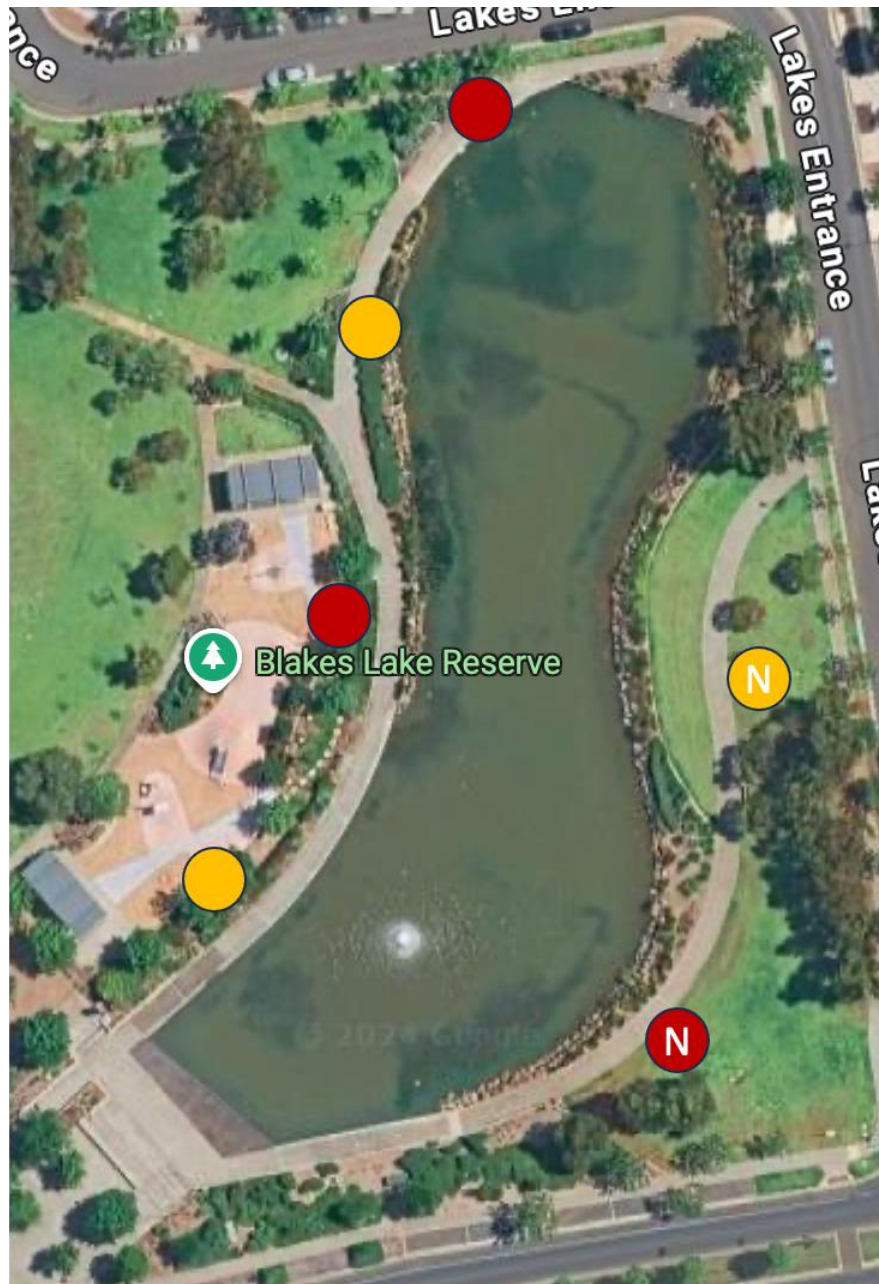


Figure 12: Map of optimal locations for installing nesting boxes on existing light poles at Blakes Lake showing recommended locations for modified wood duck (yellow) and boobook owl (red) nesting boxes on existing and new (N) poles.



Figure 13: BBQ shelters were considered but found unsuitable for nesting boxes due to public health risks.

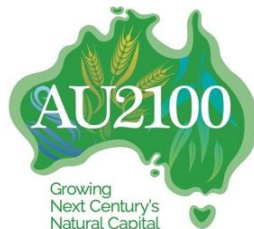


Figure 14: Existing light poles around the lake were considered the best option for predator-free, nesting box installation.

Attachment A: Quotation for supply and monitoring of nesting boxes from FauNature and AU2100.



<https://faunature.com.au>



Provision of the following for Blakes Lake in accord with the recommendations in Muller, Johnston and Smith (2024):

Six nest boxes

Manufacture of Duck (3) and Boobook Owl (3) boxes, double walled, sandwich insulated, painted with IR reflective paint, safari roof, with bird spikes. \$1,950

Attachment system \$ 950

Installation \$2,400

Sub-Total \$5,300

Two new poles (if required) \$10,000

Annual maintenance & reporting

First year (2 visits) \$ 1,500

Subsequent years (1 visit) \$ 800

Sub-total \$ 2,200

Total (GST Excl.) \$17,500

Blakes Lake Aerial Image

● Location of exiting light posts where duck nesting boxes would be installed



Location of Blake's Lake in Relation to Playford Wetlands



Example Nesting Box



Example of a duck nesting box.



Example of an owl nesting box.



Example of nesting box mounted to light pole.



Example of nesting box mounted to light pole.



Living with wildlife

Blakes Lake Reserve is a popular space for our community, but people aren't the only ones who visit and enjoy the area.

With incidents of antisocial behaviour towards wildlife at the lake, we encourage locals to be watchful and report any inappropriate treatment of birdlife. Together, we can safely share the space with our feathered friends.





Caring for our wildlife

- The Department for Environment advises against the feeding of wildlife including ducks.
- Help protect our wildlife and waterways by disposing of your rubbish thoughtfully.
- Keep dogs on a leash when around birds and animals.

Injured wildlife

Sick, injured and orphaned wildlife can be rescued and cared for by Fauna Rescue of South Australia.

24 hour hotline: **(08) 8289 0896**

Email: **info@faunarescue.org.au**

Behaviours of concern

If you witness inappropriate treatment of wildlife, contact SAPOL on 131 444.



For more information

Call **8256 0333**

Email **playford@playford.sa.gov.au**

Visit **playford.sa.gov.au**

STAFF REPORTS

Matters for Information

15.1 BUDGET UPDATE REPORT

Responsible Executive Manager : Luke Culhane

Report Author : Janey Yang

Delegated Authority : Matters for Information

Attachments : 1 [↓](#). Budget Update Report

Purpose

To inform Council on the organisation's financial performance to the end of June 2025.

STAFF RECOMMENDATION

Council notes the Budget Update report (Attachment 1) for the period ending 30 June 2025.

Relevance to Strategic Plan

Decision-making filter: We will ensure that we meet our legislative requirements and legal obligations.

This item ensures Council meets its legislative requirements under the *Local Government (Financial Management) Regulations 2011* and Section 123(13) of the *Local Government Act 1999*. It also provides transparent financial reporting to the community by illustrating how our Finance Strategy is achieving long term financial sustainability.

Relevance to Community Engagement Policy

There is no requirement to consult the public on this matter.

Background

Council has responsibility under the *Local Government (Financial Management) Regulations 2011* and Section 123(13) of the *Local Government Act 1999* to consider financial reports on the Council's financial performance and budget position.

Current Situation

Budget Position

A Revised Budget was adopted by Council on 25 March 2025 (Council Resolution 6183) following the Second Budget Review. There was an increase of \$0.5M to the overall operating surplus to \$7.9M, and a decrease of \$0.1M to the structural surplus to \$1.1M. Unfavourable movements included additional operating costs associated with increased capital spend. These were offset by an increase in grants for Special Local Roads.

The table below summarises the impact of budget review:

Operating Position 2024/25	Operating \$000's (Unfav)/Fav	Structural \$000's
Original Budget	7,729	2,201
Grant Funding (Financial Assistance Grant)	(832)	(832)
Grant Funding (Identified Local Roads Grant)	(140)	(140)
Grant Funding (Supplementary Local Rd)	703	-
Realignment of budget for Investment Assets	13	13
Realignment of budget	(13)	
Additional operating costs associated with increased capital	(37)	(37)
Total Value of Changes BR1	(306)	(996)
Additional operating costs associated with increased capital	(129)	(129)
Special Local Roads Grant	630	-
Total Value of Changes BR2	501	(129)
Revised Budget Surplus	7,924	1,076

The Net Capital budget decreased in the Second Budget Review by \$15.7M to \$58.6M as detailed in the table below.

Capital Budget 2024/25	Revenue \$000's	Expense \$000's	Net Capital \$000's
Original Budget	13,931	95,088	81,157
Approved Projects via Resolution	-	315	315
Realignment of project budgets	(1,940)	(9,161)	(7,221)
Additional budget request on existing projects	66	73	7
New Projects/Additional Scope	-	125	125
Total Value of Changes BR1	(1,874)	(8,648)	(6,774)
Approved Projects via Resolution	500	3,270	2,770
Realignment of project budgets	(3,095)	(17,899)	(14,804)
Additional budget request on existing projects	-	43	43
Minor Project Variations	-	33	33
New Projects/Additional Scope	353	529	176
Projects not being delivered/delayed	-	(3,949)	(3,949)
Total Value of Changes BR2	(2,242)	(17,973)	(15,731)
Revised Capital Budget	9,815	68,467	58,652

Operating Result

The full financial year draft operating result as of 30 June 2025 is an operating surplus of \$23.0M compared with a budgeted surplus of \$7.9M, \$15.1M favourable. Full year structural surplus of \$16.9M compared with a budget surplus of \$1.1M, \$15.8M favourable.

This is mainly attributed to additional developer contributions, planning application fees, dog registrations, compliance fines, an increase in reimbursements, savings in interest from lower debt and delays in operating costs associated with delayed capital spend, and \$9.2M early receipt of the 2025/26 Financial Assistance Grants (FA Grants) during 2024/25.

This varies from the forecasted operating result of \$13.8M surplus and structural surplus of \$7.9M advised in May 2025. Key factors being additional developer contributions totalling \$0.2M, additional planning application fees \$0.2M, additional property revenue \$0.1M and \$9.2M prepaid grants, offset by \$0.6M extra employee costs.

As work continues finalising the year end results, there will be some adjustments including recognition of the final audited gains/losses on associated joint ventures with Northern Adelaide Waste Management Authority (NAWMA) and Gawler River Floodplain Management Authority (GRFMA) and adjustments associated with final reconciliations and year-end adjustments. The presented result is based on the GRFMA's advised estimate final loss and

the NAWMA budgeted amount. It is anticipated that the final amounts will not have a material impact on the final result.

Capital Position

The full year net capital draft result of \$45.6M is \$13.1M less than the net capital budget of \$58.7M.

This reflects a retiming of capital expenditure due to multiyear projects that will be carried forward as they continue into 2025/26.

Further detail in relation to this Budget Update Report can be found in Attachment 1.

Debt Position

On 25 June 2024 Council adopted the 2024/25 Annual Business Plan and Budget and approved in accordance with Section 134 of the *Local Government Act 1999*, a maximum debt facility of \$150 million (Council Resolution 5890).

No change was made to the approved facility as part of Second Budget Review.

Actual borrowings as at 30 June 2025 were \$75.7M, well below the approved maximum debt facility.

Future Action

Further updates to be provided on a monthly basis.

Budget Update Report

June 2025

Full Year Draft Result as at June 2025

The table below shows the draft full year position for income and expense with a year to date net Surplus of \$16.9M (excluding non-structural items) which is favourable to YTD Budget by \$15.8M.

	Draft Actual \$'000	Budget \$'000	Variance Fav/(Unfav) \$'000	%	Explanation of variance where considered material
Income					
RATES REVENUES	113,073	113,041	32	0	
STATUTORY CHARGES	4,011	3,134	877	28%	Additional planning application fees and section 7 searches, dog registrations, building and compliance fines
USER CHARGES	4,622	4,384	238	5%	Additional Car Park screen lease revenue and ASR external revenue offset by reduced Food Co-op user charges
INVESTMENT INCOME	198	72	126	175%	Additional interest income
REIMBURSEMENTS	1,345	677	668	99%	Aquadome electricity, unbilled SA Water and tree services reimbursements
OTHER INCOME	482	208	274	132%	Insurance reimbursements
GRANTS, SUBSIDIES, CONTRIBUTIONS	38,098	28,474	9,624	34%	50% of Financial assistance grants \$9.2m prepaid in 24-25 and additional developer contributions offset by delay in Roads to Recovery grant
Total Income	161,829	149,990	11,839	8%	
Expense					
EMPLOYEE COSTS	50,853	50,391	(462)	(1%)	
MATERIALS CONTRACTS OTHER EXPENSES	49,749	50,378	629	1%	Aquadome subsidy, spend associated with additional grants. Additional SA Water cost, waste costs and consultants
FINANCE COSTS	2,736	6,179	3,443	56%	Lower debt balance
DEPRECIATION, AMORTISATION & IMPAIRMENT	34,074	34,519	445	1%	Additional developer contributed assets
NET LOSS- JOINT VENTURES & ASSOCIATES	1,394	599	795	(133%)	Adopted budget figure for NAWMA
Total Expense	138,806	142,066	3,260	2%	
Net Surplus/(Deficit)	23,023	7,924	15,099		
Non-Structural Items ¹	6,098	6,848	(750)		
Net Structural Surplus/(Deficit)	16,925	1,076	15,849		
For comparative purposes only					
Adjustment for advance payment of FA Grants	9,181	-	9,181	0%	
Adjusted Net Structural Surplus/(Deficit)	7,744	1,076	6,668		

Notes:

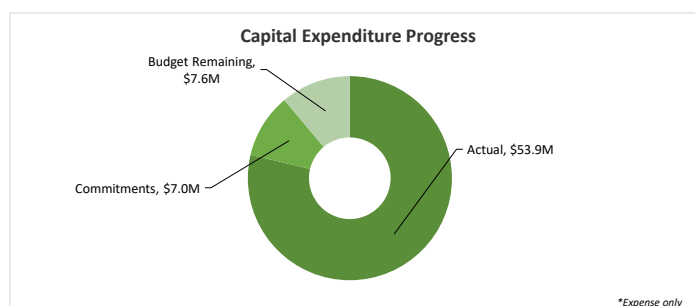
1. Developer contributions, operating grants used for capital projects, reserves & one off investment decisions not part of recurrent base budget or for future use on infrastructure projects

Capital Full Year Movement (2024-2025)

The table below shows the draft full year forecasted net capital expenditure of \$45.6M which is less than Budget by \$13.1M.

	Draft Full Year Actuals \$'000	Full Year Budget \$'000	Variance Less/ (Greater) \$'000	Explanation of variance where considered material
Revenue	(8,279)	(9,815)	1,536	Black Spot Rd (Stebonheath Rd/Dalkeith Rd Intersection), MP Kiss and Drop, Park Road Drainage System and AV23 Frisby Rd continued in 25/26.
Expenses	53,876	68,467	14,591	AMP Kerbs and Reseal projects on hold or design only, Argana Car Park and Changeroom Facilities, MP Sportsground design, McGilp Playground renewal and AMP ASR to continue in 25/26. Delay in delivery of vehicles to 25/26.
Total Net Capital Expenditure	45,597	58,652	13,055	

	Draft Full Year Actuals \$'000	Full Year Budget \$'000	Variance Less/ (Greater) \$'000	Explanation of variance where considered material
Buildings	2,600	3,111	511	Dwight Reserve Changerooms and Solar Projects to continue in 25/26.
Fleet	3,362	5,236	1,874	Part savings and delay in delivery of vehicles to 25/26.
IT	989	1,684	695	Renewal of phones and tablets delayed to 25/26 pending review.
Northern CBD	1,408	122	(1,286)	Land purchase
Other	4,002	5,070	1,068	Development costs incurred in 25/26.
Playford Alive	1,570	1,786	216	Streetscape savings.
Parks	12,573	12,793	220	McGilp Playground renewal and Argana Changeroom Facilities to continue in 25/26
Stormwater	892	1,448	556	AV23 Frisby Rd - stormwater and Stormwater Infrastructure Deed - Growth areas to continue in 25/26.
Streetscapes	5,950	6,140	190	Riverlea Conduits to continue in 25/26.
Transport	12,082	20,548	8,466	AMP Kerbs and Reseal projects on hold or design only, Argana Car Park to continue in 25/26, Sheedy Rd design only.
Wetlands	169	714	545	Renewal works to continue in 25/26.
Total Net Capital Expenditure	45,597	58,652	13,055	

Capital Expenditure Progress as at June

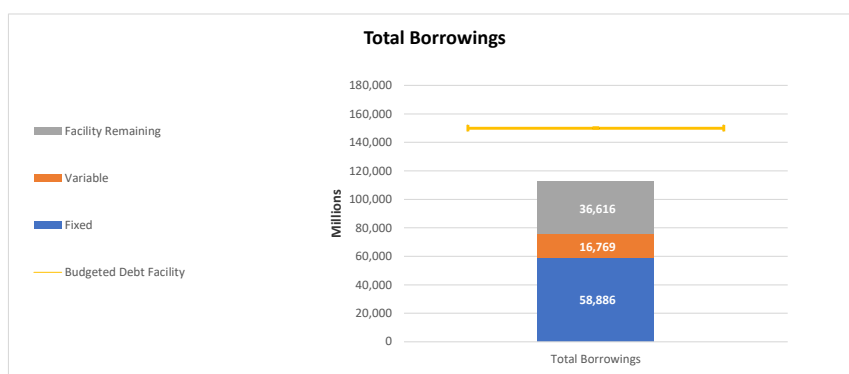
Borrowings/Investment Summary (2024/2025)**Debt Mix:**

As at June 2025 the balance of Council's short-term investments is \$0.2M.

Council's total borrowings as at the end of June 2025 are \$75.7M, comprising \$58.9M in fixed rate borrowings and \$16.8M of variable rate borrowings; total facilities accumulate to \$112.3M.

Total borrowings, net of repayments, have decreased \$5.4M from \$81.1M the prior month. This is consistent with Council's capital spend timing and receipts.

The LTFP has a budgeted debt facility of \$150.0M based on the assumption of full delivery of capital programs and an allowance for Treasury cash flow management. These borrowings fall within the approved budget, Council's adopted financial indicators and the LTFP. Actual Debt as at 30 June 2025 is \$75.7M.

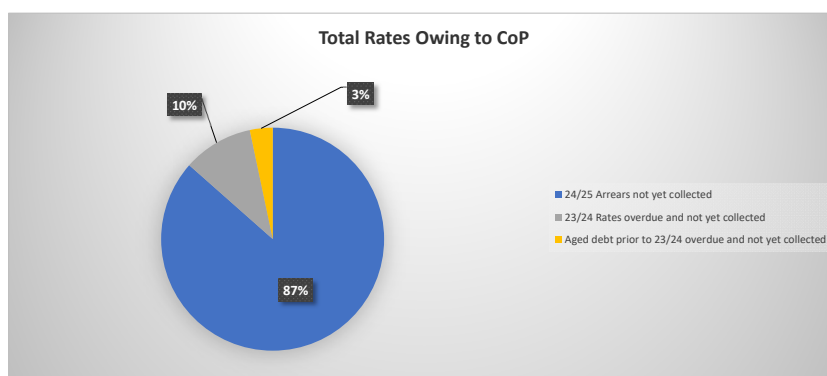
**Rates Recovery:**

Rates recovery has a direct impact on positive cash flow which then correlates to borrowings. By maximising cashflows, less borrowings are required to fund operational expenditure.

Total rates owing of \$5.4M (4.6%) as at June 2025 reflects an decrease of 0.5% compared to June 2024.

7.2% of ratepayers are proactively utilising Council's bill smoothing options including direct debit and centrepay.

0.9% of councils ratepayers have arrangements in place under councils hardship policy.



Reserves

The reserves are a collation of developer contributions received over a number of periods and are managed as a cash offset against our debt. Under legislation we are required to apply interest income to the balance in reserves using the RBA average cash rate.

The draft balance of reserves as at 30 June 2025 is \$17.2M.

Below is a summary of the draft contributions, expenditure and estimated interest as at June 2025.

Reserve	Opening Balance	Draft Developer Contributions & State Govt Grants	Draft Expenditure	Estimated Interest	Draft Closing balance
	\$'000	\$'000	\$'000	\$'000	\$'000
Open Space Reserve	8,943	1,557	(4,577)	249	6,172
Stormwater Infrastructure Deed - Virginia	(164)			(7)	(171)
Stormwater Infrastructure Deed - Angle Vale	1,297	1,697	(45)	124	3,073
Stormwater Infrastructure Deed - Playford North Extension	(636)			(27)	(663)
Social Infrastructure Deed - Virginia	207	22		10	239
Social Infrastructure Deed - Angle Vale	1,855	348		93	2,296
Social Infrastructure Deed - PNE	890	599		63	1,552
Supplementary Local Roads	1,794	703	(157)	98	2,438
Playford Alive Initiative Fund	183	504	(17)	29	699
Urban fund tree	29	62	0	4	95
Gawler Rail Vegetation Offset	219		(5)	9	223
Other one-off Reserves	1,246		(67)	49	1,228
	15,863	5,492	(4,868)	694	17,181

Financial Indicators

Financial sustainability is achieved when Council can deliver the services it provides to the community at an agreed and consistent standard across a long period, without the need for significant rate increases or significant service reductions, whilst maintaining inter-generational equity.

Financial sustainability enables Council to:

- Deliver and maintain intergenerational equity
- Maintain a solid and healthy financial position
- Maintain a degree of stability and predictability for future rate increases
- Manage its debt levels

Council has six financial indicators used to measure its financial sustainability.

Financial Indicator	Explanation	Target	Draft Actuals	Budget	Points to note on indicators outside of target range
Operating Surplus Ratio	Gives an indication of Councils ability to service its operations from expected income, while maintaining long term financial sustainability.	Between 1% and 10%	✗ 14.2%	✓ 5.3%	50% prepayment of financial assistance grant
Structural Surplus Ratio	Operating Surplus Ratio excluding one off grants, contributions, reserves and investments	Between 1% and 4%	✗ 11.0%	✗ 0.8%	Delay in capital spend and additional developer contributions and statutory charges and 50% prepayment of financial assistance grant
Cash Flow from Operations Ratio*	Measures whether Council is generating enough cash from its operations to cover the replacement of assets over time.	Between 90% and 110%	✗ 167.3%	✗ 129.0%	A result of asset replacement timing over the longer period due to the age of our city and 50% prepayment of financial assistance grant
Asset Renewal Funding Ratio	Shows whether or not Council is replacing assets at the rate as required in the Asset Management Plan.	Between 90% and 110%	✗ 81.2%	✗ 115.7%	Below target as a result of deferred AMP Program from 2024/25 carried over to 2025/26 and works on hold
Net Financial Liabilities Ratio**	Shows the extent to which Council is managing its debt.	Between 50% and 160%	✓ 65.0%	✓ 80.1%	
Interest Expense Ratio	Shows how much discretionary income is used to pay interest on borrowings	Between 0% and 8%	✓ 2.3%	✓ 5.5%	

*Note that the Cashflow from Operation Ratio Forecast is only updated at BR1, Mid Year, BR2

**Note that forecast for Net Financial Liabilities Ratio is based on current period balance