



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, 28 JULY 2026 AT 7:00 PM

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

**SAM GREEN
CHIEF EXECUTIVE OFFICER**

Issue Date: Thursday, 23 July 2026

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 Rebecca Vandepeer

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

**City of Playford
Ordinary Council Meeting**

AGENDA
TUESDAY, 28 JULY 2026 AT 7:00 PM

1 ATTENDANCE RECORD

1.1 Present

1.2 Apologies

Cr Rebecca Vandeppear
Cr Zahra Bayani
Cr Akram Arifi

1.3 Not Present

2 CONFIRMATION OF MINUTES

RECOMMENDATION

The Minutes of the Ordinary Council Meeting held 16 June 2026 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

Nil

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 - 14 July 2026***Matters which cannot be delegated to a Committee or Staff*

- 14.1 Curtis Road Level Crossing Removal Project - City of Playford Submission
(Attachments)8

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

- 14.2 City of Playford submission on the 23 North, Angle Vale Code Amendment
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16 INFORMAL DISCUSSION

Nil

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Strategy (Attachments)69
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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 2026 is provided below.

	21 June 2026 Start 19:00:		14 July 2026 Start:19:33		21 July 2026 Start: 19:01	
	Attendance	Attendance Comment	Attendance	Attendance Comment	Attendance	Attendance Comment
Mayor Glenn Docherty		<i>Apology</i>	✓		✓	
Cr Akram Arifi		<i>Apology</i>	✓		✓	<i>Via Zoom</i>
Cr Andrew Craig	✓		✓		✓	
Cr Chantelle Karlsen	✓	<i>Left at 7.20pm</i>	✓	<i>Via Zoom</i>	✓	
Cr Clint Marsh	✓		✓		✓	
Cr David Kerrison	✓		✓		✓	
Cr Gay Smallwood-Smith	✓		<i>Apology</i>		<i>Apology</i>	
Cr Jane Onuzans	✓		✓		✓	
Cr Marilyn Baker	✓		<i>Apology</i>		✓	
Cr Misty Norris		<i>Apology</i>	✓		✓	
Cr Peter Rentoulis	✓		✓		✓	
Cr Rebecca Vandepeear	✓		<i>Apology</i>		<i>Apology</i>	
Cr Shirley Halls		<i>Apology</i>	<i>Apology</i>		✓	
Cr Tanya Smiljanic	✓		✓	<i>Via Zoom</i>	✓	<i>Via Zoom</i>
Cr Zahra Bayani		<i>Apology</i>	<i>Apology</i>		<i>Apology</i>	

COMMITTEE REPORTS

STRATEGY AND SERVICES COMMITTEE

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

14.1 CURTIS ROAD LEVEL CROSSING REMOVAL PROJECT - CITY OF PLAYFORD SUBMISSION

Responsible Executive Manager : Dale Welsh

Report Author : Michael Whitford

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

Attachments :

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

PURPOSE

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

STAFF RECOMMENDATION

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

COMMITTEE RECOMMENDATION

6630

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

EXECUTIVE SUMMARY

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

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

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

DIT provided a confidential presentation on the concept design to Council on 9 June 2026. The presentation included a summary of projects delivered under the Level Crossing Removal Program, the process taken to determine the preferred option, and an invitation to

consider opportunities to create new community space, connections and other open space under and in close proximity to the overpass.

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

1. BACKGROUND

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

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

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

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

2. RELEVANCE TO STRATEGIC PLAN

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

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

Community Theme 2: Lifting city appearance

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

3. PUBLIC CONSULTATION

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

4. DISCUSSION

- 4.1 The Curtis Road Level Crossing Removal Project is one of several projects currently under planning and design along Curtis Road. The Australian Government and Government of South Australia are funding the installation of a dual lane roundabout at Heaslip Road, and the Government of South Australia, City of Playford and a developer are funding the installation of a dual lane signalised intersection at Andrews Road.
- 4.2 The concept design for the Curtis Road Level Crossing Removal Project shows two (2) lanes in each direction along Curtis Road, returning back to one (1) lane at the project extents except for the eastbound direction that continues into a through lane and a right turn lane at the Main North Road intersection.

- 4.3 DIT undertook community consultation on the project throughout the months of May and June 2026, which included door knocking local businesses, holding two (2) information sessions and an online survey. Attachment 2 forms Council's submission to DIT's proposed concept.

5. OPTIONS

Recommendation

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

Option 2

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

- _____
- _____
- _____

6. ANALYSIS OF OPTIONS

6.1 Recommendation Analysis

6.1.1 Analysis & Implications of the Recommendation

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

Risk Appetite

Reputation

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

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

6.1.2 Financial Implications

There are no financial or resource implications with the recommendation.

6.2 Option 2 Analysis

6.2.1 Analysis & Implications of Option 2

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

6.2.2 Financial Implications

There are no financial or resource implications with Option 2.

OFFICIAL



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

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



No more waiting at busy boom gates



Improved liveability



Making your journey safer and more reliable

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



BUILDING AUSTRALIA



OFFICIAL

Why remove this level crossing?

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

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

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

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

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

Why a road overpass?

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

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

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

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

Project benefits

Removing the level crossing will:

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

Site investigations

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

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

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

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

OFFICIAL

Level crossing removal process



Curtis Road Level Crossing Removal – Key Features

Key features include:

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



Urban realm improvements as part of the Ovingham Level Crossing Removal

Community consultation

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

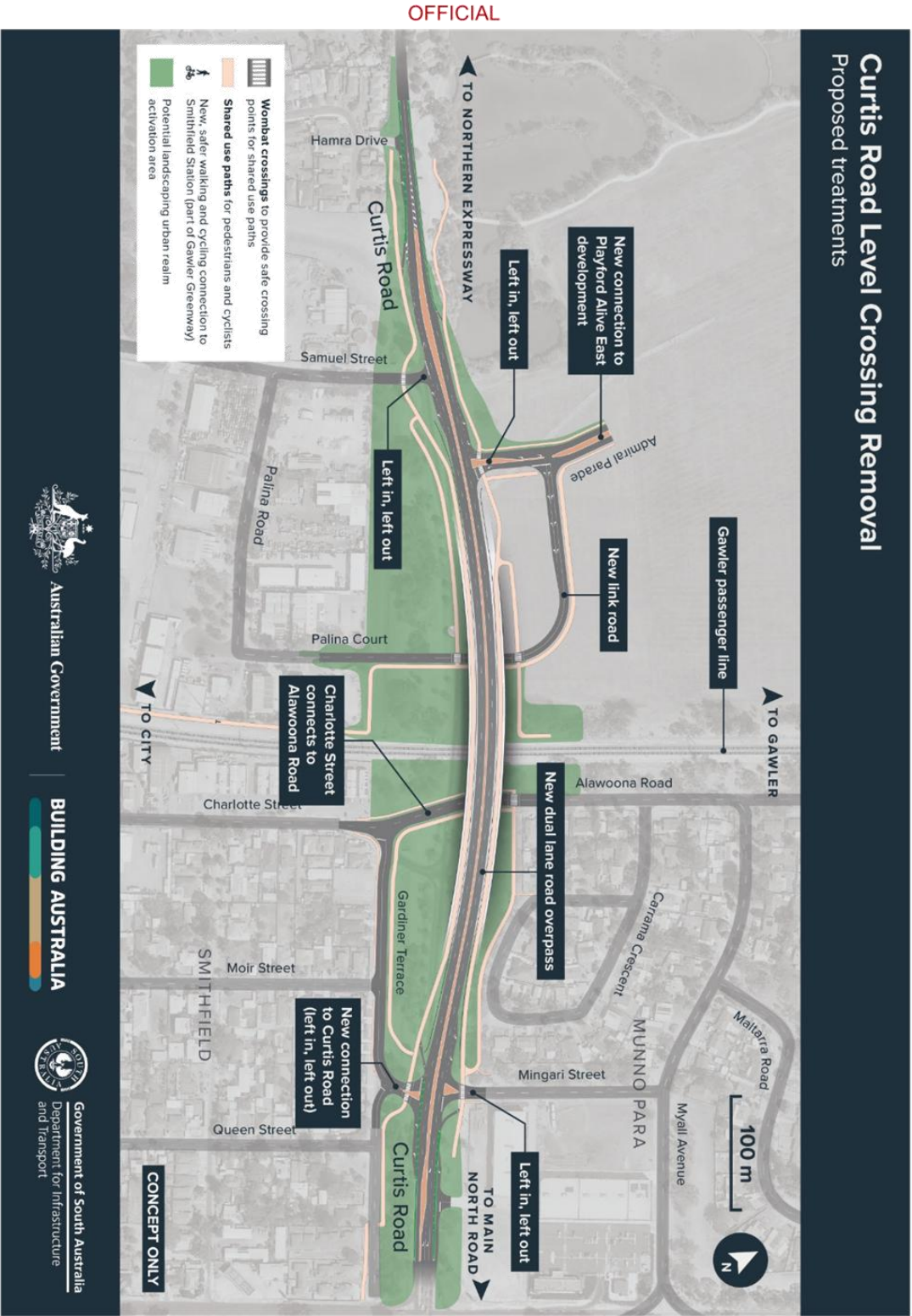
- **Session 1:** Thursday 11 June 2026, 5pm-7pm.
- **Session 2:** Saturday, 13 June 2026, 11am-1pm.

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

More information

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







XX July 2026

Gemma Kernich
Director Planning and Technical Services
Department for Infrastructure and Transport
DIT.Engagement@sa.gov.au

Dear Ms Kernich,

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

Impacts on the local road network

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

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

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

City of Playford

Call — 08 8256 0333
playford@playford.sa.gov.au
playford.sa.gov.au

Post

12 Bishopstone Road
Davoren Park SA 5113

Visit

Playford Civic Centre
10 Playford Boulevard
Elizabeth SA 5112

Stretton Centre
307 Peachey Road
Munno Para SA 5115

Munno Para Wetlands – Water treatment and environmental controls

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

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

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

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

Landscaping and public realm

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

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

Under bridge space options

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

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

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

Operation and maintenance of Curtis Road

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

Public communication

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

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

Other matters to be addressed

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

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

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

Yours sincerely,

Sam Green
Chief Executive Officer

COMMITTEE REPORTS

STRATEGY AND SERVICES COMMITTEE

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

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

Responsible Executive Manager : Sam Green

Report Author : Matthew Henderson

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

Attachments :

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

PURPOSE

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

STAFF RECOMMENDATION

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

COMMITTEE RECOMMENDATION

6631

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

EXECUTIVE SUMMARY

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

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

under construction. To the south of Curtis Road there are future urban lands identified in the Greater Adelaide Regional Plan at MacDonald Park.

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

Feedback will be considered by the Designated Entity and captured in an engagement report, which must be published on the SA Planning Portal. The Designated Entity may make changes in response to feedback prior to finalising the Code Amendment. The decision to approve or decline the finalised Code Amendment will be made by the Minister for Planning.

1. BACKGROUND

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

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

2. RELEVANCE TO STRATEGIC PLAN

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

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

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

3. PUBLIC CONSULTATION

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

4. DISCUSSION

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

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

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

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

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

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

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

The development of an activity centre would have different traffic impacts to the planned residential development in the affected area, generating greater volumes of traffic at various times of the day and altering the expected movement characteristics in the immediate vicinity. These changes would need to be factored into ongoing planning for road upgrades and may require a separate developer contribution from the land owner/developer.

5. OPTIONS

Recommendation

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

Option 2

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

6. ANALYSIS OF OPTIONS

6.1 Recommendation Analysis

6.1.1 Analysis & Implications of the Recommendation

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

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

Risk Appetite

Reputation

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

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

6.1.2 Financial Implications

There are no financial or resource implications.

6.2 Option 2 Analysis

6.2.1 Analysis & Implications of Option 2

The implications of Option 2 are the same as for Option 1.

6.2.2 Financial Implications

There are no financial or resource implications.



July 2026

T4 Frisby
C/- Belinda Monier
Future Urban
via email: engagement@futureurban.com.au

Dear Ms Monier

Submission – 23 North, Angle Vale Code Amendment

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

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

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

1. Retail Centres in Playford

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

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

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

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playford@playford.sa.gov.au
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10 Playford Boulevard
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Stretton Centre
307 Peachey Road
Munno Para SA 5115

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

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

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

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

2. Planning and Design Code

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

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

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

3. Traffic Impacts

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

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

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

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

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

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

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

Yours sincerely

urbis.com.au

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

Urbis Ltd
ABN 50 105 256 228



16 June 2026

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

Dear Matthew,

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

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

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

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

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

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

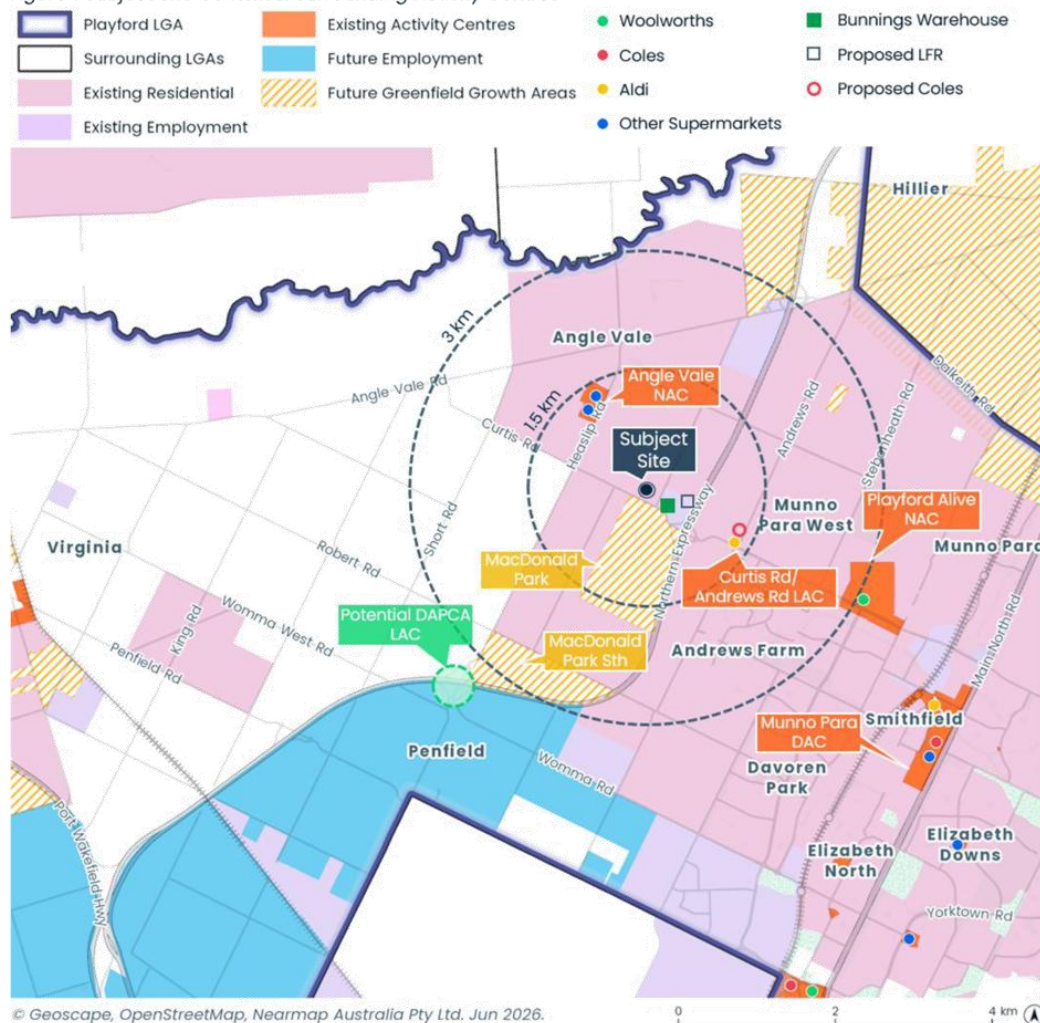
Subject development sits within highly overlapping catchments of nearby existing centres

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

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



Figure 1 Subject Site Context & Surrounding Activity Centres



© Geoscape, OpenStreetMap, Nearmap Australia Pty Ltd. Jun 2026.

Source: GARP; Urbis



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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

Yours sincerely,

A handwritten signature in dark ink that reads "Mike Zhang".

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

23 NORTH, ANGLE VALE CODE AMENDMENT FACT SHEET

WHAT IS PROPOSED AND WHY?

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

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

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

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

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

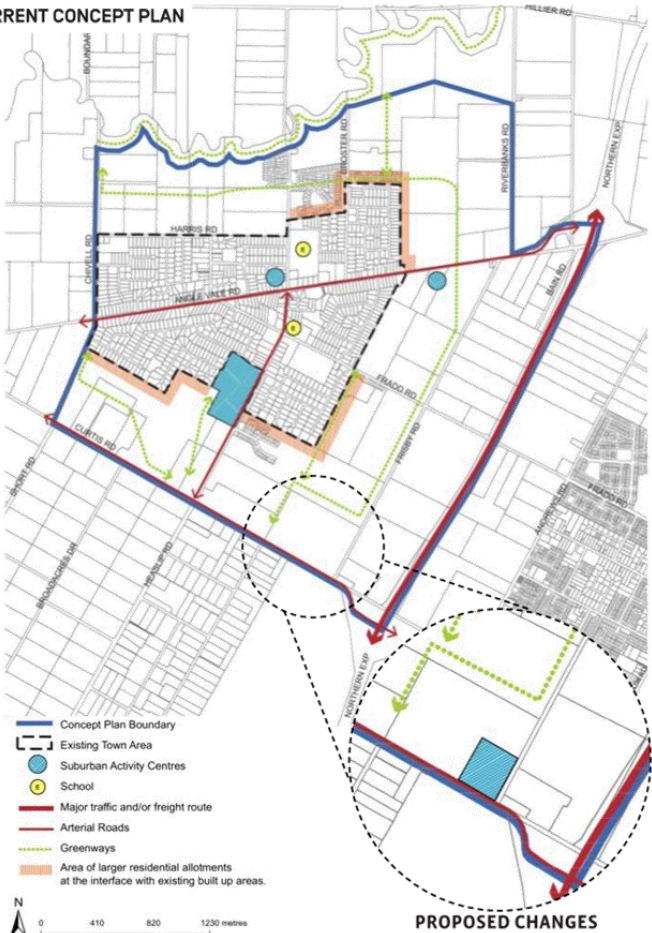
WHERE IS THE AFFECTED AREA?



CONCEPT PLAN - PROPOSED CHANGES



CURRENT CONCEPT PLAN



FIND OUT MORE

Detailed information is available on:

- SA Planning Portal (plan.sa.gov.au/en/codeamendments)

Information available online includes:

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

A Hard copy is available to view at:

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

CONTACT

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

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

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HAVE YOUR SAY



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

You are invited to share your thoughts on:

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

The following items are unable to be changed:

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

HOW TO PROVIDE FEEDBACK

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

Feedback can be provided via one of the following:

Online via the SA Planning Portal – https://plan.sa.gov.au/have_your_say/code-amendments/view_consultation_item?catsid=10182

Via email to:
engagement@futureurban.com.au

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

Use your smart phone to scan this QR Code.



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

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

STAFF REPORTS

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

15.1 AMENDMENT TO DELEGATIONS REGISTER - TRAFFIC IMPACT STATEMENTS

Responsible Executive Manager : Sam Green

Report Author : Skye Burbidge

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

Attachments : 1¹. Instrument of General Approval and Delegation to Council

PURPOSE

To provide Council with an opportunity to review an amendment to authorised persons pursuant to Clause A.7 of the General Approval to ensure it aligns with legislative requirements.

STAFF RECOMMENDATION

Council makes the following amendments to its Delegations Register:

1. 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 1), 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:
 - Adithya Joshy
 - Aravinthan Udayak
 - Jason Yii (BE Engineering)
 - Kean Fai Lau
 - Kym Ashby
 - Najibullah Mozaffari
 - Neil Langley
 - Sid Gurung
2. 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:
 - Adithya Joshy
 - Aravinthan Udayak
 - Jason Yii (BE Engineering)
 - Kean Fai Lau
 - Kym Ashby
 - Najibullah Mozaffari
 - Neil Langley

- Sid Gurung
3. 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:
- Adithya Joshy
 - Aravinthan Udayak
 - Jason Yii (BE Engineering)
 - Kean Fai Lau
 - Kym Ashby
 - Najibullah Mozaffari
 - Neil Langley
 - Sid Gurung
4. Council's previous authorisation to Jude Wijesuriya 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

Amendments to the delegations provided for in the relevant Acts applicable to Local Government are released through the Local Government Association.

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.

Staff movements have resulted in changes to the delegations register, specifically an update to authorisations under the Instrument of General Approval and Delegation to Council.

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 amendment since the last review of delegations in May 2026.

2. RELEVANCE TO STRATEGIC PLAN

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

3. PUBLIC CONSULTATION

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

4. DISCUSSION

- 4.1 The Minister for Transport and Infrastructure granted delegations to the Council under the General Approval (Attachment 1). The General Approval permits the Council to:
- (a) sub-delegate the powers under Section 33(1) of the *Road Traffic Act 1961*; and
 - (b) authorise employees of the Council to exercise the powers under Sections 17 and 20 of the *Road Traffic Act 1961*.
- 4.2 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.
- 4.3 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.

If Council resolves to grant the above authorisations, they will take effect from Wednesday, 29 July 2026.

5. OPTIONS

Recommendation

That Council makes the following amendments to its Delegations Register:

1. 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 1), 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:
 - Adithya Joshy
 - Aravinthan Udayak
 - Jason Yii (BE Engineering)
 - Kean Fai Lau
 - Kym Ashby

- Najibullah Mozaffari
 - Neil Langley
 - Sid Gurung
2. 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:
- Adithya Joshy
 - Aravinthan Udayak
 - Jason Yii (BE Engineering)
 - Kean Fai Lau
 - Kym Ashby
 - Najibullah Mozaffari
 - Neil Langley
 - Sid Gurung
3. 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:
- Adithya Joshy
 - Aravinthan Udayak
 - Jason Yii (BE Engineering)
 - Kean Fai Lau
 - Kym Ashby
 - Najibullah Mozaffari
 - Neil Langley
 - Sid Gurung
4. Council's previous authorisation to Jude Wijesuriya 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.

These authorisations ensure that staff have the appropriate powers to undertake their role.

Risk Appetite

Regulatory Compliance

Council has a zero tolerance for non-compliance with applicable legislation including but not limited to: Local Government Act 1999; Independent Commissioner Against Corruption Act 2012; Work Health & Safety Act 2012; Environment Protection Act 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.

6.1.2 Financial Implications

There are no financial or resource implications.

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 approved 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

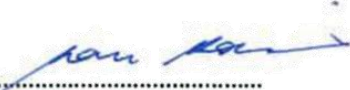
SA Standards means the Department of Planning, Transport and Infrastructure's SA Standard for Workzone Traffic Management;

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

15.2 LEAVE OF ABSENCE - CR ZAHRA BAYANI

Responsible Executive Manager : Sam Green

Report Author : Skye Burbidge

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

PURPOSE

To consider the leave of absence request from Cr Zahra Bayani.

STAFF RECOMMENDATION

Council grant Cr Zahra Bayani leave of absence from Council Member duties from 18 June 2026 to 13 August 2026 inclusive.

EXECUTIVE SUMMARY

Cr Zahra Bayani has requested a leave of absence from her Council Member duties.

1. BACKGROUND

Cr Zahra Bayani has requested leave of absence from 18 June 2026 for a period of two (2) months, in line with the Code of Practice for Council and Committee Meetings.

Cr Bayani commenced the leave of absence as of 18 June 2026. Due to the urgent nature of her circumstances, she was unable to provide the Council with advance notice of her request.

Section 54(1)(d) of the *Local Government Act 1999* specifies the office of a member of a council becomes vacant if the member is removed from office by the council on the ground that he or she has been absent, without leave of the council, from three (3) or more consecutive ordinary meetings of the council. Cr Bayani's request for leave of absence will result in her absence for one (1) Ordinary Council meeting.

2. RELEVANCE TO STRATEGIC PLAN

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

Considering the leave of absence request ensures Council is fulfilling its legislative requirements.

3. PUBLIC CONSULTATION

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

4. DISCUSSION

- 4.1 Section 54(1)(d) of the *Local Government Act 1999* states that the office of a member of a council becomes vacant if the member is removed from office by the council on the ground that he or she has been absent, without leave of the council, from three (3) or more consecutive ordinary meetings of the council.
- 4.2 Cr Bayani has requested a leave of absence of a two (2) month period, commencing 18 June 2026.
- 4.3 The period of requested leave would result in Cr Bayani being absent for one (1) Ordinary Council Meeting.

5. OPTIONS

Recommendation

Council grant Cr Zahra Bayani leave of absence from Council Member duties from 18 June 2026 to 13 August 2026 inclusive.

6. ANALYSIS OF OPTIONS

6.1 Recommendation Analysis

6.1.1 Analysis & Implications of the Recommendation

In order to comply with legislation, it is recommended that Cr Bayani's request for leave of absence from Council Member duties be granted.

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 ensure our legislative requirements are fulfilled.

6.1.2 Financial Implications

There are no financial or resource implications in relation to this recommendation. Cr Bayani is entitled to continue to receive the allowance payable to a Council Member.

15.3 REPRESENTATIVES FOR THE 2026 LOCAL GOVERNMENT ASSOCIATION ANNUAL GENERAL MEETING

Responsible Executive Manager : Sam Green

Report Author : Kiraly Gosnell

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

PURPOSE

The purpose of this report is for Council to determine Council Member representatives and the voting delegate for the Local Government Association Annual General Meeting to be held on 3 – 4 December 2026.

STAFF RECOMMENDATION

Decision 1

1. Council appoints the Mayor to attend the Local Government Association Annual General Meeting to be held in Adelaide from 3 – 4 December 2026; and
 - a. is appointed as the Council Delegate for voting rights; and
 - b. may appoint another Council Member who has been appointed by the Council to attend as proxy Council Delegate in the event that the Mayor is unable to attend.

Decision 2

2. Council appoints no more than two (2) Councillors as Council Member representatives to attend the Local Government Association Annual General Meeting to be held in Adelaide from 3 – 4 December 2026.

Decision 3

3. The method of appointing two (2) Council Members to attend the Local Government Annual General Meeting to be held in Adelaide from 3 – 4 December 2026 will be as follows:

If the number of nominations is equal to or less than the number of positions available, the Presiding Member is authorised to declare those members elected to the position(s).

If the number of nominations exceeds the number of positions available, the election will be conducted in accordance with the private ballot process outlined in Section 5.16 of the Code of Practice for Council and Committee Meetings, with the results of the ballot determining the appointment of the Council Member(s) to attend the Local Government Association Annual General Meeting to be held in Adelaide from 3 – 4 December 2026.

EXECUTIVE SUMMARY

Council is presented the opportunity to appoint the voting delegate and attendees to the 2026 Local Government Association (LGA) Annual General Meeting (AGM).

Held annually, the LGA AGM offers Council Members the opportunity to liaise with other council representatives and to discuss and consider challenges, opportunities, policy, and decision-making facing the local government sector to improve the delivery of services to the community.

In accordance with the Council Member Training and Development Procedure (the Procedure), Council may appoint the Mayor and a maximum of two (2) Council Members to attend the event. Previously for the LGA AGM event, the Mayor has been appointed as the Council's voting delegate. Additional Council Members may attend using their individual training and development budget.

The LGA AGM meeting is scheduled to be held in Adelaide from 3 – 4 December 2026.

It is recommended that Council appoint two (2) Council Members to attend the LGA AGM, along with the Mayor as the voting delegate.

1. BACKGROUND

Previously City of Playford Council Members have participated annually in the LGA AGM Conferences.

The Procedure states that the Mayor and a maximum of two (2) Council Members may be resolved to attend the LGA AGM.

Whilst the Procedure provides for the allocation of budget for the Mayor and a maximum of two (2) Council Members to attend each of these events, Council is required to determine which Members will attend. Additional Council Members who are not selected can make an application to attend to the Mayor and Chief Executive Officer, utilising funding through their individual training and development budget.

2. RELEVANCE TO STRATEGIC PLAN

The agenda for the LGA AGM include themes and topics that relate to the delivery of Council's Strategic Plan.

3. PUBLIC CONSULTATION

There is no requirement to consult with the community on this matter.

4. DISCUSSION

- 4.1 The LGA AGM is scheduled to be held from 3 – 4 December 2026 in Adelaide (location to be confirmed).
- 4.2 The LGA AGM is a major decision-making and policy setting forum for the LGA. The event also provides important networking opportunities for local government representatives.

- 4.3 Voting delegates will vote to support or not support motions put forward by South Australian councils. Once the motions are finalised and included in the AGM agenda, Council staff will prepare a position paper for Council to determine a position on each motion. The position papers will be available to Council's voting delegate prior to the event.
- 4.4 The Procedure allows for the Mayor and a maximum of two (2) Council Members to attend the LGA AGM.
- 4.5 Where an appointed representative is unable to attend the event, a substitute Council Member can be appointed by Committee or Council resolution to attend in their absence. In accordance with the Procedure, in the event that a Council or Committee meeting is not scheduled in time to resolve an alternate representative, the Chief Executive Officer in collaboration with the Mayor may determine an appropriate mechanism to select an alternate attendee.
- 4.6 Council may also determine to adjust the number of Council Members to attend the event in addition to the Mayor attending as Council's voting delegate.

5. OPTIONS

Recommendation

Decision 1

1. Council appoints the Mayor to attend the Local Government Association Annual General Meeting to be held in Adelaide from 3 – 4 December 2026; and
 - a. is appointed as the Council Delegate for voting rights; and
 - b. may appoint another Council Member who has been appointed by the Council to attend as proxy Council Delegate in the event that the Mayor is unable to attend.

Decision 2

2. Council appoints no more than two (2) Councillors as Council Member representatives to attend the Local Government Association Annual General Meeting to be held in Adelaide from 3 – 4 December 2026.

Decision 3

3. The method of appointing two (2) Council Members to attend the Local Government Annual General Meeting to be held in Adelaide from 3 – 4 December 2026 will be as follows:

If the number of nominations is equal to or less than the number of positions available, the Presiding Member is authorised to declare those members elected to the position(s).

If the number of nominations exceeds the number of positions available, the election will be conducted in accordance with the private ballot process outlined in Section 5.16 of the Code of Practice for Council and Committee Meetings, with the results of the ballot determining the appointment of the Council Member(s) to attend the Local Government Association Annual General Meeting to be held in Adelaide from 3 – 4 December 2026.

Option 2

Decision 1

1. Council appoints the Mayor to attend the Local Government Association Annual General Meeting to be held in Adelaide from 3 – 4 December 2026; and
 - a. is appointed as the Council Delegate for voting rights; and
 - b. may appoint another Council Member who has been appointed by the Council to attend as proxy Council Delegate in the event that the Mayor is unable to attend.

Decision 2

2. Council appoints <<insert number of reps>> Councillors as Council Member representatives to attend the Local Government Association Annual General Meeting to be held in Adelaide from 3 – 4 December 2026.

Decision 3

3. The method of appointing Council Member representatives to attend the Local Government Annual General Meeting to be held in Adelaide from 3 – 4 December 2026 will be as follows:

If the number of nominations is equal to or less than the number of positions available, the Presiding Member is authorised to declare those members elected to the position(s).

If the number of nominations exceeds the number of positions available, the election will be conducted in accordance with the private ballot process outlined in Section 5.16 of the Code of Practice for Council and Committee Meetings, with the results of the ballot determining the appointment of the Council Member(s) to attend the Local Government Association Annual General Meeting to be held in Adelaide from 3 – 4 December 2026.

6. ANALYSIS OF OPTIONS

6.1 Recommendation Analysis

6.1.1 Analysis & Implications of the Recommendation

The recommendation is consistent with past practice whereby the Mayor and two (2) Council Members are provided the opportunity to attend the LGA AGM, in addition to the Mayor attending as Council's voting delegate, in accordance with the Council Member Training and Development Procedure.

Risk Appetite

Service Delivery

Council has a moderate appetite for supporting and enhancing existing services and programs to improve the social, recreation and health and wellbeing outcomes for residents; and driving social and economic transformation through a number of major projects and Council initiatives, which will create jobs and act as a catalyst for private investment into Northern Adelaide to support the growing population.

This decision will provide the Mayor and Council Members the opportunity to liaise with other council representatives and to consider challenges, opportunities, policy and decision-making facing the local government sector to improve the delivery of services to the community.

6.1.2 Financial Implications

Attendance of the Mayor and up to two (2) Council Members at the LGA AGM is funded within existing budgets. In 2025, the Mayor and one (1) Council Member were resolved (Resolution 6148) by Council to attend the LGA AGM, held on 20 - 21 November 2025, at a total cost of \$666.55.

6.2 Option 2 Analysis

6.2.1 Analysis & Implications of Option 2

Council may determine to amend the number of Council Member attendees in addition to the Mayor.

The Council Member Training and Development Procedure provides for the Mayor and a maximum of two (2) Council Members to attend. Council Members who wish to attend may still do so using their individual training and development budget.

6.2.2 Financial Implications

The cost of attendance at the LGA AGM for the Mayor only is \$290.00.

STAFF REPORTS

Matters for Information

15.4 BUDGET UPDATE REPORT

Responsible Executive Manager : Luke Culhane

Report Author : Luke Culhane

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 2026.

STAFF RECOMMENDATION

Council notes the Budget update report (Attachment 1) for the period ending 30 June 2026.

Relevance to Strategic Plan

Decision-making filter: We will ensure 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 the 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 a 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.

Relevance to Strategic Plan

Decision-making filter: We will ensure 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 the 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 a 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 24 February 2026 following the Second Budget Review (Resolution 6497). There was a further increase of \$5K to the overall operating surplus to \$11.1M, and a further increase of \$5K to the structural surplus to \$1.7M. From the First Budget Review (Resolution 6421), there were unfavourable movements, which included decreased Federal Assistance Grant allocation for 2025/26 and increased operating costs associated with additional approved capital. These were offset by an increase in grant funding for Special Local Roads (SLR) not included in the Annual Business Plan.

The table below summarises the impact of budget review:

Operating Position 2025/26	Operating \$000's (Unfav)/Fav	Structural \$000's (Unfav)/Fav
Original Budget	10,682	2,040
Grant Funding (Financial Assistance Grant)	(87)	(87)
Grant Funding (Identified Local Roads Grant)	(77)	(77)
Grant Funding (Special Local Roads Grant)	720	0
Additional Operating Expenses associated with increased Capital	(130)	(130)
Total Value of Changes	426	(294)
First Revised Budget Surplus	11,108	1,746
Savings associated with capital projects no longer being delivered.	5	5
Total Value of Changes	5	5
Second Revised Budget Surplus	11,113	1,751

The Net Capital budget increased in the Second Budget Review by \$9.7M to \$70.3M as detailed in the table below:

Capital Budget 2025/26	Revenue \$000's	Expense \$000's	Net Capital \$000's
Original Budget	13,481	116,724	103,243
BR1 Amendments			
Realignment of project budgets	(4,430)	(47,053)	(42,623)
Additional budget request on existing projects	902	677	(225)
New Projects	0	265	265
Total Value of Changes	(3,528)	(46,111)	(42,583)

First Revised Capital Budget	9,953	70,613	60,660
Realignment of project budgets	-	969	969
Council Resolution	-	8,279	8,279
Additional budget request on existing projects	-	759	759
Projects not delivered	-	(342)	(342)
Total Value of Changes	-	9,665	9,665
Second Revised Capital Budget	9,953	80,278	70,325

Operating Position

The full financial year draft operating result as of 30 June 2026 is an operating surplus of \$23.0M compared with a budgeted surplus of \$11.1M, \$11.9M favourable. Full year structural surplus of \$13.2M compared with a budget surplus of \$1.8M, \$11.5M favourable.

This is mainly attributed to additional developer contributions and grants, 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 the receipt of \$15.5M prepayment of the 2026/27 Financial Assistance Grants during 2025/26.

This varies from the forecasted operating result of \$4.0M surplus and structural deficit of \$5.2M advised in May 2026. Key factors being additional planning application fees \$0.3M and \$15.5M prepaid grants.

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 and 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 \$46.0M is \$24.3M less than the net capital budget of \$70.3M.

This reflects a retiming of capital expenditure due to multiyear projects that will be carried forward as they continue into 2026/27.

Further detail in relation to this Budget update report can be found in Attachment 1.

Debt Position

On 24 February 2026 Council adopted the 2025/26 Second Budget Review (Resolution 6497) and approved in accordance with Section 134 of the *Local Government Act 1999*, a maximum borrowing facility of \$150.0M.

Actual borrowings as of 30 June 2026 were \$57.4M, well below the approved maximum debt facility.

Future Action

Further updates to be provided on a monthly basis.

Full Year Draft Result as at June 2026

The table below shows the draft full year position for income and expense with a year to date net Surplus of \$13.2M (excluding non-structural items) which is favourable to Full Year Budget by \$11.5M.

	Draft Actual \$'000	Budget \$'000	Variance Fav/(Unfav) \$'000	%	Explanation of variance where considered material
Income					
RATES REVENUES	123,988	123,772	216	0%	
STATUTORY CHARGES	4,673	3,443	1,230	36%	Planning application fees, Section 7 searches, dog registrations, parking, bushfire prevention and building and compliance fines
USER CHARGES	4,490	4,517	(27)	(1%)	Reduced Food Co-op and Home & Aged care offset by Grenville and JMC & Precinct user charges
INVESTMENT INCOME	73	89	(16)	(18%)	Interest revenue
REIMBURSEMENTS	1,980	663	1,317	199%	Reimbursements for Tree Services, court booking system, Aquadome electricity, Council's prior AWL facility contribution, Planning Services legal fees, TAFE SA external works and SA Water reimbursement
OTHER INCOME	794	258	536	208%	NAWMA additional bin income, NAIDOC in the North, Career Expo sponsorship and insurance reimbursements
GRANTS, SUBSIDIES, CONTRIBUTIONS	42,200	33,667	8,533	25%	Prepayment of Financial Assistance grant and additional developer contributions and grants
NET GAIN - JOINT VENTURES & ASSOCIATES	-	635	(635)	(100%)	Awaiting NAWMA's results
Total Income	178,198	167,044	11,154	7%	
Expense					
EMPLOYEE COSTS	55,778	55,998	220	0%	
MATERIALS CONTRACTS OTHER EXPENSES	56,622	56,234	(388)	(1%)	Uni Study Hub, Aquadome subsidy, Youth Hub trial, Strategic Projects, Kerbside Waste and Regulatory Services and SA Water costs offset by delays in operating costs associated with delayed capital spend
FINANCE COSTS	2,480	6,237	3,757	60%	Lower debt balance
DEPRECIATION, AMORTISATION & IMPAIRMENT	40,332	37,266	(3,066)	(8%)	Revaluation Impact and extra developer contributed assets
NET LOSS- JOINT VENTURES & ASSOCIATES	-	196	196	100%	Awaiting GRFMA's results
Total Expense	155,212	155,931	719	0%	
Net Surplus/(Deficit)	22,986	11,113	11,873		
Non-Structural Items ¹	9,745	9,362	383		
Net Structural Surplus/(Deficit)	13,241	1,751	11,490		

Notes:

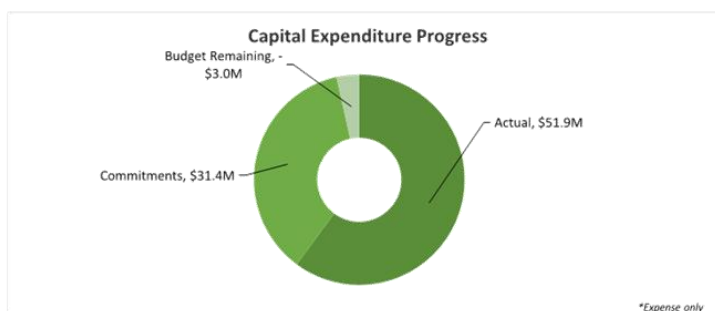
1. Developer contributions, operating grants used for capital projects, reserves & one off investment decisions not part of recurrent base budget or for future use on infrastructure projects

Capital Full Year Movement (2025-2026)

The table below shows the full year draft net capital expenditure of \$46.0M which is less than Budget by \$24.3M.

	Full Year Draft Actuals \$'000	Full Year Budget \$'000	Variance Less/ (Greater) \$'000	Explanation of variance where considered material
Revenue	(6,311)	(9,953)	(3,642)	Multiyear projects: Park Road Drainage System, Dwight Reserve Changerooms and Carpark and Munno Para Sportsground to continue in 2026/27
Expenses	52,319	80,278	27,959	Multiyear projects: Dwight Clubrooms and Changerooms gated to detail design and construction will continue into 2026/27, Renewal vehicles to be delivered, Renewal roads on hold, Broster Road Shared Use Path Connection and Sheedy Rd saving, Curtis Road/Andrews Road Intersection (Road) upgrade, Munno Para Sportsground, Virginia Oval playground renewal, Kalara clubroom renewal, Civic Ctre renewal works and Aquadome refurbishment all to continue in 2026/27.
Total Net Capital Expenditure	46,008	70,325	24,317	

	Full Year Draft Actuals \$'000	Full Year Budget \$'000	Variance Less/ (Greater) \$'000	Explanation of variance where considered material
Buildings	3,522	5,699	2,177	Multiyear projects: Kalara clubroom renewal, Civic Ctre renewal works and Aquadome refurbishment to continue in 2026/27 and PSP - Softball Changerooms and Clubrooms detailed design to continue in 2026/27
Fleet	1,891	3,489	1,598	Vehicles to be ordered and delay in delivery of vehicles
IT	697	1,369	672	Laptop, desktop and monitor renewals deferred to 2026/27
Northern CBD	466	118	(348)	
Other	1,503	1,943	440	
Playford Alive	2,283	2,955	672	Savings
Parks	3,341	5,064	1,723	Virginia Oval, Craigmore Park and West Parkway Playground renewals to be constructed in 2026/27
Stormwater	3,026	2,941	(85)	
Streetscapes	8,457	10,070	1,613	Broster Road Shared Use Path Connection saving and State Bicycle Fund grant received for new footpaths
Transport	20,044	36,246	16,202	Multiyear projects: Curtis Road/Andrews Road Intersection (Road), Sheedy Rd savings and renewal roads on hold
Wetlands	778	431	(347)	Multiyear projects: Playford Water Business Expansion to continue in 2026/27
Total Net Capital Expenditure	46,008	70,325	24,317	

Capital Expenditure Progress as at June

Borrowings/Investment Summary (2025/2026)

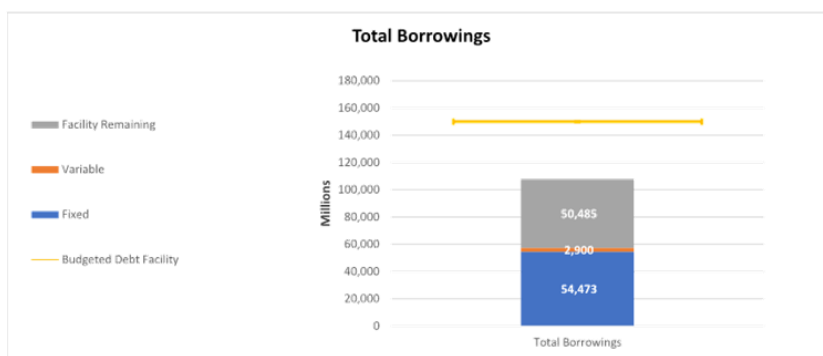
Debt Mix:

As at June 2026 the balance of Council's short-term investments is \$0.2M.

Council's total borrowings as at the end of June 2026 are \$57.4M, comprising \$54.5M in fixed rate borrowings and \$2.9M of variable rate borrowings, total facilities accumulate to \$107.9M.

Total borrowings, net of repayments, have decreased by \$10.3M from \$67.7M in the prior month. This is consistent with Council's capital spend timing and receipts.

The LTFP has a budgeted debt facility of \$150M 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 2026 is \$57.4M.



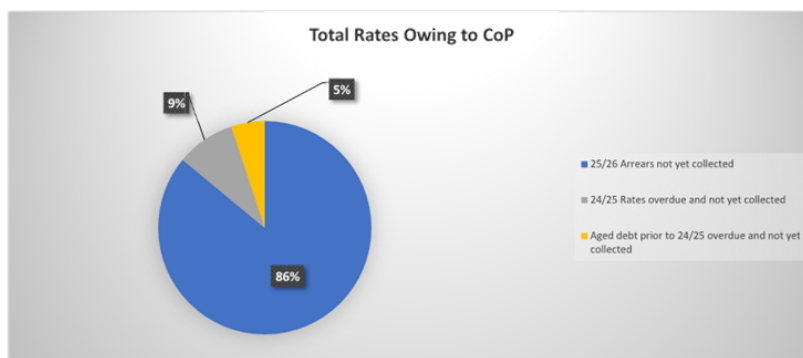
Rates Recovery:

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 \$5.2M (4%) as at June 2026 reflects an decrease of 0.6% compared to June 2025.

7.8% of ratepayers are proactively utilising Council's bill smoothing options including direct debit and centrepay.

0.7% 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 Council's debt. Under legislation, Council is 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 2026 is \$23.8M.

Below is a summary of the forecasted contributions, expenditure and estimated interest as at June 2026.

Reserve	Opening Balance	Draft Developer Contributions & State Govt Grants	Draft Expenditure	Estimated Interest	Draft Closing balance
	\$'000	\$'000	\$'000	\$'000	\$'000
Open Space Reserve	6,269	2,571	(660)	278	8,458
Stormwater Infrastructure Deed - Virginia	(171)			(7)	(178)
Stormwater Infrastructure Deed - Angle Vale	3,044	1,027	(11)	138	4,198
Stormwater Infrastructure Deed - Playford North Extension	(662)			(26)	(688)
Social Infrastructure Deed - Virginia	238	64		10	312
Social Infrastructure Deed - Angle Vale	2,288	434		97	2,819
Social Infrastructure Deed - PNE	1,545	910		79	2,534
Supplementary Local Roads	2,437	716		117	3,270
Playford Alive Initiative Fund	671	785	(66)	30	1,420
Urban fund tree	94	102		5	201
Gawler Rail Vegetation Offset	223		(14)	9	218
Other one-off Reserves	1,230		(54)	51	1,227
	17,206	6,609	(805)	781	23,791

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%	✗ 12.9%	✓ 6.7%	Financial Assistance grant prepaid in June 2026
Structural Surplus Ratio	Operating Surplus Ratio excluding one off grants, contributions, reserves and investments	Between 1% and 4%	✗ 7.9%	✓ 1.1%	Financial Assistance grant prepaid in June 2026
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%	✗ 148.9%	✗ 115.8%	Financial Assistance grant prepaid in June 2026
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%	✗ 69.2%	✗ 111.4%	Renewal projects continuing in 2026/27
Net Financial Liabilities Ratio**	Shows the extent to which Council is managing its debt.	Between 50% and 160%	✓ 67.7%	✓ 69.4%	
Interest Expense Ratio	Shows how much discretionary income is used to pay interest on borrowings	Between 0% and 8%	✓ 2.1%	✓ 5.0%	

STAFF REPORTS

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

17.1 2 PLAYFORD BOULEVARD & LOT 6 PRINCE CHARLES STREET - CBD DEVELOPMENT STRATEGY

Contact Person: Dale Welsh

Why is this matter before the Council or Committee?

Matters which cannot be delegated to a Committee or Staff

Purpose

For Council to make a determination on whether to deal with this matter in confidence.

A. COUNCIL TO MOVE MOTION TO GO INTO CONFIDENCE**STAFF RECOMMENDATION**

Pursuant to Section 90(2) of the *Local Government Act 1999* an order is made that the public be excluded from attendance at the meeting, with the exception of:

- Chief Executive Officer
- General Manager City Assets
- General Manager City Services
- General Manager Corporate Services
- Senior Manager Development Services
- Senior Manager City Property
- Acting Senior Manager Community Engagement and Experience
- Program Manager Repurposing Assets
- Property Specialist Repurposing Assets
- Manager Marketing & Communications
- Manager Governance
- ICT Support
- Minute Taker

in order to consider in confidence agenda item 17.1 under Section 90(3)(b) of the *Local Government Act 1999* on the basis that:

(b) information the disclosure of which -

- (i) could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or to prejudice the commercial position of the council; and
- (ii) would, on balance, be contrary to the public interest.

This matter is confidential because the information contained in the report can reasonably be expected to convey a commercial advantage.

On the basis of this information, the principle that meetings should be conducted in a place open to the public has been outweighed in this instance; Council consider it necessary to consider this matter in confidence.

Section B below to be discussed in the confidential section of the agenda once the meeting moves into confidence for each item.

B. The Matters as per item 17.1**C. COUNCIL TO DECIDE HOW LONG ITEM 17.1 IS TO BE KEPT IN CONFIDENCE****Purpose**

To resolve how long agenda item 17.1 is to be kept confidential.

STAFF RECOMMENDATION

Pursuant to Section 91(7) of the *Local Government Act 1999*, the Council orders that the following aspects of Item 17.1 be kept confidential in accordance with Council's reasons to deal with this item in confidence pursuant to Section 90(3)(b) of the *Local Government Act 1999*:

- Report for Item 17.1
- Attachments 1,2,3,5 and 6 for Item 17.1
- Minutes for Item 17.1

This order will be reviewed and determined as part of the annual review by Council in accordance with Section 91(9)(a) of the *Local Government Act 1999*.

Pursuant to Section 91(9)(c) of the *Local Government Act 1999*, Council delegates to the Chief Executive Officer the power to revoke in whole or in part this order at any time, and the Chief Executive Officer must advise Council of the revocation of this order as soon as possible after such revocation has occurred.

17.2 4 PLAYFORD BOULEVARD - CBD DEVELOPMENT STRATEGY

Contact Person: Dale Welsh

Why is this matter before the Council or Committee?

Matters which cannot be delegated to a Committee or Staff

Purpose

For Council to make a determination on whether to deal with this matter in confidence.

A. COUNCIL TO MOVE MOTION TO GO INTO CONFIDENCE**STAFF RECOMMENDATION**

Pursuant to Section 90(2) of the *Local Government Act 1999* an order is made that the public be excluded from attendance at the meeting, with the exception of:

- Chief Executive Officer
- General Manager City Assets
- General Manager City Services
- General Manager Corporate Services
- Senior Manager Development Services
- Acting Senior Manager Community Engagement and Experience
- Senior Manager City Property
- Program Manager Repurposing Assets
- Property Specialist Repurposing Assets
- Manager Marketing & Communications
- Manager Governance
- ICT Support
- Minute Taker

in order to consider in confidence agenda item 17.2 under Section 90(3)(b) of the *Local Government Act 1999* on the basis that:

(b) information the disclosure of which -

- (i) could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or to prejudice the commercial position of the council; and
- (ii) would, on balance, be contrary to the public interest.

This matter is confidential because the information contained in the report can reasonably be expected to convey a commercial advantage.

On the basis of this information, the principle that meetings should be conducted in a place open to the public has been outweighed in this instance; Council consider it necessary to consider this matter in confidence.

Section B below to be discussed in the confidential section of the agenda once the meeting moves into confidence for each item.

B. The Matters as per item 17.2

C. COUNCIL TO DECIDE HOW LONG ITEM 17.2 IS TO BE KEPT IN CONFIDENCE

Purpose

To resolve how long agenda item 17.2 is to be kept confidential.

STAFF RECOMMENDATION

Pursuant to Section 91(7) of the *Local Government Act 1999*, Council orders that the following aspects of Item 17.2 be kept confidential in accordance with Council's reasons to deal with this item in confidence pursuant to Section 90(3)(b) of the *Local Government Act 1999*:

- Report for Item 17.2
- Attachments 1,2,4,5 & 6 for Item 17.2
- Minutes for Item 17.2

This order will be reviewed and determined as part of the annual review by Council in accordance with Section 91(9)(a) of the *Local Government Act 1999*.

Pursuant to Section 91(9)(c) of the *Local Government Act 1999*, Council delegates to the Chief Executive Officer the power to revoke in whole or in part this order at any time, and the Chief Executive Officer must advise Council of the revocation of this order as soon as possible after such revocation has occurred.