



NOTICE

of

STRATEGY AND SERVICES COMMITTEE MEETING

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

TO BE HELD IN

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

MEMBERS MAY PARTICIPATE BY ELECTRONIC MEANS

ON

TUESDAY, 9 DECEMBER 2025 AT 7:00 PM

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

SAM GREEN
CHIEF EXECUTIVE OFFICER

Issue Date: Thursday, 4 December 2025

MEMBERSHIP

CR REBECCA VANDEPEEAR – PRESIDING MEMBER

Cr Akram Arifi	Cr Marilyn Baker	Cr Zahra Bayani
Cr Andrew Craig	Mayor Glenn Docherty	Cr Shirley Halls
Cr Chantelle Karlsen	Cr David Kerrison	Cr Clint Marsh
Cr Misty Norris	Cr Jane Onuzans	Cr Peter Rentoulis
Cr Gay Smallwood-Smith	Cr Tanya Smiljanic	Cr Katrina Tarr (nee Stroet)

City of Playford
Strategy and Services Committee Meeting

AGENDA

TUESDAY, 9 DECEMBER 2025 AT 7:00 PM

1 ATTENDANCE RECORD

1.1 Present

1.2 Apologies

1.3 Not Present

2 CONFIRMATION OF MINUTES

RECOMMENDATION

The Minutes of the Strategy and Services Committee Meeting held 11 November 2025 be confirmed as a true and accurate record of proceedings.

3 DECLARATIONS OF INTEREST

4 DEPUTATION / REPRESENTATIONS

Nil

5 STAFF REPORTS

Matters to be considered by the Committee and referred to Council

Matters which cannot be delegated to a Committee or Staff

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STAFF REPORTS

MATTERS TO BE CONSIDERED BY THE COMMITTEE AND REFERRED TO COUNCIL

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

5.1 4 PLAYFORD BOULEVARD - CBD DEVELOPMENT STRATEGY

Responsible Executive Manager : Dale Welsh

Report Author : Michelle Parker

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

Attachments :

1. Attachment 1 - Site Plan
2. Attachment 2 - Evaluation Criteria
3. Attachment 3 - Procurement Policy
4. Attachment 4 - Sale and Disposal of Land and Other Assets Policy
5. Attachment 5 - Sale and Disposal of Land and Other Assets Procedure

PURPOSE

The purpose of this report is for Council to endorse a market engagement process seeking expressions of interest for a hotel within the Elizabeth Central Business District (CBD). The desired outcome is for a hotel with potential complementary mixed use development opportunities for the land situated at 4 Playford Boulevard, Elizabeth (Attachment 1) being the land comprised in Certificate of Title Volume 6227 Folio 217 (the land).

STAFF RECOMMENDATION

1. Council endorses the market engagement process and evaluation criteria (Attachment 2) to secure a developer for the land located at 4 Playford Boulevard, Elizabeth being the land comprised in Certificate of Title Volume 6227 Folio 217 for the following:
 - A minimum 4-star quality hotel, stand alone or as part of a mixed-use development (such as, but not limited to, retail, dining, entertainment, or residential) to support business, tourism, and regional events.
 - Integration with the existing Civic Centre facilities and broader Elizabeth Central Business District precinct vision.

EXECUTIVE SUMMARY

In May 2025, this premium Elizabeth CBD land returned to Council's ownership, providing the opportunity for Council to continue its planned expansion of the Elizabeth CBD as the vibrant heart of our growing northern Adelaide region.

To ensure a good understanding of the market appetite for the development of a hotel in this location, soft market engagement (Stage 1) has been undertaken concluding that there is sufficient interest, strong demand drivers and opportunity to further develop and activate the Elizabeth CBD.

It is proposed that the following market engagement be undertaken to attract the right developer and product mix for the land:

- Select expression of interest (EOI) campaign and evaluation process (Stage 2)
- Select tender and evaluation process (Stage 3)

To support the above processes an Information Memorandum (IM) is currently being prepared based on the endorsed vision, guiding principles, and evaluation criteria for the Elizabeth CBD development strategy.

Adopting the guiding principles in Council's Procurement Policy (Attachment 3), Council staff have developed a framework including evaluation and probity plans to govern the Select EOI and Select Tender processes which will be reviewed by Council's Legal Practitioners.

1. BACKGROUND

The Elizabeth CBD is central to the future of northern Adelaide, recognised in the State Governments Greater Adelaide Regional Plan as the area's major activity centre. With Playford growing faster than anywhere else in the state, Council's focus has been on putting the fundamentals in place to support that growth and stimulate private sector investment, so we get the services, activities and opportunities that our community needs and wants.

As part of Council's Community Vision 2043, the community told us they wanted a vibrant CBD for the north including an integrated retail, commercial and entertainment hub. Council is committed to creating a vibrant central place that belongs to the people of Playford and the North.

In May 2021, as part of planning for the Elizabeth CBD development strategy, an Elected Member workshop was held to identify the important elements of a thriving CBD that delivered on our community's aspirations highlighted in the Community Vision 2043. This led to Council endorsing the vision, guiding principles, rate rebate eligibility criteria, EOI selection criteria and branding for the Elizabeth CBD development strategy in July 2021. Following the EOI campaign in 2021 Council entered several contracts with developers to achieve the vision for the Elizabeth CBD.

In May 2025, 4 Playford Boulevard was transferred to Council ownership giving the Council the opportunity to explore options for the development of the land to further realise the vision for the Elizabeth CBD.

In October 2025 construction commenced on the Commercial Hub in the Elizabeth CBD with construction of future private developments anticipated across 2026 (subject to planning approval and relevant contract milestones being met).

To proceed to the next steps and to build on the momentum of the current activity occurring in the Elizabeth CBD, staff are seeking endorsement from Council on the market engagement process to secure a developer for 4 Playford Boulevard.

2. RELEVANCE TO STRATEGIC PLAN

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

Development of the land will increase activation, safety and accessibility throughout the Elizabeth CBD with an increased presence and lighting.

Community Theme 2: Lifting city appearance

Development of the land with a high-quality mixed-use development will lift the appearance of the Prince George Plaza area and broader regional centre.

Community Theme 3: Fostering collaboration and connection to each other

Development of the land will give the opportunity to further build on development in the Elizabeth CBD such as the Grenville Hub, Prince George Plaza, Retail Tenancies and Commercial Hub (currently under construction) and will increase services and activate the area.

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

Development of the land will provide increased employment opportunities both during the construction phase and beyond, as well as bringing new business and increased visitation to the area. The development will also act as a catalyst for further investment in the Elizabeth CBD and broader area.

3. PUBLIC CONSULTATION

Public consultation is not required at this time but may be required as part of a future planning application.

4. DISCUSSION

4.1 The Vision and Guiding Principles

As part of the development of Council's Community Vision 2043, the community told us they wanted a vibrant, activated CBD for the North including an integrated retail, commercial and entertainment hub.

In May 2021, as part of planning for the Elizabeth CBD development strategy, an Elected Member workshop was held to identify the important elements of a thriving CBD that delivered on our community's aspirations highlighted in the Community Vision 2043.

From the workshop, the following word cloud was developed which depicts the Elected Member aspirations for the Elizabeth CBD.



In July 2021, following the workshop, Council endorsed the below guiding principles for the Central EOI and Select Tender for the Elizabeth CBD.

- Deliverability
- Catalytic Outcomes
- Place Making and Activation
- High Quality Urban Design and Sustainability
- Value Add Opportunities

4.2 4 Playford Boulevard

In May 2025, the land reverted to Council ownership, creating an opportunity to explore future development options.

The land has the following attributes:

- Approximately 3,300sqm with four (4) street frontages
- The land does not have any retail encumbrances that would impact the product mix (retail and all other uses allowed)
- The land is subject to a workers lien. It is anticipated that the lien will be extinguished by the time any land transfers occur.
- The land is adjacent to Prince George Plaza giving opportunity for activation of the Plaza
- There is an opportunity to negotiate with potential developers the use of the Shedley Theatre and Function Room to further increase Elizabeth CBD activation, service delivery and use

4.3 Soft Market Engagement (Stage 1)

To ensure a good understanding of the market appetite for the development of a hotel in this location, soft market engagement has been undertaken.

From the soft market engagement, it was ascertained:

- There is sufficient market demand evidence for a minimum 4-star accommodation offering in the precinct, with several hotel brands being suitable for the location and catchment.
- There are several demand drivers that make this proposition attractive to investors including health, defence, events and sport, visiting friends and relatives, tourism, corporate stays and insurance stay requirements.
- The right product mix would need to be determined, which includes a minimum 4-star hotel but may require other complementary services, including retail, dining, entertainment and/or residential, to ensure the feasibility of the project.

4.4 Market Engagement

Based on the insights gained through the soft market engagement process, it is proposed that the following targeted market engagement strategy be implemented to attract an appropriate developer and optimal product mix in alignment with Council's Sale and Disposal of Land and Other Assets Policy (Attachment 4) and Sale and Disposal of Land and Other Assets Procedure (Attachment 5):

- Select expression of interest campaign and evaluation process (Stage 2)
- Select tender and evaluation process (Stage 3)

To support the select expression of interest and select tender processes an IM is currently being prepared.

The IM includes the same guiding principles that were previously endorsed for the Central EOI and Select Tender for the Elizabeth CBD in 2021 (Item 4.1 - The Vision and Guiding Principles).

4.5 Evaluation of Submissions

Submissions received via the Select EOI and Select Tender processes will be assessed against a set of evaluation criteria (Attachment 2), developed in alignment with the guiding principles. The criteria are based on those previously endorsed for the Central EOI campaign and have been amended to ensure they are tailored to the desired development outcome for 4 Playford Boulevard.

4.6 Project Governance

Adopting the guiding principles in Council's Procurement Policy (Attachment 3), council staff have developed a framework to govern the Select EOI and Select Tender processes which will be reviewed by Council's legal practitioners. This will include:

- Evaluation and Probity Plan
- Select EOI and Select Tender documentation
- Confidentiality and conflict of interest declaration forms
- Evaluation matrix
- Recommendation documentation
- Other documentation as required, i.e. financial capacity checks

The Framework will guide the process to ensure it is fair, equitable and transparent.

4.7 Marketing and Communication

The hotel development process forms part of Council's broader Elizabeth CBD program. As such, the communication of this project is managed within the framework of the Elizabeth CBD Communications Plan, which was endorsed by Council in June 2025 (Resolution 6305). The Elizabeth CBD Communications Plan provides a clear, consistent and coordinated approach to communicating Elizabeth CBD-related activity, ensuring all messaging is strategically aligned, community-focused and timed appropriately.

5. OPTIONS

Recommendation

1. Council endorses the market engagement process and evaluation criteria (Attachment 2) to secure a developer for the land located at 4 Playford Boulevard, Elizabeth being the land comprised in Certificate of Title Volume 6227 Folio 217 for the following:
 - A minimum 4-star quality hotel, stand alone or as part of a mixed-use development (such as, but not limited to, retail, dining, entertainment, or residential) to support business, tourism, and regional events.
 - Integration with the existing Civic Centre facilities and broader Elizabeth Central Business District precinct vision.

Option 2

Council does not endorse the market engagement process and evaluation criteria (Attachment 2) to secure a developer for the land located at 4 Playford Boulevard, Elizabeth being the land comprised in Certificate of Title Volume 6227 Folio 217 and instructs staff to undertake the following:

- _____
- _____
- _____

6. ANALYSIS OF OPTIONS

6.1 Recommendation Analysis

6.1.1 Analysis & Implications of the Recommendation

The recommendation will allow staff to finalise the IM and other relevant material to prepare for the proposed select EOI and select tender processes.

Soft market engagement with developers and hoteliers has indicated sufficient interest in the development and advice provided by third-party advisors indicates that the current market is strong, being a good time for an EOI campaign.

The recommendation will drive further investment into the locality building on previous investment by both Council and private developers.

Development of the land will align to Council's strategic plan by:

- Increasing activation, safety and accessibility throughout the Elizabeth CBD with an increased presence and lighting.
- Bringing a high-quality development that will lift the appearance of the Prince George Plaza and broader regional centre.
- Increasing accommodation options, activation and services in the area.

- Increasing employment opportunities both during the construction phase and beyond, as well as bringing new business and increased visitation to the area.
- Catalyse future development across the whole precinct.
- Integrating with the existing Civic Centre facilities and broader Elizabeth CBD precinct vision.

If the right development outcome cannot be achieved through the Select EOI and/or Select Tender processes, Council can revisit its vision for 4 Playford Boulevard.

Risk Appetite

Financial Sustainability

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

This decision will have no short-term financial risks that will adversely impact the long-term financial plan.

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.

The decision will help transform the Elizabeth CBD and achieve positive service delivery outcomes. This will include, but is not limited to, the creation of jobs during and post construction and new/enhanced services being delivered from the development.

6.1.2 Financial Implications

There are no additional financial implications with the recommendation. The market engagement process can be funded within Council's current budget and forms part of the regular work of Council's Property and Procurement teams.

6.2 Option 2 Analysis

6.2.1 Analysis & Implications of Option 2

A resolution not to proceed with the proposed market campaign would contradict previous resolutions of the Council in relation to the development of the Elizabeth CBD.

This option provides the opportunity for Council to provide new direction for staff.

6.2.2 Financial Implications

The financial implications of this option will depend on what direction is provided to staff.

Attachment 1 – Site Plan



Select Expression of Interest (Stage 2) evaluation criteria:

Criteria	Response Requirement
Evaluation Criteria #1 Certainty and Timing of Delivery	<ul style="list-style-type: none"> • Proposed timeline of development including: <ul style="list-style-type: none"> ○ Financial close ○ Substantial Commencement ○ Practical Completion ○ Agreement to buy-back • Commercial offer
Evaluation Criteria #2 Capability of Delivery	<ul style="list-style-type: none"> • High Level Financial Feasibility • Previous Hotel/s and or Like Developments • Established Relationships with Hotel • Management Companies • Secured or Supported Funding Pathway
Evaluation Criteria #3 Community Outcome	<ul style="list-style-type: none"> • Development Size and Mix • Ground Floor Activation of Prince George Plaza • Minimum Requirements <ul style="list-style-type: none"> ○ 4+ Star Hotel ○ Ground Floor– Activation of Prince George Plaza

Select Tender (Stage 3) evaluation criteria:

Criteria	Response Requirement
Evaluation Criteria #1 Certainty and Timing of Delivery	<ul style="list-style-type: none"> Outline of delivery strategy to demonstrate certainty of delivery – including key strategies to de-risk and provide transparency on delivery processes. Outline strategy to demonstrate early and accelerated delivery outcomes. Proposed delivery timeframes / staging. <p>A strong and clear approach to demonstrate certainty of delivery – including key strategies to de-risk including nominated operator & their experience, number of keys, supporting feasibility, financier support and provide transparency on delivery processes</p>
Evaluation Criteria #2 Capability of Delivery	<p>Demonstrated experience, capability and capacity in the development of projects of a similar nature, scale and complexity to the project.</p> <p>This includes overview of the experience of the Proponent in relation to:</p> <ul style="list-style-type: none"> Design and construction of large scale mixed-use and urban renewal developments; Delivering and managing projects with complexities similar to that which may be experienced in developing the project; Experience in delivery of collaborative urban renewal partnering projects with public sector; and <p>As part of responses and in support of the above, Proponents should include details for three comparable projects, with reference to those projects' value, location, scale, timing, brands / tenants, and operators.</p>
Evaluation Criteria #3 Project Objectives / Catalytic Outcomes	<p>Provide a design response on how the Proponent will meet Council's vision and Guiding Principles, supported by reference to demonstrated project experience where relevant.</p>
Evaluation Criteria #4 Capacity, Resourcing and Delivery Approach	<p>Detailed summary of the Proponent's delivery methodologies, construction and delivery systems for the proposed development and how the Proponent will ensure an outstanding and timely outcome for the Council, including but not limited to:</p> <ul style="list-style-type: none"> Current committed pipeline and financial and operation capacity to deliver the Project over the proposed staging timeline. <p>Evidence of a strong project delivery team and key personnel who will be involved in and have the requisite skills and capacity to deliver the Project, including but not limited to:</p> <ul style="list-style-type: none"> Master Planner/Urban Designer/Architect Civil/Structural Engineer Town Planner Internal Project Management Team Operator Any other third-party consultants or contractors deemed appropriate by the Proponent
Evaluation Criteria #5 Value Add & Commercial Terms	<p>The commercial offer should provide value for money to Council in both direct and indirect returns and outcomes achieved. Innovative commercial structures are encouraged to maximise these outcomes for Council.</p> <p>The commercial offer should, at minimum, address the following key areas:</p> <ul style="list-style-type: none"> Outline quantum of proposed capital investment Specify breakdown of build cost / investment by key components Reference to investment by staging (if staged delivery) <p>Details of the proposed funding strategy and financial structuring that the Proponent will utilise to deliver the proposal.</p> <p>Offers may be presented as a value range with appropriate qualifiers and limitations.</p>

Procurement Policy



Policy Author	General Manager – Strategy and Corporate
Date of next review	March 2025

1. Statement of Intent

Council is entrusted with public funds to fulfil its services to the community. Council procurement activities and the expenditure of these funds, whilst giving due regard to financial thresholds outlined in the associated Procedures, will be underpinned by the following principles:

1.1 Open and Fair Competition

Council recognises the commercial and economic benefits of open and effective competition and must give fair and equitable consideration to all prospective suppliers.

1.2 Probity, Accountability and Transparency

All procurement shall be undertaken in a manner that ensures:

- Clearly established roles and responsibilities.
- Appropriate record keeping and documentation.
- Integrity through transparency of process and documentation of decisions made.
- Adherence to relevant legislation, policy and procedure.
- Identification and management of actual or potential conflicts of interest.
- Confidentiality of all commercial information.

1.3 Ethical Behaviour and Fair Dealing

Workers involved in procurement activities are to:

- Behave with impartiality, fairness, openness, integrity, and professionalism.
- Provide all suppliers with equal opportunity to supply to Council.
- Establish clear and easy to understand documentation requirements, evaluation criteria and methodology.
- Provide consistent processes and constructive feedback on decisions upon request from suppliers.
- Ensure effective communication and provision of information to all suppliers.

1.4 Value for Money

Council seeks to achieve value for money and acquire quality goods and services. The concept of value for money is not restricted to price alone, the assessment must include consideration, where applicable, of:

- Ensuring that the goods and/or services meet the needs of the community,
- Procurement through purchasing groups, cooperatives and other councils,

- The performance history of each prospective supplier,
- Compliance with the Councils commercial terms, fitness for purpose, quality, service, support and warranty;
- Financial considerations including all relevant direct and indirect benefits and costs both tangible and intangible;
- Delivery and/or timeliness;
- The flexibility to adapt to possible change over the lifecycle of the property or service; and
- Risk exposure.

1.5 Risk Management

Council will ensure that appropriate consideration to risk identification and management is undertaken during the procurement activity.

The assessment of higher risk may necessitate supplier engagement via a contractual document in lieu of a system generated purchase order.

Consideration for these elements are further defined in Councils Risk Management Framework and this should be referenced and tools utilised in the identification, assessment and implementation of controls where required.

1.6 Industry Participation

Council is committed to maximising the positive impact of its procurement activities to benefit the community and its economy, giving preference to local and or northern region benefit when all other financial and commercial considerations are equal. The following areas may be considered in evaluating offers:

- Creation of local employment and training opportunities;
- Economic growth within the local area;
- Benefit to Council of any associated local commercial transaction; and
- The short and long term impact of the procurement on local business.

Consideration for these elements are further defined in Councils Industry Participation Procedure.

1.7 Environment and Sustainability

Council promotes environmental sustainability through its procurement activities and will consider the purchase of environmentally sustainable goods and services that satisfy the value for money criteria and when all other financial and commercial considerations are equal.

Council will endeavour to ensure legislative compliance and environmentally responsible practices by any contractor engaged to perform services for or on behalf of Council.

2 Scope

This Policy applies to all procurement activities undertaken in the acquisition of goods and services on behalf of Council, whilst giving due regard to financial thresholds outlined in the associated Procedures (i.e. only where practicable the principals outlined in 1.6 and 1.7 above will be applied to purchases below \$20,000), whether solicited by Council or the result of an unsolicited proposal

from the private or not-for-profit sectors and whether transacted via trading account or Council expense card.

This Policy does not apply to real property acquisitions, non-procurement expenditure such as the provision of funding by Council for sponsorships, grants, and donations nor employment contracts.

3 Legislation and References

This Policy is to be read in conjunction with the;

- Procurement Procedure
- Expense Card Procedure
- Industry Participation Procedure
- Unsolicited Proposal Procedure
- *Local Government Act 1999*
 - Section 37 - Provision relating to contracts and transactions,
 - Section 49 - Contracts and tenders policies,
 - Section 120 - Conflict of interest
 - Section 137 - Expenditure of funds.
- *Independent Commissioner Against Corruption Act 2012*
 - Section 3 – Objects, and
 - Section 5 - Corruption, misconduct and maladministration.
- *Competition and Consumer Act 2010 (Cth)*
 - Section 2BA Application of Part IV to local government bodies
 - Section 45 - Contracts, arrangements or understandings that restrict dealings or affect competition
- *Environment Protection Act 1993*
- *Freedom of Information Act 1991*
- Worker Code of Conduct
- Fraud and Corruption Control Policy
- Financial Management Policy
- Risk Management Framework
- Delegation Register
- City of Playford Global Glossary

This Policy should not be considered as the only document that may relate to procurement, other tiers of government, agencies or organisations may have legislation or policies that also apply.

4 Application

Mayor and Chief Executive Officer	Execution of a Contract document requiring the affixation of the Common Seal of the Council, following the resolution of Council.
Chief Executive Officer (CEO)	Approval of expenditure of Council funds and the process undertaken preceding the approval request, exceeding expenditure limits delegated. Execution of a Contract document, exceeding expenditure limits delegated. Approval of a Worker maintaining involvement in a procurement activity where an actual or potential conflict of interest has been declared.
General Manager – Strategy and Corporate	Ensure this Policy is reviewed by Council as required.
Manager – Procurement and Accounts Payable	Ensure correct application of this Policy and associated Procedures in the development of systemised and non-systemised procurement process. Conduct annual analysis of Councils expenditure, including expense card, to identify aggregation opportunities and efficiencies that can be included in its annual procurement strategy.
Procurement Team	Assist Workers in the application of this Policy and associated Procedures.
Internal Auditor	Conduct periodic audit of Councils procurement activities and assist in the development of assurance metrics to ensure compliance with this Policy and associated Procedures.
Workers holding CEO sub-delegation pursuant to Section 37 of the <i>Local Government Act 1999</i> (Approvers)	Enter into contract arrangements on behalf of Council, within financial limitations delegated.
Workers holding CEO sub-delegation pursuant to Section 137 of the <i>Local Government Act 1999</i> (Approvers)	Approval of expenditure of Council funds and the process undertaken preceding the approval request, within Financial limitations delegated.

5 Relevance to Risk Appetite Statement

5.1 Environmental Impact

The City of Playford has a **LOW** appetite for discretionary environmental impacts and as such this policy commits to underpinning principles to ensure its procurement practices promote environmental sustainability.

5.2 Financial Sustainability

The City of Playford has a **LOW** appetite for short-term financial risk that adversely impacts on the delivery of the Long Term Financial Plan (LTFP) and the overall financial stability and sustainability and as such this policy commits to underpinning principles to ensure its procurement practices obtain value in the expenditure of public money.

5.3 Reputation

The City of Playford has a **LOW** appetite for negative perceptions that compromise its credibility and reputation and as such this policy commits to underpinning principles to ensure it is procurement practices are fair, equitable and transparent.

5.4 Regulatory Compliance

The City of Playford has **ZERO TOLERANCE** for non-compliance with applicable legislation and as such this policy meets Councils requirement under the *Local Government Act 1999* – Section 49 (a1) and the associated Procedures broadly outline the regulatory compliance requirements to be adhered to when undertaking procurement activities.

6 Feedback

Your feedback on this policy is invited and can be directed to the Manager Governance via email to governance@playford.sa.gov.au or by calling the Customer Contact Team on 8256 0333.

Administration use only

ECM document set no.	3960713
Version no.	4
Procedure link	Procurement Procedure Expense Card Procedure Industry Participation Procedure Unsolicited Proposal Procedure
Policy author	General Manager – Strategy and Corporate
Endorsed by	Council
Resolution no.	4615
Legal requirement	<i>Local Government Act 1999</i>
Review schedule	4 Years per Council Term
Date of current version	May 2021
Date of next review	March 2025

Version history

Version no.	Approval date	Approval by	Change
2	24 May 2016	Ordinary Council Resolution No. 2575	Policy complete reworked
3	26 July 2017	Ordinary Council Resolution No. 2932	Administrative Changes
4	25 May 2021	Ordinary Council Resolution No. 4615	Complete rework in line with Councils new Policy Governance Framework

Sale and Disposal of Land and Other Assets Policy



Policy Author	General Manager – City Assets
Date of next review	January 2025

1. Statement of Intent

The intent of this policy is to outline the responsibilities of the Council relating to the sale and disposal of land and other assets.

This policy seeks to:

- Define the principles by which land and other assets are disposed of;
- Demonstrate accountability and responsibility of Council to ratepayers;
- Be fair and equitable to all parties involved;
- Enable all processes to be monitored and recorded;
- Ensure that the best possible outcome is achieved for the Council; and
- Ensure alignment to the suite of Strategic Management Plans.

Council is committed to the following guiding principles in relation to the sale and disposal of land and other assets:

- Encouragement of open and effective competition;
- Obtaining value for money not restricted to price alone;
- Providing for ethical behaviour and fair dealing;
- Ensuring probity, accountability, transparency and reporting; and
- Ensuring compliance with relevant legislation.

2. Scope

This policy applies to Council employees, Council Members and Independent Members, and is intended to fulfil the requirements of Section 49 of the *Local Government Act 1999*.

Council, with due regard to all associated costs to achieve the transaction or such other amount as the Council resolves, may accept a lesser return for walkways as outlined in the closure of walkways procedure.

This policy does not apply to:

- Land sold by Council for the recovery of rates;
- Disposal of goods which are not owned by Council, such as abandoned goods;
- Disposal of other assets that may be covered in Council's Motor Vehicle and Fleet Policy.

3. Legislation and References

This policy is to be read in conjunction with the Sale and Disposal of Land and Other Assets Procedure.

- *Local Government Act 1999*
 - Section 49
 - Section 50
 - Section 57
 - Section 101- Delegation by chief executive officer
 - Section 189 Crown as owner of land
 - Section 193 Classification
 - Section 194 Revocation of classification of land as community land
 - Section 195 Effect of revocation of classification
 - Section 201 Sale or disposal of local government land
 - Section 221 Alteration of road
- *Real Property Act 1886*
- *Land and Business (Sale and Conveyancing) Act 1994*
- *Development Act 1993*
- *Crown Land Management Act 2009*
 - Part 3- Dealing with Crown Land
 - Part 6- Miscellaneous
- *Roads (Opening and Closing) Act 1991*
- *Native Title (South Australia) Act 1994*
- *Independent Commissioner Against Corruption Act 2012*
- *Road Traffic Act 1961*
- Closure of Walkways Procedure
- Asset Management Policy
- Code of Conduct for Council Members
- Fees & Charges Policy
- Fees & Charges Procedure
- Naming of Assets Policy
- Procurement Policy
- Community Engagement Policy
- Motor Vehicle Fleet Management Policy
- Relevant Australian Accounting Board Standards (AASB)
- Unsolicited Proposal Procedure
- Delegations Register
- City of Playford Global Glossary

This Policy should not be considered as the only document that may relate to the sale and disposal of land and other assets, other tiers of government, agencies or organisations may have legislation or policies that also apply.

4. Application

CEO	Appropriate delegations of the sale and disposal of land and other asset are in place to ensure compliance to this policy.
Senior Manager	The Senior Manager will monitor compliance with this Policy.
Managers	Communicate, implement and monitor compliance with this Policy.
Authorised and delegated officers	Authorised and delegated officers are to adhere to the principles of this policy and follow procedures and guidelines in the tasks associated with sale and disposal of land and other assets.

5. Relevance to Risk Appetite Statement

Reputation

The City of Playford has a LOW appetite for negative perceptions that compromise its credibility and reputation. Good governance will be adhered and employees should follow The Sale and Disposal of Land and Other Assets Procedure together with this Policy unless otherwise determined by Council.

Regulatory Compliance

The City of Playford has ZERO TOLERANCE for non-compliance with applicable legislation.

This policy addresses this risk by ensuring compliance with Section 49 of the *Local Government Act 1999*, which requires Council to develop and maintain policies and procedures for the sale and disposal of land and other assets.

6. Feedback

Your feedback on this policy is invited and can be directed to the Manager Governance via email to governance@playford.sa.gov.au or by calling the Customer Contact Team on 8256 0333.

Administration use only

ECM document set no.	3954936
Version no.	3
Procedure link	Sale and Disposal of Land and Other Assets Procedure
Policy author	General Manager – City Assets
Endorsed by	Council
Resolution no.	4612
Legal requirement	<i>Local Government Act 1999</i> – Section 49
Review schedule	4 Years
Date of current version	May 2021

Date of next review January 2025

Version history

Version no.	Approval date	Approval by	Change
1	30 January 2007	Ordinary Council Resolution No. 74	New Policy
2	27 October 2015	Ordinary Council Resolution No. 2360	Policy reviewed in line with current practices. Policy name changed, previously called Sale or Disposal of Assets Policy
3	25 May 2021	Ordinary Council Resolution No. 4612	Policy reviewed and updated in line with current practices. Key updates include conversion to the new policy template and consolidating information to only include detail at a policy level. Procedural matters removed and included in a separate procedure.

Sale and Disposal of Land and Other Assets Procedure



Procedure Author	General Manager – City Assets
Date of next review	January 2025

1. Purpose

To outline the procedures for the sale and disposal of land and other asset activities undertaken by the Council.

2. References and Supporting Documentation

This procedure is to be read in conjunction with the Sale and Disposal of Land and Other Assets Policy.

- Fees and Charges Schedule
- Closure of Walkways Procedure
- Surveyor-General's Guidelines - *Roads (Opening and Closing) Act 1991*
- *State Records Act 1997*

3. Application

Senior Manager	The Senior Manager will monitor compliance with this Policy.
Managers	Managers will communicate, implement and monitor compliance with this Policy. Ensure alignment to the suite of Strategic Management Plans.
Authorised and delegated officers	Authorised and delegated officers are to adhere to the principles of this policy and follow procedures and guidelines in the tasks associated with naming a Council asset.

4. Procedure

For the avoidance of doubt, any reference to land in this procedure also includes any buildings/fixed improvements located on the land.

4.1 Sale or Disposal of Land

4.1.1 The following matters are to be considered prior to disposal of land (where applicable):

- a) The usefulness of the land;
- b) The current market value of the land;
- c) The annual cost of associated maintenance;

- d) Any alternate future use of the land;
 - e) Any duplication of the land, or the service provided by the land;
 - f) Any impact the disposal of the land may have on the community;
 - g) Any cultural or historical significance of the land;
 - h) The positive and negative impacts the disposal of the land may have on the operations of the Council;
 - i) The long term plans and strategic direction of Council;
 - j) A benefit and risk analysis of the proposed disposal;
 - k) The results of any community consultation process;
 - l) Any restrictions on the proposed disposal; and
 - m) The content of any community land management plan;
- 4.1.2 Council may determine to dispose of land as per the Delegations Register.
- 4.1.3 Where the land forms or formed a road or part of a road, Council must ensure the land is closed under the *Roads Opening and Closing Act 1991*, in accordance with the Surveyor-General's Guidelines - *Roads (Opening and Closing) Act 1991* prior to its disposal. Employees should follow the Closure of Walkways Procedure where applicable.
- 4.1.4 Where the land is classified as "community land", Council must comply with all requirements under Section 194 of the *Local Government Act 1999* in respect to disposal of community land.
- 4.1.5 Council will not dispose of land to any Council Member or employee.
- 4.1.6 Council should, where appropriate, dispose of land through one of the following methods:
- a) *Expressions of Interest* – seeking expressions of interest for the land in accordance with Council's Procurement Policy.
 - b) *Select Tender* – seeking tenders from a selected group of persons, companies, organisations or other interested parties in accordance with Council's Procurement Policy.
 - c) *Open Tender* – openly seeking bids from tenderers in accordance with Council's Procurement Policy.
 - d) *Unsolicited Bids* – proposal submitted to Council that has not been requested by Council in accordance with Council's Procurement Policy.
 - e) *Other means including Direct Negotiation* - as deemed appropriate and endorsed by Council.

4.2 Disposal of Land

- 4.2.1 One independent valuation should be obtained to establish the market price for the land proposed for sale or disposal (unless Council resolves otherwise).
- 4.2.2 Council will seek to dispose of land at or above current market valuation by whichever method is likely to provide Council with a maximum return, unless Council resolves to accept a lesser return (with due regard to all associated costs to achieve the transaction or such other amount as the Council resolves).
- 4.2.3 Council and all employees involved in sale and disposal activities will behave with impartiality, fairness, independence, openness and integrity in all discussions and negotiations.
- 4.2.4 All decisions and the reasons for the decisions should be documented via records management process.

The following should be considered prior to approval of any Council approved land disposal:

- a) Agreed outcomes to be identified for a property;
 - b) Good governance processes should be demonstrated;
 - c) Maximising commercial or financial return;
 - d) Demonstrating positive community outcomes; and
 - e) Attracting capital investment and employment opportunities.
- 4.2.5 A strategic land use assessment or subsequent document should be undertaken. This should include any consultations with the public as required by legislation as well as consulting with any stakeholders on the proposed land for disposal.
 - 4.2.6 Should direct negotiation be considered to provide the best outcome for Council, an independent third party report should be completed and endorsed by Council Members prior to entering into any contract of sale.
 - 4.2.7 Following the disposal of a land asset, any relevant decommissioning asset register adjustments and documentation of financial transactions will be undertaken by Finance and Asset Management teams

4.3 Sale or Disposal of Other Assets

- 4.3.1 An asset should only be disposed of when:
 - a) The requirement for the service no longer exists;
 - b) There is an alternative and better solution to providing the same service;
 - c) The asset is obsolete and can no longer deliver the service to appropriate;
 - d) The asset does not comply with occupational health and safety standards;
 - e) It is deemed the optimum time for disposal to maximise return;
 - f) There are hazardous chemicals or materials present in the asset; and/or
 - g) It is uneconomical to repair.

4.3.2 Prior to disposal, a check should be carried out to ensure assets do not contain:

- a) Additional items not intended for sale;
- b) Confidential documents (records, files, papers);
- c) Documents on the Council letterhead or which may be used for fraudulent purposes;
- d) Hard drives which have contained Council operated software (which could lead to a breach of licenses or contain confidential data) are to be physically destroyed; and
- e) Hazardous materials (which should be disposed of in an authorised and safe manner).

4.3.3 As much as practical, any Council identifying mark or logo should be removed or obliterated prior to disposal. Spare parts held for a particular item should be disposed of in one parcel with the asset.

4.3.4 Other assets should be disposed of via the following methods:

- a) Direct sale through public advertisement;
- b) Public auction;
- c) Select or open tender;
- d) Donation to community groups;
- e) Trade-in arrangements; or
- f) Other means – as deemed appropriate by the Chief Executive Officer or General Manager.

4.3.5 All reasonable efforts should be made to ascertain the current market value of the asset to ensure best value for money is achieved.

4.3.6 If the cost of sale outweighs the value or return of the asset(s) it may be disposed of by way of recycling or as waste.

4.3.7 Council and all employees involved in sale and disposal activities will behave with impartiality, fairness, independence, openness and integrity in all discussions and negotiations.

4.3.8 Assets should only be disposed of by employees with the appropriate delegated authority.

Auction may be public, trade or electronic (for items of significant value a reserve price will be agreed to between the relevant manager and the auctioneer prior to the auction or a fixed price as determined by the responsible General Manager or Senior Manager).

4.3.9 In the event that the cost of undertaking a tender process or appointing an independent agent is not financially practicable the assets may be:

- a) Taken to a waste disposal facility if the cost of disposal is more than the potential disposal proceeds.
- b) Sold or donated to other entities operating in the local government sector or incorporated community/sporting groups (registered/operating in the Council

area).

In considering any request, employees should keep in mind the following:

- a) Community groups should receive equitable treatment to avoid possible claims of bias.
- b) A check should be made to ensure the group is non-profit and that the intended use of the asset is non-commercial (i.e. non-profit).
- c) Where the donation is seen as appropriate but there is a potential claim of bias, the matter should be referred to the Chief Executive Officer.
- d) The charity/community group must remove the asset themselves and at no cost to the Council unless otherwise arranged with Council.

4.3.10 The officer responsible for the disposal of any Council asset and the relevant General Manager must ensure that no conflict of interest occurs in or as a result of the asset disposal process.

4.3.11 Sale of assets to employees is not to occur outside of a public process

4.3.12 All decisions and the reasons for the decisions must be documented using records management processes.

4.4 Exemptions from this Procedure

This document contains the general procedure to be followed by the Council in its disposal activities. There may be emergencies, or disposals in which a tender process will not necessarily deliver the best outcome for Council, and other market approaches may be more appropriate. In certain circumstances, the Council may, after approval from its Council Members, waive application of this procedure and pursue a method which brings the best outcome for Council. The Council must record in writing for waiving application of the procedure.

5. Feedback

Your feedback on this procedure is invited and can be directed to the Manager Governance via email to governance@playford.sa.gov.au or by calling the Customer Contact Team on 8256 0333.

Administration use only

ECM document set no.	3954970
Version no.	1
Policy link	Sale and Disposal of Land and Other Assets Policy
Procedure author	General Manager – City Assets
Endorsed by	Council
Resolution no.	4612
Legal requirement	<i>Local Government Act 1999 – Section 49</i>
Review schedule	4 Years
Date of current version	May 2021
Date of next review	January 2025

Version history

Version no.	Approval date	Approval by	Change
1	25 May 2021	Ordinary Council Resolution No. 4612	New Procedure

5.2 LEASE OF COMMUNITY LAND FOR A COMMUNITY BATTERY

Responsible Executive Manager : Sam Green

Report Author : Renae Williams

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

Attachments :

- 1. What We Heard Report - Proposed 15-year lease of Council-owned community land for a community battery
- 2. Have Your Say Survey

PURPOSE

To consider the consultation feedback on the proposed 15-year lease of community land at Lot 320 Adams Road, Elizabeth Park, for the installation of a community battery.

STAFF RECOMMENDATION

1. Council authorises the Chief Executive Officer to enter into a lease agreement for the designated portion of community land at Lot 320 Adams Road, Elizabeth Park (CT5542/603), to enable the installation of a community battery.
2. Council endorses, if the Community Battery is rateable, to provide a 100% Rate Rebate for the duration of the lease.

EXECUTIVE SUMMARY

The City of Playford has the opportunity to host a South Australian Government funded community battery, aimed at reducing electricity costs for low-income households. The project is expected to support approximately 600 - 650 households, offering a 25% reduction on AGLs direct market electricity offer, providing relief from cost-of-living pressures.

A community battery is a shared energy storage system that helps optimise energy use, improve grid stability, and increase access to renewable energy, providing both economic and environmental benefits to the community.

Lot 320 Adams Road, Elizabeth Park was identified as the preferred site location following detailed technical assessments, which considered strict siting requirements such as electrical capacity, proximity to distribution infrastructure, safe clearances from buildings and underground services, and vehicle access for installation and maintenance.

Prior to Council considering a lease agreement, staff have undertaken a community consultation process, which resulted in a high level of engagement, including 20 responses raising concerns and 3 responses in support of the project. The Department for Energy and Mining (DEM) has provided a response to this feedback in a What We Heard Report (Attachment 1).

Endorsing the lease will allow the project to proceed, delivering measurable cost-of-living benefits to local households while demonstrating Council's commitment to supporting vulnerable residents. If Council chooses not to enter into a lease agreement, the City of Playford risks losing the opportunity to participate in the program. DEM may pursue an alternative site outside the City of Playford, or delays could push project delivery beyond 2026.

1. BACKGROUND

In 2024, DEM sought nominations from local councils for potential locations to host a community battery asset for the purpose of providing lower electricity bills for low-income households.

As part of the expression of interest process, the administration identified 20 possible sites positioned close to existing transformer or telecommunications assets.

Community batteries have strict technical siting criteria, such as adequate electrical capacity, appropriate clearance from buildings and underground services, passive surveillance and proximity to a distribution network of infrastructure capable of supporting the battery.

These assessments highlighted various limitations across many locations, and the site at Lot 320 Adams Road, Elizabeth Park, was ultimately identified as the preferred option due to its superior alignment with the siting criteria.

In May 2025, Council and DEM entered into a Memorandum of Understanding (MOU) to progress to a detailed investigation of the technical feasibility of the site at Lot 320 Adams Road, Elizabeth Park, and subject to suitability, progress with community consultation of a lease agreement. The key components of the MOU, subject to standard Council processes and approval, includes a minimum 15-year lease term, with a low-value peppercorn lease, and no rates payable for the use of the land.



Figure 1 - Proposed new community battery system location

2. RELEVANCE TO STRATEGIC PLAN

Decision Making Filter: We will work with other levels of government and stakeholders to ensure we maximise opportunities to leverage external funding.

This South Australian Government funded project delivers direct financial savings to low-income households experiencing cost-of-living pressures. The City of Playford has a higher proportion of social housing than metropolitan Adelaide overall, and the project is expected to support approximately 600 - 650 households with a 25% reduction on AGL's direct market electricity offer. Participation in this offer is totally voluntary for the householder.

3. PUBLIC CONSULTATION

Public consultation for this proposal is required under Section 202 of the *Local Government Act 1999* (Alienation of Community Land by Lease or Licence), which mandates that Council must follow the steps outlined in its Public Consultation Policy before granting a lease or license over community land.

Community engagement was undertaken from 15 October 2025 to 11 November 2025. The Mayor and Councillors were advised of the engagement period via a memo issued at the commencement of consultation.

The objectives of the community engagement were to:

- Inform the local community about the proposal under consideration for a 15-year lease on Council owned community land located at Lot 320 Adams Road, Elizabeth Park, for the installation and operation of a community battery.
- Consult with the local community to understand the level of support for the lease proposal.

Community members were able to provide feedback through the following:

Feedback Options	Description
Engagement Hub	A dedicated online engagement listing provided a central location for all project related documents, online survey.
Hard Copy Survey with Reply Paid envelope	Residents were invited to share feedback via a hard copy survey, with an online response option available.
Direct Email	Community members were able to make a submission via email to Council.
Phone	Council staff were available to receive phone calls and answer questions associated with the engagement.
Letters/Hard Copy	Council staff were available to receive submission via hard copy.

The engagement resulted in a high level of community awareness in comparison to similar projects, demonstrated by:

- 1,000 visits to the Engagement Hub project page
- 470 unique visitors to Engagement Hub project page
- 129 document downloads, indicating a reasonable level of interest and information seeking.

A total of 23 submissions were received, of these:

- 20 submissions did not support the proposal/granting of the lease

Three (3) Submissions were in support of the proposal/granting of the lease, their feedback highlighted:

- Positive views on renewable energy and community battery initiatives
- Potential benefits for renters and low-income households through reduced energy costs
- Contribution to grid stability and cost-of-living relief.

Key concerns from opposing submissions included:

- Visual impact and loss of amenity (12 mentions)
- Potential property value decline (6 mentions)
- Safety and fire risk (6 mentions)
- Risks of vandalism and antisocial behaviour (6 mentions)
- Noise, environmental impact, and health concerns (3 mentions per topic)
- Perceived limited community benefit, lack of consultation, and concerns about commercialisation of community land (1 mention per topic).

Following the consultation, all feedback was collated into a What We Heard Report (Attachment 1), which provides more detail on the consultation process and outcomes. The table below outlines DEMs response to the community feedback.

Concern	Response
Visual impact	<p>DEM are committed to minimising the visual impact of the community battery.</p> <p>In response to the community feedback provided, DEM now proposes to surround the community battery with a custom-built perforated steel fence, coloured to match and complement the surrounds.</p> <p>DEM also commits to working with the City of Playford to include site-appropriate landscaping outside of the fencing, to further soften the installation.</p> <p>An artist's impression has been provided to Council (figure 2).</p>
Property value	<p>The DEM project team has investigated other projects and research.</p> <p>DEM is not aware of any studies that suggest a change in property values as a result of a community battery installation, or any similar infrastructure.</p>

Concern	Response
Safety and fire risk	<p>The energy storage technology of the batteries is certified to the most stringent safety standards for energy storage.</p> <p>This includes lithium cell and battery safety standards IEC 62619:2022 and IEC 63056:2020, and grid connection, installation, and inverter standards AS/NZS 5139, AS/NZS 4777.2, AS 3000, and AS 3008.</p> <p>In the unlikely event it is required, the battery cabinets also contain fire detection and an automatically activated fire suppression system.</p> <p>The project team has also actively engaged with the Metropolitan Fire Service (MFS) and Country Fire Service (CFS) on the project and the battery technology. The MFS and CFS have advised they have no concerns with the project, or the technology proposed for use.</p>
Vandalism and antisocial behaviour	<p>DEM maintains all insurances and service providers to ensure that vandalism of any sort will not affect public amenity.</p> <p>Regarding graffiti, DEM will deploy its facilities management partner, or if City of Playford prefers, their Graffiti Removal Team.</p> <p>DEM has successfully delivered two (2) community batteries to date in residential environments, which have both been operating for more than a year with no occasions of vandalism or antisocial behaviour.</p> <p>Notwithstanding, in the event of any such activity DEM will work with the Council to ensure that they are addressed appropriately and are in line with Council's expectations and processes of antisocial behaviour and graffiti management of any site in their Local Government Area.</p> <p>As a State Government asset in a highly visible area, DEM is aware and committed to ensuring the site is safe and clean for the community at all times.</p>
Noise concerns	<p>Noise from the operation of the community battery will be limited to small ventilation fans and is expected to be well below environmental noise requirements, and likely inaudible, at nearby homes. Similar batteries have been installed in residential areas across Australia with no known noise complaints.</p> <p>There will be noise from the site during construction, but this will be short term and will be managed in line with EPA SA requirements (https://www.epa.sa.gov.au/environmental_info/noise/construction_noise) as required through a Construction Management Plan.</p> <p>The community battery will be serviced regularly to ensure that low noise levels are maintained.</p> <p>DEM does not anticipate any ongoing noise impact or traffic disruption to the nearby community.</p>

Concern	Response
Environmental impact	<p>The battery technology to be used at this site is proven and used nationwide from home batteries to grid-scale sites with no known environmental, health, or electromagnetic issues. There are no known contamination risks from installation, and any soil runoff will be managed.</p> <p>DEM has worked closely with the City of Playford to identify and redesign the position of the community battery to avoid removal of trees or impact to wildlife, while meeting all other requirements to connect and install a community battery.</p>
Health concerns	<p>Following investigations by DEM there is no known risk to health with the technology being used.</p> <p>The enclosure is designed so that it is difficult to climb, mitigating risk of fall injury.</p>
Limited community benefit and equity concerns	<p>The emPowering SA battery fleet will work together to deliver direct benefits over time to more than 10,000 South Australian Government nominated households facing cost of living pressure.</p> <p>The City of Playford battery will contribute to this with a capacity sufficient to support benefits for between 600 - 650 houses, with eligible SA Housing Trust tenants in the City of Playford being among the first to be offered the opportunity to take up these places, once the battery is installed and operational. On current figures, a typical household benefiting from emPowering SA could save up to \$575 off their annual electricity bill.</p> <p>DEM is cognisant that not all residents in the vicinity of the battery will be eligible to directly benefit from it or the emPowering SA program but is appreciative of the interest of the City of Playford to support this initiative. The battery and the emPowering SA program work in conjunction with a range of other programs and services provided by the Government of South Australia to lower energy costs and support renewable energy uptake for all households in South Australia.</p>
Perceived commercialisation of community land	<p>There is no commercial gain for Council, other than reducing cost of living for its vulnerable citizens in the surrounding suburbs and greater City of Playford.</p> <p>All emPowering SA batteries will be by 'peppercorn' lease (no rent or rates payable). This is to ensure that all benefits can flow back to those vulnerable households the program is designed to benefit.</p>



Figure 2 - Artist impression of the Community Battery

4. DISCUSSION

- 4.1 The proposed location of the community battery is designated as Community Land and is managed under Community Land Management Plan No. 6 - Buffer Reserves (CLMP 6). The CLMP 6 allows Council to grant leases and licences where the proposed activity is consistent with the objectives of the plan, which include ensuring that buffer reserves are fit for purpose, safe, well-maintained, and that native vegetation and canopy cover are protected and enhanced.
- 4.2 The proposed community battery is considered consistent with these objectives as it represents low-impact utility infrastructure and does not detract from the intended buffer reserve function. The land already has significant electricity infrastructure on it, including a high and low power transmission lines directly adjacent to the proposed location of the community battery.
- 4.3 The lease would enable the installation and operation of a community battery, designed to deliver cleaner, more affordable energy to local residents facing cost of living pressures.
- 4.4 If the project goes ahead, the battery will consist of equipment located on two (2) outdoor concrete slabs. One (1) slab will be approximately 11.5 metres by 5.5 metres and will hold all battery equipment, and the other slab will be approximately 3 metres by 3 metres and hold a high voltage to low voltage transformer.
- 4.5 All emPowering SA community batteries will be owned by the Government of South Australia and operated by energy retailer AGL as part of a Virtual Power Plant. AGL is responsible for all ongoing maintenance of the community battery equipment. This will include annual maintenance in line with manufacturer's recommendations, and remote monitoring at all times. SA Power Networks is responsible for the ongoing maintenance of the high voltage to low voltage transformer.
- 4.6 Two (2) community batteries have already been successfully commissioned under the emPowering SA program, in Marion and Campbelltown local council areas.

- 4.7 Further information including the site map, how the battery works, how residents of the City of Playford will benefit, and why this location was selected is provided in the Have Your Say Survey (Attachment 2).
- 4.8 There is a separate planning application for the community battery installation that has been lodged by the DEM and approved under the Planning and Design Code. The planning and lease processes are independent and are considered separately.

5. OPTIONS

Recommendation

1. Council authorises the Chief Executive Officer to enter into a lease agreement for the designated portion of community land at Lot 320 Adams Road, Elizabeth Park (CT5542/603), to enable the installation of a community battery.

Council endorses, if the Community Battery is rateable, to provide a 100% Rate Rebate for the duration of the lease.

Option 2

2. That Council does not support entering into a lease agreement for the designated portion of community land at Lot 320 Adams Road, Elizabeth Park, to enable the installation of a community battery.

6. ANALYSIS OF OPTIONS

6.1 Recommendation Analysis

6.1.1 Analysis & Implications of the Recommendation

The recommendation is to proceed with the community battery project, as on balance it presents broader benefits to the residents of the City of Playford. DEM has provided a detailed response to the concerns raised during the community consultation process. This feedback has been addressed comprehensively, with specific information aimed at mitigating concerns related to visual amenity, safety, environmental impact, and other raised issues.

Upon review, the responses and clarifications provided by DEM are considered sufficient to alleviate the concerns raised. DEM has agreed to provide the highest level of visually appealing fencing that is available, specifically to address amenity concerns.

Risk Appetite

Financial Sustainability

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

The community battery will be owned by the Government of South Australia and operated by energy retailer AGL as part of a Virtual Power Plant. AGL is responsible for all ongoing maintenance of the community battery equipment. It will deliver financial benefits to low-income residents, at no cost to Council.

6.1.2 Financial Implications

The MOU between Council and DEM provides for the negotiation of a peppercorn lease and seeks that no rates are payable for the use of the land, subject to Council approval. This recognises that the project will provide a net benefit to 600 - 650 households in the community. In general, land owned by the State Government and/or with electrical infrastructure on it does not incur rates, however, as the land will be leased to the Government and is unlikely to meet exemptions under the *Electricity Corporations (Restructuring and Disposal) Act 1999* it is likely that rates are payable. As Council does not receive rate on this land, there is no direct cost to Council.

The battery is jointly funded by the Government of South Australia, energy retailer AGL, and the Australian Government's Community Batteries for Household Solar program. Ongoing maintenance will be undertaken by AGL.

6.2 **Option 2 Analysis**

6.2.1 Analysis & Implications of Option 2

If Council decides not to enter into a lease agreement for the community battery, participation in the program is no longer guaranteed. Given the extended lead times required for technical assessments, planning investigations, and approvals, DEM may opt to proceed with an alternative site outside the City of Playford.

While DEM could consider identifying a new site within the City of Playford, (which is contemplated in the MOU), this process would likely result in significant delays, potentially pushing the project delivery beyond 2026.

6.2.2 Financial Implications

There is no direct cost to Council.



City of Playford

Proposed 15-Year Lease of Council-Owned Community Land for a Community Battery - Elizabeth Park

What We Heard Report

November 2025



Proposed 15-Year Lease of Council-Owned Community Land for a Community Battery – Elizabeth Park What We Heard Report November 2025

Purpose

This report outlines the community engagement process undertaken for the proposed 15-year lease of Council-owned community land for a community battery. It provides the background for the proposed lease, the legislative requirements under *Section 202 of the Local Government Act 1999* (Alienation of Community Land by Lease or Licence), and the methods used to inform and engage the community. The report also presents performance metrics to demonstrate Council's commitment to ensuring that Council decisions are informed by community input, maintaining transparency and alignment with local needs and aspirations.

Proposed 15-Year Lease of Council-Owned Community Land for a Community Battery – Elizabeth Park What We Heard Report November 2025

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Proposed 15-Year Lease of Council-Owned Community Land for a Community Battery – Elizabeth Park

What We Heard Report

November 2025

Executive summary

This report presents the outcomes of community consultation undertaken by Council regarding a proposal from the Department of Energy and Mining (DEM) to lease Council-owned community land at Elizabeth Park for the installation of a community battery.

The consultation was required under *Section 202 of the Local Government Act 1999* (Alienation of Community Land by Lease or Licence) and conducted in accordance with Council's Community Engagement Policy. Feedback was sought specifically on whether Council should grant a 15-year lease for this purpose.

The proposed community battery project is part of DEM's emPowering SA Program, which aims to support renewable energy initiatives and deliver cost-of-living benefits for low-income households.

Council conducted a 28-day community consultation from 15 October to 11 November 2025.

The community was informed of the consultation through a range of channels, including letterbox drops and doorknocking for nearby residents, onsite signage at Elizabeth Park, a public notice in *The Advertiser*, a project listing on the Playford Council Engagement Hub, information available at Council customer service locations, and a radio interview on 891 ABC.

Community engagement resulted in a high level of community awareness in comparison to similar projects demonstrated by:

- 1000 page views and 470 unique visitors to the Engagement Hub project page
- 129 document downloads (indicating a reasonable level of interest and information seeking)

Council received **23 individual submissions**:

- 20 submissions **did not support** the proposal/granting of the lease
- 3 submissions were **in support** of the proposal/granting of the lease

Two additional comments were received during doorknocking but were not counted as formal submissions. They did not support the proposal.

In support feedback highlighted:

- Positive views on renewable energy and community battery initiatives
- Potential benefits for renters and low-income households through reduced energy costs
- Contribution to grid stability and cost-of-living relief

Key concerns from opposing submissions included

- Visual impact and loss of amenity (12 mentions)
- Potential property value decline (6 mentions)
- Safety and fire risk (6 mentions)
- Risks of vandalism and antisocial behaviour (6 mentions)
- Noise, environmental impact, and health concerns (3 mentions per topic)

Proposed 15-Year Lease of Council-Owned Community Land for a Community Battery – Elizabeth Park

What We Heard Report

November 2025

- Perceived limited community benefit, lack of consultation, and concerns about commercialisation of community land (1 mention per topic)

Overall, the majority of respondents were not in support, citing amenity, safety, and equity concerns, while a small number supported the project for its renewable energy and affordability benefits.

In accordance with the *Local Government Act 1999*, a report must be prepared for Council for consideration before deciding whether to grant the lease.

Further details on engagement activities and performance measures are provided in the full report.

Proposed 15-Year Lease of Council-Owned Community Land for a Community Battery – Elizabeth Park

What We Heard Report

November 2025

1. Engagement background and objectives

The emPowering SA program is a South Australian Government initiative delivering 18 community batteries and low-income household energy savings across the state in partnership with energy retailer AGL and the Australian Government.

The program is led by the Department of Energy and Mining (DEM) which is responsible for planning, delivering, and managing the installation and operation of the community batteries. Under this program, DEM has requested a 15-year lease for Council-owned community land to install one of the community batteries within the City of Playford.

The proposal involves granting a lease for the installation and operation of a community battery, which will store excess solar energy generated during the day and release it during peak demand periods. This supports cleaner energy use and aims to reduce electricity costs for eligible households.

The City of Playford community battery will have a capacity to support approximately 600–650 households, with eligible SA Housing Trust tenants in Playford among the first to be offered participation once the battery is installed and operational. There are over 3900 Housing SA (Housing Trust) households in the broader community of the City of Playford, with over 650 households in the suburbs nearest to the proposed site in Craigmore, Elizabeth Downs, and Elizabeth Park.

This initiative also aligns with community feedback gathered during the development of Council's Strategic Plan 2025 - 2028, particularly regarding cost-of-living pressures faced by lower-income residents.

It should be noted that a separate planning application for the community battery installation was lodged by DEM and assessed under the relevant planning codes with development approval granted on the 3 October 2025. The planning and lease processes are independent and are considered separately.



Proposed 15-Year Lease of Council-Owned Community Land for a Community Battery – Elizabeth Park

What We Heard Report

November 2025

Community engagement objectives

The objectives of the community engagement were to:

- Inform the local community about the proposal under consideration for a 15-year lease on Council-owned community land located at Lot 320 Adams Road, Elizabeth Park, for the installation and operation of a community battery.
- Consult with the local community to understand the level of support for the lease proposal.

Public consultation for this proposal was required under *Section 202 of the Local Government Act 1999* (Alienation of Community Land by Lease or Licence) which mandates that Council must follow the steps outlined in its Public Consultation Policy before granting a lease or licence over community land.

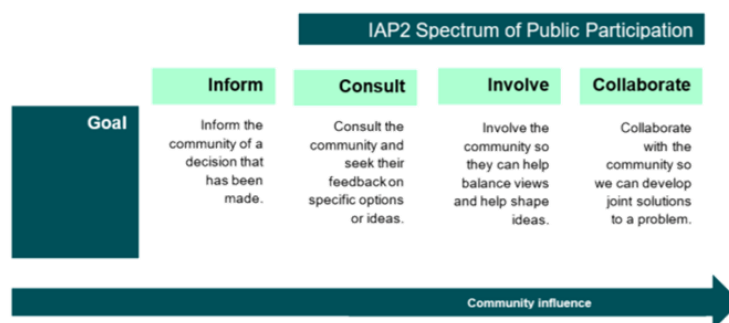
Council policy states that, at a minimum, where the Act requires public consultation, Council will:

- Publish a notice in a newspaper circulating in the local area outlining the matter for consultation.
- Invite interested persons to make submissions to Council.
- Allow a minimum consultation period of 28 days from the date of the notice.
- Place all details of consultation on the Council website/and or online engagement platform.

Community engagement level: Consult

This community engagement has been identified at the consult level due to legislative requirements.

Council uses the International Association of Public Participation (IAP2) to guide community engagement practices (image below). The IAP2 Spectrum of Public Participation helps clarify the role of, and level of influence the community has in decision making.



Proposed 15-Year Lease of Council-Owned Community Land for a Community Battery – Elizabeth Park

What We Heard Report

November 2025

2. What we asked

Council asked the community if they would be supportive of the proposed lease for a period of 15 years for the installation of a community battery. Community members were encouraged to provide their feedback between **15 October and 11 November 2025**.

3. How we asked it

The community were informed of the consultation in the following ways:

- **Letterbox drop:** Letters were distributed to 60 households within 300 metres of the proposed site including Frequently Asked Questions, a survey, and a reply-paid envelope.
- **Door knocking:** Direct engagement with households adjacent to the site.
- **Onsite signage:** Installed to inform local residents and regular reserve users about the proposal and how to provide feedback.
- **Public notice:** The Advertiser.
- **Playford Council Engagement Hub:** Project listing on website.
- **Information at Council sites and Customer Contact locations:** Playford Civic Centre and Stretton Centre.
- **Radio interview:** 891 ABC Thursday 16 October, Adelaide Drive.

Community members were able to provide feedback through the following:

Feedback Options	Description
Engagement Hub	A dedicated online engagement listing provided a central location for all project-related documents and the online survey.
Hard Copy Survey with Reply Paid envelope	Residents were invited to share feedback via a hard copy survey, with an online response option available.
Direct Email	Community members were able to make a submission via email to Council.
Phone	Council staff were available to receive phone calls and answer questions associated with the engagement.
Letters	Community members were able to make a submission via a letter to Council.

4. What we heard

4.1 Overview of community engagement and performance

To ensure Council met its engagement objectives, performance was measured throughout the consultation period by tracking the number of aware, informed, and engaged community members.

Proposed 15-Year Lease of Council-Owned Community Land for a Community Battery – Elizabeth Park

What We Heard Report

November 2025

The engagement resulted in a **high level of community awareness*** demonstrated by:

- **1,000** visits to the Engagement Hub Project Page
- **470 unique visitors** to the Engagement Hub project page.
- **129 document downloads**, indicating a reasonable level of interest and information-seeking.

**These figures are higher than previous engagement projects of a similar nature.*

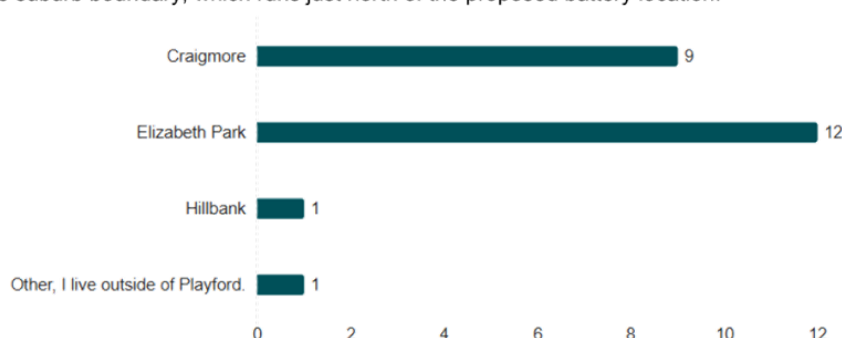
The following table defines each engagement category and outlines the associated performance measures:

Category	Channels	Performance
Aware visitors Number of those who have visited the Engagement Hub page.	Engagement Hub Page Views	1000
	Engagement Hub Unique Views*	470
Informed visitors Number of those who have downloaded documents	FAQ	74
	Printable flyer and survey	45
Engaged visitors Number of those who provided feedback	Submissions	23

**Unique Engagement Hub views refer to the number of distinct users who have viewed the page, excluding repeat visitors.*

4.2 Location of responses

Responses came from Craigmores (9), Elizabeth Park (12), Hillbank (1), and one submission from outside the City of Playford. The split between Craigmores and Elizabeth Park reflects the suburb boundary, which runs just north of the proposed battery location.



Proposed 15-Year Lease of Council-Owned Community Land for a Community Battery – Elizabeth Park

What We Heard Report

November 2025

4.3 Summary of submissions

A total of **23 submissions** were received:

- 20 submissions **did not support** the proposal/granting of the lease
- 3 submissions were **in support** of the proposal/granting of the lease

Two respondents who contacted Council by email or phone also provided a written submission. This is counted as one submission per person.

During doorknocking, two residents living adjacent to the site raised issues about potential health impact from emissions. It is unclear if they provided a formal submission after reviewing the information supplied. These comments have been noted but not included in the formal submission count.

Submissions in support (3) – key themes in feedback

Three respondents expressed support for the community battery initiative, viewing solar and battery projects as positive steps that will help renters and low-income families. Respondents appreciated efforts to stabilise the electrical grid and reduce cost-of-living pressures. High energy bills and rising rents were highlighted as key concerns, with calls for solutions that make electricity more affordable for both homeowners and renters. One of the submissions was received from outside the area (Hillbank).

Submissions opposed (20) - key themes in feedback

Note: “Mentions” refers to the number of submissions in which a particular theme was raised. A single submission may include multiple themes.

Visual impact (12 mentions)

Respondents expressed concerns about the visual impact of the proposed battery installation, with some describing it as disrupting views, particularly for those living nearby. Several noted that the reserve is valued for peaceful walking trails and recreational activities such as dog walking and expressed apprehension that these qualities may be impacted. Feedback also highlighted the size of the installation and its proximity to homes, which would reduce the sense of open space. Additional points include the potential for graffiti, vandalism, and inadequate maintenance, which could further impact the site’s appearance over time.

Property value (6 mentions)

Respondents highlighted potential impacts on property values in the surrounding area, particularly for those who purchased properties for their outlook on the open space. Comments noted that the battery’s visibility combined with potential issues such as noise, vandalism, graffiti, and fire risk could further reduce appeal. This perceived financial impact was linked to the loss of visual amenity.

Safety and fire risk (6 mentions)

Fire risk was raised as an issue, with respondents noting the potential for battery fires in a vegetated reserve. One submission referenced the risk of toxic smoke and the difficulty of extinguishing such fires, while another suggested installing the battery underground in a

Proposed 15-Year Lease of Council-Owned Community Land for a Community Battery – Elizabeth Park

What We Heard Report

November 2025

concrete pit with a firewater deluge system to mitigate these risks. Some also linked fire risk to poor reserve maintenance.

Vandalism and antisocial behaviour (6 mentions)

Respondents raised concerns that the installation may attract vandalism, graffiti, and antisocial behaviour, particularly given its location near a public reserve and walking paths. Some submissions noted that the battery could become a target for damage or theft.

Noise concerns (4 mentions)

Respondents raised issues about noise generated by the battery's cooling fans and associated equipment. They felt this could disrupt the quiet enjoyment of their homes and the surrounding reserve, particularly given the proximity of the installation to residential properties.

Environmental impact (3 mentions)

Concerns were raised by respondents about the loss of historic trees and green space, the unknown impact on local wildlife, and the absence of detailed environmental considerations in the proposal.

Health concerns (3 mentions)

Respondents expressed uncertainty about the long-term health impacts of battery technology as they felt that there was no studies or evidence provided to address these risks. Their concerns were heightened by the installation's close proximity to homes and recreational areas.

Limited community benefit and equity concerns (3 mentions)

Several respondents questioned the benefit of the project to local residents, stating that they do not expect to see reduced energy costs or other tangible advantages. Some expressed scepticism about claims that renewable energy projects will lower bills, noting that costs have continued to rise. One submission noted that homes facing the battery bear all the negative impacts while others in the wider community benefit.

Lack of public consultation (2 mentions)

Several respondents felt the consultation was inadequate, with limited time for feedback and flyers not being widely distributed within the broader community. One respondent said that the public notice should have had a map and noted reliance on media channels that some residents may not access. However, this respondent did express that they felt that the decision should be limited to those who are directly impacted by the project.

Perceived commercialisation of community land (1 mention)

One respondent expressed concern that the proposal represents the commercialisation of community land, suggesting that Council is prioritising financial gain over the interests of ratepayers.

Proposed 15-Year Lease of Council-Owned Community Land for a Community Battery – Elizabeth Park

What We Heard Report

November 2025

5. Response to community feedback

Council's role in this engagement was to seek feedback on the proposed 15-year lease of Council-owned community land; however, majority of community feedback was specific to the proposed community battery for the site. Therefore, a detailed response from the Department of Energy and Mining (DEM) to feedback received about the community battery is provided in Appendix A.

Two pieces of feedback were related to the community engagement process conducted, which Council has addressed in its response below.

Lack of public consultation requirements (2 mentions)

Public consultation for this proposal was required under *Section 202 of the Local Government Act 1999* (Alienation of Community Land by Lease or Licence). This section mandates that Council must follow the steps outlined in its Public Consultation Policy before granting a lease or licence over community land.

Under Council policy, where the Act requires public consultation, Council must:

- Publish a notice in a newspaper circulating in the local area outlining the matter for consultation.
- Invite interested persons to make submissions to Council.
- Allow a minimum consultation period of **28 days** from the date of the notice.

For this consultation, Council focused on engaging residents most directly affected by the proposed site, while also ensuring broader public access to information. Actions included:

- **Door-knocking adjacent homes** and **letterboxing approximately 60 homes** within a 300-metre radius of the site.
- **Placing signage onsite** so regular users of the reserve were aware of the proposal.
- Publishing a **public notice in The Advertiser** in line with legislative requirements.
- Sharing information more broadly through **Council's Engagement Hub** and **ABC Radio**, ensuring anyone interested could access details.

Council's approach was guided by its policy and the principle that feedback from those most directly impacted would carry significant weight in decision-making.

Clarification on Public Notice Content

One respondent asked why a map was not included in the public notice. The notice is limited in size and, in line with standard practice, does not typically include maps. Instead, it directs readers to other locations (such as Council's Engagement Hub) where comprehensive information, including maps, is available.

6. Next steps

This *What We Heard Report*, which contains all the feedback from the consultation, will be provided to Council in accordance with *Section 202 of the Local Government Act 1999* (Alienation of Community Land by Lease or Licence). It will accompany the Council report presented for consideration prior to any decision on the proposed lease.

Proposed 15-Year Lease of Council-Owned Community Land for a Community Battery – Elizabeth Park

What We Heard Report

November 2025

7. Appendices

A. Department of Energy & Mining (DEM) response to community feedback

The key themes are outlined below with response from the Department for Energy and Mining (DEM).

Concern	Response
Visual impact – 12 mentions	<p>DEM are committed to minimising the visual impact of the community battery.</p> <p>In response to the community feedback provided, DEM now proposes to surround the community battery with a custom-built perforated steel fence, coloured to match and complement the surrounds.</p> <p>DEM also commits to working with the City of Playford to include site-appropriate landscaping outside of the fencing, to further soften the installation.</p> <p>An artist's impression has been provided to Council.</p>
Property value – 6 mentions	<p>The DEM project team has investigated other projects and research.</p> <p>DEM is not aware of any studies that suggest a change in property values as a result of a community battery installation, or any similar infrastructure.</p>
Safety and fire risk – 6 mentions	<p>The energy storage technology of the batteries is certified to the most stringent safety standards for energy storage.</p> <p>This includes lithium cell and battery safety standards IEC 62619:2022 and IEC 63056:2020, and grid connection, installation, and inverter standards AS/NZS 5139, AS/NZS 4777.2, AS 3000, and AS 3008.</p> <p>In the unlikely event it is required, the battery cabinets also contain fire detection and an automatically activated fire suppression system.</p> <p>The project team has also actively engaged with the Metropolitan Fire Service (MFS) and Country Fire Service (CFS) on the project and the battery technology. The MFS and CFS have advised they have no concerns with the project or the technology proposed for use.</p>
Vandalism and antisocial behaviour – 6 mentions	<p>DEM maintains all insurances and service providers to ensure that vandalism of any sort will not affect public amenity.</p> <p>Regarding graffiti, DEM will deploy its facilities management partner, or if City of Playford prefers, their Graffiti Removal Team.</p>

Proposed 15-Year Lease of Council-Owned Community Land for a Community Battery – Elizabeth Park

What We Heard Report

November 2025

Concern	Response
	<p>DEM has successfully delivered two community batteries to date in residential environments, which have both been operating for more than a year with no occasions of vandalism or antisocial behaviour.</p> <p>Notwithstanding, in the event of any such activity DEM will work with the Council to ensure that they are addressed appropriately and in line with Council's expectations and processes of antisocial behaviour and graffiti management of any site in their Local Government Area.</p> <p>As a State Government asset in a highly visible area, DEM is aware and committed to ensuring the site is safe and clean for the community at all times.</p>
Noise concerns – 4 mentions	<p>Noise from the operation of the community battery will be limited to small ventilation fans and is expected to be well below environmental noise requirements, and likely inaudible, at nearby homes. Similar batteries have been installed in residential areas across Australia with no known noise complaints.</p> <p>There will be noise from the site during construction, but this will be short term and will be managed in line with EPA SA requirements (https://www.epa.sa.gov.au/environmental_info/noise/construction_noise) as required through a Construction Management Plan.</p> <p>The community battery will be serviced regularly to ensure that low noise levels are maintained.</p> <p>DEM does not anticipate any ongoing noise impact or traffic disruption to the nearby community.</p>
Environmental impact – 3 mentions	<p>The battery technology to be used at this site is proven and used nationwide from home batteries to grid-scale sites with no known environmental, health, or electromagnetic issues. There are no known contamination risks from installation, and any soil runoff will be managed.</p> <p>DEM has worked closely with the City of Playford to identify and redesign the position of the community battery to avoid removal of trees or impact to wildlife, while meeting all other requirements to connect and install a community battery.</p>
Health concerns – 3 mentions	<p>Following investigations by DEM there is no known risk to health with the technology being used.</p> <p>The enclosure is designed so that it is difficult to climb, mitigating risk of fall injury.</p>
Limited community benefit and equity concerns – 3 mentions	<p>The emPowering SA battery fleet will work together to deliver direct benefits over time to more than 10,000 South Australian government nominated households facing cost of living pressure.</p>

Proposed 15-Year Lease of Council-Owned Community Land for a Community Battery – Elizabeth Park

What We Heard Report

November 2025

Concern	Response
	<p>The City of Playford battery will contribute to this with a capacity sufficient to support benefits for between 600 – 650 houses, with eligible SA Housing Trust tenants in the City of Playford being among the first to be offered the opportunity to take up these places, once the battery is installed and operational. On current figures, a typical household benefiting from emPowering SA could save up to \$575 off their annual electricity bill.</p> <p>DEM is cognisant that not all residents in the vicinity of the battery will be eligible to directly benefit from it or the emPowering SA program but is appreciative of the interest of the City of Playford to support this initiative. The battery and the emPowering SA program work in conjunction with a range of other programs and services provided by the Government of South Australia to lower energy costs and support renewable energy uptake for all households in South Australia.</p>
Perceived commercialisation of community land – 1 mention	<p>There is no commercial gain for Council, other than reducing cost of living for its vulnerable citizens in the surrounding suburbs and greater City of Playford.</p> <p>All emPowering SA batteries will be by 'peppercorn' lease (no rent or rates payable). This is to ensure that all benefits can flow back to those vulnerable households the program is designed to benefit.</p>

Proposed 15-Year Lease of Council-Owned Community Land for a Community Battery – Elizabeth Park

What We Heard Report

November 2025

B. Flyer and survey



The City of Playford is seeking community feedback on a proposal to grant a 15-year lease over a portion of Council-owned community land at Lot 320 Adams Road, Elizabeth Park.

This lease would enable the installation and operation of a community battery, designed to deliver cleaner, more affordable energy to local residents facing cost of living pressures.

This battery is part of the emPowering SA program, a South Australian Government initiative delivering 18 community batteries across the state in partnership with energy retailer AGL and the Australian Government.

Other batteries under the emPowering SA program have already been successfully installed in Marion and Campbelltown.

Have your say



What's the decision to be made?

Council will consider your feedback to decide whether to proceed with granting the 15-year lease for the Council-owned community land at Lot 320 Adams Road, Elizabeth Park.



Proposed 15-Year Lease of Council-Owned Community Land for a Community Battery – Elizabeth Park

What We Heard Report

November 2025



Have your say



Survey

1. What street do you live on?

2. Do you support the proposal for Council to grant a 15-year lease on Council owned community land located over a portion of Lot 320 Adams Road, Elizabeth Park for the installation of a community battery.

☐ **Yes** I support the proposal/granting of the lease

☐ **No** I do not support the proposal/granting of the lease

3. Please tell us why you selected the above option? (Optional)



How to share your feedback

Please provide your feedback by 11 November 2025.

Fill out the survey online by scanning the QR code above or visiting playford.engagementhub.com.au or Return this survey using the reply paid envelope or drop it off at:

- **Playford Civic Centre**
10 Playford Boulevard, Elizabeth
- **Stretton Centre**
307 Peachey Road, Munno Para

4. Do you want to be kept in the loop on this project? If so leave your details below.

Name

Email

Phone

For more information

Email connected@playford.sa.gov.au

Phone 8256 0333


playford.engagementhub.com.au

Proposed 15-Year Lease of Council-Owned Community Land for a Community Battery – Elizabeth Park


What We Heard Report

November 2025

C. Frequently Asked Questions



Frequently asked questions



Artist impression – the outline (white, dotted) indicates the fencing around the battery. Please note this is not the actual location.

What is a community battery?

Community batteries are bigger than household batteries and smaller than utility scale batteries. They are typically located within a local community and provide benefits both for that community and for the wider electricity grid.

They store excess energy from the grid when renewable energy is abundant. They then make that energy available at night, during periods of high demand, or when the grid needs support.

Community batteries can:

- lower electricity bills
- support more households to install rooftop solar
- allow households who cannot install solar panels to enjoy renewable energy
- reduce pressure on the electricity grid
- absorb excess energy that might cause voltage spikes in the electricity grid
- lower emissions

Why was this site chosen?

- It meets technical suitability for battery installation
- It is close to low-income households that could benefit from the battery
- It has adequate space within the reserve with minimal disruption to community use
- Preserves the local environment and community spaces

What will the battery look like?

If the project goes ahead, the battery will consist of equipment located on two outdoor concrete slabs. One slab will be approximately 11.5 metres by 5.5 metres and will hold all battery equipment, and the other slab will be approximately 3 metres by 3 metres and hold a high voltage to low voltage transformer.

Council is working with the Government of South Australia to make sure any future battery installation meets expectations for visual impact, security, and maintenance.

Who will own and operate the battery?

All emPowering SA community batteries will be owned by the Government of South Australia and operated by energy retailer AGL as part of a virtual power plant (VPP).

AGL is responsible for all ongoing maintenance of the community battery equipment. This will include annual maintenance in line with manufacturer's recommendations, and remote monitoring at all times.

SA Power Networks is responsible for the ongoing maintenance of the high voltage to low voltage transformer.

Proposed 15-Year Lease of Council-Owned Community Land for a Community Battery – Elizabeth Park

What We Heard Report

November 2025



Frequently asked questions (continued)

Is there any cost to Council?

No. The battery is jointly funded by the Government of South Australia, energy retailer AGL, and the Australian Government. The Australian Government support is via its \$200 million Community Batteries for Household Solar program, through the Department of Climate Change, Energy, the Environment and Water, as well as the Australian Renewable Energy Agency's Advancing Renewables Program.

Who will benefit from the battery?

The emPowering SA battery fleet will work together to deliver direct benefits over time to more than 10,000 South Australian government nominated households facing cost of living pressure.

These households will be able to access one of the lowest residential electricity rates in South Australia. On current figures, a typical household benefiting from emPowering SA could save up to \$575 off their annual electricity bill.

The City of Playford battery will contribute to this with a capacity sufficient to support benefits for between 600 – 650 houses. Eligible SA Housing Trust tenants in the City of Playford being among the first to be offered the opportunity to take up these places, once the battery is installed and operational.

There is no need for households to register their interest for emPowering SA. The South Australian government is following a detailed process to identify suitable homes to participate, and those households will receive information from the government to let them know their home has been shortlisted and how to join, once the battery in our area is operational.

emPowering SA also works in conjunction with the complementary project South Australia's Virtual Power Plant. Between these two programs, the South Australian government's intention is for every SA Housing Trust tenant in the state, including all in the City of Playford, to have access to renewable energy and cheaper energy bills.

Will it create noise or safety concerns?

Noise from the battery will be limited to small ventilation fans and is expected to be well below environmental noise requirements, and likely inaudible, at nearby homes. Similar batteries have been installed in residential areas across Australia without noise issues.

How long will the battery last?

The expected full life of the battery is 15 years. Closer to this point, SA Government will be in a position to work with Council to consider next options.

Is it safe and environmentally safe?

Yes. While community batteries are relatively new, the technology is proven and used nationwide from home batteries to grid-scale sites with no known environmental, health, or electromagnetic issues. There are no known contamination risks from installation.

Will the batteries interfere with radio and television signals?

No. Similar community batteries have been installed across Australia with no known interference.



For more information

Visit playford.engagementhub.com.au
or **emPowering SA | Energy & Mining**
www.empowering.sa.gov.au



emPowering SA

Proposed 15-Year Lease of Council-Owned Community Land for a Community Battery – Elizabeth Park

What We Heard Report

November 2025

D. Public notice

The Advertiser – 15 October 2025



Proposed 15-Year Lease of Council-Owned Community Land for a Community Battery (Lot 320 Adams Road, Elizabeth Park)

The City of Playford is seeking community feedback on a proposal to grant a 15-year lease over a portion of Council-owned community land at Lot 320 Adams Road, Elizabeth Park, in accordance with Section 202 of the Local Government Act 1999. The lease would enable the installation and operation of a community battery.

This battery is part of the emPowering SA program delivering cleaner, more affordable energy to local residents facing cost of living pressures. The project is delivered by the South Australian Government, in partnership with energy retailer AGL. This project is supported by the Australian Government's \$200m Community Batteries for Household Solar program.

Share Your Views
Your feedback will help Council decide whether to proceed with the lease. You can provide your feedback the following ways:

- **Online:** playford.engagementhub.com.au
- **Email:** connected@playford.sa.gov.au
- **Mail:**
Community Engagement
City of Playford
12 Bishopstone Road
Davoren Park, SA 5113

Community consultation is open until 11 November 2025

For more information please contact our Customer Contact Team on 8256 0333.

Proposed 15-Year Lease of Council-Owned Community Land for a Community Battery – Elizabeth Park

What We Heard Report

November 2025


E. Engagement Hub listing

Proposed 15-Year Lease of Council-Owned Community Land for a Community Battery – Elizabeth Park

Project Background

Consultation now closed

Consultation was open from 15 October 2025 - 11 November 2025. Thank you to all who provided feedback. We are now collating all of your feedback and writing our What We Heard Report which will go to Council to help inform their decision about whether to go ahead with the lease. Stay tuned for further updates.



The City of Playford is seeking your feedback on a proposal to grant a 15-year lease over part of Council-owned community land at Lot 320 Adams Road, Elizabeth Park.


This lease would allow the installation and operation of a Community Battery, designed to deliver cleaner, more affordable energy to local residents facing cost-of-living pressures.

This Community Battery is part of the empowering SA program, a South Australian Government initiative delivering 18 community batteries across the state in partnership with energy retailer AGL. The project is also supported by the Australian Government's \$200m Community Batteries for Household Solar program through the Department of Climate Change, Energy, the Environment and Water, and the Australian Renewable Energy Agency's Advancing Renewables Program. Other batteries under the empowering SA project have already been successfully installed in Marion and Campbelltown.

The battery will store excess energy from the grid when renewable energy is abundant. It will then make that energy available at night, during periods of high demand, or when the grid needs support.

Every household benefiting from the battery will be in a home that cannot support its own solar panels or a battery. This ensures these South Australians are not locked out from accessing renewable energy technologies and the benefits it can provide.

[Watch how it works: How Community Batteries Work](#)



Why this project matters

This project will help households who find it hard to access renewable energy, such as solar panels or battery storage. It's especially valuable for people who would benefit from lower electricity bills. The battery will be set up and run at no cost to Council.

Why this location?

Lot 320 Adams Road, Elizabeth Park was selected because it:

- Meets technical requirements for battery installation
- Is close to low-income households that could benefit from the battery
- Has adequate space within the reserve with minimal disruption to community use
- Preserves the local environment and community spaces.

What's the decision to be made?

Council is considering whether to grant a 15-year lease on the identified portion of land to allow for the installation and operation of the battery. Your feedback will directly inform Council's decision about proceeding with the lease.

Want to learn more?

You can find answers to common questions about how the battery works, who benefits, what it will look like, and information about safety, noise, and maintenance in the FAQs in the document library on this page.

For more information, contact our friendly Customer Contact Team on 8256 0333 or visit [empowering SA | Energy & Mining](#) to learn more about the project.

Your Language

To translate this page into another language, use the 'Select Language' dropdown below. Please note, automatic translations are provided as a guide only and may not be accurate.

Select Language ▼


Project Document Library

[Printable flyer and survey](#)

[Frequently Asked Questions](#)

Frequently Asked Questions

Who's Listening



Roxanne Withers
Community Engagement
City of Playford

Contact our friendly staff member **Roxanne** if you have any questions.
Phone: 8256 0333
Email: connected@playford.sa.gov.au

Proposed 15-Year Lease of Council-Owned Community Land for a Community Battery – Elizabeth Park

What We Heard Report

November 2025

F. Onsite signage



Have your say



Proposed 15-year lease for Council owned community land

Lot 320 Adams Road, Elizabeth Park



Artist impression – the outline (white, dotted) indicates the fencing around the battery. Please note this is not the actual location.

The City of Playford is looking at granting a 15-year lease over a part of this Council owned community land (Lot 320 Adams Road) to host a community battery.

What's being proposed?

A lease allowing installation and operation of a community battery, as part of the South Australian Government's emPowering SA program.

- Battery container on an 11.5m x 5.5m concrete slab, fenced for safety.
- Nearby 3m x 3m slab for transformer.

Why is this important?

We would love to hear your thoughts! Your feedback will help Council decide whether this land should be leased for the community battery project.

Please share your feedback by 11 November.

How to share your feedback

Fill out the survey online by scanning the QR code



Or visiting playford.engagementhub.com.au or Return this survey using the reply paid envelope or drop it off at:

- **Playford Civic Centre**
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Have your say



The City of Playford is seeking community feedback on a proposal to grant a 15-year lease over a portion of Council-owned community land at Lot 320 Adams Road, Elizabeth Park.

This lease would enable the installation and operation of a community battery, designed to deliver cleaner, more affordable energy to local residents facing cost of living pressures.

This battery is part of the emPowering SA program, a South Australian Government initiative delivering 18 community batteries across the state in partnership with energy retailer AGL and the Australian Government.

Other batteries under the emPowering SA program have already been successfully installed in Marion and Campbelltown.

What's the decision to be made?

Council will consider your feedback to decide whether to proceed with granting the 15-year lease for the Council-owned community land at Lot 320 Adams Road, Elizabeth Park.





Survey

1. What street do you live on?

2. Do you support the proposal for Council to grant a 15-year lease on Council owned community land located over a portion of Lot 320 Adams Road, Elizabeth Park for the installation of a community battery.

- ☐ **Yes** I support the proposal/granting of the lease
- ☐ **No** I do not support the proposal/granting of the lease

3. Please tell us why you selected the above option? (Optional)

4. Do you want to be kept in the loop on this project? If so leave your details below.

Name

Email

Phone

Have your say



How to share your feedback

Please provide your feedback by
11 November 2025.

Fill out the survey online by scanning the
QR code above or visiting

playford.engagementhub.com.au or

Return this survey using the reply paid
envelope or drop it off at:

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Frequently asked questions



Artist impression – the outline (white, dotted) indicates the fencing around the battery. Please note this is not the actual location.

What is a community battery?

Community batteries are bigger than household batteries and smaller than utility scale batteries. They are typically located within a local community and provide benefits both for that community and for the wider electricity grid.

They store excess energy from the grid when renewable energy is abundant. They then make that energy available at night, during periods of high demand, or when the grid needs support.

Community batteries can:

- lower electricity bills
- support more households to install rooftop solar
- allow households who cannot install solar panels to enjoy renewable energy
- reduce pressure on the electricity grid
- absorb excess energy that might cause voltage spikes in the electricity grid
- lower emissions

Why was this site chosen?

- It meets technical suitability for battery installation
- It is close to low-income households that could benefit from the battery
- It has adequate space within the reserve with minimal disruption to community use
- Preserves the local environment and community spaces

What will the battery look like?

If the project goes ahead, the battery will consist of equipment located on two outdoor concrete slabs. One slab will be approximately 11.5 metres by 5.5 metres and will hold all battery equipment, and the other slab will be approximately 3 metres by 3 metres and hold a high voltage to low voltage transformer.

Council is working with the Government of South Australia to make sure any future battery installation meets expectations for visual impact, security, and maintenance.

Who will own and operate the battery?

All emPowering SA community batteries will be owned by the Government of South Australia and operated by energy retailer AGL as part of a virtual power plant (VPP).

AGL is responsible for all ongoing maintenance of the community battery equipment. This will include annual maintenance in line with manufacturer's recommendations, and remote monitoring at all times.

SA Power Networks is responsible for the ongoing maintenance of the high voltage to low voltage transformer.



Frequently asked questions (continued)

Is there any cost to Council?

No. The battery is jointly funded by the Government of South Australia, energy retailer AGL, and the Australian Government. The Australian Government support is via its \$200 million Community Batteries for Household Solar program, through the Department of Climate Change, Energy, the Environment and Water, as well as the Australian Renewable Energy Agency's Advancing Renewables Program.

Who will benefit from the battery?

The emPowering SA battery fleet will work together to deliver direct benefits over time to more than 10,000 South Australian government nominated households facing cost of living pressure.

These households will be able to access one of the lowest residential electricity rates in South Australia. On current figures, a typical household benefiting from emPowering SA could save up to \$575 off their annual electricity bill.

The City of Playford battery will contribute to this with a capacity sufficient to support benefits for between 600 – 650 houses. Eligible SA Housing Trust tenants in the City of Playford being among the first to be offered the opportunity to take up these places, once the battery is installed and operational.

There is no need for households to register their interest for emPowering SA. The South Australian government is following a detailed process to identify suitable homes to participate, and those households will receive information from the government to let them know their home has been shortlisted and how to join, once the battery in our area is operational.

emPowering SA also works in conjunction with the complementary project South Australia's Virtual Power Plant. Between these two programs, the South Australian government's intention is for every SA Housing Trust tenant in the state, including all in the City of Playford, to have access to renewable energy and cheaper energy bills.

Will it create noise or safety concerns?

Noise from the battery will be limited to small ventilation fans and is expected to be well below environmental noise requirements, and likely inaudible, at nearby homes. Similar batteries have been installed in residential areas across Australia without noise issues.

How long will the battery last?

The expected full life of the battery is 15 years. Closer to this point, SA Government will be in a position to work with Council to consider next options.

Is it safe and environmentally safe?

Yes. While community batteries are relatively new, the technology is proven and used nationwide from home batteries to grid-scale sites with no known environmental, health, or electromagnetic issues. There are no known contamination risks from installation.

Will the batteries interfere with radio and television signals?

No. Similar community batteries have been installed across Australia with no known interference.



For more information

Visit playford.engagementhub.com.au
or **emPowering SA | Energy & Mining**
www.empowering.sa.gov.au

INFORMAL DISCUSSION

6.1 Smithfield Regeneration Code Amendment

Presenter: Mr Greg Pattinson – Executive Strategic Advisor City of Playford, Mr Andy Humphries - Director for Development DHUD, Ms Nadia Gencarelli - Manager Planning and Design Code DHUD

Purpose: Department for Housing and Urban Development (DHUD) to provide an update to the Council on the Smithfield Regeneration Code Amendment.

Duration: 30 minutes

6.2 Urban 95 and UK Learnings

Presenter: Mayor Glenn Docherty and Ms Elena Casciano – Senior Manager Families and Young People.

Purpose: To inform council of the key learnings obtained through participation in the Urban 95 program in the UK.

Duration: 45 minutes

INFORMAL DISCUSSION

8.1 REPURPOSING ASSETS UPDATE

Contact Person: Dale Welsh

Why is this matter before the Council or Committee?

Informal Discussion

Purpose

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

A. COMMITTEE 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 City Property
- Senior Manager Community Engagement & Experience
- Senior Manager Development Services
- Senior Manager Financial Services
- Program Manager Repurposing Assets
- Property Specialist Repurposing Assets
- Manager Marketing & Communications
- Business Support Officer Repurposing Assets
- Governance Support
- ICT Support
- Minute Taker

in order to consider in confidence agenda item 8.1 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 provision of this information is contrary to the public interest as the information contained within the presentation 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; the Committee 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 8.1**C. COMMITTEE TO DECIDE HOW LONG ITEM 8.1 IS TO BE KEPT IN CONFIDENCE****Purpose**

To resolve how long agenda item 8.1 is to be kept confidential.

STAFF RECOMMENDATION

Pursuant to Section 91(7) of the *Local Government Act 1999*, the Committee orders that the following aspects of Item 8.1 be kept confidential in accordance with the Committee's reasons to deal with this item in confidence pursuant to Section 90(3)(b) of the *Local Government Act 1999*:

- Presentation for Item 8.1

This order shall operate until the next scheduled annual review of confidential items by Council at which time this order will be reviewed and determined 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*, the Committee delegates to the Chief Executive Officer the power to revoke this order at any time, and the Chief Executive Officer must advise the Committee of the revocation of this order as soon as possible after such revocation has occurred.