



NOTICE

of

ORDINARY COUNCIL MEETING

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

TO BE HELD IN

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

ON

TUESDAY, 16 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, 11 December 2025

MEMBERSHIP

MAYOR GLENN DOCHERTY – PRINCIPAL MEMBER

Cr Akram Arifi	Cr Marilyn Baker	Cr Zahra Bayani
Cr Andrew Craig	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)	Cr Rebecca Vandepeear

**City of Playford
Ordinary Council Meeting**

AGENDA

TUESDAY, 16 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 Ordinary Council Meeting held 25 November 2025 be confirmed as a true and accurate record of proceedings.

3 DECLARATIONS OF INTEREST

4 MAYOR'S REPORT

5 REPORTS OF REPRESENTATIVES OF COUNCIL ON OTHER ORGANISATIONS

6 REPORTS BY COUNCILLORS

6.1 Information Session Record of Attendance7

7 REPORTS OF REPRESENTATIVES (CONFERENCES & TRAINING PROGRAMS)

8 QUESTIONS ON NOTICE

Cr Peter Rentoulis – King Road and Penfield Road, Virginia

History

The following question was raised at the Ordinary Council Meeting on 28 October 2025, regarding the intersection of King Road and Penfield Road, Virginia. Mr Michael Whitford (Transport Planner) took the question on notice.

Question

Can Council staff advise whether they are aware of the Department for Infrastructure and Transport (DIT) having attended at the intersection of King Road and Penfield Road at Virginia following the vehicle collision at that intersection on 5 October 2025, which resulted in the death of a child on 10 October 2025, as reported by SAPOL on their website?

Answer

Confirmation has been advised by DIT that crash scene investigation officers have attended the intersection of King Road and Penfield Road at Virginia and undertook an investigation into the vehicle collision at that intersection on 5 October 2025.

History

The following question was raised at the Ordinary Council Meeting on 25 November 2025, regarding the intersection of King Road and Penfield Road. Mr Luke Culhane (General Manager Corporate Services) took the question on notice.

Question

Regarding the resolution from last month, has Council received a response from DIT re: Part 3 of Resolution 6414? That Council seeks a response from the Department by the end of November 2025 on its views of the intersection after the recent fatality, and specifically, whether the Department intends to apply for Black Spot Funding for an upgrade to the intersection and if so, the timeline for such an application.

Answer

Council's Transport Planner, Mr Michael Whitford, wrote to the Chief Executive of the Department for Infrastructure and Transport on 3 November 2025 advising of Council's Resolution 6414 at the Ordinary Council meeting of 28 October 2025.

A response was received from the Chief Executive on 9 December 2025. Key points from the response are:

- The Department is currently investigating potential safety improvements at the intersection which includes consideration of installing 'tear drop islands' as a possible treatment.
- The Department has reviewed the crashes at this location and has undertaken a traffic turning movement survey to gain a clearer understanding of the traffic volumes and turning movements.
- This information will be used in the development of a concept design, and this will be assessed against the Black Spot Program.
- Should the preferred treatment meet the criteria for funding under the 2026-2027 Black Spot Program, the Department will submit a nomination for this location which is due by the end of January 2026.

Further to the above, the response highlighted that anyone can nominate a location for funding under the Black Spot Program, including local councils. Applications for the 2026-2027 Black Spot Program close at the end of January 2026.

9 QUESTIONS WITHOUT NOTICE**10 PETITIONS**

Nil

11 DEPUTATION / REPRESENTATIONS

11.1 Deputation - The Future of Midway Road Community House - Peter Mantell

12 MOTIONS ON NOTICE

Nil

13 MOTIONS WITHOUT NOTICE**14 COMMITTEE REPORTS****Strategy and Services Committee - 9 December 2025***Matters which cannot be delegated to a Committee or Staff*

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

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Matters for Information

15.2 Corporate Governance Committee Communique (Attachment)92

15.3 Budget Update Report (Attachment)95

16 INFORMAL DISCUSSION

Nil

17 CONFIDENTIAL MATTERS

Nil

18 CLOSURE

Reports by Councillors

6.1 INFORMATION SESSION RECORD OF ATTENDANCE

Contact Person: Sarah Schutz

Information Session Record of Attendance

- The attendance record for Information Sessions held since the November 2025 Ordinary Council meeting is provided below.

	25 November 2025 Start: 7:50pm (post Ordinary Council meeting)	
	Attendance	Attendance Comment
Mayor Glenn Docherty	✓	
Cr Akram Arifi	✓	
Cr Andrew Craig	✓	
Cr Chantelle Karlsen	✓	
Cr Clint Marsh	✓	
Cr David Kerrison	✓	
Cr Gay Smallwood-Smith	✓	
Cr Jane Onuzans	✓	
Cr Katrina Tarr	✓	
Cr Marilyn Baker	✓	
Cr Misty Norris	✓	
Cr Peter Rentoulis	✓	
Cr Rebecca Vandepeear	✓	
Cr Shirley Halls	✓	
Cr Tanya Smiljanic	✓	
Cr Zahra Bayani	✓	

COMMITTEE REPORTS

STRATEGY AND SERVICES COMMITTEE

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

14.1 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.

COMMITTEE RECOMMENDATION**6449**

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

2. 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

14.2 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.

COMMITTEE RECOMMENDATION

6450

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.
3. That any lease entered into be limited to a community use for community benefit and that should the nature of the development no longer provide community benefit then the lease would be terminated.

Cr Halls sought and was granted permission of the mover and seconder to vary the motion to include point 3 to the recommendation.

CARRIED

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>
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>

Concern	Response
	<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>
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>

Concern	Response
	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.
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.

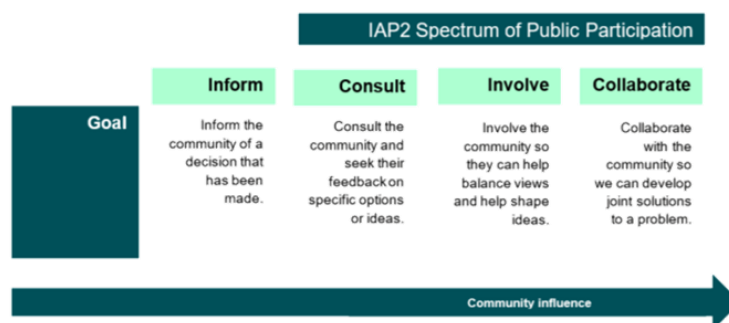
Council policy states that, at a minimum, where the Act requires public consultation, Council will:

- 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

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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.*

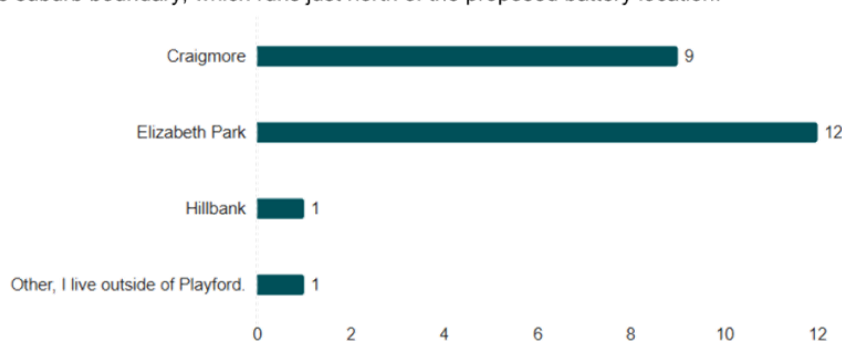
The following table defines each engagement category and outlines the associated performance measures:

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

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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

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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

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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

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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

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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

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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

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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

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

For more information
Email connected@playford.sa.gov.au
Phone 8256 0333
playford.engagementhub.com.au







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:

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

For more information

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Phone 8256 0333

playford.engagementhub.com.au



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

STAFF REPORTS

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

15.1 CITY OF PLAYFORD SUBMISSION ON THE SMITHFIELD REGENERATION CODE AMENDMENT

Responsible Executive Manager : Sam Green

Report Author : Matthew Henderson

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

Attachments :

1. [Draft City of Playford submission on the Smithfield Regeneration Code Amendment](#)
2. [Fact Sheet - Draft Smithfield Regeneration Code Amendment](#)

PURPOSE

The purpose of this report is to provide an overview of the key aspects of the Draft City of Playford submission on the Smithfield Regeneration Code Amendment (Attachment 1), and to seek endorsement of Council's submission.

STAFF RECOMMENDATION

1. Council endorses the Draft City of Playford submission on the Smithfield Regeneration Code Amendment (Attachment 1), which responds to the draft Smithfield Regeneration Code Amendment.
2. Council authorises the Chief Executive Officer to make further minor amendments to the Draft City of Playford submission on the Smithfield Regeneration Code Amendment (Attachment 1) that does not alter its intent.

EXECUTIVE SUMMARY

The State Government, through the Chief Executive of the Department for Housing and Urban Development (as the Designated Entity), has prepared the Draft Smithfield Regeneration Code Amendment (the draft CA). The draft CA is currently under public consultation until 21 December 2025. The Fact Sheet – Draft Smithfield Regeneration Code Amendment (Attachment 2) provides a high-level summary and information on the outcomes sought through the draft CA.

The Affected Area for the draft CA is approximately 160 hectares of land located between the Gawler Rail Line and Main North Road, extending north to Anderson Walk and south to Woodford Road. It includes the former Smithfield Barracks site (which is owned by the State Government through Renewal SA), the established urban areas north and south of the Renewal SA land, the Munno Para Shopping Centre and the Smithfield Oval. The draft CA proposes to rezone the Affected Area to promote urban renewal and higher density development.

The Draft City of Playford submission on the Smithfield Regeneration Code Amendment (Attachment 1) is provided for Council's consideration and endorsement. Council's draft submission is supportive of the proposed rezoning as the Affected Area is well located for high density residential development, while advocating for improvements to active transport connections serving the Affected Area and highlighting the importance of infrastructure funding.

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

1. BACKGROUND

The State Government assumed ownership of the former Smithfield Barracks in 2023, following a land swap with the Commonwealth Department for Defence. A Code Amendment over the former barracks land was initiated in April 2024 but subsequently withdrawn, partially due to Council feedback encouraging the pursuit of a broader scope including the established urban areas north and south of the former barracks site. The Smithfield Regeneration Code Amendment was subsequently initiated in March 2025.

The State Government commissioned a Structure Plan for the Affected Area during the investigation phase of the draft CA. Council staff were engaged in the structure planning process and provided input into the final Structure Plan for the Affected Area. The Structure Plan has informed the final Zone selections, transport links and locations of open space within the new development area.

2. RELEVANCE TO STRATEGIC PLAN

The City of Playford's Strategic Plan 2025 – 2028 was recently adopted. The Strategic Plan highlights that the City of Playford area is expected to grow by more than 73,000 people between now and 2046, with an average of 10 people moving to the City of Playford every day. The Draft City of Playford submission on the Smithfield Regeneration Code Amendment (Attachment 1) seeks to rezone land that will enable the development of new housing, potentially bringing more residents to Playford.

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

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

3. PUBLIC CONSULTATION

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

4. DISCUSSION

- 4.1 The key components of Council's submission are outlined below.

Overall

- Council supports the draft CA and strongly encourages the State Government to maximise the development outcomes from this rare opportunity to pursue an integrated, well planned and designed high density development on a strategic, well located infill site.
- The site is strategically located with access to public transport, open space, schools, and shopping, aligning with the “living locally” principles in the Greater Adelaide Regional Plan.

Planning Policy & Density

- Urban Neighbourhood Zone (UNZ) for Renewal SA land is supported, with the housing targets of 1,500–3,000 dwellings.
- Council recommends for the UNZ introducing minimum or targeted building heights via Concept Plans or Technical and Numeric Variations (TNV) to ensure desired outcomes are achieved.
- Housing Diversity Neighbourhood Zone for surrounding areas is supported, including a 4-storey maximum height TNV.
- Council supports the introduction of the Affordable Housing Overlay across the Affected Area and suggests that the Significant Retirement Facility and Supported Accommodation Sites Overlay is also applied.
- Council recommends extending 15-storey maximum height TNV and applying minimum height policies to encourage mixed-use and higher density over the Munno Para Shopping Centre.
- Council supports rezoning Smithfield Oval to Recreation Zone.

Concept Plan

- Council supports the inclusion of a Concept Plan.
- Council suggests that the Concept Plan includes road and active transport details, potential road links and alternative road alignments, and minimum or target building heights in the Concept Plan.

Infrastructure Funding

- Development will require upgrades to stormwater, roads, intersections, and open space.
- Council seeks formal funding agreements (Infrastructure Scheme or Deed) before finalising the Code Amendment.
- Council recommends applying the Coordinated Development Overlay to ensure infrastructure funding is secured prior to land release.

- 4.2 The draft CA will rezone land to facilitate urban renewal in a strategic, well-located precinct adjacent to public transport, a district level shopping centre and significant areas of public open space. The redevelopment of this precinct has the potential to be an exemplar of density done well, providing up to 3,000 new homes on land

owned by the State Government, as well as facilitating further uplift in the established urban areas nearby.

- 4.3 The planning policies proposed are suitable for supporting the outcomes sought through redevelopment of the Affected Area. Council's submission makes constructive suggestions of how the planning policy framework could be improved to enhance development outcomes.
- 4.4 Redevelopment of the Affected Area will result in increased traffic to and from the precinct. Council is advocating strongly for road upgrades and associated funding to reduce the impacts of growth on our existing community.
- 4.5 Numerous opportunities to maximise connection between the new community in the Affected Area and existing social infrastructure and services have been identified in Council's draft submission (Attachment 1). Council will work with stakeholders to deliver high quality urban spaces for our community.

5. OPTIONS

Recommendation

1. Council endorses the Draft City of Playford submission on the Smithfield Regeneration Code Amendment (Attachment 1), which responds to the draft Smithfield Regeneration Code Amendment.
2. Council authorises the Chief Executive Officer to make further minor amendments to the draft City of Playford submission on the Smithfield Regeneration Code Amendment (Attachment 1) that does not alter its intent.

Option 2

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

6. ANALYSIS OF OPTIONS

6.1 Recommendation Analysis

6.1.1 Analysis & Implications of the Recommendation

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

The proposed rezoning facilitates a rare opportunity to pursue an integrated, well planned and designed high density development on a strategic, well located infill site. Future residents of the Affected Area of the draft CA will have access to public transport hubs, open space, schools, community centres and a district level shopping centre within walking distance, making the Affected Area an exemplar for the living locally principles championed in the Greater Adelaide Regional Plan.

The City of Playford is committed to working with all stakeholders, including Renewal SA, Department of Infrastructure and Transport, the South Australian Housing Trust and the Chapley Group (Munno Para Shopping Centre) to achieve positive outcomes from the redevelopment of the Affected Area.

Risk Appetite

Reputation

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

The draft CA is an opportunity for Council to be forward-thinking and visionary in supporting the regeneration and renewal of a strategic precinct within the Council area. Supporting the draft CA will also enhance Council's reputation for working collaboratively with the State Government and other key stakeholders to achieve outcomes that will benefit our community.

6.1.2 Financial Implications

There are no financial or resource implications.

6.2 Option 2 Analysis

6.2.1 Analysis & Implications of Option 2

The implications of Option 2 are the same as for Option 1, subject to any amendments to the submission that the Council might wish to make.

6.2.2 Financial Implications

There are no financial or resource implications.



December 2025

Mr David Reynolds
Chief Executive
Department for Housing and Urban Development
via email: PlanSASubmissions@sa.gov.au

Dear Mr Reynolds

Submission – Smithfield Regeneration Code Amendment

The City of Playford (Council) appreciates the opportunity to provide feedback on the Smithfield Regeneration Code Amendment.

Council supports the Code Amendment (CA) and strongly encourages the State Government to maximise the development outcomes yielded from this rare opportunity to pursue an integrated, well planned and designed high density development on a strategic, well located infill site. Given the strategic infill site and substantial land holding of the SA Housing Trust, Council encourages the State Government to consider an urban renewal model, such as Playford Alive, to deliver the maximum outcomes for the entire CA area.

Future residents of the Affected Area of the CA will have access to public transport hubs, open space, schools, community centres and a district level shopping centre within walking distance, making the affected area an exemplar for the living locally principles championed in the Greater Adelaide Regional Plan (GARP).

Council looks forward to working with all stakeholders, including Renewal SA, Department of Infrastructure and Transport (DIT), the South Australian Housing Trust and the Chapley Group (Munno Para Shopping Centre) to achieve positive outcomes from the redevelopment of the Affected Area. This could include land swaps to facilitate ideal road alignments, bring private roads under public ownership, realignment of drainage networks and optimising open space outcomes.

1. Planning Policy and Density

Proposed Urban Neighbourhood Zone / Renewal SA land

Council supports the selection of the Urban Neighbourhood Zone (UNZ) for the land owned by Renewal SA. Council supports the ambition communicated by the housing targets included in the Structure Plan of between 1,500 and 3,000 new dwellings on the Renewal SA land.

Council suggests that a minimum or targeted building heights approach be applied within the UNZ to strengthen the ability of the Planning and Design Code (the Code) to drive higher

City of Playford

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Elizabeth SA 5112

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307 Peachey Road
Munno Para SA 5115

density outcomes. This could be modelled on the approach taken for Bowden and the Brompton Gasworks (Concept Plans 5 and 152) by including minimum or targeted building heights within the concept plan.

Alternatively, or additionally to further strengthen the policy framework in the Affected Area, consideration should be given to including a new Performance Objective (PO) and corresponding Designated Performance Feature (DPF) in the UNZ that enable a spatially applied Technical and Numeric Variation (TNV) that would set expectations for minimum building heights within the Affected Area. The advantage of this approach is that it enables TNVs for minimum height to be applied in a targeted fashion in other areas, strengthening the architecture of the Code. Examples of the minimum or targeted building height policy approaches suggested are included in **Appendix 1**.

Proposed Housing Diversity Neighbourhood Zone / Established urban area

Council supports the selection of the Housing Diversity Neighbourhood Zone (HDNZ) for the established urban areas north and south of the Renewal SA land. This zone clearly communicates the urban renewal objectives sought by the State Government and Council, and enables greater density of development on well located land.

Council supports the 4 storey maximum building height TNV proposed in the HDNZ. It is noted that the Affordable Housing Overlay is applied in the CA, giving opportunity for increased heights where an affordable housing component is included in proposed development. Council would also support the implementation of the Significant Retirement Facility and Supported Accommodation Sites Overlay across the Affected Area once it is deployed into the Code.

Munno Para Shopping Centre

Council recommends extending the 15 stories maximum height TNV and any minimum or targeted height policy that may be developed for this CA across the Munno Para Shopping Centre site to signal that increased densities and a greater variety of land uses are encouraged on this land.

The dwelling yields envisaged by the Code Amendment are supported. It is recommended that minimum or target building heights are implemented in Code policy to ensure the envisaged densities are achieved.

2. Proposed Concept Plan

Council supports the inclusion of a Concept Plan in the CA to guide development outcomes, show the intended spatial arrangement of development and identify necessary infrastructure upgrades.

Council notes the pared back approach taken with the proposed Concept Plan. Whilst such an approach can provide flexibility for future developers, in this case the cadastre doesn't provide sufficient detail to identify features of the Affected Area that provide important context, such as where existing road connections (Konanda Road and part of George McCullum Road) run through private land.

Council notes that the proposed Concept Plan includes a road link through existing Council reserve south of the Affected Area. Whilst Council remains willing to discuss this possibility, it would be preferable that the Concept Plan acknowledges that this is a potential road link and

further identifies that an alternative alignment exists at the southern end of the Munno Para Shopping Centre.

It would be beneficial to pick up detail of the potential future active transport network, presented in the final Structure Plan including connections:

- Extending over the Gawler Rail Line at Strathaird Boulevard to provide access to John Hartley School, The Precinct and the John McVeity Centre
- Into the Munno Para Shopping Centre adjacent to the outdoor dining precinct to enable direct and convenient access to the district level shopping centre
- Along the Gawler Rail Line to encourage use of mass transit
- To the bus interchange on George McCullum Road providing improved access to public transport
- Across Main North Road and through the shopping centre precinct to promote a more connected community

As per our previous comments, the concept plan should also include minimum building heights (if not provided as TNVs).

It is important to highlight the upgrades to roads and intersections identified in the Transport Investigations Report on the Concept Plan. Whilst some are represented, the following upgrades should also be included:

- Upgrades to the Broadmeadows Road/Whiteparish Road/Woodford Road corridor and the intersections with Main North Road and Womma Road
- Midblock upgrade to Morialta Drive to cater for additional traffic
- All junction/intersection upgrades currently identified on the Concept Plan being retained in the final version

It should be noted that greater colour contrast will improve legibility of the Concept Plan. Please refer to Appendix 2 for suggested updates to the Concept Plan.

Council supports the implementation of a Concept Plan as part of the Code Amendment. Council recommends that the Designated Entity to refine the information included in the Concept Plan and how it is presented to better guide the development of the Affected Area.

3. Transport investigations

Council notes the Transport Investigations Report (TIR) by CIRQA. The TIR identifies the need for several upgrades to local roads and intersections, including intersections at Main North Road as being required to service future development within the Affected Area.

The TIR advises that “during initial discussions with DIT, it was confirmed that right turn movements/signalisation at a new intersection [on Main North Road] was unlikely to be supported” (p.11). Whilst acknowledging DIT’s position on the matter, Council considers that the possibility of a new signalised intersection on Main North Road providing right turn out movements from the Affected Area should not be discounted at this stage due to the likely impacts on the local road network and accesses to Munno Para Shopping centre if this option is not pursued.

Council considers that the TIR underestimates the road traffic impacts associated with the development (refer to Appendix 3 for further detail).

- The proportion of vehicles exiting the area in the AM peak is optimistic and needs to be increased from 70% to 80%. The distribution is not weighted sufficiently towards the large number of traffic generators south along Main North Road. Combined, these will put more pressure on key roads serving the Affected Area including Woodford Road and its junctions with Whiteparish Road, Main North Road and Womma Road. More work is required on this.
- Upgrade of Broadmeadows Road, Whiteparish Road and Morialta Road will be required to meet the Connector Road classification.
- Upgrade of Woodford Road will be required to meet the sub-arterial classification.

The likely need for intersection of Woodford and Womma Road to be upgraded should be reflected within the policy framework (potentially via an inset map on the concept plan) as this intersection will be impacted as a direct result of the Code Amendment.

It should be noted that Council seeks funding agreements to be made for the delivery of road upgrades, which is addressed in more detail in section 5.

In previous engagements with the Designated Entity for the CA, the possibility of locating a new train station (either by relocating one of the existing stations or adding an additional station) centrally to the central (Renewal SA) portion of the Affected Area has been discussed. Whilst Council recognises the challenges involved in altering rail infrastructure, the possibility of a new station centrally within the Affected Area should not be discounted due to the significant benefits it would bring to a future resident population and its potential to support greater residential densities.

Council seeks that the future road network in the Affected Area consist of a network of low speed well designed local streets connecting to Main North Road near the Affected Area and a comprehensive active transport network that encourages the use of public transport and enhances the liveability of the future high density residential precinct.

Council requests further discussions with the State Government about the findings of the traffic study, the required upgrades to transport infrastructure and the triggers for those upgrades to occur.

4. Infrastructure funding

The development of the Affected Area, particularly the central (Renewal SA) portion, will necessitate the construction of new, and upgrading of existing, Council infrastructure including:

- Stormwater
- Road upgrades and intersection upgrades
- Open space

Council is open to discussions about the most appropriate funding mechanism for the delivery of new and upgraded infrastructure to service development of the Affected Area, whether via an Infrastructure Scheme or Infrastructure Deed/s.

It is critical that funding mechanisms are determined prior to the Code Amendment being finalised to ensure there is a formal way for upgrades to be triggered. It is recommended that consideration be given to the application of the Coordinated Development Overlay over the

central (Renewal SA) portion of the site to ensure that this land is only released for development once funding arrangements for required infrastructure are in place.

Council expects all infrastructure upgrades required to facilitate development of the Affected Area to be funded via an Infrastructure Scheme or Deed and for such arrangements to be in place prior to adoption of the Code Amendment.

5. Social infrastructure

Council owns and maintains significant social infrastructure in and around the Affected Area, including the John McVeity Centre, The Precinct, Smithfield Oval, Broadmeadows Reserve and the wetlands to the west of the railway line. Council supports the rezoning of Smithfield Oval to Recreation Zone reflecting the current and expected future use of the land.

Council understands that the schools in the area are at capacity. It would be beneficial to plan for any infrastructure upgrades required to accommodate the additional population projected to live within the Affected Area at an early stage.

Council would welcome the opportunity to discuss a strategy for the expansion of existing public schools and construction of new public schools with the DHUD and the Department of Education more generally.

It is important that future residents of the Affected Area have good access to social infrastructure such as schools, parks, community centres in line with living locally principles.

Thank you for providing the opportunity to comment on the draft Smithfield Regeneration Code Amendment. We look forward to continuing to work collaboratively with the State Government and key stakeholders to deliver high quality urban spaces for our community.

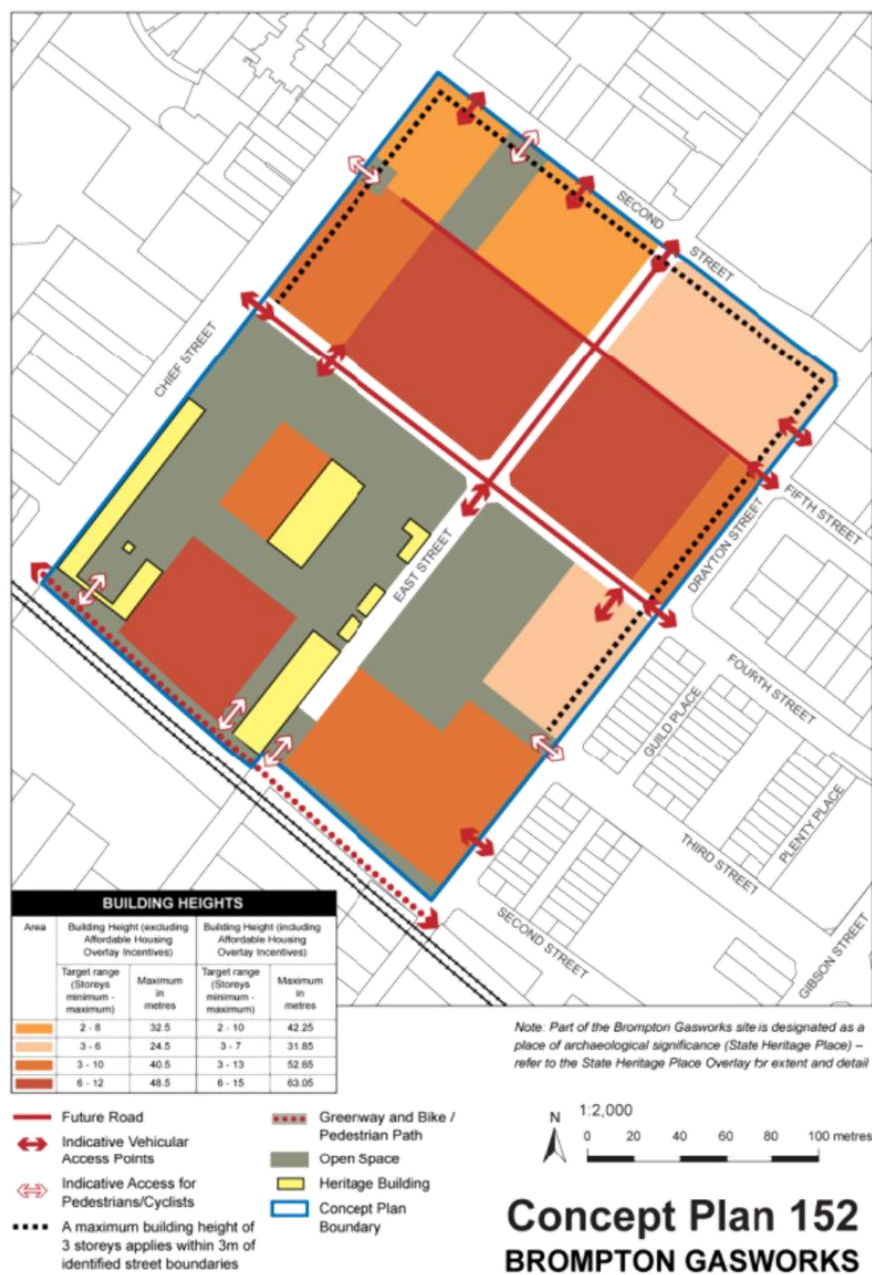
Please contact Matt Henderson, Urban Policy Planner at mhenderson@playford.sa.gov.au to discuss any of the matters raised in Council's submission.

Yours sincerely

Appendix 1 – Building heights

Minimum building heights – PO 6.1 + Concept Plan approach

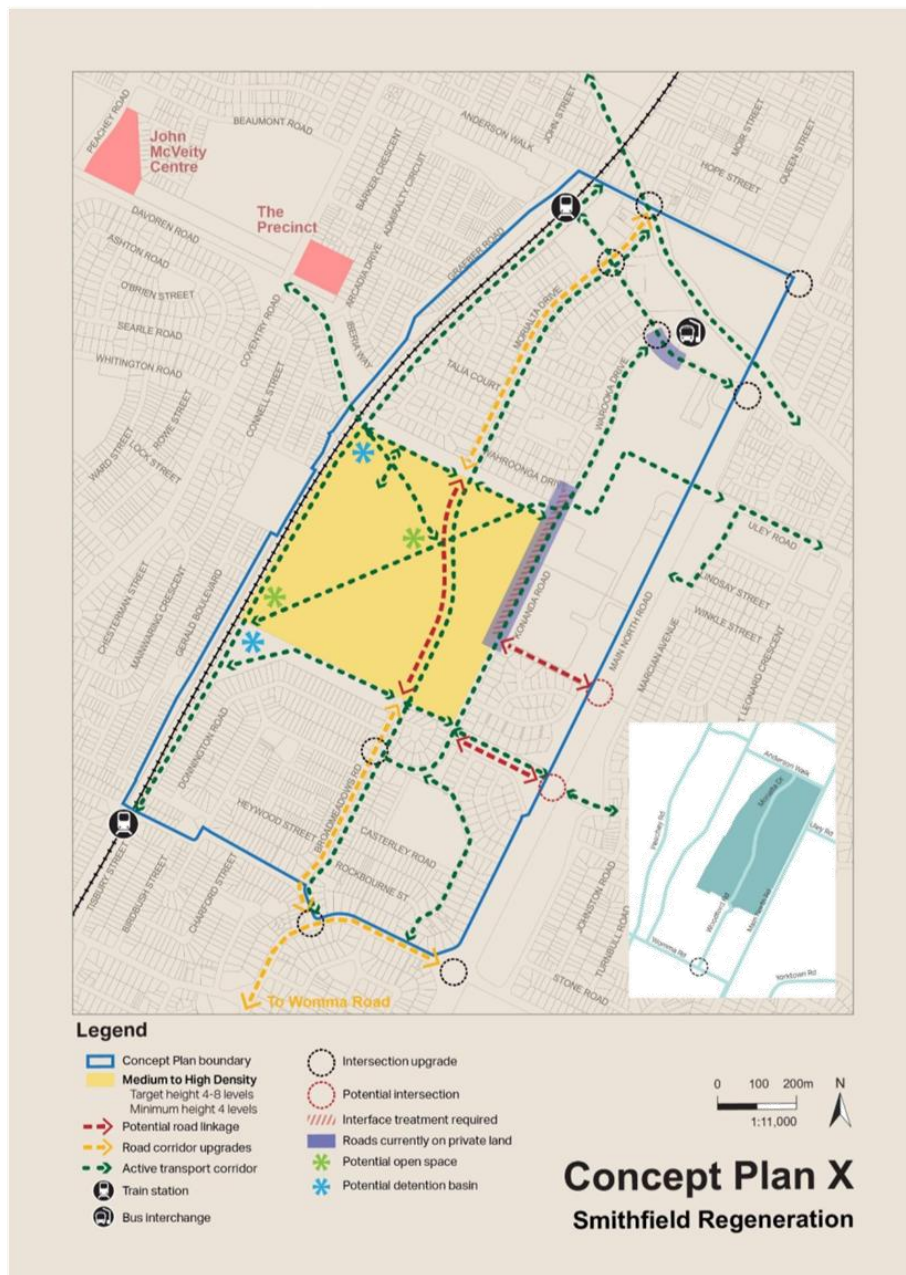
PO 6.1	DTS/DPF 6.1
Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code.	The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant:
	<u>Description</u>
	<u>Concept Plan 5 - Bowden Urban Village</u>
	<u>Concept Plan 34 - Bowden-Brompton</u>
	<u>Concept Plan 3 - Mount Barker and Littlehampton</u>
	<u>Concept Plan 89 - Tonsley</u>
	<u>Concept Plan 86 - Edwardstown</u>
	<u>Concept Plan 94 - Old Reynella</u>
	<u>Concept Plan 112 - West Lakes</u>
	<u>Concept Plan 111 - St Clair</u>
	<u>Concept Plan 109 - Seaton</u>
	<u>Concept Plan 115 - Morphetteville</u>
	<u>Concept Plan 152 - Brompton Gasworks</u>
	<u>Concept Plan X – Smithfield Regeneration</u>
	In relation to DTS/DPF 6.1, in instances where:
	a. one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant.
	b. in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 6.1 is met.



PO + spatially applied TNV option

PO X	DTS/DPF X										
Buildings designed to achieve optimal height and floor space yields, and maintain traditional main street form.	New development is not less than the following building height:										
	<table><tr><td>Minimum Building Height (Levels)</td></tr><tr><td>Minimum building height is 1 level</td></tr><tr><td>Minimum building height is 2 levels</td></tr><tr><td>Minimum building height is 3 levels</td></tr><tr><td>Minimum building height is 4 levels</td></tr><tr><td>Minimum building height is 5 levels</td></tr><tr><td>Minimum building height is 6 levels</td></tr><tr><td>Minimum building height is 7 levels</td></tr><tr><td>Minimum building height is 8 levels</td></tr><tr><td>Minimum building height is 9 levels</td></tr></table>	Minimum Building Height (Levels)	Minimum building height is 1 level	Minimum building height is 2 levels	Minimum building height is 3 levels	Minimum building height is 4 levels	Minimum building height is 5 levels	Minimum building height is 6 levels	Minimum building height is 7 levels	Minimum building height is 8 levels	Minimum building height is 9 levels
Minimum Building Height (Levels)											
Minimum building height is 1 level											
Minimum building height is 2 levels											
Minimum building height is 3 levels											
Minimum building height is 4 levels											
Minimum building height is 5 levels											
Minimum building height is 6 levels											
Minimum building height is 7 levels											
Minimum building height is 8 levels											
Minimum building height is 9 levels											
	In relation to DTS/DPF X, in instances where:										
	<ul style="list-style-type: none">a. more than one value is returned, refer to the Minimum Building Height (Levels) Technical and Numeric Variation layer in the SA planning database to determine the applicable value relevant to the site of the proposed developmentb. no value is returned (i.e. there is a blank field), then there is no minimum building height and DTS/DPF X is met.										

Appendix 2 – Suggested Concept Plan revisions

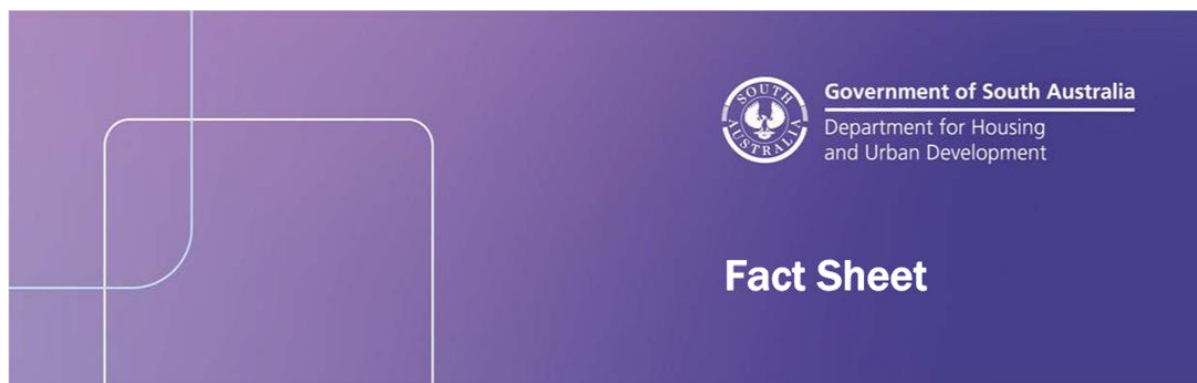


Appendix 3 – Transport investigations

- The proportion of vehicles exiting the area in the AM peak is optimistic and needs to be 80%. The distribution is not weighted sufficiently towards the large number of traffic generators south along Main North Road. These combined result in underestimating the impact of additional traffic leaving the Affected Area on key roads to the south, particularly Woodford Road and its junctions with Whiteparish Road, Main North Road and Womma Road. More work is required on this.
- Traffic generation is on the high side (6.5 trips per dwelling) for medium density development – however considering the limited use of public transport in the area, it is considered appropriate
- 10% of traffic during the peaks is suitable
- The traffic direction is 70% out and 30% in during the AM. This is optimistic and should be 80% / 20%
- However, in the PM peak it is too conservative, and should be 40% / 60%
- The traffic distribution is somewhat underdone in respect to vehicles travelling south-east towards Main North Road via Woodford Road as there are significantly more traffic generators than the 25% that has been assumed. The following table reviews the assumed traffic distributions:

Direction	Assumed roads	CIRQA	CoP
North-east	Uley Road via Woodford and Main North Uley Road through Munno Para SC Main North Road north of Uley via Woodford Main North Road north via George McCullum Main North Road north via Anderson Walk	12%	11%
North-west	Anderson Walk to west for all areas north of Petherton	13%	8%
South-east	Main North Road south of Woodford	25%	38%
South-west	Woodford Road to Womma Road for all areas south of Petherton	42%	41%
Munno Para	Munno Para SC	8%	2%

- The recommended distribution will put more traffic along Broadmeadows Road and Whiteparish Road, and ultimately to Main North Road and Womma Road
- This combined with the higher movement of vehicles out (80% vs 70%) will increase the need and potentially size of an upgrade at Whiteparish / Woodford and Woodford / Main North Road and Woodford / Womma
- The road width of Broadmeadows / Whiteparish and Morialta Road is insufficient for the Connector Road status recommend for Scenario 1 and Distributor Road status recommended for Scenario 2– widening will be required
- Council does not agree that Woodford Road is currently a sub-arterial road. If the TIR concludes that Woodford Road should become a sub-arterial road to accommodate volumes from the Affected Area, an upgrade is required to improve the road cross-section, involving road widening and installation of a solid median.



Draft Smithfield Regeneration Code Amendment

Have your say on the draft code amendment and help shape the planning rules for future development in the area.

About the Smithfield Regeneration Code Amendment

The Chief Executive of the Department for Housing and Urban Development is proposing changes to the planning rules to support the regeneration of land in Smithfield.

This change, called a code amendment, would rezone land to enable higher density residential development in Adelaide's north. The land identified for rezoning sits in a well-connected area close to public transport, schools, shops and open space.

The draft code amendment aims to provide much needed housing in this prime location and introduces planning rules that encourage future development to include medium to high density housing across the affected area.

This includes medium-density housing such as townhouses, semi-detached and detached homes, and row houses, as well as high-density housing like apartments and units.

Rezoning the area will help meet strong demand for housing in the northern suburbs and support the government's Housing Roadmap, which aims to increase the supply of land and homes across South Australia.





Where the draft planning rules apply

The affected area covers approximately 163.1 hectares within the City of Playford council area.

The area is located about 27 km north-east of Adelaide's CBD, positioned between the Munno Para Shopping Centre and the Adelaide to Gawler rail line.

It includes the 33.5 ha former Smithfield army barracks (Renewal SA site), Smithfield and Broadmeadows train stations, Munno Para Shopping Centre, surrounding residential neighbourhoods and several nearby reserves and open spaces.

The former barracks site was transferred to the South Australian Government as part of the AUKUS agreement.

The Housing Roadmap nominates this site to eventually accommodate over 1,500 dwellings (subject to master planning) and encourages a vibrant, well-designed community.

While rezoning the Renewal SA site to deliver more homes for South Australians was the catalyst for this code amendment process, broader residential and recreational areas have been included in the draft code amendment to maximise opportunities for regenerating the area and benefit the broader community, as well as residents in the new development.

Proposed changes to the planning rules

Key changes to the planning rules proposed in the draft code amendment are:

- rezoning Renewal SA's former Smithfield army barracks site to 'Urban Neighbourhood Zone' to enable medium to high density development
- rezoning the existing residential areas to the north and south of the Renewal SA site to 'Housing Diversity Neighbourhood Zone', with buildings up to 4 storeys, to encourage future development to include medium density housing
- rezoning the Smithfield Memorial Gardens and Oval precinct to 'Recreation Zone', to protect this important community recreation area
- applying a maximum building height of 15 levels on the Renewal SA site, to provide flexibility in how the anticipated number of homes can be achieved
- applying a new concept plan over the affected area to provide high-level guidance for future development.

While a maximum building height of 15 storeys is proposed for new development on the Renewal SA site and 4 storeys for the existing residential areas, there is no requirement for any new development to be built to that height.

In addition, the proposal outlines specific planning rules to improve access to affordable housing and introduces measures aimed at reducing noise and air pollution close to the railway line.

Importantly, the draft code amendment only proposes changes to planning rules for future development. It does not include any immediate development or physical changes to the area and does not mean there is a requirement for homeowners to develop in the future.

The code amendment does not trigger any changes to residents' living circumstances within the affected area.

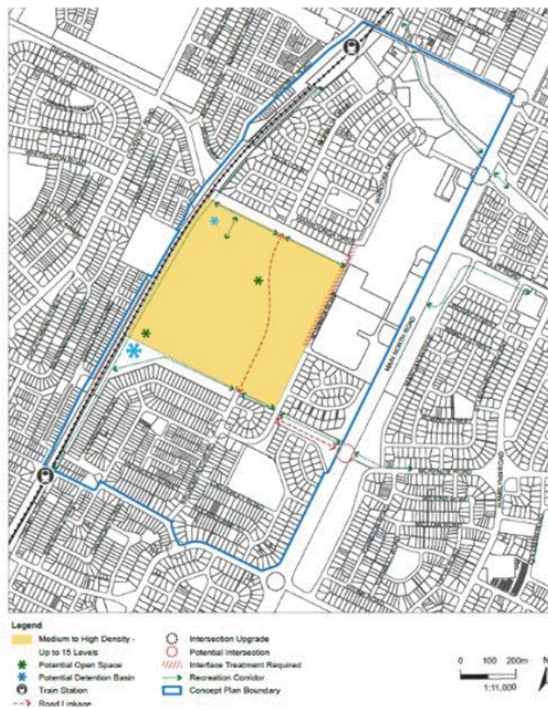
Draft concept plan for future development

The draft concept plan is included in the draft code amendment and is a high-level guide for how the affected area could be developed over time.

It outlines the intended layout for potential new roads, open spaces, infrastructure upgrades and the location of new housing and community facilities.

The concept plan ensures that future growth is coordinated, accessible and supports a vibrant, well-connected community.

The concept plan is included as part of the draft code amendment and is available for community feedback.



Investigations already completed

Before proposing the rezoning, a range of investigations were undertaken to make sure the land is suitable for housing.

These include:

- traffic and transport
- stormwater management
- infrastructure capacity
- noise (acoustic) and environmental conditions
- Aboriginal cultural heritage
- hazard risk.



These investigations show the land is appropriate for residential development and that any impacts can be managed.

Have your say

The consultation runs from Thursday 13 November to Sunday 21 December 2025.

To share your feedback:

- complete the online survey at: yoursay.sa.gov.au/smithfield-regeneration
- email: plansasubmissions@sa.gov.au (subject: Submission – Smithfield Regeneration Code Amendment)
- post your written feedback to:
Code Amendment Team
Planning and Land Use Services
Department for Housing and Urban Development
GPO Box 1815
ADELAIDE SA 5001

Next steps

All feedback will be considered in finalising the code amendment and all feedback will be captured in an engagement report.

The engagement report will be provided to the Minister for Planning to assist with final decision-making.

Once a decision has been made, the engagement report, including all feedback received during consultation, will be published on the YourSAy website. Names and organisations will be included with published submissions. Personal addresses, email addresses and phone numbers will be redacted.

More information

For further information:

- visit the YourSAy website: yoursay.sa.gov.au/smithfield-regeneration
- email questions to: CodeAmendmentCoordination@sa.gov.au
- email CodeAmendmentCoordination@sa.gov.au to arrange a phone call with the team.

STAFF REPORTS

Matters for Information

15.2 CORPORATE GOVERNANCE COMMITTEE COMMUNIQUE

Responsible Executive Manager : Luke Culhane

Report Author : Sarah Schutz

Delegated Authority : Matters for Information

Attachments : 1¹. Corporate Governance Committee Communique December 2025

Purpose

To provide Council with an update from the Corporate Governance Committee concerning matters discussed at the most recent meeting, held on 2 December 2025.

STAFF RECOMMENDATION

Council notes the update provided by the Corporate Governance Committee for the December 2025 meeting.

Relevance to Strategic Plan

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

The Corporate Governance Committee is a requirement under Section 126 of the *Local Government Act 1999* (the Act), the Charter details how the Committee fulfils these obligations. Section 126(8)(a) of the Act states the audit and risk committee of a Council must provide a report to the Council after each meeting, summarising the work of the Committee during the period preceding the meeting and the outcomes of the meeting. This is in addition to the provision of Committee minutes and the annual report.

Relevance to Community Engagement Policy

There is no requirement to undertake public consultation as part of this report.

Background

On 30 November 2023, amendments to Section 126 of the Act regarding audit and risk committees commenced. Section 126(8)(a) of the Act included additional reporting requirements for Council's Corporate Governance Committee with a report to the Council after each meeting of the Committee. This report has been prepared following the most recent meeting of the Corporate Governance Committee.

Current Situation

The Corporate Governance Committee Communique for December 2025 is provided in Attachment 1.

Future Action

The Council will receive a report from the Corporate Governance Committee regarding matters discussed following each meeting of the Committee in accordance with Section 126(8)(a) of the Act.

Communique

Corporate Governance Committee – December 2025

At the Corporate Governance Committee meeting held on 2 December 2025, the Committee considered and reviewed four (4) items, comprising of Staff Reports and other matters, through Information Updates, for consideration by the Committee only.

The matters considered included:

- Review of the Committee Work Plan for 2025
- Review of the Committee Meeting Schedule and Work plan for 2026
- Information Management Internal Audit Report

One (1) matter was considered by the Committee in confidence in relation to:

- Revaluation of Assets

The Committee provides the following overview of key matters for Council's information.

Review of the Committee Work Plan for 2025

The Committee reviewed the work plan for the December 2025 meeting.

Review of the Committee Meeting Schedule and Work Plan for 2026

The Committee considered and endorsed the 2026 Committee meeting schedule, including the annual workplan, noting that it appropriately reflects the Committee's feedback, ongoing priorities and the activities it will continue to deliver next year.

Information Management Internal Audit Report

The Committee received the results of the internal audit of Council's information management, which noted strong policy maturity but highlighted the need to further develop implementation and monitoring processes. The audit recommends establishing a dedicated Information Management Improvement Project, managed through Council's Project Management Framework, to address these findings and support Council's progress toward a sustainable information management environment. The Committee sought clarification from the internal auditor and management to better understand the factors associated with the audit and noted that recruitment is underway for a senior manager who will assist in progressing this work. The Committee supports the establishment of the project and looks forward to further updates. It was noted that the previously agreed inclusion of a risk rating against the findings and recommendations was not incorporated but would be included in future update reports.

Revaluation of Assets

A confidential update was provided to the Committee on the current status of the revaluation of Council assets. The Committee valued the update and appreciated being kept informed.

Other

The Presiding Member thanked Staff, Management and Committee Members for their achievements and collaborative efforts throughout 2025, and welcomed the newly appointed Senior Manager, Financial Services, who was introduced to the Committee at the meeting.

15.3 BUDGET UPDATE REPORT

Responsible Executive Manager : Luke Culhane

Report Author : Janey Yang

Delegated Authority : Matters for Information

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

Purpose

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

STAFF RECOMMENDATION

Council notes the Budget Update Report (Attachment 1) for the period ending 30 November 2025.

Relevance to Strategic Plan

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

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

Relevance to Community Engagement Policy

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

Background

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

Current Situation

Budget Position

A Revised Budget was adopted by Council on 28 October 2025 following the First Budget Review (Resolution 6421). There was an increase of \$0.4M to the overall operating surplus to \$11.1M, and a decrease of \$0.3M to the structural surplus to \$1.7M. Unfavourable movements included decreased Federal Assistance Grant allocation for 2025/26 and increased operating costs associated with additional approved capital. These were offset by an increase in grant funding for Special Local Roads not included in the Annual Business Plan.

The table below summarises the impact of budget review:

Operating Position 2025/26	Operating \$000's (Unfav)/Fav	Structural \$000's (Unfav)/Fav
Original Budget	10,682	2,040
Grant Funding (Financial Assistance Grant)	(87)	(87)
Grant Funding (Identified Local Roads Grant)	(77)	(77)
Grant Funding (Special Local Roads Grant)	720	0
Additional Operating Expenses associated with increased Capital	(130)	(130)
Total Value of Changes	426	(294)
Revised Budget Surplus	11,108	1,746

The Net Capital budget decreased in the First Budget Review by \$42.5M to \$60.7M as detailed in the table below:

Capital Budget 2025/26	Revenue \$000's	Expense \$000's	Net Capital \$000's
Original Budget	13,481	116,724	103,243
BR1 Amendments			
Realignment of project budgets	(4,430)	(47,053)	(42,623)
Additional budget request on existing projects	902	677	(225)
New Projects	0	265	265
Total Value of Changes	(3,528)	(46,111)	(42,583)
Revised Capital Budget	9,953	70,613	60,660

Operating Position

Year to Date

The result on 30 November 2025 is an operating surplus of \$4.3M compared with a budgeted surplus of \$4.1M, \$0.2M favourable. This comprises operating income being favourable to budget by \$2.6M mainly due to \$0.6M additional planning application fees, \$0.4M reimbursements, \$1.6M other income and contributions offset by unfavourable operating expenditure of \$2.4M.

The structural deficit of \$1.4M compares with a budgeted structural deficit of \$1.4M for the period. The structural surplus excludes the one-off operating grants/contributions which will fund future infrastructure projects and other one-off items.

Full Year Forecast

As of 30 November 2025, the forecast is an operating surplus of \$3.9M compared with a budgeted operating surplus of \$11.1M, unfavourable by \$7.2M and structural deficit of \$6.8M compared with a budgeted structural surplus of \$1.7M.

This largely reflects the timing difference of the \$9.2M Financial Assistance Grants being received in advance in the prior financial year (June 2025) and higher developer contributions offset by additional material and contractor costs.

Capital Position

As of 30 November 2025, the full year net capital forecast of \$55.0M is \$5.6M less than the net capital budget of \$60.6M.

This is the result of a retiming of capital expenditure due to multiyear projects from 2024/25 that have carried over into 2025/26 and projects that will be continued into 2026/27.

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

Debt Position

On 28 October 2025 Council adopted the 2025/26 First Budget Review (Resolution 6421) and approved in accordance with Section 134 of the *Local Government Act 1999*, a maximum borrowing facility of \$150M.

Actual borrowings as of 30 November 2025 were \$66.0M, well below the approved maximum debt facility.

Future Action

Further updates to be provided on a monthly basis.

YTD Result as at November 2025

The table below shows the year to date position for income and expense with a year to date net Surplus of \$1.4M (excluding non-structural items) which is favourable to YTD Budget by \$0M.

	YTD Actual \$'000	YTD Budget \$'000	Variance Fav/(Unfav) \$'000	%	Explanation of variance where considered material
Income					
RATES REVENUES	51,507	51,511	(4)	0%	
STATUTORY CHARGES	2,291	1,723	568	33%	Planning application fees, Section 7 searches and dog registrations and parking fines
USER CHARGES	1,665	1,732	(67)	-4%	
INVESTMENT INCOME	26	36	(10)	(28%)	Interest revenue
REIMBURSEMENTS	719	300	419	140%	Reimbursements for Tree Services, court booking system, Aquadome electricity, Planning Services legal fees and TAFE SA external works
OTHER INCOME	536	244	292	120%	NAWMA additional bin income, NAIDOC in the North, Career Expo sponsorship and insurance reimbursements
GRANTS, SUBSIDIES, CONTRIBUTIONS	10,932	9,501	1,431	15%	Uni Study Hub and Special Local Roads grant
Total Income	67,676	65,047	2,629	4%	
Expense					
EMPLOYEE COSTS	23,921	23,731	(190)	(1%)	
MATERIALS CONTRACTS OTHER EXPENSES	22,871	20,275	(2,596)	(13%)	Uni Study Hub, Aquadome subsidy, Youth Hub trial, Strategic Projects, Kerbside Waste and Regulatory Services contractor costs
FINANCE COSTS	1,142	1,914	772	40%	Lower debt balance
DEPRECIATION, AMORTISATION & IMPAIRMENT	15,437	15,019	(418)	(3%)	
Total Expense	63,371	60,939	(2,432)	(4%)	
Net Surplus/(Deficit)	4,305	4,108	197		
Non-Structural Items ¹	2,942	2,755	187		
Net Structural Surplus/(Deficit)	1,363	1,353	10		

Notes:

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

Full Year Forecast Result as at November 2025

The table below shows the full year forecasted result for income and expense with a net Deficit of \$6.8M (excluding non-structural items) which is unfavourable to Budget by \$8.5M.

	Full Year Forecast \$'000	Full Year Budget \$'000	Variance Fav/(Unfav) \$'000	%	Explanation of variance where considered material
Income					
RATES REVENUES	124,023	123,772	251	0%	
STATUTORY CHARGES	4,101	3,443	658	19%	Planning application fees, Section 7 Searches, dog registrations, parking fines and Building and Compliance fines
USER CHARGES	4,394	4,518	(124)	(3%)	Reduced Food Co-op user charges
INVESTMENT INCOME	55	89	(34)	(38%)	Lower forecast to reflect actuals
REIMBURSEMENTS	1,098	663	435	66%	Reimbursements for Aquadome electricity , tree services, planning Services legal fees and TAFE SA external work
OTHER INCOME	587	258	329	128%	NAWMA additional bin income, NAIDOC in the North, Career Expo sponsorship and insurance reimbursements
GRANTS, SUBSIDIES, CONTRIBUTIONS	26,852	33,667	(6,815)	(20%)	Prepayment of Financial Assistance grant offset by additional grants
NET GAIN - JOINT VENTURES & ASSOCIATES	635	635	-	0%	
Total Income	161,745	167,045	(5,300)	(3%)	
Expense					
EMPLOYEE COSTS	56,360	55,998	(362)	-1%	Grant funded positions are not budgeted
MATERIALS CONTRACTS OTHER EXPENSES	58,946	56,234	(2,712)	(5%)	Uni Study Hub, Aquadome subsidy and Youth Hub trial, Condition Monitoring, Strategic Projects, Kerbside Waste and Regulatory Services contractor costs
FINANCE COSTS	4,079	6,241	2,162	35%	Lower debt balance
DEPRECIATION, AMORTISATION & IMPAIRMENT	38,290	37,268	(1,022)	(3%)	Reflect the latest revaluation results
NET LOSS- JOINT VENTURES & ASSOCIATES	196	196	-	0%	
Total Expense	157,871	155,937	(1,934)	(1%)	
Net Surplus/(Deficit)	3,874	11,108	(7,234)		
Non-Structural Items ¹	10,670	9,362	1,308		
Net Structural Surplus/(Deficit)	(6,796)	1,746	(8,542)		
<i>For comparative purposes only</i>					
Adjustment for advance payment of FA Grants	9,181		9,181		
Adjusted Net Structural Surplus/(Deficit)	2,385	1,746	639		

Notes:

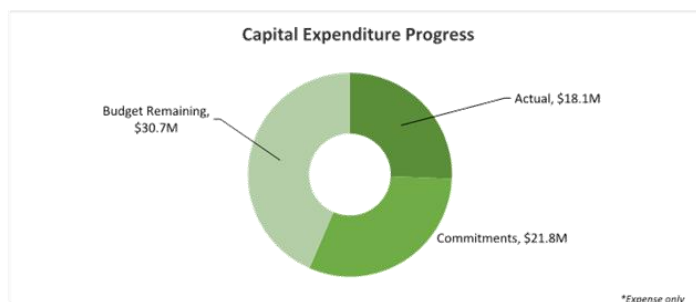
1. Developer contributions, operating grants used for capital projects, reserves & one off investment decisions not part of recurrent base budget or for future use on

Capital Full Year Movement (2025-2026)

The table below shows the full year forecasted net capital expenditure of \$55.0M which is less than Budget by \$5.7M.

	Full Year Forecast	Full Year Budget	Variance Less/ (Greater)	Explanation of variance where considered material
Revenue	(5,294)	(9,953)	4,659	Multiyear projects: Park Road Drainage System, Playford Water Business Expansion and Munno Para Sportsground to continue in 26/27
Expenses	60,265	70,613	10,348	AMP Kerbs and Reseal - one road on hold; roads still being scoped. Multiyear projects: Dwight Clubrooms and Changerooms now gated to detail design and construction will continue into 2026/27, Developer to carry out work on Stebonheath Rd, Eyre, Renewal vehicles to be ordered, Angle Vale Road West Upgrade stormwater works has an interdependency to DIT road upgrade and forecast savings in Sheedy Road Upgrade
Total Net Capital Expenditure	54,971	60,660	5,689	

	Full Year Forecast \$'000	Full Year Budget \$'000	Variance Less/ (Greater) \$'000	Explanation of variance where considered material
Buildings	5,357	5,957	600	Multiyear projects: Dwight Clubrooms and Changerooms now gated to detail design and construction will continue into 2026/27
Fleet	2,521	3,489	968	Vehicles to be ordered
IT	1,284	1,359	75	
Northern CBD	102	118	16	
Other	2,324	2,093	(231)	
Playford Alive	3,365	2,955	(410)	
Parks	6,768	7,779	1,011	Multiyear projects: Munno Para Sportsground to continue in 2026/27
Stormwater	2,659	2,491	(168)	Carry in for BR1
Streetscapes	9,717	11,079	1,362	Developer to carry out work on Stebonheath Rd, Eyre
Transport	20,089	23,139	3,050	AMP Kerbs and Reseal - one road on hold; roads still being scoped, Angle Vale Road West Upgrade stormwater works has an interdependency to DIT road upgrade and forecast savings in Sheedy Road Upgrade
Wetlands	785	201	(584)	Multiyear projects: Playford Water Business Expansion to continue in 26/27
Total Net Capital Expenditure	54,971	60,660	5,689	

Capital Expenditure Progress as at November

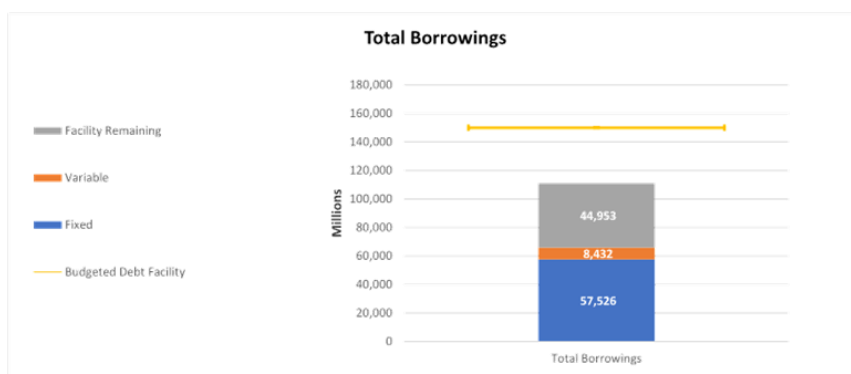
Borrowings/Investment Summary (2025/2026)**Debt Mix:**

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

Council's total borrowings as at the end of November 2025 are \$66M, comprising \$57.5M in fixed rate borrowings and \$8.4M of variable rate borrowings, total facilities accumulate to \$110.9M.

Total borrowings, net of repayments, have decreased by \$4.8M from \$70.8M in the prior month. This is consistent with Council's capital spend timing and receipts.

The LTFP has a budgeted debt facility of \$150.0M based on the assumption of full delivery of capital programs and an allowance for Treasury cash flow management. These borrowings fall within the approved budget, Council's adopted financial indicators and the LTFP. Forecasted Debt as at 30 June 2026 is \$82.8M.

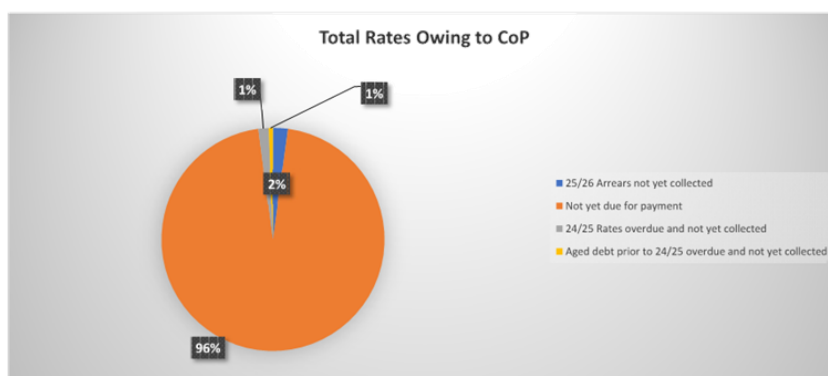
**Rates Recovery:**

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

Total rates owing of \$68.9M (53.6%) as at November 2025 reflects a decrease of 0.8% compared to November 2024.

8.3% of ratepayers are proactively utilising Council's bill smoothing options including direct debit and centrepay.

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



Reserves

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

The forecasted balance of reserves as at 30 June 2026 is \$21.3M.

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

Reserve	Opening Balance	Forecasted Developer Contributions & State Govt Grants	Forecasted Expenditure	Estimated Interest	Forecasted Closing balance
	\$'000	\$'000	\$'000	\$'000	\$'000
Open Space Reserve	6,269	1,939	(574)	286	7,920
Stormwater Infrastructure Deed - Virginia	(171)			(6)	(177)
Stormwater Infrastructure Deed - Angle Vale	3,044	919	(5)	144	4,102
Stormwater Infrastructure Deed - Playford North Extension	(662)			(24)	(686)
Social Infrastructure Deed - Virginia	238	58		11	307
Social Infrastructure Deed - Angle Vale	2,288	186		90	2,564
Social Infrastructure Deed - PNE	1,545	716		82	2,343
Supplementary Local Roads	2,437	716	(606)	93	2,640
Playford Alive Initiative Fund	671	368	(64)	36	1,011
Urban fund tree	94	7		4	105
Gawler Rail Vegetation Offset	223			8	231
Other one-off Reserves	1,230		(295)	34	969
	17,206	4,909	(1,544)	758	21,329

Financial Indicators

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

Financial sustainability enables Council to:

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

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

Financial Indicator	Explanation	Target	Forecast	Adjusted Forecast	Budget	Points to note on indicators outside of target range
Operating Surplus Ratio	Gives an indication of Councils ability to service its operations from expected income, while maintaining long term financial sustainability.	Between 1% and 10%	2.4%	7.6%	6.6%	Adjusted \$9.2M Financial Assistance grant prepaid in June 2025
Structural Surplus Ratio	Operating Surplus Ratio excluding one off grants, contributions, reserves and investments	Between 1% and 4%	-4.5%	1.4%	1.1%	Adjusted \$9.2M Financial Assistance grant prepaid in June 2025
Cash Flow from Operations Ratio*	Measures whether Council is generating enough cash from its operations to cover the replacement of assets over time.	Between 90% and 110%	93.6%	120.8%	115.8%	Adjusted \$9.2M Financial Assistance grant prepaid in June 2025 and capital grants/contributions recognised as income
Asset Renewal Funding Ratio	Shows whether or not Council is replacing assets at the rate as required in the Asset Management Plan.	Between 90% and 110%	88.2%	88.2%	99.1%	
Net Financial Liabilities Ratio**	Shows the extent to which Council is managing its debt.	Between 50% and 160%	58.2%	55.1%	56.1%	Adjusted \$9.2M Financial Assistance grant prepaid in June 2025 and capital grants/contributions recognised as income
Interest Expense Ratio	Shows how much discretionary income is used to pay interest on borrowings	Between 0% and 8%	3.3%	3.3%	5.0%	
Adjusted Forecast corrects the distortion created due to accounting treatment of the advance payment of FA Grants allocation, and creates a more accurate basis for comparison.						