



MINUTES

of

ORDINARY COUNCIL MEETING

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

HELD IN

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

ON

**TUESDAY, 27 JANUARY 2026
AT 7:00 PM**

The meeting commenced at 7.00 pm.

Cr Craig entered the meeting at 7.01 pm.

1 ATTENDANCE RECORD

1.1 Resignation - Cr Katrina Tarr

Mayor Docherty informed the meeting that as per the memo circulated to Elected Members, Cr Tarr has resigned from her position as a Councillor with the City of Playford.

Mr Green advised that administration is currently fulfilling its obligations in accordance with the *Local Government Act 1999*, where notice of the resulting vacancy will be published in the Government Gazette. Mr Green also advised that given the timing of Cr Tarr's resignation and the periodic election occurring in November 2026, a supplementary election won't be conducted, and the vacancy will remain. Further, that Cr Tarr will be invited back to a Council meeting at the appropriate time to acknowledge her commitment and service to the City of Playford, in the near future.

1.2 Present

MAYOR GLENN DOCHERTY – PRINCIPAL MEMBER

Cr Akram Arifi	Cr Marilyn Baker	Cr Zahra Bayani
Cr Andrew Craig (from 7.01 pm)	Cr Shirley Halls	Cr Chantelle Karlsen
Cr David Kerrison	Cr Misty Norris	Cr Jane Onuzans
Cr Peter Rentoulis	Cr Gay Smallwood-Smith	Cr Tanya Smiljanic
Cr Rebecca Vandeppear		

Also in attendance for the meeting:

Chief Executive Officer	Mr Sam Green
General Manager, City Services	Ms Tina Hudson
General Manager, City Assets	Mr Dale Welsh
General Manager, Corporate Services	Mr Luke Culhane
Executive Strategic Advisor	Mr Greg Pattinson
Senior Manager Development Services	Mr Matt Dineen
Senior Manager City Plans	Mr Vince Rigter
Senior Manager, Community Engagement & Experience	Ms Bree Goodchild
Manager Governance	Mrs Skye Nitschke
Minute Taker	Ms Joanne Cross
ICT Support Officer	Ms Helen Pocius
ICT Support Officer	Ms Ling Yin

1.3 Apologies

Cr Clint Marsh

1.4 Not Present

Nil

2 CONFIRMATION OF MINUTES

COUNCIL RESOLUTION

6464

Moved: Cr Onuzans

Seconded: Cr Smallwood-Smith

The Minutes of the Ordinary Council Meeting held 16 December 2025 be confirmed as a true and accurate record of proceedings.

CARRIED

3 DECLARATIONS OF INTEREST

Nil

4 MAYOR'S REPORT

The Mayor participated in the following activities:

- Candlelight Vigil for Bondi Victims – hosted by the Punya Foundation In Prince George Plaza
- Munno Para Athletics Centre Christmas Party and Awards Night
- Lions Club of Elizabeth Playford 2025 Christmas Dinner
- Lions Club of Elizabeth Playford 2025 Christmas Trailer Raffle Draw
- Eyre Sports Park Association I Eyre Community Christmas Party
- Portlife Church Meeting
- Craigmore Community Market
- Hillbank Community Children's Centre End of Year Concert
- NSS Youth Hangs – Christmas Eve Event
- NSS Jingle Jams – Christmas Eve Event
- Grenville Hub 2025 Christmas Day Lunch
- Acholi Community in SA I Christmas Celebration 2025
- Adelaide United v Central Coast Mariners FC Women's Game at Hindmarsh Stadium
- Adelaide United v Central Coast Mariners FC Men's Game at Hindmarsh Stadium
- Tennis SA Volunteer and Thank You Function
- Midway Road Community House Inc Meeting
- City of Playford Information Session
- Pink Stumps Game Eastern Park vs Andrew Farm Cricket Club at Dwight Reserve
- Pink Stumps Game Eastern Park v Virginia Cricket Club at Dwight Reserve
- Stretton Library School Holiday Activity Cardboard Blacksmith Workshop
- International Humanitarian Provision Care Inc Meeting
- Gymnastics SA Meeting
- NGAA Strategic Advisory Committee Meeting
- Meeting with Khairan Holdings Pty Ltd
- Show & Shine and Memorial for Samantha Waldron – Smithfield Oval
- Elizabeth Downs SC vs Adelaide Titans
- Smithfield Sports and Social Club Meeting
- Department of Home Affairs - Australian Citizenship Ceremony – Adelaide Town Hall
- 2026 City of Playford Australia Day Breakfast and Event at Fremont Park
- 2026 City of Playford Australia Day Citizenship Ceremony at Playford Civic Centre
- UniHub Playford Opening

Summary of media engagements

17/12/2025 Mayor's Monthly Wrap Up Filming - Owned channels
17/12/2025 Christmas Message Filming - Owned channels
17/12/2025 End of Year Wrap Up Filming - Owned channels
14/01/2026 Australian Day promotion Filming - Owned channels
16/01/2026 Stebonheath/Dalkeith Roundabout photograph - Owned channels
23/01/2026 Dust at Riverlea - Interview with ABC 891

TV, radio and print engagements

09/12/2025 SA sees major infrastructure boost in the north as \$1.5 billion - Glam Adelaide
10/12/2025 Water project progresses
10/12/2025 Playford encouraged to give the gift of reading - The Bunyip
10/12/2025 Playford's not so silent night - The Bunyip
17/12/2025 Local politicians show support for sponsors and volunteers - The Bunyip
17/12/2025 Christmas greetings - The Bunyip

- 17/12/2025 Books bring Christmas joy in Playford - The Bunyip
- 17/12/2025 Teamwork living up to the pipe - The Bunyip
- 07/01/2026 New Year greetings - The Bunyip
- 21/01/2026 Work begins on Stebonheath-Dalkeith Roundabout - The Bunyip
- 21/01/2026 Playford serves up another Aust Day - The Bunyip
- 23/01/2026 Dust at Riverlea - ABC 891 Radio

5 REPORTS OF REPRESENTATIVES OF COUNCIL ON OTHER ORGANISATIONS

Nil

6 REPORTS BY COUNCILLORS

6.1 INFORMATION SESSION RECORD OF ATTENDANCE

The Information Session Record of Attendance for January 2026 is provided in the Council agenda.

Cr Marilyn Baker

- Attended the funeral of Mr Jack Webb – acknowledged his service as a member of the former Munno Para Council and paid tribute.

Cr Shirley Halls

- On behalf of the Service Clubs who provided the breakfast at the Australia Day event, thanked the staff for their efforts and support in the heat.
- Australia Day Citizenship Ceremony at the Playford Civic Centre
- Uni Hub Playford Official Opening

Cr David Kerrison

- One Tree Hill Progress Association Christmas Meeting
- City of Playford Australia Day Event & Awards at Fremont Park
- One Tree Hill Market

Cr Misty Norris

- Australia Day Citizenship Ceremony at the Playford Civic Centre
- City of Playford Australia Day Event & Awards at Fremont Park
- Playford Women's Shed Christmas Function
- One Tree Hill Country Market – December
- Resident Meeting, Craigmore
- Midway Tavern Christmas Market
- Elizabeth Downs Soccer Club 'Kenny's Ashes' Exhibition Cricket Match at Argana Park
- Elizabeth Downs Soccer Club 7-a-side Junior Comp at Argana Park
- EDSC vs Ghan match at Argana Park
- Cos We Care at Fremont Park
- Midway Road Community House Meeting
- Aust Local Govt Womens Assoc – SA Strategic Planning Meeting

Cr Jane Onuzans

- Uni Hub Playford Official Opening
- Australia Day 2026 at Fremont
- Citizenship Ceremony
- SA Water Metro Growth Programs Community BBQ
- Meeting with Staff - 20 & 21 January at POC
- Meeting with Smithfield Sports Club Committee
- Meeting with Playford Lakes Golf Course Members

- Selection Panel Meeting - Citizens Award.

Cr Gay Smallwood-Smith

- Represented the Mayor at Proclamation Day ceremony at the Old Gum Tree at Glenelg
- Escorted Australia Day Ambassador Ian Smith at Australia Day 2026 Breakfast festivities at Fremont Park and noted Mr Smith's compliments around the successful organisation of the event.
- Acknowledged the amazing efforts of the Service Clubs in cooking the bbq breakfasts in the heat at the Australia Day breakfast.
- Emceed Citizenship Ceremony on Australia Day
- Attended opening of the University Hub on Woodford Road

Cr Tanya Smiljanic

- 17 December 2025 Selection Panel Meeting - Citizens Award
- 19 December 2025 Tour of the new University Hub on Woodford Road
- 26 January 2026 City of Playford Australia Day Event & Awards at Fremont Park

7 REPORTS OF REPRESENTATIVES (CONFERENCES & TRAINING PROGRAMS)

Nil

8 QUESTIONS ON NOTICE**Cr Marsh – Odgers Road and O'Loughlin Road, Virginia****History**

The following questions were raised at the Ordinary Council Meeting on 16 December 2025, regarding traffic and impact assessments and traffic movement along Odgers Road, Virginia. Mr Matt Dineen (Senior Manager Development Services) took the questions on notice.

Question

Have staff undertaken a recent traffic or impact assessment in light of the new estate coming online, and any other estates or growth that may affect traffic movement along Odgers Road, Virginia; if so, when was the most recent assessment that considered all relevant impacts on Odgers Road, Virginia?

Answer

Staff advised that traffic and related impacts would have been considered as part of the land division assessment process. While an exact date could not be confirmed, this assessment would have occurred prior to the 2024 presentation provided to Elected Members.

Question

Did that assessment provide any recommendations regarding connecting roads or adjacent connections, recognising the need for people to work, walk, play and move throughout the township?

Answer

This assessment provided by the applicants traffic engineer and then reviewed by Council staff, principally considered the appropriateness of the internal road network, however, makes the following comments relevant to Odgers and O'Loughlin Roads, Virginia :

- Identification of the alignment, local road status, speed environment and pavement width of Odgers Road and O'Loughlin Road, Virginia at 4.5m wide.
- Recognition that the proposed division will upgrade the width of O'Loughlin Road, Virginia by 1m to the frontage of the site as part of their works so as to meet the minimum carriageway width.
- Identification of one (1) recorded road crash on either Odger Road, Virginia or O'Loughlin Road, Virginia between 2016 and 2020, being the most recent reporting period.
- Recommends that the intersection of Odgers and O'Loughlin Roads, Virginia prioritises north/south movements along O'Loughlin Road, Virginia (and the subject development entrance) as opposed to prioritising movements between Odgers and O'Loughlin Roads, Virginia as sought by Council.

Consideration within the division has been made for road connections into surrounding land, but the assessment report did not speak to the broader existing network connections. Such strategic considerations are made at the structure planning stage, through the relevant rezoning of land, as opposed to at a land division by land division assessment. A traffic assessment was undertaken at the time of the rezoning of the land, to which both Odgers Road, Virginia and O'Loughlin Road, Virginia were identified within the study area but not outlined within the identified upgrades. Rather Odgers Road, Virginia and O'Loughlin Road, Virginia were captured under the broader heading of 'Internal Roads (0-15 years)' for a stage by stage consideration.

Cr Kerrison – Odgers Road and O'Loughlin Road, Virginia**History**

The following questions were raised at the Ordinary Council Meeting on 16 December 2025, regarding site assessments and consultation undertaken for this development along Odgers Road, Virginia. Mr Matt Dineen (Senior Manager Development Services) took the questions on notice.

Question

Where does Council stand in relation to this development: was a site assessment undertaken, were residents consulted, and how did the development receive approval given the existing conditions?

Answer

The subject land division application was assessed against the State Government's Planning and Design Code, which does not allow for public consultation to occur for such a development within this zone. A site assessment was undertaken as part of the assessment of the application.

The Planning and Design Code and relevant legislation gives limited consideration to ensuring the external road network meets current standards, rather it considers appropriate connection of the division to an all-weather access road. Consideration is then given to whether a development exceeds volumes expected along a local road, and any impacts of such volumes on intersections. In this instance Odgers Road and O'Loughlin Road are currently operating as local roads and facilitating local road movements. The proposed division does not then result in a volume of vehicles exceeding that expected to be catered for within a local road network, i.e. the function of the road does not change and accordingly it is not the responsibility of this development to correct an existing issue.

This approach seeks to ensure that entire network upgrades to current standards do not fall to one applicant. Particularly in growth areas, there will typically be points of constraint as development progresses, to which multiple development impacts, not just the first mover. To pass on such costs to the first developer creates uncertainty in the progression of intended development and an uncertain scope as to the extent of such upgrades. The intent of the Road Infrastructure Deed (or similar mechanisms) is to identify such external road upgrades and put in place the cost share model and pathway for implementation. The Planning and Design Code sits separate to Deeds and similar agreements.

The application received approval as the proposal met the provisions of the Planning and Design Code and through the application process, the applicant met their legal obligations in provision of applicable financial contributions to the Road Deed and upgrade of the site frontage of O'Loughlin Road.

Question

With a further 100 or more vehicles expected in the area, what options does Council have to manage the anticipated impacts, and was there any opportunity to require that supporting infrastructure be delivered before development approval was granted?

Answer

As outlined above, the Planning and Design Code gives limited consideration to ensuring the existing local road network meets current standards. To require that supporting infrastructure be delivered prior to development approval being granted under the current system would require that Council refuse the proposed development. Council does have the ability to refuse a land division application but requires appropriate merit to do so. In this instance the applicant:

- was proposing a residential land division within residential type zoning / land that envisaged such a division at this density
- was ensuring appropriate connection of their division to the existing local road network, inclusive of upgrade to this connection as envisaged by the Planning and Design Code
- was contributing financially to identified local network upgrades as identified within the relevant Virginia Growth Area Road Infrastructure Deed

- was upgrading their O'Loughlin Road frontage, relevant to their development stage.

Accordingly, whilst Council is able to refuse development, the applicable policy would not support such a refusal in this instance.

In preventing this from occurring in the future, issues such as this are considered in how we approach and respond to future deed / infrastructure scheme considerations.

Such considerations include:

- ensuring roads such as this are picked up in future agreements, to ensure a clear pathway for upgrade including cost share and timing
- promoting clear sequencing in the progression of growth areas, with defined requirements for the upgrades required at each stage. This limits the ability for multiple growth fronts that can create competing infrastructure priorities. Where a developer seeks to construct out of sequence, they do so with the understanding that any upfront infrastructure costs will be at their expense
- highlighting the need for changes to be made to future agreements such as Infrastructure Schemes without needing to recommence the process.

Council staff have also been reviewing interstate models for growth coordination to inform discussions with the State Government and Council's advocacy positions. Through this review, we have identified opportunities for improvement to relevant planning policy provisions that enable a stronger position in ensuring that infrastructure precedes or closely follows development. We will be working such opportunities through with the State Government.

9 QUESTIONS WITHOUT NOTICE

9.1 ABANDONED BOAT - KING ROAD VIRGINIA (Cr Peter Rentoulis)

Question: Has the boat that has been sitting on the verge at King Road Virginia for the last 6 – 8 weeks been removed? If not, why, and when will it be removed?

Answer: Ms Hudson advised it hasn't been removed to date. It is a very complex issue involving legal matters and doesn't have a trailer which also contributes to the challenge of having it removed. The Team is actively working on the issues to enable it to be removed as soon as it can be while navigating the challenging factors associated with the process.

9.2 BUS SHELTER RESPONSIBILITY (Cr David Kerrison)

Question: Can confirmation please be given on notice the responsibility of the bus shelters throughout the City of Playford and the history of responsibility about the bus stops that are being removed. What is the process for them being replaced?

Answer: Mr Rigter advised Council's policy is not to replace the bus shelters as they fall under State Government (DIT) responsibility. Under Council's Transport Strategy there is an action for us to advocate for bus shelters which is occurring. Administration has been in discussion with an advertising company who builds bus shelters for DIT providing they receive the advertising proceeds, of which there are approximately 300 across Adelaide.

Administration is engaging with the company to try and facilitate some bus shelters across

the Council area.

Question: When roads and paths are updated, does Council replace bus shelter or is it once they are removed, they are not replaced?

Answer: Mr Welsh advised that if a shelter reaches the end of its useful life, it is removed and not replaced.

9.3 VERGE MAINTENANCE PROGRAM (Cr David Kerrison)

Question: I have been receiving some complaints regarding about maintenance of our verges and presentation so can I please have an update on the current status of the City of Playford Verge Maintenance Program?

Answer: Mr Welsh advised that at a high level, the program is broadly on track and consistent with previous years considering the weather. He further advised that Mr Carter will be providing a City Operations activities update to the March Strategy and Services Committee meeting which will outline more detailed information.

9.4 CRAIGMORE SUBURB SIGN, YORKTOWN ROAD (Cr David Kerrison)

Question: Residents have raised that there used to be a Craigmore suburb sign (as you are entering Craigmore up Yorktown Road) which seems to have been removed during the construction of the new roundabout (corner of Adams Road) – is the sign going to be replaced?

Answer: Mr Welsh advised that if the sign is a Council asset, a replacement would have been ordered, but he will follow this up. The question was therefore taken on notice with a response to be provided at the next meeting.

9.5 SIGN ON EAGLES NEST ROAD (Cr David Kerrison)

Question: There is a sign on Eagles Nest Road (just before Eagles Nest South coming up from Gawler) which was recently taken out by a car accident. It was laying on the roadside for a period of time, and it has subsequently been removed, presumably by Council. Can I please be assured that the sign will be replaced?

Answer: Mr Welsh took the question on notice with a response to be provided at the next meeting.

9.6 ABANDONED VEHICLE - GAYLAND ROAD, ELIZABETH DOWNS (Cr Misty Norris)

Question: Are we able to get an update on the removal of an abandoned vehicle on Gayland Road, Elizabeth Downs? It has been there for a number of weeks, and I have received complaints. I sought an update last week; however, I am yet to receive a response.

Answer: Ms Hudson took question on notice with a response to be provided at the next meeting.

9.7 USE OF COUNCIL BUILDINGS DURING CODE RED/BLUE (Cr Misty Norris)

Question: Considering the recent heatwave – is Council going to be more proactive in opening Council facilities in Code Red activation, even if just our Library or Civic Centre.

Answer: Ms Hudson advised that team is actively working on a strategy to deal with Code Red and Code Blue activations in the future, and an update will be provided reasonably soon.

COUNCIL RESOLUTION**6465**

Moved: Cr Kerrison **Seconded:** Cr Rentoulis

That the questions without notice from:

Cr Rentoulis

Cr Kerrison

Cr Norris

and the accompanying responses be recorded in the minutes.

CARRIED**10 PETITIONS**

Nil

11 DEPUTATION / REPRESENTATIONS

Nil

12 MOTIONS ON NOTICE

Nil

13 MOTIONS WITHOUT NOTICE

Nil

14 COMMITTEE REPORTS

Nil

15 STAFF REPORTS

Matters for Information

15.1 BUDGET UPDATE REPORT

Responsible Executive Manager : Luke Culhane

COUNCIL RESOLUTION**6466**

Moved: Cr Norris **Seconded:** Cr Halls

Council notes the Budget Update Report (Attachment 1) for the period ending 31 December 2025.

<u>CARRIED</u>

15.2 MID-YEAR REVIEW - END OF YEAR FORECAST
Responsible Executive Manager : Luke Culhane

COUNCIL RESOLUTION

6467

Moved: Cr Baker **Seconded:** Cr Halls

Council notes the Mid-Year Review Report and 2025/26 Forecast Financial Statements (Attachment 1).

<u>CARRIED</u>

16 INFORMAL DISCUSSION

Nil

17 CONFIDENTIAL MATTERS

Nil

18 CLOSURE

The meeting closed at 7.20 pm.