



MINUTES

of

STRATEGY AND SERVICES COMMITTEE MEETING

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

HELD IN

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

ON

**TUESDAY, 9 DECEMBER 2025
AT 7:00 PM**

The meeting commenced at 7:00 pm.

The Presiding Member informed Committee Members that Item 8.1 Repurposing Assets Update has been withdrawn from the agenda.

1 ATTENDANCE RECORD

1.1 Present

CR REBECCA VANDEPEEAR – PRESIDING MEMBER

Cr Akram Arifi	Cr Marilyn Baker	Cr Andrew Craig
Mayor Glenn Docherty	Cr Shirley Halls	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)		

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 City Plans	Mr Vince Rigger
Senior Manager Assets & Delivery	Ms Janey Mitson
Senior Manager Development Services	Mr Matt Dineen
Senior Manager Families and Young People	Ms Elena Casciano

Strategic Land Use Planner
 Environment Planner
 Urban Policy Planner
 Growth & Infrastructure Coordinator
 Senior Governance Officer
 ICT Support Officer
 ICT Support Officer
 Minute Taker

Ms Sara Hobbs
 Ms Renae Williams
 Mr Matthew Henderson
 Mr Ben Woodrow
 Mrs Sarah Schutz
 Mr Krunal Patel
 Mr Nick Gehlert
 Mrs Skye Nitschke

1.2 Apologies

Cr Zahra Bayani
 Cr Chantelle Karlsen

1.3 Not Present

Nil

2 CONFIRMATION OF MINUTES

COMMITTEE RESOLUTION

6448

Moved: Cr Tarr

Seconded: Cr Smallwood-Smith

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

CARRIED

3 DECLARATIONS OF INTEREST

Nil

4 DEPUTATION / REPRESENTATIONS

Nil

5 STAFF REPORTS

Matters to be considered by the Committee and referred to Council

Matters which cannot be delegated to a Committee or Staff

5.1 4 PLAYFORD BOULEVARD - CBD DEVELOPMENT STRATEGY

Responsible Executive Manager: Dale Welsh

COMMITTEE RECOMMENDATION

6449

Moved: Cr Smallwood-Smith

Seconded: Cr Halls

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.

CARRIED

5.2 LEASE OF COMMUNITY LAND FOR A COMMUNITY BATTERY

Responsible Executive Manager: Sam Green

COMMITTEE RECOMMENDATION

6450

Moved: Cr Smallwood-Smith Seconded: Cr Smiljanic

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.

CARRIED

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

Cr Norris called for a **DIVISION**.

The motion was set aside.

A division was taken with:

- Mayor G Docherty, Crs C Marsh, D Kerrison, M Baker, J Onuzans, A Arifi, R Vandepeear, G Smallwood-Smith, K Tarr and T Smiljanic voting **FOR** the motion.
- Crs S Halls, P Rentoulis and M Norris voting **AGAINST** the motion.

CARRIED

6 INFORMAL DISCUSSION

6.1 SMITHFIELD REGENERATION CODE AMENDMENT

Cr Craig joined the meeting at 7:36 pm

Presenters:	Mr Greg Pattinson	Executive Strategic Advisor
	Mr Andy Humphries	Director for Development, Department for Housing and Urban Development
	Ms Nadia Gencarelli	Manager Planning and Design Code, Department for Housing and Urban Development

Outcome: The Department for Housing and Urban Development provided an update to the Council on the Smithfield Regeneration Code Amendment.

6.2 URBAN 95 AND UK LEARNINGS

Cr Halls left the meeting room at 8:27 pm.

Cr Smiljanic left the meeting room at 8:33 pm.

Cr Halls returned to the meeting room at 8:34 pm.

Cr Smiljanic returned to the meeting room at 8:35 pm.

Presenters: Mayor Glenn Docherty

Ms Elena Casciano Senior Manager Families & Young People

Outcome: The Council were informed of the key learnings obtained through participation in the Urban 95 program in the UK.

7 INFORMAL ACTIONS

Nil

8 CONFIDENTIAL MATTERS

8.1 REPURPOSING ASSETS UPDATE

This item was withdrawn from the agenda.

9 CLOSURE

The meeting closed at 8:56 pm.