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, 25 FEBRUARY 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, 20 February 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 Stroet	Cr Rebecca Vandepeear

City of Playford
Ordinary Council Meeting

AGENDA
TUESDAY, 25 FEBRUARY 2025 AT 7:00 PM

1 ATTENDANCE RECORD

1.1 Present

1.2 Apologies

Cr Akram Arifi

1.3 Not Present

2 CONFIRMATION OF MINUTES

RECOMMENDATION

The Minutes of the Ordinary Council Meeting held 28 January 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 Attendance 14

7 REPORTS OF REPRESENTATIVES (CONFERENCES & TRAINING PROGRAMS)

8 QUESTIONS ON NOTICE

Cr Kerrison – Safety Data Update for Black Top Road

History

Cr Kerrison asked the following questions at the Ordinary Council Meeting on 28 January 2025.

Question

1. Is there a safety data update for Black Top Road?

2. Has City of Playford received the safety data as requested from DIT?

3. If so, when will it be made available?

Answer

We have received the road crash data (safety data) for Yorktown Road and Black Top Road from the Department for Infrastructure and Transport (DIT). A summary of the crash data is provided below in Table 1.

Table 1: Road Crash Data (safety data)

Road	Casualty Crash Classifications	Apparent error	Total casualties
Yorktown Road	Minor injury – 1 Serious injury – 5 **Total - 6**	D.U.I – 1 Inattention – 3 Following too closely – 1 Not listed - 1	Minor Injury – 8 Serious Injury -8 **Total - 9**
Black Top Road	Minor injury – 6 Serious injury – 4 **Total - 10**	D.U.I – 1 Inattention – 7 Died / sick / sleep at wheel - 1 Incorrect turn - 1	Minor Injury – 15 Serious Injury -5 **Total - 20**

It acknowledged that several crashes have been attributed to “inattention” on Black Top and Yorktown Road, which fall within the area affected by the speed limit change. However, best practice in road safety recognises the “Safe Systems” approach, which is endorsed in both the National Road Safety Strategy and South Australia’s Road Safety Strategy.

The guiding principles behind the Safe Systems approach are:

- People make mistakes. A mistake should not cost anyone’s life or health

- Physics determine the limits. When a crash occurs (and crashes will continue to occur because people make mistakes), all elements within the Safe System should work together to ensure that the forces generated do not exceed our bodies’ physical limits, thereby preventing fatal or serious injuries.

There is an onus on road managers to provide a forgiving road environment for all users, thereby reducing the likelihood that someone is seriously hurt or killed in the event of a crash, regardless of fault. Speed is a major contributor to the force exerted on the human body during a crash; as speed increases, there is an exponential rise in the likelihood of serious injury or death.

Both Yorktown Road and Black Top Road are under the care and control of the State Government, which is responsible for managing safe movement along these corridors, including setting speed limits.

We were not provided with a copy of DIT's speed limit review, but it would have considered several factors, including but not limited to:

- Crash history (detailed information provided)
- High crash potential
- Austroad compliance
- Horizontal and vertical geometry
- Roadside hazards
- Narrow, unsealed road shoulders.

Cr Kerrison – Stormwater Management Plan (SMP) Costs involved to meet the impacts of growth

History

Councillor Kerrison asked the below questions at the Ordinary Council Meeting on 28 January 2025.

Question

1. Is the ratepayer currently funding the planning and design works and will this ratepayer investment be reimbursed in full under the Stormwater Management Infrastructure Deed Agreements?

2. What is the estimated expenditure to deliver the required Infrastructure under the SMP to meet the impacts of the planned growth zones across the City of Playford?

3. What are the funding arrangements between the three tiers of Government to deliver the infrastructure to meet the Federal and State Governments planned growth?

4. Is the Infrastructure Deed (growth) funding adequate to meet the estimated delivery costs? Will external funding be required (if so, what external funding options are there).

5. Has the City of Playford considered the impacts of the high inflationary environment that we have been operating in and considered the cost impacts?

6. If so, what are the cost impacts in dollar terms and will these be covered by the Deeds or be funded under the annual business plan for the City of Playford.

7. Is there a plan to meet the cost impacts with external funding assistance and if not, what would the cost impact on the ratepayers be as a likely rate increase.

Answer

1. Yes the cost of the planning and design work being undertaken by Council relevant to the Stormwater Management Plans (SMPs), inclusive of development of the SMPs themselves has been at the cost of the ratepayer. These planning and design costs are to be recovered in full under the landowner contributions required under the Interim Stormwater Infrastructure Deed.

It is noted that a large majority of infrastructure under the SMPs is located on private land and is to be planned and delivered by the development industry at their own cost in alignment with the development of their land.

2. Again the majority of the infrastructure under the SMPs is located on private land and is to be delivered by the development industry at their cost and in alignment with the development of their land. The regional outfall drainage infrastructure however cannot be apportioned to one particular development (excluding Riverlea) and accordingly the appropriate approach is that such infrastructure is delivered by Council with costs recovered via Deed Contributions. Across the planned growth areas within the City of Playford that are subject to Stormwater Infrastructure Deeds, the cost of this regional outfall infrastructure is estimated at approximately $60M.

   I note that the cost of stormwater treatments under the Stormwater Management Plans, sit separate to the required stormwater treatments required to service roads under the Road Infrastructure Deeds.

3. *Council's Growth Areas within Virginia, Angle Vale and Playford North Extension each contain Infrastructure Deeds that set out various funding arrangements as outlined below:*

   Interim Stormwater Infrastructure Deeds –
   The Interim Stormwater Deed outlines that the full cost of required stormwater infrastructure, inclusive of facilitating upstream 100-year stormwater flows shall be at the cost of the growth area landowners.

   Road Infrastructure Deeds:

   The Road Infrastructure Deed outlines a different percentage funding arrangement dependent on the intersection or road upgrade. Dependent on the specific treatment this is split between the Landowners, Minister and Council. Council nor the Minister does not contribute to every deed intervention.

   Social Infrastructure Deed:

   The Social Infrastructure Deed seeks for the respective growth area landowners to contribute to new or improved social infrastructure with the balance of costs to be shared between State and Local Government. The Deed does not outline a specific cost share breakdown between State and Local Government but rather establishes a framework to outline future social infrastructure requirements and a set of cost share principles inclusive of a set landowner contributions.

4. Under *the Interim Stormwater Infrastructure Deed, Council have delayed setting the deed contribution figure and cost share model arrangement until as such time as the design of the regional outfall drainage infrastructure has been completed and costed. This has assisted in preventing significant variation between contribution amounts and construction costs.*

   Under the Road Infrastructure Deed, funding available is inadequate to meet the estimated delivery costs. Construction costs have exceeded the escalation figures provided for and the scope of works identified under the deed requires additional funding to achieve an appropriate urban road standard. Accordingly external funding will be required with a variety of options available to consider such cost overruns including but not limited to;

   (a) Federal and State Government funding through sources such as grant funding

(b) Negotiated outcomes with the development industry

(c) Inclusion of additional land progressing through a Code Amendment into the Road Infrastructure Deed

(d) Consideration of Infrastructure Schemes introduced into legislation since the commencement of the current Infrastructure Deeds

(e) Additional Ratepayer funding.

5. The City of Playford within its administration of the Stormwater Infrastructure Deeds have taken into account the high inflationary environment and provided for progressive adjustment terms (outside of quarterly indexing) within the terms of the Final Stormwater Deeds currently under development.

   The Road Infrastructure Deeds which are administered by the Department of Infrastructure and Transport, through the Minister for Transport and Infrastructure do not allow for variation or progressive adjustment without the consent of all parties.

6. It is too early, given the extent of deed interventions, to outline what the cost impacts in dollar terms will be. Likewise external funding opportunities still need to be considered. It is however anticipated that there will be an increase in Council's contributions beyond that anticipated by the Final Road Infrastructure Deed as a result of cost escalations and additional works required beyond the identified scope. All costs escalations however are not to be assigned to the City of Playford again noting that the Minister for Transport and Infrastructure is the administering body.

7. Yes various external funding pathways are being considered in the delivery of growth infrastructure. An example of this is the recent Federal Grant funding allocated to the intersection of Curtis and Heaslip Roads under the Housing Support Program.

<u>Cr Smallwood-Smith</u> – Evacuation Procedures at Grenville Hub

History

At the Ordinary Council Meeting on 26 November 2024, Councillor Shirley Halls asked a question regarding the details of an evacuation event in November 2024 at the Grenville Hub and the subsequent outcome for older residents who could not evacuate from the second floor. This was taken on notice, and after the incident review, a response was taken to the Ordinary Council Meeting on 28 January 2025.

At the Ordinary Council Meeting on 28 January 2025, Councillor Smallwood-Smith advised she was present during the evacuation and believes there are some anomalies in the response to the question on notice. She referenced the timeliness of attendance by the Metropolitan Fire Service and staff providing assistance to those unable to use the stairs and asked the below question.

Question

Can these anomalies please be corrected?

Answer

The concerns raised in relation to the answer provided at the Ordinary Council Meeting on 28 January 2025 related to the following statement:

'The MFS responding promptly and providing assistance to those in refuge who were unable to utilise the stairs, to the nearest assembly point'.

For clarification it is recommended the following amendments are made:

The Metropolitan Fire Service (MFS) confirmed that they were notified of an emergency alarm being triggered at the Grenville Hub on 15 November 2024 at 11:26am. The MFS response team was mobilised at 11:28am and arrived on site at 11:30am.

The average response time from the MFS is 14 minutes, and their target response time is 7-minutes. The MFS responded to the incident on 15 November 2024 within the average response time and within their target response time.

Staff reported that, prior to the MFS arriving, they assisted several patrons downstairs from the level 1 landing to the Emergency Assembly Point in accordance with the Emergency and Evacuation Plan. When the MFS arrived on site, they assisted those who required it and swept the building to ensure that there was no immediate danger or fire.

Cr Katrina Stroet – Davoren Road Extension Enquiry

History

Cr Katrina Stroet has submitted the following questions on notice.

Question

Can staff inform Council:

1. If the extension of Davoren Road between President Avenue and Andrews Road has been:

    a. Considered in any past or current planning discussions

    b. Formally planned and/or designed; and

    c. Scheduled for development as a new road connection.

2. Whether this potential connection would be considered a priority for Council in terms of improving traffic movement in the growth area and providing an alternative route to Curtis Road.

3. If the proposed Davoren Road extension is included or planned to be implemented as part of the draft City-Wide Integrated Transport Strategy.

4. How the priority of this potential connection would be classified (low, medium, or high), acknowledging that this classification would be weighed against other projects under Council's consideration.

5. Whether there are any existing or potential deed funding agreements or external funding sources that could be pursued to support the future connection of Davoren Road.

Answer

1. The extension of Davoren Road between President Avenue and Andrews Road has been considered in both past and current planning discussions.

   Past considerations and planning have future-proofed this road extension through the provision of:

   a. a road reserve, and;

   b. a road stub on the western approach at the President Avenue and Andrews Road roundabout.

   The Playford North Extension Traffic Study identified the extension of Davoren Road between President Avenue and Andrews Road on the Structure Plan. The Structure Plan provides a functional layout of the proposed road network; however, it does not include the design of individual road elements.
   There is currently no scheduled date for the detailed design and construction of this road link, with priority to be formally established in the City-wide Integrated Transport Strategy, subject to Council endorsement.

2. This road link has strategic merit and will be prioritised using the agreed criteria being developed within the City-wide Integrated Transport Strategy.

   This road link would facilitate key east-west transport movements for the community and help balance and redistribute traffic demand along other east-west corridors, including Curtis Road and Petherton Road.

3. Work has progressed on the Draft City-wide Integrated Transport Strategy, which includes this proposed road link. This link has been assessed using the draft criteria presented to Council late last year.

4. Within the Draft City-wide Integrated Transport Strategy, it has emerged as a medium-high priority, which is subject to Council endorsement. Council will need to consider this alongside other high-priority actions within the final Transport Strategy.

5. While this road link was identified in the Playford North Extension Traffic Study, it formed part of the existing Council road network. Consequently, no road deed or funding pathway was established for the construction of this road extension.

   The road would need to be constructed at the full cost of Council.

<u>Cr Katrina Stroet</u> – Stretton Centre Closure

History

Cr Katrina Stroet has submitted the following question on notice.

Question

Can staff provide an update on the Stretton Centre Closure on the 10th of February that was listed on City of Playford Social Media Platforms?

Why was this not included in Email Memos provided to Elected Members by Staff?

Answer

The staff made the decision to close the Stretton Centre on Monday 10th February for a short period of time because of an unplanned incident. A fire system pressure valve failed which contributed to minor flooding in the building. While the safety risk was low, the staff determined the best course of action was to close the building while the fault was repaired and appropriate clean up occurred.

Information about the closure was provided to the public via our social media channels at approximately 9.00am. Information about the reopening of the building was also provided to the public via our social media channels at approximately 10.30am.

Given the urgency of the matter and the short duration of the incident it was felt an Elected Member Memo was not required, given the matter was resolved quickly.

Cr Jane Onuzans – Vacant land located in Anderson Walk

History

Cr Jane Onuzans has submitted the following question on notice.

Question

The vacant land, located in Anderson Walk, is situated on the right-hand side between commercial spaces when entering from the Coventry Road roundabout. The land has become a safety concern for residents and business owners in the area, and I would like to request information on the following:

1. Ownership: Is the vacant land in question owned by the Council, or a private entity?

2. Safety concerns: Has the Council been made aware of concerns regarding the use of the vacant land as a thoroughfare for bike riders to exit towards Playford Waters Smithfield residential homes, and as location for alleged drug dealing and theft? What measures will the Council be taking to address these safety concerns and prevent further incidents in the future?

3. Plans for improvement: Are there any plans to develop or utilize the vacant land in a way that would improve safety and security for nearby residents and business owners? In the short term, what immediate actions can the Council take to mitigate the safety concerns in the said vacant area?

Answer

1. Palari Road, Smithfield is an unmade road owned by City of Playford.

2. The Council has not received any community complaints concerning the use or alleged illegal activities at this location. Over the past 12 months, the Council has received two Customer Requests related to illegal dumping only.

Incidents involving drug dealing or theft are matters for SAPOL and should be reported immediately.

3. Essential infrastructure is located within Palari Road, which connects to Wayfarer Mews, Smithfield. As a result, the Council has no plans to develop or utilise this land in the future. Before making recommendations for any future improvements, the Council would need to assess the extent of safety concerns at this location.

9 QUESTIONS WITHOUT NOTICE

10 PETITIONS

Nil

11 DEPUTATION / REPRESENTATIONS

Nil

12 MOTIONS ON NOTICE

Nil

13 MOTIONS WITHOUT NOTICE

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Strategy and Services Committee - 11 February 2025

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

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16 INFORMAL DISCUSSION

Nil

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18 CLOSURE

Reports by Councillors

6.1 INFORMATION SESSION RECORD OF ATTENDANCE

Contact Person: Sarah Schutz

Information Session Record of Attendance

- The Information Session Record of Attendance for February 2025 is provided below.

	4 February 2025 *(Mandatory Training)*		11 February 2025		18 February 2025	
	Attendance	**Attendance Comment**	**Attendance**	**Attendance Comment**	**Attendance**	**Attendance Comment**
Mayor Glenn Docherty	✓		✓		✓	
Cr Akram Arifi	✓		*Apology*		*Apology*	
Cr Andrew Craig	✓		*Not present*		Arrived at 7:03pm	*Via Zoom*
Cr Chantelle Karlsen	✓		✓		Arrived at 7:02pm	*Via Zoom*
Cr Clint Marsh	*Apology*		✓		✓	
Cr David Kerrison	✓		✓		✓	
Cr Gay Smallwood-Smith	✓		✓		✓	
Cr Jane Onuzans	✓		✓		✓	
Cr Katrina Stroet	✓		✓		Apology	
Cr Marilyn Baker	✓		✓		✓	
Cr Misty Norris	✓		✓		✓	
Cr Peter Rentoulis	✓		✓		✓	
Cr Rebecca Vandepeear	✓		✓		✓	*Via Zoom*
Cr Shirley Halls	✓		✓		✓	
Cr Tanya Smiljanic	✓		✓		✓	
Cr Zahra Bayani	✓		✓		✓	*Via Zoom*

COMMITTEE REPORTS

STRATEGY AND SERVICES COMMITTEE

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

14.1 ACCOMMODATION DIVERSITY CODE AMENDMENT - COUNCIL SUBMISSION

Responsible Executive Manager : Sam Green

Report Author : Sara Hobbs

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

Attachments :
1⇩. Housing Diversity Submission - City of Playford
2⇩. Accommodation Diversity Code Amendment - Fact Sheet
3⇩. Accommodation Diversity Code Amendment - Frequently Asked Questions

PURPOSE

The purpose of this report is to provide an overview of the key aspects of the State Government's draft Accommodation Diversity Code Amendment and to seek endorsement of Council's submission.

STAFF RECOMMENDATION

1. Council endorses the City of Playford's submission provided at Attachment 1, which responds to the draft Accommodation Diversity Code Amendment.

2. Council authorises the CEO to make further minor amendments to the submission that does not alter its intent.

COMMITTEE RECOMMENDATION **6141**

1. **Council endorses the City of Playford's submission provided at Attachment 1, which responds to the draft Accommodation Diversity Code Amendment, with the following amendments:**
   - **That the Significant Retirement Facility & Supported Accommodation Overlays minimum floor height of 3 storeys in the Strategic Innovation Zone and the Urban Activity Zone and setbacks to be minimised to allow for maximum development in this zone.**
2. **Council authorises the CEO to make further minor amendments to the submission that does not alter its intent.**

EXECUTIVE SUMMARY

The State Planning Commission has prepared a draft Accommodation Diversity Code Amendment (the draft Code Amendment) for consultation, available at: https://yoursay.sa.gov.au/accommodation-diversity.

The draft Code Amendment seeks to make policy changes to the State's Planning and Design Code, which sets the policy framework for assessing development applications. Attachments 2 and 3 provide a high-level summary and information on the outcomes sought through the proposed policy changes.

The City of Playford's submission is provided at Attachment 1 for Council's consideration and endorsement.

1. BACKGROUND

The State Planning Commission has reviewed the planning rules for apartments, including student accommodation, residential flat buildings, supported accommodation and retirement living and prepared the draft Code Amendment for consultation, available at: https://yoursay.sa.gov.au/accommodation-diversity.

The draft Code Amendment seeks to make policy changes to the State's Planning and Design Code, which sets the policy framework for assessing development applications. Attachments 2 and 3 provide a high-level summary and information on the outcomes sought through the proposed policy changes.

The draft Code Amendment proposes improvements to enhance housing diversity and seeks to provide more flexibility for apartment-style homes and retirement living across the state. It has been placed on consultation from 5 December 2024 until 27 February 2025.

The City of Playford's submission is provided at Attachment 1 for Council's consideration and endorsement.

Feedback will be considered by the Commission before finalising the Code Amendment and will be captured in an engagement report. The decision to approve the finalised Code Amendment will be made by the Minister for Planning.

2. RELEVANCE TO STRATEGIC PLAN

Community Theme 1: Improving safety and accessibility

Council's submission on the draft Code Amendment aligns with Community Theme 1 'Improving safety and accessibility' in relation to "Planning for future growth, ensuring infrastructure needs are planned out and considered in the context of our growing population and the needs of our diverse community".

This draft Code Amendment seeks to encourage different types of accommodation such as co-living and larger retirement living complexes, which have the potential to broaden living options for our growing community.

3. PUBLIC CONSULTATION

The consultation is being undertaken by the State Government and 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 draft Code Amendment responds to emerging demographic trends of smaller households and an ageing population as well as the findings of the State Planning Commission's People and Neighbourhoods Discussion Paper, which found that new affordable housing models are required and there is a limited supply of retirement living in established areas.

4.2 The key features of the draft Code Amendment include:

- Introduction of a new form of 'co-living' accommodation based on six (6) or more private residences that rely on shared facilities, such as common kitchens or bathrooms

- Providing for increased building heights up to four (4) – six (6) storeys for retirement villages and supported living developments on sites greater than one (1) hectare to provide more accommodation for an ageing population, as well as policies allowing for a greater provision of ancillary land uses (e.g. consulting rooms, cafés etc)

- Changes to policies regarding apartment design, particularly the addition of minimum bedroom and living area dimensions and removal of minimum total floor areas

- Additional guidance on how shared rooms and open spaces are designed, such as being located close to residences and having good access to sunlight, seating, lighting and other features

- Providing more guidance on the provision of communal recreation spaces and shared facilities for student accommodation.

4.3 The general intent of increasing affordable housing options, enabling larger retirement living and supported accommodation facilities and improving design outcomes for apartments and shared facilities for buildings with communal facilities, is supported.

4.4 Council's submission is provided at Attachment 1. The main concern with the draft Code Amendment is the proposed 'co-living' definition, which contemplates six (6) or more residences with shared facilities. This will result in a high level of interaction between residents and can result in a lack of privacy and exposure to anti-social behaviour from other residents or visitors.

4.5 Additionally, given that many residents choosing to live in a co-living arrangement are likely to have limited alternate living options, there is more scope for unscrupulous landlords to not fulfill their obligations (e.g. regarding building maintenance) with residents less likely to complain.

4.6 It is recommended the State Government explore how residents of co-living living arrangements can be safe-guarded from negative outcomes before enacting this part of the draft Code Amendment.

4.7 Council's submission proposes changes to co-living policy to ensure amenable living conditions including seeking the requirement for ensuites for all residences as well as increased rates for car parking and storage provision that align with rates for studio/one (1) bedroom dwellings. It also seeks clarification on how co-living facilities are to be classified under the Building Code.

4.8 The draft Code Amendment invites feedback on the draft Communal Recreation Spaces and Shared Facilities Practice Guideline (a Practice Guideline provides interpretation of policies in the Planning and Design Code). The draft Practice Guideline outlines the provision of bathroom and kitchen facilities required for shared facilities. Council's submission proposes several amendments/clarifications with a view to ensuring residents have sufficient access to these essential facilities.

4.9 Council's submission seeks the expansion of the proposed Significant Retirement Facility and Supported Accommodation Sites Overlay (allowing built form up to four (4) - six (6) storeys on sites over one hectare) to the Strategic Innovation Zone and Urban Activity Zone. Whilst such developments are already able to occur in these zones, the overlay could help to encourage and provide certainty to developers.

For example, the City of Playford's Strategic Innovation Zone (the Playford Health and Wellbeing Precinct) and the Urban Activity Zone (the Elizabeth Centre) are excellent locations for larger retirement and supported accommodation facilities as both zones accommodate a range of services that would benefit residents.

5. OPTIONS

Recommendation

1. Council endorses the City of Playford's submission provided at Attachment 1, which responds to the draft Accommodation Diversity Code Amendment.

2. Council authorises the CEO to make further minor amendments to the submission that does not alter its intent.

Option 2

1. Council endorses the City of Playford's submission provided at Attachment 1, which responds to the draft Accommodation Diversity Code Amendment, with the following amendments:

   - _____
   - _____
   - _____

2. Council authorises the CEO 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 State Government before the Code Amendment is finalised.

The key concern with the draft Code Amendment relates to the management of co-living buildings, which sits outside of the planning system.

However, the planning policy is enabling living arrangements that may present a risk to residents and has implications for Council's regulatory health and building staff, who will be responsible for responding to complaints (e.g. around nuisances such as noise and building safety).

Whilst the future take up of co-living developments is unknown, given the rising cost of housing (and living more generally), it is possible that over time this could become a more common accommodation option for more people and if that is the case, it is important that safe and comfortable living conditions are provided.

The other key element of the draft Code Amendment that is likely to impact the City of Playford is the introduction of policy that facilitates the development of large retirement living and supported accommodation facilities - which is supported, given an ageing population and the ability for these developments to support people to stay within their communities.

The proposed policy envisages increased building height for supported accommodation or retirement facilities as follows:

- Sites 10,000sqm - 20,000sqm – heights up to four (4) levels / 15 metres
- Sites greater than 20,000sqm – heights up to six (6) levels / 22 metres.

It further includes policy to ensure that development which exceeds a zone's maximum building height is contained within a 30-degree building envelope applying from all allotment boundaries. This will contain the higher portions of a facility away from neighbouring properties. It should be noted that public notification will not be triggered (meaning neighbours will not be provided with an opportunity to comment on a proposal that meets height and setback requirements). Given the size of the sites (over one hectare) and the application of the 30 degree building envelope, this has not be raised in Council's submission as an issue.

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.

It is important that Council responds and advocates on behalf of our community to the State Government on proposed changes to planning policy that will impact the 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.

[DATE] February 2025

Mr Craig Holden
Chair, State Planning Commission
C/o Planning and Land Use Services
Department for Housing and Urban Development
GPO Box 1815, ADELAIDE, SA 5001

Dear Mr Holden

Accommodation Diversity Code Amendment - Submission

The City of Playford has reviewed the draft Accommodation Diversity Code Amendment 'the draft Code Amendment' and is pleased to have the opportunity to provide feedback.

The objective of increasing accommodation diversity is generally supported. However, several matters are raised for further consideration.

1. Introduction of a Co-Living land use definition

The intent behind introducing the co-living housing option is acknowledged, however Council has serious concerns about the management of co-living arrangements.

Well-run co-living facilities that cater to a specific cohort - particularly when paired with appropriate support services (where required) - could provide a good alternative to other living options. However, without proper regulation and oversight, there is a lot of potential for negative outcomes.

Co-living buildings accommodate six or more private residences that do not have either a full bathroom or full kitchen for residents' exclusive use and therefore will have shared bathroom and/or kitchen facilities in addition to shared recreation spaces and laundry facilities. As such, there will be a high level of interaction between the residents of the building.

It is likely that many people who utilise this type of living arrangement will be because they are unable to secure accommodation in more conventional self-contained housing. Residents could be different ages, genders or experience vulnerabilities e.g. relating to mental health, substance dependency or disability – meaning that the high level of interaction between residents could place some people at risk from other residents or visitors.

Additionally, given that many residents may have limited alternate living options, there is more scope for unscrupulous landlords to not fulfill their obligations (e.g. regarding building maintenance) as residents will be less likely to complain.

These concerns are reflected in Shelter SA's 2017 study of for-profit rooming houses, which raised issues regarding:

City of Playford
Call — 08 8256 0333
playford@playford.sa.gov.au
playford.sa.gov.au

Post
12 Bishopstone Road
Davoren Park SA 5113

Visit
Playford Civic Centre
10 Playford Boulevard
Elizabeth SA 5112

Stretton Centre
307 Peachey Road
Munno Para SA 5115

- Exposure to anti-social behaviour from other residents and lack of privacy
- Highly restrictive rules set by landlords
- Poor physical standards of buildings and amenities
- Residents who were often unaware of their rights.

Anecdotally, Council's regulatory staff have also noted issues with rooming/boarding houses relating to anti-social behaviour, poor living conditions, exploitation of residents from landlords and nuisance complaints from neighbours.

Whilst the management of co-living buildings sits outside of the planning system, the planning policy is enabling living arrangements that may present a risk to residents.

In terms of the planning policy, the requirement for private ensuite bathrooms would provide one way of creating a more amenable living arrangement for residents, albeit not fully addressing the issues described above.

- It is recommended the Government explore how residents of co-living living arrangements can be safe-guarded from negative outcomes before enacting this part of the Code Amendment.

- If/when the policy for co-living buildings is enacted, it is recommended that each residence has a private ensuite bathroom, even if other amenities are shared.

2. Co-living building classification

If co-living buildings are introduced into the planning system, then there needs to be advice provided to local government regarding how they should be classified under the Building Code, especially regarding requirements around fire safety and accessibility.

If/when the policy for co-living is introduced into the planning system, there needs to be advice provided to local government on how these buildings should be classified under the Building Code.

3. Co-living storage space

The storage area for co-living residences is proposed to be $4m^2$, which is the same as for Student Accommodation. Studio apartments have a minimum of $6m^2$ whilst apartments with separate bedrooms and other dwelling types require higher storage capacities.

Students are generally accessing housing for the term of their studies and will often have a 'home base' elsewhere. As such, they will typically require less storage space. However, residents of co-living buildings are likely to come from many walks of life, with the co-living residence their only home. As such, they are likely to require more storage and accordingly the same storage capacity as a studio apartment is sought ($6m^2$).

An increase of the minimum storage space for each co-living residence from $4m^2$ to $6m^2$ is recommended.

4. Co-living car parking space

The draft Code Amendment proposes a general car parking rate of 0.5 spaces per every co-living residence (compared with Student Accommodation, which is only slightly less at 0.3 spaces) and 0.25 spaces in a 'designated area' (high intensity mixed use zones on transit corridors with good access to public transport).

As per the commentary regarding storage space, there is a higher likelihood that residents of co-living buildings will own cars compared with students and therefore one (1) space per residence is sought, which will also provide car parking space for visitors and building managers.

A reduced rate to 0.5 per residence for buildings within a 'designated area' (representing 50% of the general rate, as per the rate proposed in the draft Code Amendment) should be considered.

Propose a car parking rate of one (1) space per co-living residence, with a reduction to 0.5 spaces per residence for co-living buildings located within a designated area.

5. Communal Recreation Spaces and Shared Facilities Practice Guideline

The draft Communal Recreation Spaces and Shared Facilities Practice Guideline 'the draft Guideline' provides details on requirements for shared spaces within co-living buildings, to assist planners interpret planning policies and ensure sufficient space is provided.

The draft Guideline reflects the recommendations of the University of South Australia research paper 'Review of Apartment Design Policy – Summary Report' but it is noted that the guidelines regarding kitchen and bathroom facilities seem low to properly service a high number of residents (e.g. 1 x toilet provided per 10 co-living residents) and that these should be re-visited with a view to increasing provision.

It is also recommended that the Guidelines state that facilities for shared kitchen appliances and bathroom facilities be rounded up, where applicable. For example, the draft Guideline includes the following direction for kitchens:

> *Provision of cooking appliances (oven and cooktop) to cater for 10% of co-living residents to use at one time, i.e.*
>
> *1 x full size oven per 10 co-living residents*
> *1 x 4 burner cooktop for 10 co-living residents.*

In a scenario where there were 11 co-living residents, the provision for ovens should be rounded up so that two full size ovens and two four (4) burner cooktops are provided. This will ensure that residents do not end up with reduced cooking or bathroom facilities.

Additionally, the guideline for shared bathrooms of '1 x bath or shower provided per 10 co-living residents' should have the reference to a bath removed. The current wording provides scope for no shower to be provided and only a bath. Whilst unlikely (and noting that our earlier recommendation is that each residence has its own ensuite) a bath-only scenario will not be acceptable to many people - especially in a shared bathroom arrangement.

It is noted that the Guideline refers to 'residents' whilst the proposed policy for the Planning and Design Code refers to 'residences' (i.e. number of bedrooms). Assuming each 'residence' could accommodate up to two people (a couple), will the maximum number of people be considered when working out the facilities requirements? This should be clarified within the Guideline.

- Recommend that the facilities provision for shared bathroom and kitchens are revised with a view to increasing them.
- Recommend that the Practice Guidelines require that facility provisions are rounded up where the number of residents and recommended facilities do not neatly align, to prevent a short-fall of facilities.
- Recommend that the reference to baths is removed from the shared bathroom facilities guideline.
- Require clarification on how the number of residents will be calculated – i.e. will it be based on the maximum number of people per residence (assumed to be two)?

6. Significant Retirement Facilities and Supported Accommodation

The proposed Significant Retirement Facility and Supported Accommodation Sites Overlay, contemplates higher building heights and increased scope for ancillary non-residential facilities (e.g. consulting rooms, cafes etc) to be co-located on sites 10,000 square metres and over, which is supported.

The draft Code Amendment proposes that the overlay will apply to most zones that envisage residential development, aside from rural zones and the Established Residential Zone.

The application of the overlay to the Strategic Innovation Zone and Urban Activity Zone should be considered. These zones already envisage retirement facilities and supported accommodation but the overlay would make this explicit and help provide further certainty and encouragement for prospective developers.

For example, the City of Playford's Strategic Innovation Zone (the Playford Health and Wellbeing Precinct) and the Urban Activity Zone (the Elizabeth Centre) are excellent locations for larger retirement and supported accommodation facilities as both zones accommodate a range of services that would benefit residents.

Consider extending the Significant Retirement Facility and Supported Accommodation Sites Overlay to the Strategic Innovation Zone and Urban Activity Zone.

Thank you for providing an opportunity to comment on the draft Code Amendment. Please contact Sara Hobbs, Strategic Land Use Planner on 8256 0193 or shobbs@playford.sa.gov.au to discuss any of the matters raised.

Yours sincerely

Glenn Docherty
Mayor, City of Playford

PlanSA

FACT SHEET

Updating planning rules to increase accommodation diversity

About the draft Accommodation Diversity Code Amendment

The State Planning Commission has reviewed the planning rules for apartments, including student accommodation, residential flat buildings, supported accommodation and retirement living.

The draft Accommodation Diversity Code Amendment proposes improvements to enhance housing diversity and provide more flexibility for building apartment-style homes and retirement living across the state.

Key features proposed in the draft code amendment include:

- introducing a new form of 'co-living' accommodation for residences that rely on shared facilities, such as common kitchens or bathrooms
- allowing increased building height up to 4-6 storeys for large retirement villages and supported living developments to provide more accommodation for our ageing population to continue living in their own communities
- more flexibility in apartment design, by focussing on rules that contribute to a comfortable home, such as minimum bedroom and living area dimensions, rather than minimum total floor area
- more guidance on how shared rooms and open spaces are designed, including being conveniently located near residences and having good access to sunlight, appropriate seating, lighting and other features
- providing better guidance on the provision of communal recreation spaces and shared facilities for student accommodation.

We are also seeking feedback on a draft practice guideline for co-living and student accommodation, outlining the features of communal spaces and shared facilities that should be provided to meet residents' needs, such as recreational spaces and kitchen, dining, bathroom and laundry facilities.

The proposed changes aim to make it easier to build much needed housing for South Australians.

Providing greater flexibility and increasing the number of apartment-style homes that can be built is part of the South Australian Government's Housing Roadmap to address the need for more homes for South Australians.

Have your say

You can share your feedback on the draft Code amendment between 5 December 2024 and 27 February 2025.

Submit your feedback by:

- completing the survey on the YourSAy website: yoursay.sa.gov.au/accommodation-diversity
- completing the PlanSA online submission form: plan.sa.gov.au/have_your_say/code-amendments
- emailing: PlanSAsubmissions@sa.gov.au
- Posting your written submission to:
  Submission: Accommodation Diversity Code Amendment
  Planning and Land Use Services
  Department for Housing and Urban Development
  GPO Box 1815, ADELAIDE, SA 5001

Hard copies of the draft code amendment can be viewed during standard business hours at Level 9, 83 Pirie Street, ADELAIDE SA 5000.

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 State Planning Commission and 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 PlanSA website. Names and organisations will be included with published submissions but addresses, email addresses and phone numbers will be redacted.

More information

For more information about the draft Accommodation Diversity Code Amendment:

- visit the YourSAy website at: yoursay.sa.gov.au/accommodation-diversity
- attend an online information session on:
  - 6 February 2025, 10:00 am to 11:00 am
  - 11 February 2025, 5:15 pm to 6:15 pm
- Email PlanSA Help Desk: plansa@sa.gov.au
- Call PlanSA Help Desk: 1800 752 664

Frequently Asked Questions

PlanSA

Accommodation Diversity Code Amendment

Q – What is a Code Amendment?

A – The Planning and Design Code contains the planning rules and policies that guide what can be developed in South Australia. Planning authorities use these planning rules to assess development proposals.

A Code Amendment is a proposal to change the policies, rules or mapping within the Code, which can change the way that future developments are assessed.

Q – What is the Accommodation Diversity Code Amendment?

A – State and local government are responsible for providing diverse housing options in residential areas for different household types, life stages and lifestyle choices. This is embedded in state planning policies and regional plans, including *The 30-Year Plan for Greater Adelaide (2017 Update).*

To enhance housing diversity and options for South Australia's population, the State Planning Commission has initiated the Accommodation Diversity Code Amendment. This code amendment focuses on planning rules related to apartment-type accommodation to provide additional design flexibility to support and encourage the development of this style of housing.

Key features proposed in the Accommodation Diversity Code Amendment include:

- introducing a new form of 'co-living' accommodation for residences that incorporate shared facilities, such as kitchens or bathrooms
- allowing increased building height up to 4-6 storeys for large retirement villages and supported living developments to provide more accommodation for our ageing population to continue living in their own communities
- more flexibility in apartment design, by focussing on rules that contribute to a comfortable home, such as minimum bedroom and living area dimensions, rather than minimum total floor area.
- more guidance on how shared rooms and open spaces are designed, including being conveniently located near residences and having good access to sunlight, appropriate seating, lighting and other features
- better guidance on the provision of communal space and shared facilities for student accommodation.

Q – How is co-living accommodation different from conventional residences?

A – Co-living is a form of residential accommodation.

However, co-living residences do not have either a full kitchen or full bathroom, and rely on shared kitchen and/or bathroom facilities instead. They feature communal areas and shared facilities, encouraging communal living.

Conventional residences, including apartments, are fully self-contained with their own full kitchen and bathroom.

An apartment building could contain both co-living residences and conventional residences. Co-living can also occur in other building forms, an adapted large house or boarding house.

The requirements for co-living residences are slightly different compared to conventional residences. For instance, there are lower minimum living and bedroom area dimensions because communal recreation spaces and shared facilities are provided.

Q – What is the difference between co-living accommodation and co-located housing?

A – Co-living and co-located housing, despite having similar names, are quite different. Both are important new housing types that will enable housing diversity and choice.

Co-located housing is a new class of housing proposed through the draft Future Living Code Amendment that refers to a group of two or more homes that share gardens and some amenities. It always includes an existing established home that forms part of the co-located housing development and encourages 'adaptive re-use' to modify the existing housing and incorporate it into the co-located housing design.

Co-located housing is proposed in established suburbs where standard infill housing isn't appropriate. It must complement existing neighbourhood character, including protecting historic and character values, and incorporate high-quality design.

The result is high-quality designed homes surrounding communal open space. Mature vegetation is retained, and existing streetscape character preserved, while providing a range of smaller housing options.

Co-located housing can be self-contained, unlike co-living which relies on shared facilities.

Co-located housing must provide communal open space for shared use, while co-living doesn't necessarily need to provide communal open space, if sufficient private open space is provided.

Further information on co-located housing and the Future Living Code Amendment can be found at yoursay.sa.gov.au/future-living.

Q – How is purpose-built student accommodation different from co-living and apartments in a residential flat building?

A – Purpose-built student accommodation differs from co-living and apartments in a residential flat building because it is specifically for temporary occupation by students.

Requirements for student accommodation differ from other forms of accommodation because they are tailored to meet the needs of students. For instance, student accommodation can be either self-contained or not self-contained, has no minimum room size, requires less storage space and must include communal facilities and spaces to encourage social interaction.

To help provide appropriate communal facilities and shared spaces for student accommodation, new planning rules are proposed to be included in the Planning and Design Code, and a new practice guideline for communal recreation areas and shared facilities has been drafted. The planning rules and guidelines mirror those for co-living developments. This includes being conveniently located near residences and having good access to sunlight, appropriate seating, lighting and other features, as well as providing guidance on facility size and capacity.

If a purpose-built student accommodation building is proposed to be used as either co-living or conventional apartments, a development application would be required for a change in land use. The proposal would be assessed against requirements in the Planning and Design Code.

Q – What changes to apartment size criteria are proposed to provide more flexibility for building apartment-style homes?

A – The current minimum floor area criteria for apartments are proposed to be removed and replaced with minimum dimensions for living rooms and bedrooms.

This focuses requirements on areas of the apartment that are most important for comfortable living, and avoids arbitrary overall apartment size, which does not necessarily achieve good internal floor layout or design.

It therefore enables potentially smaller, well-designed apartments that still achieve comfortable living to be provided.

Q – What changes to communal open space policy are proposed to provide more flexibility for building apartment-style homes?

A – Planning rules are proposed to be revised to clarify that communal open space, such as rooftop gardens, can be provided instead of private open space, such as private balconies. The rate at which communal open space is provided has been reduced compared to private open space.

The new communal open space rate ensures there is a suitable amount of usable space initially, after which there is a gradual increase based on the number of homes (up to a maximum area of 250 m^2). The proposed communal open space for a residential flat building with multiple stories would include:

- the equivalent private open space rate for the five largest dwellings
- an additional 4 m^2 (equivalent to the private open space rate for a studio apartment) for each additional dwelling until a total of 250 m^2 is reached.

A communal open space rate of 2.5 m^2 per residence is prescribed for co-living and student accommodation, lower than the rate for private open space, which applies per bedroom not per residence.

These new communal open space rates work with the new planning rules guiding design of communal open space, such as solar access, planting areas, seating, lighting and other facilities.

This provides more flexibility for providing open space in an apartment development, either through providing a single large communal open space or smaller individual balconies for each apartment.

Q – What is the difference between retirement living and supported accommodation?

A – Retirement living facilities, often called ‘retirement villages’, provide homes for retired people who want to live independently. Retirement living developments often include shared facilities such as activity spaces. They operate under the *Retirement Villages Act 2016.*

Supported accommodation is residential accommodation for people requiring regular personal care or medical assistance, such as a nursing home.

Q – How does the draft Code Amendment support providing accommodation for older people in the community?

A – The draft Code Amendment supports opportunities for retirement living facilities and supported accommodation development on large sites. Changes are proposed to respond to the limited availability of retirement and aged care accommodation and increasing demand due to our ageing population.

A new "Significant Retirement Facility and Supported Accommodation Site Overlay" is proposed, which will allow additional building height on sites more than 1 hectare in area:

- on sites between 1 and 2 hectares in area, building height up to 4 storeys
- on sites above 2 hectares in area, building height up to 6 storeys.

The proposed overlay also enables the development of larger compatible non-residential uses, such as cafes or allied health services, on these retirement facilities and supported accommodation sites. Shops, offices and consulting rooms are envisaged up to 450 m^2 in floor area where they support the facility's residents, workers, visitors and the local community.

Q – Where would the new Significant Retirement Facility and Supported Accommodation Site Overlay apply?

A – The new Overlay is proposed to apply in suburban neighbourhood-type locations where some degree of residential infill is expected. It is not proposed to apply to areas where residential infill is not generally envisaged, such as the Established Neighbourhood Zone.

The new Overlay is needed because more than 85 per cent of retirement facilities and Australian Government aged care facilities are located in suburban neighbourhood-type zones, where building height is typically limited to two storeys.

This means that an overwhelming majority of facilities are constrained by building height controls and limited in their ability to increase capacity. This poses serious implications for providing age-appropriate accommodation in response to the growing demands of an ageing population.

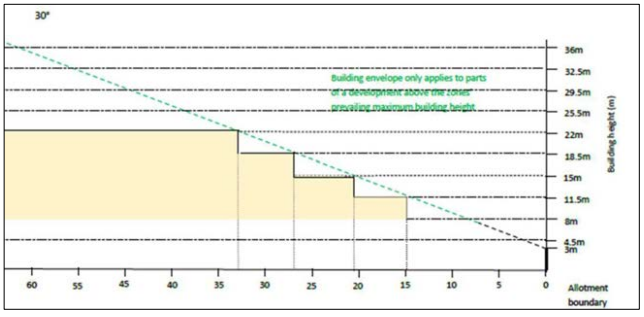
Q – How would neighbouring properties be protected from the impacts of increased building height in retirement living and supported accommodation facilities?

A – In order to protect adjoining properties, additional building height must be contained within a 30-degree building envelope applying from all allotment boundaries.

This means that buildings next to the boundary would be low level and taller buildings of 4-6 storeys would be located in the centre of the large retirement living or supported accommodation facility.

The zone's front, side and rear setback policy continues to apply to parts of a development below the zone's prevailing building height maximum. For instance, in a zone where a two-storey maximum building height applies to an area, the Overlay's building envelope policy will apply above this level, and the setback requirements for the ground and second storey apply as they do for any development.

The operation of the 30-degree building envelope will mean that, at a minimum, each additional building level would need to be set back further from the allotment boundary than the level below. This concept is illustrated in the image below:



Q – Were planning rules for build-to-rent accommodation explored as part of investigations to develop the draft code amendment?

A – As part of investigation in developing the draft Code Amendment, the need for a separate land use definition and rules for build-to-rent accommodation were explored.

Following this review, it was determined that other amendments in the draft Code Amendment provide additional flexibility in apartment design that support build-to-rent developments, and that a separate land use definition was not warranted based on whether the apartments are owned or rented, as the Planning and Design Code guides the built form and design rather than tenure of a building.

Q – How can I have my say on the draft Accommodation Diversity Code Amendment?

A – Community and stakeholder feedback on the draft Accommodation Diversity Code Amendment is important and can help influence the design and nature of apartment-style buildings constructed in South Australia.

Share your feedback from 5 December 2024 until 5:00 pm 27 February 2025.

All feedback is encouraged to be submitted via the YourSAy website at:

- yoursay.sa.gov.au/accommodation-diversity

Alternatively, feedback can be provided via:

- PlanSA online submission form
- Email: plansasubmissions@sa.gov.au
  (subject: Submission – Accommodation Diversity Code Amendment)
- Post: Attention: State Planning Commission, GPO Box 1815, Adelaide SA 5001.

All feedback will be carefully considered in finalising the Code Amendment and captured in an engagement report.

The engagement report will be provided to the State Planning Commission and 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 PlanSA website. Names and organisation details will be included with published submissions, but personal addresses, email addresses and phone numbers will not be published.

Q – Where can I get more information about the draft Accommodation Diversity Code Amendment?

A – A series of community information sessions will be held online via Zoom to provide further details about the draft Code Amendment and provide the chance the community to ask questions.

For further information about the draft Code Amendment, information sessions and how to share your feedback, visit the YourSAy website at: yoursay.sa.gov.au/accommodation-diversity.

Hard copies of the draft Code Amendment can also be viewed at PlanSA office at level 9, 83 Pirie Street, Adelaide.

For more information contact PlanSA on:

Telephone: 1800 752 664
Email: plansa@sa.gov.au
Visit: plan.sa.gov.au/en/ca/accommodation-diversity

STAFF REPORTS

Matters which cannot be delegated to a Committee or Staff

15.1 CORPORATE GOVERNANCE COMMITTEE - INDEPENDENT MEMBER APPOINTMENT

Responsible Executive Manager : Luke Culhane

Report Author : Sarah Schutz

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

Attachments : 1⇩. Corporate Governance Committee Charter

PURPOSE

For Council to consider the reappointment of Mr Peter Brass as an Independent Member representative on the Corporate Governance Committee for a period of two (2) years, from 1 April 2025 to 31 March 2027.

STAFF RECOMMENDATION

Council reappoints Mr Peter Brass as an Independent Member representative on the Corporate Governance Committee for a two-year term commencing 1 April 2025 to 31 March 2027.

EXECUTIVE SUMMARY

The current appointment to the Corporate Governance Committee for Mr Peter Brass ceases on 31 March 2025. Reappointing Mr Peter Brass for a two (2)-year term will provide continuity in membership and retain the required skills, knowledge, and experience relevant to the functions of the Committee.

1. BACKGROUND

The Corporate Governance Committee (the Committee) has been established to fulfil Council's obligations under Section 126 of the *Local Government Act 1999* (the Act) to have an audit and risk committee.

Under the Act, the following provisions apply to the membership of a Council audit and risk committee:

a) the majority of members of the committee must be persons who are not members of any council

b) the members of the committee (when considered as a whole) must have skills, knowledge and experience relevant to the functions of the committee, including in financial management, risk management, governance and any other prescribed matter

c) the membership of the committee:

   i. may not include an employee of the council (although an employee may attend a meeting of the committee if appropriate);

ii. may include, or be comprised of, members of another council audit and risk committee or a regional audit and risk committee; and

iii. must otherwise be determined in accordance with the requirements of the regulations.

The Committee Charter (Attachment 1) states that the Committee shall be comprised of five (5) members, consisting of the Mayor and one (1) Council Member and three (3) Independent Members.

A summary of the current Committee members and terms of office is provided in the below table.

Member	Date of appointment	Expiry date of current term
Mr Mark Labaz	27 February 2024	31 March 2026
Mr Martin White	27 February 2024	31 March 2026
Mr Peter Brass	24 January 2023	31 March 2025
Mayor Glenn Docherty	29 November 2022	November 2026
Cr Shirley Halls	26 November 2024	November 2026

2. 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 Act.

3. PUBLIC CONSULTATION

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

4. DISCUSSION

4.1 Mr Brass currently serves as an Independent Member on the Corporate Governance Committee. Mr Brass's term of appointment expires on 31 March 2025. Mr Brass was first appointed to the Committee in November 2019. In May 2020, Mr Brass was appointed by the Committee as the Presiding Member, a role he held for a period of 12 months. Mr Brass has extensive skills in accounting, financial management, risk management, compliance, and governance. In addition to the skills and experience Mr Brass holds, his knowledge and understanding of Council's audit history has greatly contributed to discussions during Committee meetings.

4.2 The Committee currently has a diversity of skills, knowledge and experience relevant to the functions of the Committee, including in financial management, risk management, governance and asset management.

4.3 The Corporate Governance Committee Charter (Attachment 1) states that the Committee shall be comprised of five (5) members, consisting of the Mayor and one (1) Council Member and three (3) Independent Members.

4.4 Reappointing Mr Brass maintains the current membership of the Committee, ensuring that specific knowledge and relevant expertise to the functions of the Committee is not lost.

5. OPTIONS

Recommendation

Council reappoints Mr Peter Brass as an Independent Member representative on the Corporate Governance Committee for a two-year term commencing 1 April 2025 to 31 March 2027.

Option 2

Council reappoint Mr Peter Brass as an Independent Member on the Corporate Governance Committee for a period of six months commencing on 1 April 2025 and concluding on 31 October 2025.

An expression of interest process for an Independent Member position on the Corporate Governance Committee be commenced with a report to be presented to Council at a future meeting to appoint one Independent Member to commence on the Corporate Governance Committee from 1 November 2025.

6. ANALYSIS OF OPTIONS

6.1 Recommendation Analysis

6.1.1 Analysis & Implications of the Recommendation

The recommendation provides for continued membership of a current Independent Member of the Committee, ensuring continuity in membership and retaining the required skills, knowledge, and experience relevant to the functions of the Committee.

Risk Appetite

Regulatory Compliance

Council has a zero tolerance for non-compliance with applicable legislation including but not limited to: Local Government Act (LGA) 1999; Independent Commissioner Against Corruption (ICAC) Act 2012; Work Health & Safety (WHS) Act 2012; Environment Protection Act (EPA) 1993; Development Act 1993; Equal Employment Opportunity legislation; and Public Consultation legislation.

This decision will maintain Council adherence to the requirements under the Act for Council to have an audit and risk committee. The Committee's membership is formed under requirements of the Act.

6.1.2 Financial Implications

There are no financial or resource implications relating to this decision as the sitting fees for Independent Members is already included in the existing budget.

6.2 Option 2 Analysis

6.2.1 Analysis & Implications of Option 2

Option 2 may result in a new member offering different skills, knowledge, and experience. The new member will be required to undertake a tailored training program which may include meeting procedure training and knowledge of Council's strategic and governance objectives.

6.2.2 Financial Implications

Option 2 will result in additional time and costs associated with running an expression of interest and selection process however these can be managed within the existing budget.

CORPORATE GOVERNANCE COMMITTEE CHARTER

1. Role

The role of the Corporate Governance Committee (the 'Committee') is to provide independent assurance and advice to Council on accounting, financial management, internal controls, risk management and governance matters.

The Committee shall:

1.1 Fulfil the role of the Council's audit committee as required by Section 126 of the *Local Government Act 1999*.

1.2 Review Council's annual financial statements to ensure that they present fairly the state of affairs of the Council.

1.3 Propose and provide information relevant to the review of the Council's strategic management plans and annual business plans.

1.4 Monitor the responsiveness of the Council to recommendations for improvement based on previous audits and risk assessments, including those raised by Council's External and Internal Auditors.

1.5 Propose, and review the exercise of powers under Section 130A – Other Investigations of the *Local Government Act 1999*.

1.6 Liaise with Council's External Auditor.

1.7 Reviews the adequacy of the accounting, internal control, reporting and other financial management systems and practices of Council on a regular basis.

1.8 Provides oversight of the Internal Audit function in planning and scoping of the Internal Audit Work Plan.

1.9 Reviews and comments on the Internal Auditor's Reports on a quarterly basis.

1.10 Reviews and evaluates the effectiveness of policies, systems and procedures established and maintained for the identification, assessment, monitoring, management, and review of strategic, financial, and operational risks on a regular basis.

1.11 Reviews any report obtained by Council that addresses prudential issues of a project as per Section 48(1) of the *Local Government Act 1999*.

1.12 Performs any other function determined by Council or prescribed by regulations.

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2. Terms of Reference

The Committee's terms of reference are to consider all matters outlined in Section 126(4) of the *Local Government Act 1999* being the functions of an audit and risk committee.

2.1 Financial Reporting

The Committee shall review the Council's Annual Financial Statements to ensure that they present fairly the state of affairs of the Council and review significant financial reporting issues and judgements which they contain.

The Committee shall review and challenge where necessary:

a. The consistency of, and any changes to, accounting policies on a year-on-year basis;

b. The methods used to account for significant or unusual transactions where different approaches are possible;

c. Whether the Council has followed appropriate accounting standards and made appropriate estimates and judgements, taking into account the views of the External Auditor;

d. The clarity of disclosure in the Council's financial reports and the context in which statements are made; and

e. All material information presented with the financial statements, such as the operating and financial review and the External Auditor statement (insofar as it relates to the audit and risk management).

2.2 Strategic Management Plans and Annual Business Plans

The Committee shall propose and provide information relevant to a review of the Council's strategic management plans including the Annual Business Plan and Long Term Financial Plan, and review and provide recommendations on the sustainability of Council's financial performance giving consideration to Council's financial indicators.

2.3 Monitor Auditor Recommendations

The Committee shall:

a. Review management responses to External and Internal Auditor recommendations.

b. Monitor the timeliness of response.

2.4 Other Investigations or Evaluations

a. The Committee may, when necessary, propose and review the exercise of Council's powers under Section 130A of the *Local Government Act 1999*, in relation to the conduct of efficiency and economy Audits in relation to any matter relating to financial management or the efficiency and economy with which Council manages or uses its resources to achieve its objectives, that would not otherwise

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be addressed or included as part of an annual external audit and that is considered by Council to be of such significance as to justify examination.

b. A report under Section 130A of the *Local Government Act 1999* is to be provided to the principal member of Council and the Committee.

c. The Committee may review and consider reports or recommendations from external agencies where an investigation or evaluation relates to the role of the committee.

2.5 Council's External Auditor

The Committee shall:

a. Provide input and make recommendation to Council on the appointment of the External Auditor.

b. Meet with the External Auditor, as needed.

c. Meet with the External Auditor at least once a year, on a confidential basis where the majority of members of the committee are present and without staff or other elected members being present, to discuss their remit and any issues arising from the External Audit.

d. Annually review the performance of the External Auditor.

2.6 Accounting, Internal Control, Reporting and other Financial Management Systems

The Committee shall:

a. Review the policies, practices, and procedures of internal control.

b. Keep under review the effectiveness of the Council's internal controls systems.

c. Review and recommend the approval, where appropriate, of statements to be included in the annual report concerning internal controls.

2.7 Internal Audit Function

The Chief Executive Officer (CEO) shall consult with the Committee before the appointment or assignment of an internal auditor.

The Committee shall:

a. Oversee the planning and scoping of the Internal Audit Work Plan.

b. Receive a report annually from the CEO on Council's internal audit processes.

c. Directly receive any reports from the Internal Auditor.

d. Review and comment on the Internal Auditor's reports on a quarterly basis.

e. Review management's response to audits.

f. Consider and make recommendations on the adequacy of resources and access

to information to enable the internal audit program to perform its function effectively and in accordance with the relevant professional standards.

2.8 Risk Management

The Committee shall:

a. Review and evaluate the effectiveness of policies, systems and procedures established and maintained for the identification, assessment, monitoring, management, and review of strategic, financial, and operational risks on a regular basis.

b. Review and recommend the approval, where appropriate of statements to be included in the annual report concerning risk management.

c. Receive and review strategic risk reports.

2.9 Prudential Reports

The Committee shall review all Prudential Reports as per Section 48(1) of the *Local Government Act 1999*.

2.10 Public Interest Disclosures

The Committee shall review the Council's arrangements for its employees to raise concerns, in confidence, about possible wrongdoings in financial reporting, fraud and corruption and other matters.

The Committee shall ensure these arrangements allow for independent investigations and appropriate follow-up action where appropriate.

3. Delegations

3.1 Subject to paragraph 3.2 below, the Committee may:

3.1.1 Approve Committee Minutes as a true and accurate record of proceedings.

3.1.2 Develop and approve the Committee's Work Plan.

3.1.3 Appoint a Presiding Member from within the Committee.

3.2 Any other business referred to the Committee in accordance with its Purpose and Functions, and Terms of Reference, or where the Committee does not hold the delegated authority, may be debated with a recommendation referred to the next Ordinary Council Meeting for consideration.

3.3 The Executive Officer in consultation with the Presiding Member may approve a deputation request for business that falls in-line with the Committee's Purpose and Functions, and Terms of Reference. The Committee may resolve to seek further information on the business of a deputation; although no further resolution may be passed for the business of a deputation at the meeting the deputation was provided.

3.4 Petitions are not delegated to the Committee and are only to be presented to Council.

4. Meetings

4.1 The Committee will meet on the first Tuesday of the month, starting at 5:00pm. The Committee will meet a minimum of six (6) times per annum. The Committee will determine an annual schedule of meetings. Meetings must occur at least quarterly.

4.2 The Executive Officer, in consultation with the Presiding Member, is authorised to vary the meeting schedule (including the date and commencement time), if required due to business needs, ensuring legislated public notification obligations are fulfilled.

4.3 The CEO, in consultation with the Presiding Member may determine on reasonable grounds that a meeting is not required to take place where there:

a. are insufficient items for consideration by the Committee to warrant a meeting being held;

b. there are unforeseeable, unusual or emergency circumstances for the meeting not being held.

4.4 The Committee will meet in the Committee Room at the Playford Civic Centre, 10 Playford Boulevard, Elizabeth, unless otherwise determined by the Committee prior to the meeting.

a. Meetings may be conducted via electronic means. A member of the Council participating in a Committee meeting by electronic means is taken to be present at the meeting provided that the member:

i. can hear all other members present at the meeting;

ii. can be seen and heard by all other members present at the meeting; and

iii. can be heard by the person recording the minutes of the meeting.

4.5 The agenda will be prepared and distributed to all Members at least three clear days before the date of the meeting, with the preference being to distribute electronically.

4.6 Special Meetings of the Committee may be necessary from time to time and may be called in accordance with Section 87 of the *Local Government Act 1999*. Notice of a Special Committee Meeting may be at a minimum of four hours' notice, due to the urgency of the matters on the agenda.

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5. Membership

5.1 The Committee is comprised of five members consisting of the Mayor, one (1) Council Member and three (3) Independent Members.

a. The term of the Council Member appointment will be for a period determined by Council but not exceeding the next General Election.

b. Independent Members who are appointed to the Committee may carry over past an election term.

c. The Presiding Member must be an Independent Member and will be determined by the Committee for a period of two years, after which they may stand for re-election.

d. The Council may appoint a Deputy Member for the purpose of attending meetings where the Mayor or appointed Council Member are unable to attend a meeting. A Deputy Member is not permitted to attend a meeting in place of an Independent Member.

e. Unless the context otherwise requires, a reference to a Member in this document includes a Deputy Member.

5.2 The members of the Committee (when considered as a whole) must have skills, knowledge, and experience relevant to the functions of the committee, including in financial management, risk management, governance, and asset management.

5.3 A table providing a summary of current Members and terms of office will be made available on a website determined by the CEO.

6. Role of the Presiding Member

6.1 Oversee the conduct of meetings in accordance with the *Local Government Act 1999* and Code of Practice for Council and Committee Meetings.

6.2 Ensure all Members have the opportunity to participate in debate and discussions in an open and encouraging manner.

6.3 Where a matter has been debated significantly and no new information is being discussed the Presiding Member may call the meeting to order and ask for the debate to be finalised and proceed to voting.

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7. Role of Committee Members

7.1 Actively participate in debate and discussion in a professional manner at all times.

7.2 Be prepared and informed of Committee meeting matters prior to the meeting.

7.3 Utilise the skills and experience of the Members to effectively carry out the Committee's role.

8. Independent Member Support

Remuneration

8.1 Sitting fees are established by Council and will be reviewed biennially.

8.2 Independent Members will be paid per meeting, upon receipt of an invoice.

8.3 Independent Members who are required to attend an Ordinary Council meeting, other Committee meetings or mandatory training are entitled to 50% of the sitting fee.

8.4 If an Independent Member is also the Presiding Member of a Committee, they will receive 125% of the sitting fee.

Sitting fee	50%	125%
$550	$275	$687.50

Training

8.5 A tailored induction and training program will be provided to members joining the committee based on the skills, knowledge and experience of the member.

8.6 Independent Members may be offered to undertake training relevant to their role on the Committee. This may include mandatory training required of Council Members and Council and Committee Meeting Procedure training.

Insurance / Liability

8.7 Whilst acting in their capacity as an Independent Member, for any honest act or omission, Members will be provided indemnity for civil liability claims under the Local Government Association Mutual Liability Scheme.

8.8 Whilst acting in their capacity as an Independent Member, personal accident coverage will be provided to Independent Members. Note that under the *Private Health Insurance Act 2007* and the rules attached to that Act, the personal accident policy may not cover medical expenses and Independent Members are responsible for their own medical expenses.

Submission of Returns

8.9 Council has determined that Division 2 – Register of Interests of the *Local Government Act 1999* applies to the Corporate Governance Committee.

8.10 Independent Members are required to submit a Primary Return within 30 days of initial appointment to the Committee. Ordinary Returns will be required within 60 days after 30 June each year.

8.11 Failure to supply a return before the expiration of one month from the period outlined in 8.10 will result in a vacancy.

9. Role of the Executive Officer and Administrative Support

9.1 The Executive Officer is appointed by the CEO to support the administration and operation of the Committee.

9.2 The Executive Officer and relevant staff may provide advice during the meeting in order to aid informed decision making.

9.3 A minute taker will be provided to the Committee.

9.4 Governance will liaise with Independent Members to process remuneration and returns.

10. Reporting and Review

10.1 The Committee will undertake an annual self-assessment (in the election year this will be incorporated into the external review) to assess the on-going role and effectiveness of the Committee and report any recommendations to Council as required.

10.2 In the year leading up to a Council Election the Committee will undertake an external review of the Committee's effectiveness. Any relevant recommendations will be provided to the Council to assist with the on-going structure of the Committee.

10.3 The Committee will provide an annual report to the Council on the work of the Committee and this report will be included in Council's annual report.

10.4 The Committee will communicate with Council following each meeting. Communication may be in the form of meeting minutes, a presentation from the Presiding Member or Executive Officer, a written memo, or Council report.

10.5 Council may invite independent members of the Corporate Governance Committee to workshops with Council to discuss relevant topics as needed.

11. Supporting Documentation

- *Local Government Act 1999*
- *Local Government (Financial Management) Regulations 2011*
- *Local Government (Procedures at Meetings) Regulations 2013*
- *Private Health Insurance Act 2007*
- City of Playford Global Glossary
- Code of Practice for Council and Committee Meetings
- Code of Practice for Public Access to Meetings and Meeting Documents
- Behavioural Standards for Council Members

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12. Document Control

13.1 Approved by Ordinary Council Resolution 6115 on 28 January 2025.

13.2 Before using a printed copy, please verify it is the current document.

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15.2 REPRESENTATIVES FOR THE 2025 LGA AND ALGA MEETINGS

Responsible Executive Manager : Luke Culhane

Report Author : Sarah Schutz

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

PURPOSE

To determine Council attendance and the voting delegate to the Local Government Association of South Australia (LGA) and Australian Local Government Association (ALGA) meetings to be held throughout 2025.

STAFF RECOMMENDATION

Decision 1:

Local Government Association Ordinary General Meeting, 22 – 23 May 2025.

1. Council appoints the Mayor, Cr _____ and Cr _____ as Council's attendees at the LGA Ordinary General Meeting to be held in Adelaide from 22 – 23 May 2025.

2. If required, the private ballot process outlined in the Code of Practice for Council and Committee Meetings – Section 16 be utilised to elect the Council attendees, with the results of the ballot becoming the outcome.

3. The Mayor is appointed as the Council Delegate for voting rights with an attending Council Member appointed by the Mayor as proxy Council Delegate in the event that the Mayor is unable to attend.

Decision 2:

Australian Local Government Association National General Assembly, 24 – 27 June 2025.

1. Council appoints the Mayor, Cr _____ and Cr _____ as Council's attendees at the ALGA National General Assembly to be held in Canberra from 24 – 27 June 2025.

2. If required, the private ballot process outlined in the Code of Practice for Council and Committee Meetings – Section 16 be utilised to elect the Council attendees, with the results of the ballot becoming the outcome.

3. The Mayor is appointed as the Council Delegate for voting rights with an attending Council Member appointed by the Mayor as proxy Council Delegate in the event that the Mayor is unable to attend.

Decision 3:

Local Government Association Annual General Meeting, 20 – 21 November 2025.

1. Council appoints the Mayor, Cr _____ and Cr _____ as Council's attendees at the LGA Annual General Meeting to be held in Adelaide from 20 – 21 November 2025.

2. If required, the private ballot process outlined in the Code of Practice for Council and Committee Meetings – Section 16 be utilised to elect the Council attendees, with the results of the ballot becoming the outcome.

3. The Mayor is appointed as the Council Delegate for voting rights with an attending Council Member appointed by the Mayor as proxy Council Delegate in the event that the Mayor is unable to attend.

EXECUTIVE SUMMARY

Council is presented the opportunity to appoint the voting delegate and attendees to the 2025 ALGA National General Assembly, the LGA Ordinary General Meeting (OGM) and the LGA Annual General Meeting (AGM).

The ALGA National General Assembly is an annual event, providing councils with the opportunity to come together, share ideas, debate motions and further build on the relationship between local government and the Australian Government.

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

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

The meetings are scheduled as follows:

- LGA Ordinary General Meeting – 22 to 23 May 2025
- ALGA National General Assembly – 24 to 27 June 2025
- LGA Annual General Meeting – 20 to 21 November 2025.

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

1. BACKGROUND

City of Playford Council Members have participated annually in the ALGA National General Assembly, LGA OGM and LGA AGM Conference.

The Procedure states that the Mayor and a maximum of two (2) other Council Members can attend the ALGA National General Assembly, LGA AGM and LGA OGM.

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

2. RELEVANCE TO STRATEGIC PLAN

The agendas for ALGA National General Assembly, LGA AGM and LGA OGM include themes and topics that relate to the delivery of Council's Strategic Plan.

3. PUBLIC CONSULTATION

There is no requirement to consult with the community as part of this decision.

4. DISCUSSION

Australian Local Government Association

4.1 The ALGA National General Assembly provides an opportunity for the local government sector to engage directly with the Federal Government, to develop national policy and influence the future direction of councils and our communities. The theme for the 2025 ALGA National General Assembly is 'National Priorities Need Local Solutions'.

4.2 The 2025 ALGA National General Assembly is scheduled to be held in Canberra from 24 – 27 June 2025.

4.3 As part of the event, voting delegates will vote to support or not support motions put forward for consideration by Council's from around Australia. The business paper will be available to Council's voting delegate prior to the event.

4.4 The Procedure allows for the Mayor and a maximum of two (2) Councillors to attend the ALGA National General Assembly.

Local Government Association

4.5 The LGA OGM is scheduled to be held from 22 – 23 May 2025 at the Adelaide Oval.

4.6 The LGA OGM Conference will commence on the evening of Thursday 22 May 2025 and run for the day on Friday 23 May 2025.

4.7 The LGA AGM is scheduled to be held from 20 – 21 November 2025 in Adelaide (location to be confirmed).

4.8 Voting delegates will vote to support or not support motions put forward by Council's around South Australia. Once the motions are finalised and included in the association agenda, Council staff will prepare a position paper for Council to determine a position on each motion. The position papers will be available to Council's voting delegate prior to the events.

4.9 The LGA OGM and AGM are the two (2) major decision-making and policy setting forums for the LGA. The events also provide important networking opportunities for local government representatives.

4.10 The Procedure allows for the Mayor and a maximum of two (2) Councillors to attend the LGA AGM and the LGA OGM respectively.

4.11 Where an appointed representative is unable to attend the event, a substitute Council Member can be appointed by Committee or Council resolution to attend in their absence. In accordance with the Council Member Training and Development Procedure, in the event that a Council or Committee meeting is not scheduled in time to resolve an alternate representative, the CEO in collaboration with the Mayor may determine an appropriate mechanism to select an alternate attendee.

4.12 Council may also determine to not appoint any Council members to attend the event(s) with only the Mayor attending as Council's voting delegate.

5. OPTIONS

Recommendation

Decision 1:

Local Government Association Ordinary General Meeting, 22 – 23 May 2025.

1. Council appoints the Mayor, Cr _____ and Cr _____ as Council's attendees at the LGA Ordinary General Meeting to be held in Adelaide from 22 – 23 May 2025.

2. If required, the private ballot process outlined in the Code of Practice for Council and Committee Meetings – Section 16 be utilised to elect the Council attendees, with the results of the ballot becoming the outcome.

3. The Mayor is appointed as the Council Delegate for voting rights with an attending Council Member appointed by the Mayor as proxy Council Delegate in the event that the Mayor is unable to attend.

Decision 2:

Australian Local Government Association National General Assembly, 24 – 27 June 2025.

4. Council appoints the Mayor, Cr _____ and Cr _____ as Council's attendees at the ALGA National General Assembly to be held in Canberra from 24 – 27 June 2025.

5. If required, the private ballot process outlined in the Code of Practice for Council and Committee Meetings – Section 16 be utilised to elect the Council attendees, with the results of the ballot becoming the outcome.

6. The Mayor is appointed as the Council Delegate for voting rights with an attending Council Member appointed by the Mayor as proxy Council Delegate in the event that the Mayor is unable to attend.

Decision 3:

Local Government Association Annual General Meeting, 20 – 21 November 2025.

4. Council appoints the Mayor, Cr _____ and Cr _____ as Council's attendees at the LGA Annual General Meeting to be held in Adelaide from 20 – 21 November 2025.

5. If required, the private ballot process outlined in the Code of Practice for Council and Committee Meetings – Section 16 be utilised to elect the Council attendees, with the results of the ballot becoming the outcome.

6. The Mayor is appointed as the Council Delegate for voting rights with an attending Council Member appointed by the Mayor as proxy Council Delegate in the event that the Mayor is unable to attend.

Option 2

Council appoints the Mayor as Councils representative, and voting delete to the LGA Ordinary General Meeting – 22 to 23 May 2025, the ALGA National General Assembly – 24 to 27 June 2025 and the LGA Annual General Meeting – 20 – 21 November 2025.

6. ANALYSIS OF OPTIONS

6.1 Recommendation Analysis

6.1.1 Analysis & Implications of the Recommendation

The recommendation is consistent with past practice whereby the Mayor and two (2) Council Members are provided the opportunity to attend these events in accordance with the Council Member Training and Development Procedure.

This option seeks Council's resolution of Council Members to attend these events in addition to the Mayor being appointed to attend as Council's voting delegate.

Risk Appetite

Service Delivery

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

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

6.1.2 Financial Implications

Attendance of the Mayor and two (2) Council Members to the LGA OGM, LGA AGM and ALGA National General Assembly are funded within existing budgets.

The table below outlines the costs associated with the appointment of the Mayor and two (2) Council Members to attend the ALGA National General Assembly (including flights, accommodation, registration and taxi charges), and the cost for the Mayor and one (1) Council Member to attend the LGA OGM and the Mayor and two (2) Council Members to attend the LGA AGM in 2024 as resolved by Council.

	LGA OGM 23 – 24 May 2024	**ALGA NGA 2 – 4 July 2024**	**LGA AGM 21 – 22 November 2024**	**Total**
2024 total cost of attendance: Mayor and two	$669.76*	$9,384.20	$1,106.36	$11,160.32

(2) Council Members				

*Cost of Mayor and one (1) Council Member to attend LGA OGM.

6.2 Option 2 Analysis

6.2.1 Analysis & Implications of Option 2

Council may determine that no additional attendees are required to attend the events and only the Mayor attends as Council's voting delegate. It is not a requirement that two (2) Council Members attend the ALGA National General Assembly, LGA OGM, and/or the LGA AGM.

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

6.2.2 Financial Implications

The table below outlines the cost for each event in 2024, for the Mayor's attendance only.

	LGA OGM 23 – 24 May 2024	**ALGA NGA 2 – 4 July 2024**	**LGA AGM 21 – 22 November 2024**	**Total**
2024 total cost of attendance: Mayor	$250.00	$3,011.98	$263.64	$3,525.62

15.3 RIVERLEA PARK SPORTSGROUND - PUBLIC CONSULTATION FOR SHARED USE AGREEMENT TERM AND COMMUNITY LAND MANAGEMENT PLAN AMENDMENT

Responsible Executive Manager : Dale Welsh

Report Author : Michelle Parker

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

Attachments :
1⇩. Draft Community Land Management Plan 1 - Sportsgrounds
2⇩. What We Heard Report
3⇩. Location Map
4⇩. Proposed Plan of Division
5⇩. Shared Use Area

PURPOSE

The purpose of this report is to:

- Present the outcomes of the public consultation on the addition of Riverlea Park Sportsground to Community Land Management Plan (CLMP) 1 – Sportsgrounds in line with Section 197(1)(b) of the *Local Government Act 1999.*

- Present the outcomes of the public consultation for the 42 year term for the proposed Shared Use Agreement (SUA) (referred to as a licence agreement in the resolution for legal adherence to the *Local Government Act 1999)* between the City of Playford and Catholic Education South Australia (CESA) and/or nominee in line with Section 202 of the *Local Government Act 1999.*

STAFF RECOMMENDATION

That the Council:

1. Notes the submissions received from the public consultation undertaken in relation to the proposed community land management plan for the land contained in Certificate of Title Volume 6288 Folio 348 and Certificate of Title Volume 6305 Folio 47 (**the Land**) as contained in Attachment 2 being the What We Heard Report.

2. Notes the Land, whist not currently owned by the Council or under the Council's care control and management, is intended to vest in the Council in due course.

3. Having considered the submissions received from the public consultation undertaken by the Council in relation to the proposed community land management plan for the Land, and the relevant principles in Section 8 of the *Local Government Act 1999* adopts pursuant to Section 196 of the *Local Government Act 1999* the Sportsgrounds Community Land Management Plan set out in Attachment 1 being the Draft Community Land Management Plan 1 – Sportsgrounds the Land with effect from the date the Land vests in the Council.

4. Notes the Chief Executive Officer will at the earliest opportunity present a report to the Council regarding the proposed 42-year shared use agreement for the Council's consideration.

EXECUTIVE SUMMARY

The City of Playford seeks to include a new district level sportsground in Council's Sportsgrounds CLMP. The Sportsgrounds CLMP details how Council will develop, manage and maintain land held for the community's use and enjoyment.

In line with Section 197(1)(b) of the *Local Government Act 1999* and Council's Community Engagement Policy and Procedure it was determined that a public consultation process be undertaken.

Council sought the views of the community on the addition of the proposed new sportsground into the CLMP, which will be located within Riverlea Park. This community land is intended to provide access to increased recreation opportunities for the growing Playford community and support active lifestyles and foster social connections.

Council also sought the views of the community on the potential to develop a SUA between Council and CESA on that community land for an intended period of 42 years.

Public consultation on the above has now been completed. The consultation period was open from Monday, 13 January 2025, to Monday, 10 February 2025. On the conclusion of the public consultation a What We Heard Report has been completed detailing the public consultation and summarising the submissions received.

46 submissions were received with 24 in support of the proposal, four (4) showing moderate support, six (6) provided uncertain or concerned feedback (but did not state that they were opposed), four (4) opposed and one (1) out of scope.

Overall, the sentiment for the proposal was positive, with the majority of respondents supportive of the land being added to Community Land Management Plan 1 – Sportsgrounds and the proposed 42 year term of the SUA.

1. BACKGROUND

The development of community facilities within Riverlea Park has been a priority to ensure that there are sufficient and quality spaces to support community building, connection, and healthy lifestyles.

Initial discussions for a sporting facility were based on the proposal that Council and CESA could share a site for sports, education, and community infrastructure. This would yield the highest benefit for the community while reducing the costs of delivering the required infrastructure for all parties.

In October 2024, Council endorsed the public consultation for the addition of Riverlea Park Sportsground (RPSG) into CLMP 1 – Sportsgrounds and the proposed 42 year term as per the requirements of the *Local Government Act 1999* (Resolution 6019).

The public consultation has now been completed.

2. RELEVANCE TO STRATEGIC PLAN

Community Theme 1: Improving safety and accessibility

This project plans for community infrastructure needs for the population growth expected at Riverlea Park and surrounding suburbs.

Community Theme 3: Connecting with our community and each other

This project partners with others to deliver community services and facilities. It has a focus on planning for and building spaces where people can connect through gatherings, programs, and sports.

Community Theme 5: Using money wisely

This project invests in the social and infrastructure needs of the city and has a long-term approach. The partnership approach significantly reduces the cost to the Council in providing social infrastructure in a timely manner for a growing community. Therefore, placing less reliance on the community to fund the entire project.

3. PUBLIC CONSULTATION

The objectives of community engagement were to:

- Gather feedback on the inclusion of the proposed sportsground into the Sportsgrounds CLMP
- Understand community perspectives on the proposed 42-year SUA with CESA
- Adhere to Council's legislative requirements.

3.1 Community Land Management Plan 1 – Sportsgrounds

In line with Section 197(1)(b) of the *Local Government Act 1999* and Council's Community Engagement Policy and Procedure it was determined that a public consultation process be undertaken for the addition of RPSG into CLMP 1 – Sportsgrounds (Attachment 1 – Draft Community Land Management Plan 1 – Sportsgrounds).

The updated CLMP was available for viewing and comment during a 28 day public consultation period from Monday 13 January 2025 to Monday 10 February 2025.

Key messaging was centred around explaining the purpose of CLMPs and an explanation of community land.

The community engagement objectives were to inform and educate the community about the addition of RPSG into CLMP 1 – Sportsgrounds.

3.2 Shared Use Agreement

In line with Section 202 of the *Local Government Act 1999* and Council's Community Engagement Policy and Procedure it was determined that a public consultation process be undertaken for the proposed 42 year term for the SUA agreement between the City of Playford and CESA.

The proposal was available for viewing and comment during a 28 day public consultation period from Monday 13 January 2025 to Monday 10 February 2025.

Key messaging was centred around explaining the need for places for the community to play sport, connect and socialise to build a strong and vibrant community and how the use of shared facilities can achieve this in a cost-effective way.

The community engagement objectives were to inform and engage the community about the proposed 42 year term of the SUA.

3.3 Summary of Submissions

A more detailed summary of submissions can be found in Attachment 2 – What We Heard Report.

During the consultation period there were 576 unique views of the Playford Engagement Hub resulting in 371 document downloads of the four (4) documents available.

46 submissions were received from the community which were categorised based on the level of support for the proposal. The categories and number of responses included:

Category	Definition	No.
Supportive	Submission was in support of the proposal	24
Moderate support	Submission showed support for the proposal and included further considerations for Council	4
Uncertain/Concerned	Submission was conflicted about the proposal identifying some concerns for consideration, but did not state that they were opposed	6
Opposed	Submission was not in support of the proposal	4
More Information Required	Submission did not take a position for or against the proposal and indicated that more information was required	7
Out of Scope	Submission provided feedback that fell outside of the scope of the engagement	1

From the 46 submissions received, 24 were in support of the proposal, four (4) showed moderate support, six (6) were uncertain or concerned, four (4) were opposed to the proposal and one (1) was out of scope.

Overall, the sentiment for the proposal was positive seeing the value in the SUA and in particular sharing resources and costs and understanding the requirements for the land to be added to CLMP 1 – Sportsgrounds.

4. DISCUSSION

4.1 Project Overview

Having places to connect, play sport and socialise is essential to building a strong, vibrant community.

As Playford continues to grow rapidly, there is an increasing demand for Council to provide more of these spaces across our city, so our community can get outdoors, be active and build connections.

Riverlea Park, located in our city's west is being developed by Walker Corporation and is expected to be home to 40,000 people. These members of our community will want and deserve access to sport and recreation.

Council's Sports Facility Strategy has highlighted that the Riverlea Park will require access to at least two (2) district facilities and one regional sports facility to support our growing population.

One of the ways that the strategy proposes to best achieve this, is for Council to build strategic partnerships with education providers, developers, and other key stakeholders.

These partnerships aim to deliver shared-use facilities that provide the entire community with quality recreational spaces, while ensuring timely delivery and financially sustainable outcomes for our community.

Council has the opportunity to partner with Walker Corporation and CESA to develop a shared-use recreation and community facility, co-located with educational services, in a future stage of Riverlea Park.

To facilitate this the following is being proposed:

- RPSG to be added to a CLMP as per the requirements of the *Local Government Act 1999*

- A 42 year shared use arrangement be negotiated with CESA to deliver the facilities to providing a cost effective and efficient way to fulfil the needs of the community as highlighted in Council's Sports Facility Strategy.

4.2 Project Location

RPSG is located within Allotments 9010 and 9140, Legoe Road, Riverlea Park (Attachment 3 – Location Map).

4.3 Vesting of Land

A proposed plan of division (Attachment 4 – Proposed Plan of Division) has been prepared for lodgement for the land to be divided and vested to Council. This process will be completed once the Cultural Heritage conditions are resolved. Upon the vesting of the land to Council the land will be community land and will be assigned to CLMP 1 – Sportsgrounds.

4.4 Community Land Management Plan

Council has a responsibility under the provisions of the *Local Government Act 1999*, to ensure that community land under its ownership or dedicated for its care, control and management, is set aside and managed in accordance with an adopted CLMP.

CLMPs are a set of documents determined by Council which clearly outline how a Council manages community land which they either own or which is under its care and control. CLMPs explain the way in which the land is to be used and managed.

The City of Playford seeks to include RPSG, a new district level sportsground into CLMP 1 - Sportsgrounds. The Sportsgrounds CLMP details how Council will develop, manage and maintain land held for the community's use and enjoyment.

4.5 Shared Use Agreement

The purpose of the SUA is to allow for shared use of the recreational facilities, shared costs and community access to the schools indoor and outdoor recreation facilities to maximise uses of the site and benefit to the community (Attachment 5 – Shared Use Area).

The SUA is applicable to a portion of Council land with the balance of the land retained for exclusive use by the community (Attachment 5 – Shared Use Area).

CESA are investing a significant amount of capital to construct the school and require the 42 year term (maximum allowable under the *Local Government Act 1999)* to ensure the school has access to recreational space.

The key terms of the SUA will be reported as part of the SUA Report which will be presented to Council at a later date, this will include the endorsement of the 42 year term.

4.6 Timing of Decision

There are specific drivers behind the decision to proceed with the CLMP report in February 2025, rather than waiting to consider it alongside the SUA including:

- CESA has already begun exploring potential enrolments and has a hard deadline of January 2027 for opening the School
- To meet this deadline, construction must begin before June 2025, which in turn requires CESA to commence its procurement process as soon as possible
- CESA is seeking a level of certainty that the land is earmarked for sporting purposes, as access to quality sporting facilities is a key component of its enrolment strategy
- While CESA is prepared to proceed with procurement before finalising the SUA, it wants assurance that the land is designated for this purpose. CESA have advised that Council's adoption of the CLMP now provides sufficient certainty for CESA to move forward
- Given these timing constraints, Council is proceeding with the CLMP now, with the SUA to come back for consideration in March.

The recommendation to Council is based on the above timeline constraints with the SUA report to be presented to Council in due course and with considerations of these timelines.

5. OPTIONS

Recommendation

1. Notes the submissions received from the public consultation undertaken in relation to the proposed community land management plan for the land contained in Certificate of Title Volume 6288 Folio 348 and Certificate of Title Volume 6305 Folio 47 (**the Land**) as contained in Attachment 2 being the What We Heard Report.

2. Notes the Land, whist not currently owned by the Council or under the Council's care control and management, is intended to vest in the Council in due course.

3. Having considered the submissions received from the public consultation undertaken by the Council in relation to the proposed community land management plan for the Land, and the relevant principles in Section 8 of the *Local Government Act 1999* adopts pursuant to Section 196 of the *Local Government Act 1999* the Sportsgrounds Community Land Management Plan set out in Attachment 1 being the Draft Community Land Management Plan 1 – Sportsgrounds the Land with effect from the date the Land vests in the Council.

4. Notes the Chief Executive Officer will at the earliest opportunity present a report to the Council regarding the proposed 42 year shared use agreement for the Council's consideration.

Option 2

1. Council does not receive and note the proposed licence between the City of Playford and Catholic Education South Australia and or nominee, for a term of 42 years, over the portions of land contained in Certificate of Title Volume 6288 Folio 348 and Certificate of Title Volume 6301 Folio 806 as per the requirements of the *Local Government Act 1999* and the City of Playford Community Engagement Policy and instructs staff to complete the following:

    - _____
    - _____
    - _____

2. Council does not endorse the addition of the portions of land, once vested to Council, contained in Certificate of Title Volume 6288 Folio 348 and Certificate of Title Volume 6301 Folio 806 within Community Land Management Plan 1 – Sportsgrounds, as per the requirements of the *Local Government Act 1999* and the City of Playford Community Engagement Policy and instructs staff to complete the following:

    - _____
    - _____
    - _____

ANALYSIS OF OPTIONS

Recommendation Analysis

Analysis & Implications of the Recommendation

The endorsement of the addition RPSG to CLMP 1 – Sportsgrounds is recommended for the following reasons:

- Council has a responsibility under the provisions of the *Local Government Act 1999*, to ensure that community land is set aside and managed in accordance with an adopted CLMP

- The proposed design of RPSG is for a district level sportsground – aligns with CLMP 1 – Sportsgrounds

- The Sportsgrounds CLMP details how Council will develop, manage and maintain land held for the community's use and enjoyment.

Council receiving and noting the public consultation for the 42 year term is recommended for the following reasons:

- A 42 year term is the maximum allowable under the *Local Government Act 1999*

- CESA are investing a significant amount of capital to construct the school and require the 42 year term to ensure the school has access to recreational space

- Council's Sports Facility Strategy has highlighted that Riverlea Park will require access to at least two (2) district facilities and one regional sports facility to support our growing population

- Council's Sports Facility Strategy highlights the need for Council to build strategic partnerships with education providers, developers, and other key stakeholders to deliver sports infrastructure to meet the community's needs

- Strategic partnerships assist in deliver shared-use facilities that provide the entire community with quality recreational spaces, while ensuring timely delivery and financially sustainable outcomes for our community.

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 deliver shared-use facilities that provide the entire community with quality recreational spaces, while ensuring timely delivery and financially sustainable outcomes for our community

Service Delivery

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

This decision will align to Council's Sports Facility Strategy highlighting the need for Council to build strategic partnerships with education providers, developers, and other key stakeholders to deliver sports infrastructure to meet the community's needs.

Reputation

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

This decision is in line with the feedback received from the community showing overall support for the proposal and an understanding of Council's intention to deliver the best possible outcome in the most cost-effective way.

Regulatory Compliance

Council has a zero tolerance for non-compliance with applicable legislation including but not limited to: Local Government Act (LGA) 1999; Independent Commissioner Against Corruption (ICAC) Act 2012; Work Health & Safety (WHS) Act 2012; Environment Protection Act (EPA) 1993; Development Act 1993; Equal Employment Opportunity legislation; and Public Consultation legislation.

This decision will ensure legislative compliance with the requirements of the *Local Government Act 1999* and Council's Community Engagement Policy and Procedure.

Financial Implications

There are no financial or resource implications with endorsing the addition of RPSG to the CLMP 1 – Sportsgrounds and receiving and noting the public consultation for the 42 year term for the SUA.

The financial implications of the SUA will be reported as part of a future Council report which will be presented to Council at a later date.

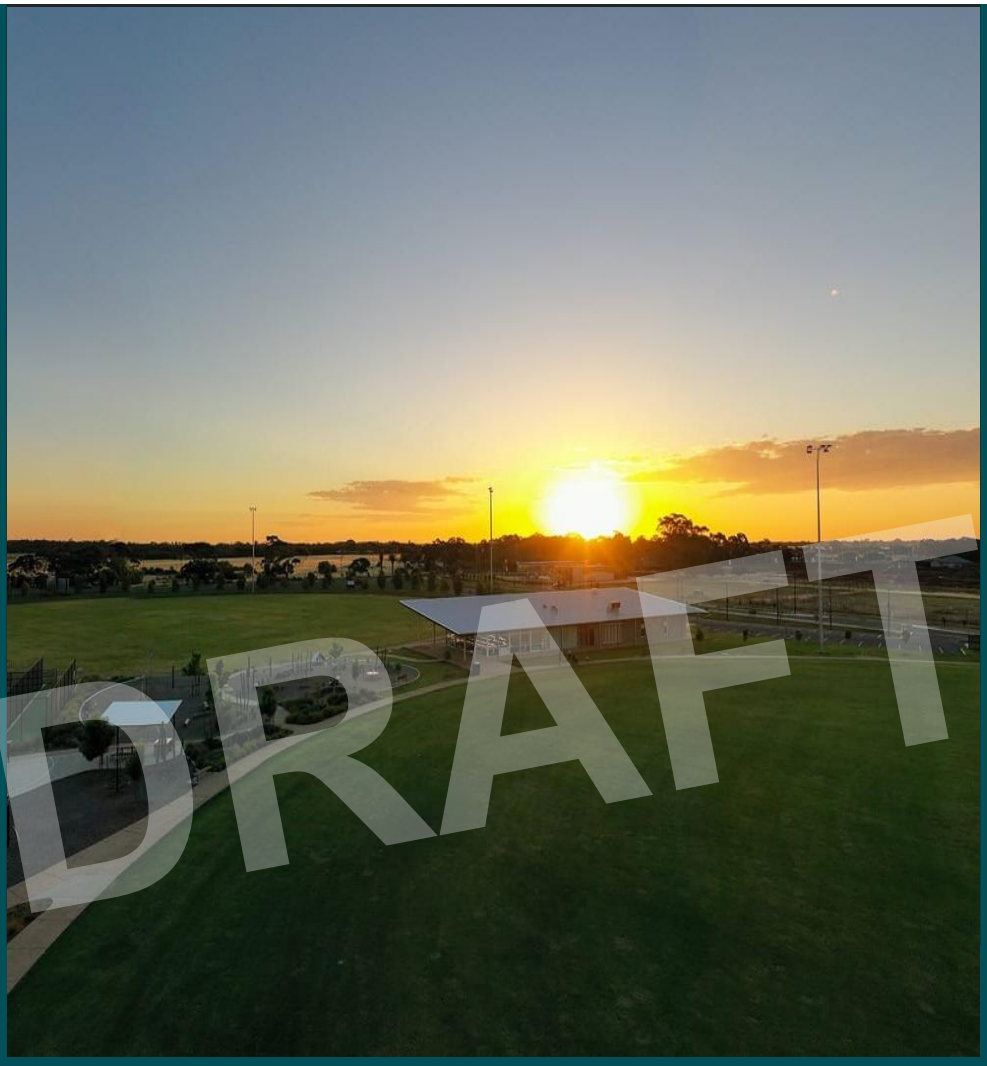
Option 2 Analysis

Analysis & Implications of Option 2

If Council does not receive and note the proposed licence between the City of Playford and CESA, for a term of 42 years and does not endorse the addition of the portions of land, to Community Land Management Plan 1 – Sportsgrounds this could have a significant impact on the delivery of the project.

Financial Implications

If Council does not receive and note the proposed licence between the City of Playford and CESA, for a term of 42 years and does not endorse the addition of the portions of land, to Community Land Management Plan 1 – Sportsgrounds this could have significant financial implications for Council as we may lose the ability to share costs and access to infrastructure.



Community Land Management Plan

1. Sportsgrounds

CITY OF Playford

Acknowledgement of Country

We acknowledge and pay our respects to the Kaurna people, the traditional custodians whose ancestral lands we gather on. We acknowledge the deep feelings of attachment and relationship of the Kaurna people to country and we respect and value their past, present and ongoing connections to the land and cultural beliefs.



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Overview of Sportsgrounds



Overview of Sportsgrounds

Sportsgrounds are appropriately planned and designed to deliver quality and sustainable facilities which will cater for current and future population needs.

The Sportsgrounds Community Land Management Plan (CLMP) outlines how Council will manage the land and associated amenities which cater for the specific needs of organised sporting activities, but also how we can ensure the wider community has adequate access and opportunities to utilise these venues.

In addition to organised use, sportsgrounds are part of the network of parks and reserves which cater for the wider community as a place for informal recreation and leisure, including dog walking, playgrounds, exercise, games and socialising. Many have amenities including playgrounds, buildings, paths and park furniture and provide for people of all ages and interests.

Purpose for Which the Land is Held

Sportsgrounds are held for the following purposes:

- To provide sportsfields and associated amenities which offer the community opportunities for participation in sport, recreation, social and community activities and interaction.
- To provide the opportunity for organised and informal activities.

While the majority of sportsgrounds cater for multiple sports and uses, some sportsgrounds have been developed for a specific use such as bowling greens or tennis courts. Detailed information regarding a sportsground's purpose will be contained within the relevant sportsground schedule.

Management Proposals for the Land

Council will manage development and maintenance of sportsgrounds in accordance with all legislative requirements and Council's strategic documents which include, the Strategic Plan, city-wide strategies, the Strategic Asset Management Plan and applicable masterplans.

Council's strategic documents are updated periodically. They provide guidance for the planning, management and decision making for Council's community land. A full reference list of the legislative requirements and strategic framework documents are contained within the CLMP Overview.

Any proposals which are identified for any of the sportsgrounds are subject to Council approval and available funding (grant funding or Council financed).

Each sportsground schedule may contain individual proposals for future upgrades or redevelopment of sportsgrounds or associated amenities such as clubrooms or car parks.

Overview of Sportsgrounds

Council's key strategic framework objectives for sportsgrounds include:

- A hierarchy approach to sportsground provision, which reflect available resources and achieve a range of facilities that collectively support all skill and competition levels.
- A regional sports precinct is to include diverse sport and recreation components which are of a high quality and have a strong focus on sports development and achievement.
- Connection of facilities, sports and activities which enables an integrated and coordinated approach to the delivery and management of sport and recreation.
- Cater for the participation pathways which may include state and national-level competitions, as well as maintaining accessibility for community participation and informal use.
- Assessing what is done to ensure the design of infrastructure meets the needs of the community.
- The Asset Management Plan which identifies strategies to improve management practices that will deliver assets that serve our current and future community.

Sportsground Hierarchy

Council plans for the development of sportsgrounds via a hierarchy approach. The purpose of creating a hierarchy is to provide a guide for what type of facility will meet the needs of the catchment it serves, and to assist in creating an approach to limit facility duplication and inefficient use of resources. The hierarchy level of a facility will inform the partnerships required to make it a successful and sustainable facility, as well as influencing the design, cost and service mix.

A number of industry and sporting standards and associated hierarchy models exist for facility providers and users. Each hierarchy level is not exclusive, in that it also caters for the level of participation described in the lower hierarchy.

Within this plan, sportsgrounds have been grouped into their hierarchy level and provide property and ownership details (including Crown land dedicated to Council), maps, the purpose for which the land is held, any management proposals and any specific leases or licenses held over the land.

There may be occasions where a land parcel has multiple community land categories, referred to as "dual categories". For example, the land parcel for the Playford Tennis Centre also incorporates Spruance Road Hall, which is included in the Community Buildings CLMP. This CLMP applies only to that portion of land categorised as a Sportsground. The remaining area will be covered by the appropriate plan for that category.

Three hierarchy levels and definitions have been adopted for the Sportsground CLMP:

1. Regional
2. District
3. Neighbourhood

Overview of Sportsgrounds

1. **Regional Sportsground**

   A regional sportsground has a primary catchment of local users with extended catchment across multiple local government areas, primarily for competition and events. It integrates organised competition, informal forms of participation and provides a broad range of sport and recreation activities for a large number of participants across regional geographic catchments. Generating usage via sporting events, activations and specialised venue or sport specific services is also a core function of regional facilities. Regional facilities are best located at high profile sites in accessible locations with links to transport nodes, commercial or community centres and services.

2. **District Sportsground**

   District sportsgrounds have a primary catchment area of local communities and single local government areas. District sportsgrounds provide a focus for association competition, as well as service a local catchment to provide a mix of recreational, competitive and program formats of participation. Facilities may also provide a primary function as a local feature event/match venue or a central venue that facilitates regular competition for multiple clubs.

3. **Neighbourhood Sportsground**

   A neighbourhood sportsground has a primary catchment area of local townships or single suburb areas. Neighbourhood sportsgrounds generally services the needs of local communities and sporting clubs for competition fixtures, training activities and for participation programs.

Description of the Land

Within each hierarchy level a table will be included which will provide the following information:

- Name of land
- Street address
- Certificate of title, plan and allotment
- Owner of the land
- Dual category CLMP number
- Crown land trust or dedication granting the City of Playford as custodians

Further information including lease and licence details for land parcels are referenced in the Community Land Register available on the City of Playford website.

Overview of Sportsgrounds

Leasing, Licensing & Permits

General information regarding Council granting of a lease, licence, seasonal and casual hire permits over community land is contained within the CLMP Overview.

Lease, licence or permit agreements may be granted which are consistent with this plan. In the case of Crown land, the agreement must also be consistent with the dedicated purpose of the land.

Granting of a lease, licence or permit, as per the conditions set out in Section 200 and 202 of the *Local Government Act 1999*, approves the use of sportsgrounds or associated buildings and infrastructure by sporting clubs, community groups, schools, commercial/private organisations or community members who are seeking use of a sportsground.

Details of current lease or licence agreements are included in the Community Land Register available on Council's website.

The following types of agreements may be granted over sportsgrounds:

- **Lease Agreement**

  A lease agreement may be granted by Council to a sporting club, association or organisation for exclusive use of sporting facility, for a specified time period. A lease agreement is usually entered into where the site is either dedicated for a specific purpose, for example a lawn bowling club or tennis centre, or where the tenant has made substantial investment into the development of the site. Under a lease agreement the lessee typically has a greater responsibility for maintenance and management of the whole facility. While a lease agreement fundamentally grants exclusive use, Council develops any lease with consideration of community benefit.

- **Licence Agreement**

  A licence agreement may be granted by Council to a sporting club, association or organisation to tenant a building facility for specified purposes, such as conduct of a sporting activity and use of clubrooms, at specified times, and under specified conditions. A licence generally does not (but may) provide exclusive use of a facility beyond the specified times of access. A licence is typically used for facility which may be shared by several user groups.

- **Seasonal Hire Permit**

  Winter and summer sport season (26 week) permits may be granted to sporting clubs for use of a sportsground during set times for training and competition fixtures. Seasonal permits allow clubs to use the same sportsground according to an approved schedule. The club must adhere to specific terms and conditions.

Overview of Sportsgrounds

- **Casual Hire Permit**

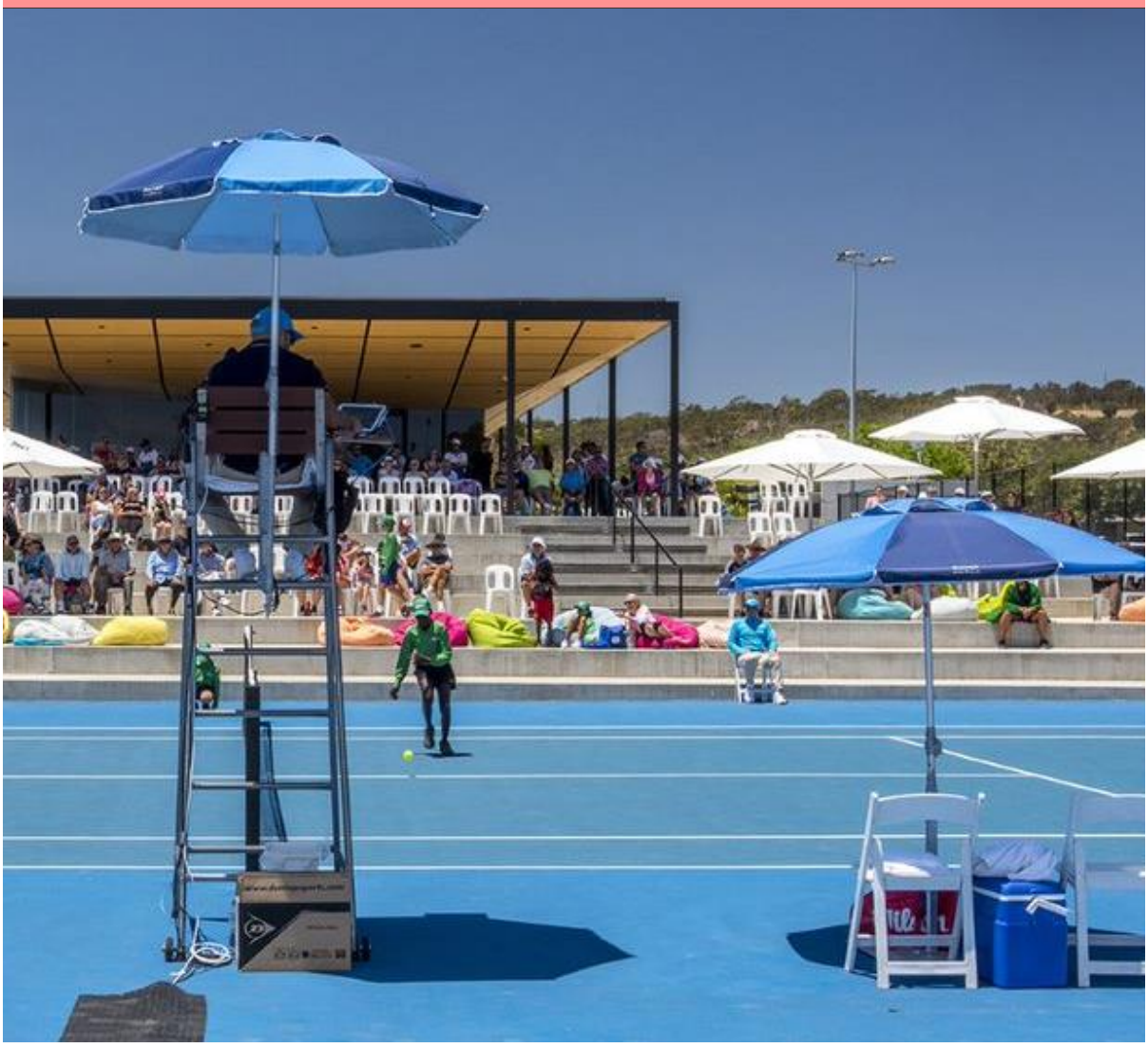
  A casual hire permit is used for single use or short-term use of sportsground and generally granted to sporting clubs, schools, commercial and community groups. A hirer must comply with the specific terms and conditions for the sportsground. Permitted casual use typically includes:
  - Sporting club activities (including event days)
  - School sporting carnivals
  - Community events
  - Commercial or private events
  - Council use for community and civic events

Objectives, Targets and Performance Measurement

Council is required within the CLMPs to set out its vision for the land through objectives and performance targets, and how Council proposes to measure its performance against its objectives and targets.

Appendix A sets out the objectives, performance targets and measures for sportsgrounds.

1.1 Regional



1.1 Regional

Regional sportsgrounds are generally larger and higher specification venues which provide sporting facilities and associated amenities, which cater for local and regional sport and recreational activities and events for a large number of participants across multiple local government areas.

Sportsgrounds within the Playford Sports Precinct have more exclusive tenancy arrangements due to the higher-level specifications for the sports catered for at each ground.

The following sportsgrounds are categorised as regional:

- Playford Sports Precinct, incorporating:
  - Elizabeth Oval
  - Playford Tennis Centre
  - Playford Bowling Club
  - Ridley Reserve
- Argana Park
- Uley Reserve

Facilities and amenities which may be within a regional sportsground venue:

- Australian rules football and cricket ovals
- Cricket wickets and training nets
- Soccer and rugby pitches
- Softball and baseball diamonds
- Tennis courts
- Netball courts
- Bowling greens
- Sportsfield lighting
- Grandstands and spectator amenities
- Clubrooms and changerooms
- Storage
- Training facilities
- Playgrounds
- Exercise equipment
- Walking and running paths
- Car parking

Description of the Land

The table within the following section itemises each regional sportsground providing the following information:

- Name of land
- Street address
- Certificate of title, plan and allotment
- Owner of the land
- Dual category CLMP number
- Crown land trust or dedication granting the City of Playford as custodians

Further information including lease and licence details for land parcels are referenced in the Community Land Register available on the City of Playford website.

1.1 Regional

Description of the Land

Name of Land	Street Address	Plan and Lot Number Certificate of Title	Owner	Dual Category CLMP Number	Trust or Dedication Granting the City of Playford as Custodians
Elizabeth Oval	6 Goodman Road, Elizabeth 5112	D85044 A7 CR6096/246	The Crown	Nil	Pursuant to Section 72(3) of *The Crown Land Management Act, 2009* the land has been dedicated on 8/6/2012 pursuant to Section 18 of the said Act for sporting club purposes Gazette Notice 10/01/1985
Playford Tennis Centre	50 Spruance Road, Elizabeth East 5112	F214767 A91 CT6208/42	City of Playford	Parks and Reserves Plan No. 2 Buffer Reserves Plan No. 6 Community Buildings Plan No. 10	Nil
Playford Bowling Club	16 Goodman Road, Elizabeth 5112	D70890 A1 CT5970/862	City of Playford	Nil	Nil
		D85044 A6 CT6177/399	City of Playford	Nil	Nil
	Lot 11 Goodman Road, Elizabeth 5112	D90239 A11 CT6170/425	City of Playford	Nil	Nil
Ridley Event Green	165 Ridley Road, Elizabeth Grove 5112	D6246 A784 CT6168/389	City of Playford	Nil	Nil
Ridley Reserve East	135 Ridley Road, Elizabeth 5112	D6289 A794 CT6192/672	City of Playford	Nil	Nil
Ridley Reserve West	95 Ridley Road, Elizabeth 5112	D6289 A793 CT5448/642	City of Playford	Nil	Nil

1.1 Regional

Name of Land	Street Address	Plan and Lot Number Certificate of Title	Owner	Dual Category CLMP Number	Trust or Dedication Granting the City of Playford as Custodians
Argana Park	265 Midway Road, Elizabeth Downs 5113	F216982 A96 CT5989/143	City of Playford	Buffer Reserves Plan No. 6	Nil
	5 Mavros Road, Elizabeth Downs 5113			Nil	
	1 Mavros Road, Elizabeth Downs 5113			Nil	
Uley Reserve East and West	Lot 100 Uley Road, Elizabeth Downs 5113	D23311 A100 CT5128/614	City of Playford	Nil	Nil
	Pt Lot 101 Uley Road, Elizabeth Downs 5113	D23311 A101 CR5901/743	The Crown	Linear Open Space and Corridors Plan No. 3	Land dedicated for metropolitan open space system purposes pursuant to *The Crown Lands Act*, *1929* by Gazette 25/05/2006

Note: For further property information, including leasing and licensing details, refer to the Community Land Register available on the City of Playford website.

1.1 Regional

Elizabeth Oval



Elizabeth Oval is Playford's premier Australian rules football facility, home ground of the Central District Football Club, the 'Bulldogs', which participates in the state-league level SANFL and SANFLW. The Club has tenanted the venue since 1959.

Features include:

- State-league standard football oval
- Grandstand with seating capacity for approximately 1,500 people
- Concrete viewing terraces
- Grass viewing mounds
- Change rooms and fitness facilities
- Spectator amenities including concession stands and toilets
- Capacity to hold large events

Purpose for Which the Land is Held

Elizabeth Oval primarily provides state-league facilities and grounds for training and playing Australian rules football. It also provides opportunities for informal and formal recreational, community, commercial and other sporting activities.

Crown Land Dedication to Council

Elizabeth Oval has been established on Crown land and dedicated to Council for sporting activity purposes.

Management Proposals for the Land

Refer to Appendix A for the objectives, performance targets and measures, which contain specific and measurable actions required to achieve Council's management and development of our sportsgrounds.

1.1 Regional

Elizabeth Oval Map

Address: 6 Goodman Road, Elizabeth 5112



1.1 Regional

Playford Tennis Centre



The Playford Tennis Centre was constructed on the site of Spruance Reserve, a high-profile location situated adjacent Main North Road, and forms part of Playford's Regional Sports Precinct.

The redevelopment was completed in 2017, creating the regional tennis facility for the northern suburbs of Adelaide.

The Playford Tennis Centre was designed to Tennis Australia specifications to cater for international, national, state and local-level tournaments, competitions and participation opportunities.

Features include:

- 16 Plexipave acrylic International Tennis Federation standard hard courts with LED lighting.
- 8 purpose-built modified 'hot shots' courts.
- Architecturally designed pavilion featuring spaces for administration, café, pro-shop, meetings, medical treatment and toilet/change room facilities.

Purpose for Which the Land is Held

Playford Tennis Centre provides high standard tennis facilities for a broad range of tennis participation and associated activities.

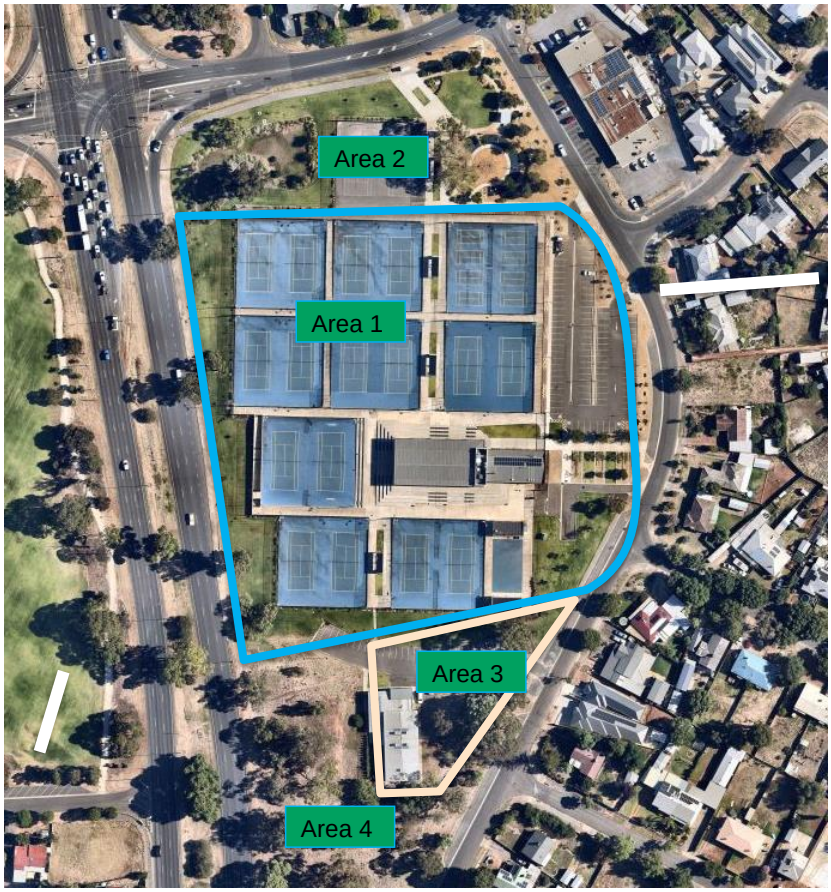
Management Proposals for the Land

Refer to Appendix A for the objectives, performance targets and measures, which contain specific and measurable actions required to achieve Council's management and development of our sportsgrounds.

1.1 Regional

Playford Tennis Centre Map

Address: 50 Spruance Road, Elizabeth East 5112



Area 1: Playford Tennis Centre
Area 2: Spruance Reserve, Parks and Reserves CLMP No. 2
Area 3: Spruance Hall, Community Buildings CLMP No. 10
Area 4: Spruance Road Buffer Reserve, Buffer Reserves CLMP No. 6

1.1 Regional

Playford Bowling Club



The Playford Bowling Club, formerly the home of the Elizabeth Bowling Club, underwent a major redevelopment which was completed in 2018, to become the largest undercover lawn bowls facility in the southern hemisphere.

The Elizabeth and Munno Para bowling clubs merged as part of this project to create the Playford Bowling Club. The club forms part of Playford's Regional Sports Precinct and features three synthetic greens capable of hosting national and state level competitions.

Features include:

- 3 undercover LED floodlit synthetic greens comprising 21 rinks
- Multi-purpose clubhouse
- Onsite car parking

Purpose for Which the Land is Held

Provide a lawn bowls facility which can host national, state and regional level tournaments and competitions, in addition to catering for local and social lawn bowls and associated social activities.

Management Proposals for the Land

Refer to Appendix A for the objectives, performance targets and measures, which contain specific and measurable actions required to achieve Council's management and development of our sportsgrounds.

1.1 Regional

Playford Bowling Club Map

Address: 16 Goodman Road, Elizabeth 5112



1.1 Regional

Ridley Reserve



Ridley Reserve was named after John Ridley (1806 – 1887) whose family were one of the original Crown land grantees. John Ridley is famous for inventing the Ridley Stripper Harvester and received a land grant after the hundred of Munno Para was declared in 1846. That land is called Ridley Reserve, the first sporting ground established in the Elizabeth area.

Ridley Reserve is a expansive, multi-purpose sporting site encompassing land from Philip Highway to Main North Road and forms part of Playford's Regional Sports Precinct. It was the site for the first Elizabeth Australian rules football team, Central District Football Club, which later moved to Elizabeth Oval.

Today Ridley Reserve is primarily utilised for junior Australian rules football, soccer and is a major softball hub. The size and flexible use of the site also lends itself to being regularly hired for carnivals and events.

The site also includes a large event space with frontage onto Main North Road, which is ideal for hosting carnivals, circuses and other large community and commercial events.

In 2015 the Adelaide United Football Club established its training facility at the reserve.

Features include:

- Softball diamonds
- Soccer pitches
- Cricket wicket and training nets
- Public outdoor gym equipment and running track
- Clubrooms
- Public toilet block
- Equipment storage
- Multi-purpose large event space

1.1 Regional

Purpose for Which the Land is Held

Ridley Reserve in separated into three sections:

- **Ridley Event Green**
  Reserve area specifically suited for large community and commercial events. Also provides for informal sporting, community and recreational activities.
- **Ridley Reserve East**
  Provides grounds and facilities dedicated to elite-level soccer training with an adjoining area for community level sporting activities.
- **Ridley Reserve West**
  Multi-purpose sporting area which primarily supports the regional needs for softball and Australian rules junior football.

Management Proposals for the Land

Refer to Appendix A for the objectives, performance targets and measures, which contain specific and measurable actions required to achieve Council's management and development of our sportsgrounds.

1.1 Regional

Ridley Reserve Map

Address: Ridley Event Green - 165 Ridley Road, Elizabeth Grove 5112
Ridley Reserve East - 135 Ridley Road, Elizabeth Grove 5112
Ridley Reserve West - 95 Ridley Road, Elizabeth Grove 5112



Area 1: Ridley Event Green
Area 2: Adelaide United Football Club Training Centre
Area 3: Ridley Reserve East
Area 4: Ridley Reserve West

1.1 Regional

Argana Park



Argana is an Aboriginal word meaning 'pleasurable meeting place'.

Established in 1956, this multi-purpose sporting venue accommodating Australian rules football, soccer and cricket. It is also a major netball hub for the northern Adelaide area throughout the year.

Argana Park, due to its size and adaptable sporting facilities, is also very popular for primary and secondary school sporting activities such as sports days, and inter-school carnivals.

Features include:

- Three floodlit ovals
- Two concrete cricket wickets
- One turf cricket wicket
- Cricket training nets
- Floodlit fenced soccer pitch
- 22 netball courts
- Three clubroom facilities
- Car parking

Purpose for Which the Land is Held

Argana Park is a multi-functional sporting ground which provides primarily Australian rules football, cricket, and soccer facilities. The netball courts cater as a regional netball venue for training and games. Due to the versatile sporting options available at Argana Park it is utilised for regular inter-school sporting events.

1.1 Regional

Management Proposals for the Land

- Argana Park will be upgraded in line with the Argana Park Masterplan, accepted by Council at the Ordinary Council Meeting 14 December 2021 Minute Number 4862. It will be undertaken in a staged manner with funding allocated through future Annual Business Plans and grant applications.
- Refer to Appendix A for the objectives, performance targets and measures, which contain specific and measurable actions required to achieve Council's management and development of our sportsgrounds.

1.1 Regional

Argana Park Map

Address: Netball courts and clubrooms - 5 Mavros Road, Elizabeth Downs 5113
Soccer clubrooms - 1 Mavros Road, Elizabeth Downs 5113
Ovals - 265 Midway Road, Elizabeth Downs 5113



Area 1: Argana Park
Area 2: Argana Park Buffer Reserve, Buffer Reserves CLMP No. 6

1.1 Regional

Uley Reserve



Uleybury was named after Moses Bendle Garlick, a weaver who migrated to the hills district from the village of Uley in Gloucestershire, England. Garlick named the area Uleybury – "Uley" being after his home village and "bury" being the name used in Gloucestershire for a tree-covered plateau.

Uley Reserve is a large, multi-purpose sportsground catering for a variety of sporting clubs and community groups.

The sportsground typically provides for soccer and cricket. A key feature of Uley Reserve is the number of soccer pitches that can be accommodated across the site. A dog obedience club is a current tenant and the venue is regularly hired for sporting carnivals and community events.

Features include:

- Floodlit senior and junior soccer pitches
- Fenced senior soccer pitch
- Two concrete cricket wickets and training nets
- Two clubroom buildings

Purpose for Which the Land is Held

Uley Reserve provides a sportsground with multiple playing fields and associated facilities to cater for soccer and cricket. The fenced soccer pitch is also utilised for dog obedience training.

1.1 Regional

Crown Land Dedication to Council

Uley Reserve has been established on Crown land and dedicated to Council for sporting activity purposes.

Management Proposals for the Land

Refer to Appendix A for the objectives, performance targets and measures, which contain specific and measurable actions required to achieve Council's management and development of our sportsgrounds.

1.1 Regional

Uley Reserve Map

Address: Soccer clubrooms - Lot 100 Uley Road, Elizabeth Downs 5113
Sportsgrounds - Part Lot 101 Uley Road, Elizabeth Downs 5113



Area 1: Uley Reserve East
Area 2: Uley Reserve West
Area 3: Craigmore Park West, Linear Open Space and Corridor CLMP No. 3

1.2 District



1.2 District

District sportsgrounds have a primary catchment area of local communities and single local council areas. District sportsgrounds provide a focus for association competition, as well as servicing a local catchment to provide a mix of recreational, competitive and program formats of participation.

Facilities may also provide a primary function as a central venue that facilitates regular competition for multiple clubs/teams.

The following sportsgrounds are categorised as district:

- Angle Vale Community Sports Centre
- Dauntsey Reserve
- Duncan Anderson Reserve
- Dwight Reserve
- Eyre Sports Park
- Kalara Reserve
- Kooranowa Reserve
- Mofflin Reserve
- Playford Lakes Golf Course
- Ramsay Park
- Virginia Oval
- Womma Park
- **Riverlea District Sportsground**

Facilities and amenities which may be within a district sportsground:

- Australian rules football and cricket ovals
- Cricket wickets (and training nets)
- Golf course
- Soccer pitches
- Rugby pitches
- Tennis courts
- Netball courts
- Clubrooms and change rooms
- Training facilities
- Playgrounds / exercise equipment
- Athletics
- BMX tracks
- Car parking
- Equipment storage
- Walking paths

1.2 District

Description of the Land

The table within the following section itemises each district sportsground providing the following information:

- Name of land
- Street address
- Certificate of title, plan and allotment
- Owner of the land
- Dual category CLMP number
- Crown land trust or dedication granting the City of Playford as custodians

Further information including lease and licence details for land parcels are referenced in the Community Land Register available on the City of Playford website.

1.2 District

Description of the Land

Name of Land	Street Address	Plan and Lot Number Certificate of Title	Owner	Dual Category CLMP Number	Trust or Dedication Granting the City of Playford as Custodians
Angle Vale Community Sports Centre	55 Fradd Road, Angle Vale 5117	F162542 A193 CT6095/711	City of Playford	Nil	Nil
Dauntsey Reserve	53 Dauntsey Road, Elizabeth 5112	D6806 A53 CT5786/171	City of Playford	Nil	Nil
Duncan Anderson Reserve	25 Trimmer Road, Elizabeth South 5112	F4317 A1 CT5497/858	City of Playford	Parks and Reserve Plan No. 2	Nil
Dwight Reserve South	168 Yorktown Road, Elizabeth Park 5113	F14153 A3 CT5661/729	South Australian Housing Trust	Nil	Land passed to Council on 28 November 1984
	170 Yorktown Road, Elizabeth Park 5113	F14153 A4 CT5865/996	City of Playford	Nil	Nil
Eyre Sports Park	2 Eyre Boulevard, Eyre 5121	D119260 A2000 CT6215/226	City of Playford	Nil	Nil
		D89710 A5005 CT6096/414			
		D92614 A5007 CT6124/617			
Kalara Reserve	29 Petherton Road, Davoren Park 5113	F215770 A91 CT3237/187	City of Playford	Nil	Nil
		F215770 A92 CT3237/187			

1.2 District

Name of Land	Street Address	Plan and Lot Number Certificate of Title	Owner	Dual Category CLMP Number	Trust or Dedication Granting the City of Playford as Custodians
Kooranowa Reserve	25 Vincent Road, Smithfield Plains 5114	D77749 A1001 CT6012/292	City of Playford	Nil	Nil
Mofflin Reserve	86 Mofflin Road, Elizabeth Vale 5112	F12348 A4 CT5687/61	City of Playford	Nil	Nil
Playford Lakes Golf Course	1100 Stebonheath Road, Munno Para 5115	D94835 A102 CR6239/533	The Crown	Drainage Reserves Plan No. 5	Pursuant to Section 72(3) of the *Crown Land Management Act, 2009* requests the registrar-general to record the above land has been dedicated on 31/12/2014 pursuant to Section 18 of the said *Act* for flood control and open space purposes.
Ramsay Park	65 Womma Road, Davoren Park 5113	D89056 A207 CT6202/213	City of Playford	Nil	Nil
	50 Barfield Crescent, Davoren Park 5113	F130723 A31 CT5570/631			
	56 Barfield Crescent Davoren Park 5113	D89056 A209 CT6202/215			
Riverlea District Sportsground	Portions of land contained in Certificate of Title Volume 6288 Folio 348 and Certificate of Title Volume 6301 Folio 806	Portions of land contained in Certificate of Title Volume 6288 Folio 348 and Certificate of Title Volume 6301 Folio 806	Walker Pastoral Pty. Ltd.	Nil	Nil

1.2 District

Name of Land	Street Address	Plan and Lot Number Certificate of Title	Owner	Dual Category CLMP Number	Trust or Dedication Granting the City of Playford as Custodians
Virginia Oval	920 Old Port Wakefield Road, Virginia 5120 Pt Lot 255 Old Port Wakefield Road, Virginia 5120	F163223 A255 CT5916/58	City of Playford	Parks and Reserves Plan No. 2 Community Buildings Plan No. 10	Nil
Womma Park	71 Womma Road, Edinburgh North 5113	D89059 A211 CR6210/166	The Crown	Nil	Custodian subject to conditions pursuant to *Section 20* of the *Crown Land Management Act, 2009.* The applicant pursuant to *Section 72(3)* of the *Crown Land Management Act, 2009* requests the Registrar-General to record the above land has been dedicated on 28/06/2018 pursuant to Section 18 of the said Act for sporting club purposes.

Note: For further property information, including leasing and licensing details, refer to the Community Land Register available on the City of Playford website.

1.2 District

Angle Vale Community Sports Centre

Located in the township of Angle Vale, the Angle Vale Community Sports Centre is Playford's largest district sportsground.

Features include:

- Two floodlit Australia rules football/cricket ovals
- Two floodlit senior soccer pitches
- One floodlit junior soccer pitch
- Two cricket wickets and training nets
- Six netball courts
- Two clubrooms and change rooms
- Playground and picnic amenities
- Walking path
- Onsite parking

Purpose for Which the Land is Held

Angle Vale Community Sports Centre provides multi-functional sportsfields and facilities to cater for recreational use and organised sporting activities including cricket, Australian rules football, netball and soccer.

Management Proposals for the Land

Refer to Appendix A for the objectives, performance targets and measures, which contain specific and measurable actions required to achieve Council's management and development of our sportsgrounds.

1.2 District

Angle Vale Community Sports Centre Map

Address: 55 Fradd Road, Angle Vale 5117



1.2 District

Dauntsey Reserve

Dauntsey Reserve is a multi-functional sportsground which provides facilities for cricket and soccer and also incorporates a boxing/martial arts club. There is also a shared-use arrangement with the adjacent school to utilise the reserve during school hours.

Features include:

- Floodlit sportsfields accommodating soccer pitches and cricket ovals
- Two cricket wickets and training nets
- Clubroom
- Storage shed
- Playground
- 'Rage cage' multi-purpose play space
- Boxing and martial arts facility

Purpose for Which the Land is Held

Dauntsey Reserve accommodates year-round use primarily for cricket, soccer and boxing/martial arts clubs.

Management Proposals for the Land

Refer to Appendix A for the objectives, performance targets and measures, which contain specific and measurable actions required to achieve Council's management and development of our sportsgrounds.

1.2 District

Dauntsey Reserve Map

Address: 53 Dauntsey Road, Elizabeth 5112



1.2 District

Duncan Anderson Reserve

Opened in 1977, the reserve was named after Duncan Anderson in recognition of his work in Elizabeth Council from 1960-1975.

Duncan Anderson Reserve is one of two fit-for-purpose athletic tracks with the City of Playford, making it a popular location for school sports days.

Features include:

- Floodlit athletics facilities
- Floodlit senior soccer pitch
- Clubroom
- Storage shed
- Playground
- Onsite parking

Purpose for Which the Land is Held

Duncan Anderson Reserve caters for athletic activities due to its specialised track and field facilities, while also being capable of hosting soccer training and competition.

Management Proposals for the Land

Refer to Appendix A for the objectives, performance targets and measures, which contain specific and measurable actions required to achieve Council's management and development of our sportsgrounds.

1.2 District

Duncan Anderson Reserve Map

Address: 25 Trimmer Road, Elizabeth South 5112



Area 1: **Duncan Anderson Reserve**
Area 2: Mofflin Park, Parks and Reserves CLMP No. 2

1.2 District

Dwight Reserve

John Dwight, a landscape designer, was tasked with the project of transforming the barren plains of Elizabeth into parks and gardens. This project instigated an initiative of giving 25 new trees to each new resident to plant and the education of residents for the strategic planning of home gardens.

Dwight Reserve comprises of two large ovals which are utilised year-round by local clubs for Australian rules football and cricket. The grounds and facilities are also used for community events held by the clubs.

Features include:

- Two floodlit ovals
- One cricket wicket and training nets
- Clubroom and changerooms
- Onsite parking

Purpose for Which the Land is Held

Dwight Reserve provides for the sporting activities of Australian rules football and cricket.

Land Dedication to Council

The western oval located at Dwight Reserve has been established on South Australian Housing Trust land (please refer to the map included in this section).

Management Proposals for the Land

Refer to Appendix A for the objectives, performance targets and measures, which contain specific and measurable actions required to achieve Council's management and development of our sportsgrounds.

1.2 District

Dwight Reserve Map

Address: 170 Yorktown Road, Elizabeth Park 5113



1.2 District

Eyre Sports Park

The suburb of Eyre was re-named from Penfield in honour of the explorer Edward John Eyre. Eyre Sports Park was constructed in 2017 as part of the development in partnership between the Council and AV Jennings to serve the newly growing community and surrounds.

Eyre Sports Park is one of Council's newer sportsgrounds offering cricket, soccer and rugby league ovals. The reserve also attracts significant leisure use from its large playground and walking paths.

Features include:

- Two floodlit ovals
- One floodlit soccer/rugby pitch
- Cricket training nets
- Playground
- Walking paths
- Clubroom and change rooms
- Onsite carparking

Purpose for Which the Land is Held

Eyre Sports Park provides multi-functional sportsfields and facilities to cater primarily for soccer, rugby and cricket.

Management Proposals for the Land

Refer to Appendix A for the objectives, performance targets and measures, which contain specific and measurable actions required to achieve Council's management and development of our sportsgrounds.

1.2 District

Eyre Sports Park Map

Address: 2 Eyre Boulevard, Eyre 5121



1.2 District

Kalara Reserve

Kalara Reserve is home to local cricket and soccer clubs for training and match fixtures.

Features include:

- Floodlit multipurpose sportsfields
- Cricket wicket and training nets
- Playground
- Clubroom and change rooms
- Storage shed
- Onsite parking

Purpose for Which the Land is Held

Kalara Reserve provides sportsgrounds and associated facilities which cater for local soccer and cricket clubs.

Management Proposals for the Land

Refer to Appendix A for the objectives, performance targets and measures, which contain specific and measurable actions required to achieve Council's management and development of our sportsgrounds.

1.2 District

Kalara Reserve Map

Address: 29 Petherton Road, Davoren Park 5113



1.2 District

Kooranowa Reserve

Kooranowa Reserve is one of two fit-for-purpose athletic tracks within the City of Playford, making it a popular location for school sports days. The sportsground also caters for a dog obedience club, soccer and other sporting activities.

Features include:

- Athletics facilities
- Clubroom and amenities
- Equipment storage
- Onsite parking

Purpose for Which the Land is Held

Kooranowa Reserve provides field facilities for athletics and hosts a local dog obedience training club. The large inner oval area can also be used for soccer or other sporting activities.

Management Proposals for the Land

Refer to Appendix A for the objectives, performance targets and measures, which contain specific and measurable actions required to achieve Council's management and development of our sportsgrounds.

1.2 District

Kooranowa Reserve Map

Address: 25 Vincent Road, Smithfield Plains 5114



1.2 District

Mofflin Reserve

Mofflin Reserve recognises the ancestors of the Wilcox and Mofflin families who formed Wilcox Mofflin Ltd in the early 1900's, a partnership in the export of wool, skins and produce.

Mofflin Reserve is a multi-functional sportsground catering primarily for cricket, soccer and Australian rules football clubs.

Features include:

- Floodlit Australian rules football and cricket oval
- Floodlit senior and junior soccer pitches
- Two cricket wickets and training nets
- Two clubroom buildings
- Onsite parking

Purpose for Which the Land is Held

Mofflin Reserve provides sportsfields and facilities that caters primarily for Australia rules football, soccer and cricket.

Management Proposals for the Land

Refer to Appendix A for the objectives, performance targets and measures, which contain specific and measurable actions required to achieve Council's management and development of our sportsgrounds.

1.2 District

Mofflin Reserve Map

Address: 86 Mofflin Road, Elizabeth Vale 5112



1.2 District

Playford Lakes Golf Course

Playford Lakes Golf Course is a full size nine-hole golf course. Set in tranquil surroundings with large greens, strategically placed bunkers and two large lakes situated within course.

The course is home to a community golf club and also available for casual hire.

Features include:

- Nine-hole golf course
- Two lakes
- Clubroom building
- Onsite parking

Purpose for Which the Land is Held

- Provision for flood control with flood channels and wetland areas.
- Provision of social and competition level golf facilities.

Land Dedication to Council

Playford Lakes Golf Course has been established on Crown land and dedicated to Council for flood control and open space purposes.

Management Proposals for the Land

Refer to Appendix A for the objectives, performance targets and measures, which contain specific and measurable actions required to achieve Council's management and development of our sportsgrounds.

1.2 District

Playford Lakes Golf Course Map

Address: 1100 Stebonheath Road, Munno Para 5115



1.2 District

Ramsay Park

Named after Alexander Maurice Ramsay CBE, who was the General Manager for the South Australian Housing Trust for 25 years (1949 – 1974). During the 1950s and 1960s he was fully engaged in the Trust's construction of the new town of Elizabeth and promoted its social development. Alexander Ramsay was also instrumental in obtaining land on which General Motors-Holden's built their factory.

Ramsay Park predominately caters for soccer competition all year round, with grandstand spectator facilities and a feature fenced soccer pitch.

Features include:

- Two floodlit senior soccer pitches
- Clubroom and change rooms
- Grandstand
- Storage
- Onsite parking

Purpose for Which the Land is Held

Ramsay Park provides a sporting facility which can host year-round soccer activities, as well as accommodating other sporting and community events.

Management Proposals for the Land

Refer to Appendix A for the objectives, performance targets and measures, which contain specific and measurable actions required to achieve Council's management and development of our sportsgrounds.

1.2 District

Ramsay Park Map

Address: 50 Barfield Crescent, Davoren Park 5113



1.2 District

Riverlea District Sportsground

Located in the township of Riverlea Park, Riverlea District Oval caters for mixed use sporting activities including but not limited to Australian Rules Football, Soccer, Cricket, and outdoor court sports.

Features include:

- Sportsgrounds
- Associated Infrastructure
- Onsite parking

Purpose for Which the Land is Held

Riverlea District provides for the local community a sportsground which caters primarily for sporting activities.

Management Proposals for the Land

Refer to Appendix A for the objectives, performance targets and measures, which contain specific and measurable actions required to achieve Council's management and development of our sportsgrounds.

1.2 District

Riverlea District Sportsground

Address: Adjacent Riverlea Boulevard, Riverlea, 5120



Image above is an indicative concept only.

1.2 District

Virginia Oval

A group of local boys in 1928 formed a committee seeking to purchase a portion of land on which they could play football and cricket. Land was purchased and Virginia Oval was created. The sportsground was handed over to the District Council of Munno Para in 1967.

Located in the township of Virginia, Virginia Oval caters primarily for local Australian rules football, cricket, netball and tennis clubs. A large community centre includes an indoor sports court and facilities for other recreational and community activities and events.

Features include:

- Floodlit oval
- Cricket wicket and training nets
- Tennis courts
- Netball courts
- Community centre with indoor sports courts
- Clubrooms
- Playground
- Onsite parking

Purpose for Which the Land is Held

Virginia Oval provides for the local community a sportsground which caters primarily for netball, tennis, cricket and Australian rules football clubs. Also capable of holding large community and commercial events.

Management Proposals for the Land

Refer to Appendix A for the objectives, performance targets and measures, which contain specific and measurable actions required to achieve Council's management and development of our sportsgrounds.

1.2 District

Virginia Oval Map

Address: 920 Old Port Wakefield Road, Virginia 5120



Area 1: Virginia Oval
Area 2: Virginia Community Centre, Community Buildings CLMP No. 10
Area 3: Virginia Oval Community Playground, Parks and Reserve CLMP No. 2

1.2 District

Womma Park

Womma is derived from the Kaurna word, Wama, meaning "plain".

Womma Park is predominately used for rugby union but is also utilised for soccer and has provisions for cricket.

Features include:

- Two floodlit rugby union pitches
- Cricket wicket
- Onsite parking

Purpose for Which the Land is Held

Womma Park provides sportsground facilities for rugby union and also used for soccer and other sporting and community activities.

Crown Land Dedication to Council

Womma Park has been established on Crown land and dedicated to Council for sporting club purposes.

Management Proposals for the land

Refer to Appendix A for the objectives, performance targets and measures, which contain specific and measurable actions required to achieve Council's management and development of our sportsgrounds.

1.2 District

Womma Park Map

Address: 71 Womma Road, Edinburgh North 5113



1.3 Neighbourhood



1.3 Neighbourhood

Neighbourhood sportsgrounds have a primary catchment area of local townships or single suburb areas, and they generally service the needs of local communities and sporting clubs for home and away fixtures, training activities and for participation programs.

Some sportsgrounds are Council owned but form part of a school facility or jointly shared with a neighbouring school. Each schedule will detail if there are any current lease or licence arrangements with specific conditions such as a Joint Use Agreement which permits a school to use the sportsground during school hours. These sportsgrounds are available for use by the community outside of school hours.

The following sportsgrounds are categorised as neighbourhood:

- Angle Vale Community Oval (Angle Vale Primary School)
- Andrews Farm Community Oval (St Columba College)
- Blakeview Oval
- Broadmeadows Reserve
- Dwight Reserve North
- McGilp Reserve
- Smithfield Oval

Facilities and amenities which may be within a neighbourhood sportsground:

- Ovals
- Cricket wickets and training nets
- Soccer pitches
- Baseball diamonds
- Tennis courts
- Clubrooms
- Changerooms
- Playgrounds
- Exercise equipment
- Car parking
- Walking paths
- Storage

Description of the Land

The table within the following section itemises each neighbourhood sportsground providing the following information:

- Name of land
- Street address
- Certificate of title, plan and allotment
- Owner of the land
- Dual Category CLMP Number
- Crown land trust or dedication granting the City of Playford as custodians

Further information including lease and licence details for land parcels are referenced in the Community Land Register available on the City of Playford website.

1.3 Neighbourhood

Description of the Land

Name of Land	Street Address	Plan and Lot Number Certificate of Title	Owner	Dual Category CLMP Number	Trust or Dedication Granting the City of Playford as Custodians
Angle Vale Community Oval (located within Angle Vale Primary School)	Lot 81 Fradd Road, Angle Vale 5117	D88491 A81 CT6093/56	City of Playford	Nil	Nil
	19 Fantasia Drive, Angle Vale 5117	D21583 A64 CT5539/373			
	Lot 100 Gabriella Court, Angle Vale 5117	D92113 A100 CT6117/958	City of Playford	Community Buildings Plan No. 10	Nil
Andrews Farm Community Oval (located within St Columba College)	Lot 2041 Leicester Grove, Andrews Farm 5114	D63026 A2041 CT5906/241	City of Playford	Drainage Reserves Plan No. 5	Nil
Blakeview Oval	1 Redwood Avenue Blakeview 5114	D113188 A2016 CT6180/26	City of Playford	Nil	Nil
Broadmeadows Reserve	10 Casterley Road, Elizabeth North 5113	D6446 A774 CT2693/89	City of Playford	Nil	Nil
Dwight Reserve North	185 Yorktown Road, Elizabeth Downs 5113	D9519 A136 CT5519/172	City of Playford	Parks and Reserves Plan No. 2	Nil
McGilp Reserve	31 McGilp Road, One Tree Hill 5114	F163289 A321 CT5741/45	City of Playford	Nil	Nil
		F163289 A322 CT5741/45			
	Part Lot 123 McGilp Road, One Tree Hill 5114	D31906 A123 CT5518/674	City of Playford	Linear Open Space and Corridors Plan No. 3	
Smithfield Oval	1 Anderson Walk, Smithfield 5114	D20099 A1 CT5433/130	City of Playford	Parks and Reserves Plan No. 2	Nil

Note: For further property information, including leasing and licensing details, refer to the Community Land Register available on the City of Playford website.

1.3 Neighbourhood

Angle Vale Community Oval

Angle Vale Community Oval is a sportsground located within Angle Vale Primary School and is used by the school and available for club and community use out of school hours.

Features include:

- Oval
- Concrete cricket wicket and training nets
- Separate meeting room with amenities
- Car parking
- Community Building

Purpose for Which the Land is Held

Angle Vale Community Oval provides recreational and sporting amenities to the Angle Vale Primary School, sporting clubs and community groups.

Management Proposal for the Land

Refer to Appendix A for the objectives, performance targets and measures, which contain specific and measurable actions required to achieve Council's management and development of our sportsgrounds.

1.3 Neighbourhood

Angle Vale Community Oval Map

Address: Lot 81 Fradd Road, Angle Vale 5117



Area 1: Angle Vale Community Oval
Area 2: Angle Vale Community Oval Community Building, Community Buildings CLMP No. 10

1.3 Neighbourhood

Andrews Farm Community Oval

Andrews Farm Community Oval is a sportsground located within St Columba College and is used by the college and available for club and community use out of school hours.

Features include:

- Oval
- Cricket pitch

Purpose for Which the Land is Held

Andrews Farm Community Oval provides recreational and sporting amenities to St Columba College, sporting clubs and community groups.

Management Proposal for the Land

Refer to Appendix A for the objectives, performance targets and measures, which contain specific and measurable actions required to achieve Council's management and development of our sportsgrounds.

1.3 Neighbourhood

Andrews Farm Community Oval Map

Address: Lot 2041 Leicester Grove, Andrews Farm 5114



Area 1: St Columba College Oval and portion of car park
Area 2: Leicester Grove Drainage Reserve, Drainage Reserves CLMP No. 5

1.3 Neighbourhood

Blakeview Oval

Sportsground located within the Blakeview area comprising of a community oval suitable for sport, outdoor fitness training and community events.

The adventure playground is very popular with the local community.

There is a shared use agreement with the adjacent Blakeview Christian College for use during school hours.

Features include:

- Oval
- Surrounding reserve with exercise equipment
- Playground
- Car parking
- Walking path

Purpose for Which the Land is Held

Blakeview Oval provides a community sportsground which can be used for sporting and community activities.

Management Proposal for the Land

Refer to Appendix A for the objectives, performance targets and measures, which contain specific and measurable actions required to achieve Council's management and development of our sportsgrounds.

1.3 Neighbourhood

Blakeview Oval Map

Address: 1 Redwood Avenue Blakeview 5114



Area 1: Blakeview Oval
Area 2: Playground
Area 3: Car Park

1.3 Neighbourhood

Broadmeadows Reserve

Broadmeadows Reserve is Playford's only dedicated baseball facility catering for training and competition games.

Features include:

- Two baseball diamonds with backstops (one full size and one modified)
- Clubroom and changerooms
- Playground
- Car parking

Purpose for Which the Land is Held

Broadmeadows Reserve provides sportsfields which are fit-for-purpose for baseball training and competitions.

Management Proposal for the Land

Refer to Appendix A for the objectives, performance targets and measures, which contain specific and measurable actions required to achieve Council's management and development of our sportsgrounds.

1.3 Neighbourhood

Broadmeadows Reserve Map

Address: 10 Casterley Road, Elizabeth North 5113



1.3 Neighbourhood

Dwight Reserve North

Sportsground located within the Craigmore area comprising of a community oval suitable for sport, outdoor fitness training and community events.

The playground is very popular with the local community.

Features include:

- Oval
- Surrounding reserve
- Playground
- Car parking

Purpose for Which the Land is Held

Dwight Reserve North provides a community sportsground which can be used for sporting and community activities.

Management Proposal for the Land

Refer to Appendix A for the objectives, performance targets and measures, which contain specific and measurable actions required to achieve Council's management and development of our sportsgrounds.

1.3 Neighbourhood

Dwight Reserve North Map

Address: 185 Yorktown Road Elizabeth South 5113



Area 1: Dwight Reserve North Sportsground
Area 2: Dwight Reserve North Playground, Parks and Reserves CLMP No. 2

1.3 Neighbourhood

McGilp Reserve

For nearly 60 years commencing in the 1870s, the One Tree Hill residents used an area known as Sampsons Flat as their recreation grounds until its sale left the community with no sports ground. Mr Lachlan McGilp, who bought the One Tree Hill property 'Tindilla' in 1927, donated 5½ acres of his land as a recreation ground. In recognition of his generosity residents named it the McGilp Recreation Park and it opened on 22 March 1930.

Located within the township of One Tree Hill, this sportsground offers training and match facilities for the local soccer, cricket and tennis clubs.

The sportsground is also home to the One Tree Hill Scouts Group and used as a training site for the local Country Fire Service (CFS).

There is a shared use agreement with the adjacent One Tree Hill Primary School for use during school hours.

Features include:

- Floodlit senior and junior soccer pitches
- Cricket wicket and training nets
- Tennis courts
- Clubroom
- Public toilets
- Scout shed/clubroom
- Playground
- Car parking

Purpose for Which the Land is Held

McGilp Oval provides for local sporting activities, primarily tennis, soccer and cricket. The grounds also provide use for community groups and the local primary school.

Management Proposal for the Land

Development to occur according to the McGilp Reserve Master Plan.

Refer to Appendix A for the objectives, performance targets and measures, which contain specific and measurable actions required to achieve Council's management and development of our sportsgrounds.

1.3 Neighbourhood

McGilp Oval Map

Address: 31 McGilp Road, One Tree Hill 5114



1.3 Neighbourhood

Smithfield Oval

Smithfield Oval and the surrounding reserve has been dedicated to John Ferguson JP. John Ferguson was a Councillor for the District Council of Munno Para serving nearly 16 years for the wards of Munno Para and Smithfield. John Ferguson sat on numerous committees for local community and sporting groups and was the founder of the Munno Para and Smithfield Neighbourhood Watch Group.

Bounded by Smith Creek Walking Trail and Smithfield Memorial Park, the Smithfield Oval sportsground caters predominately for Australian rules football and cricket.

Features include:

- Floodlit oval
- Cricket wicket and training nets
- Clubroom and changerooms
- Playground
- Car parking

Purpose for Which the Land is Held

Smithfield Oval provides for the sporting activities of Australian rules football and cricket.

Management Proposal for the Land

Refer to Appendix A for the objectives, performance targets and measures, which contain specific and measurable actions required to achieve Council's management and development of our sportsgrounds.

1.3 Neighbourhood

Smithfield Oval Map

Address: 1 Anderson Walk, Smithfield 5114



Area 1: Smithfield Oval
Area 2: Smithfield Memorial Park, Parks and Reserves CLMP No. 2

Appendix A



Appendix A

Sportsground Objectives, Performance Targets and Measures

Objectives: Specific and measurable actions needed to achieve Council's vision for management and development of community land
Performance targets: The goal or standard to be aimed for or reached
How Performance will be measured: Action taken to determine if objective/target has been reached

Objectives	Performance Targets	How Performance will be Measured
Sportsgrounds that offer sporting, community and recreational facilities that are safe for community use and suitable for the purposes which they are provided.	Provide a safe environment for visitors and users of sportsgrounds.	• Playford Community Survey results. • Disability Access and Inclusion Plan actions.
Provision of regional, district and neighbourhood sportsgrounds which cater for team or individual competitions.	Balanced and equitable approach to the provision of sportsgrounds across the City, which will cater for improvement to existing facilities and future community growth.	• Review against Sportsground Directions Study recommendations. • Development of masterplans for sportsground improvements. • Annual review of renewals in the Asset Management Plans and compare against proposed budgets.
Sportsground surfaces are fit-for-purpose, safe and well-maintained.	Sportsgrounds are maintained in accordance with the Irrigated Public Open Space (IPOS) Code of Practice, which includes complying with the Australian Standards and relevant sporting code requirements.	Monthly external audit against IPOS Code of Practice.
	Inspection and maintenance of sportsgrounds to assess condition, performance and undertake maintenance appropriate to the sportsground hierarchy level.	Inspection and maintenance carried out as per City Operation's Annual Works Plan and Service Standards.

Appendix A

Objectives	Performance Targets	How Performance will be Measured
	Customer requests in relation to sportsground maintenance are investigated and action taken where practicable.	Review customer request response actions and timeframes.
	Net increase in tree canopy and biodiversity around sportsground facilities where possible.	Increase in tree canopy and biodiversity around sportsgrounds facilities in line with Council's Urban Tree Strategy and Guidelines.
Lease, licences and hire permits that are managed in an equitable, consistent and efficient manner and comply with Community Land Management Plan use of the land.	Leased, licensed or hired sportsgrounds (including built facilities) are used in accordance with the terms and conditions of their agreement.	• Review of leased or licenced sportsgrounds and facilities to ensure compliance with terms and conditions. • Annual review of lease and licence agreement to ensure compliance with KPI's or best practice discount criteria.
	Leased, licensed or hired sportsgrounds and facilities are developed, occupied and/or maintained in accordance with the terms and conditions of the agreement.	• Annual building inspections carried out. • Review inspection / audit reports to determine user's compliance with terms and conditions.



City of Playford

Community Engagement

Proposed Sportsgrounds Community Land Management Plan (CLMP) and Shared Use Agreement Term – Riverlea Park

What We Heard Report

February 2025

CITY OF Playford

Proposed Sportsground Community Land Management Plan & Shared Use Agreement Term – Riverlea Park

What We Heard Report

February 2025

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Proposed Sportsground Community Land Management Plan & Shared Use Agreement Term – Riverlea Park
What We Heard Report
February 2025

Purpose

This report presents the findings from community engagement on the **Proposed Sportsgrounds Community Land Management Plan (CLMP) and Shared Use Agreement (SUA) Term**. It provides an overview of community sentiment and feedback to support Council's decision-making process.

The City of Playford has a responsibility to current and future generations to care for and preserve community land. CLMPs formalise this commitment by categorising all community land to clearly define how it will be managed, as required under Section 196 of the *Local Government Act 1999*.

Engaging with the Playford community ensures that Council decisions are informed by community input, maintaining transparency and alignment with local needs and aspirations.

1. Engagement background and objectives

The City of Playford has the opportunity to partner with Walker Corporation and Catholic Education South Australia (CESA) to develop a shared use recreation and community facility, co-located with educational services, in a future stage of Riverlea Park.

Council is proposing to include a new district-level sportsground in the Sportsgrounds CLMP to enhance recreational opportunities for the growing community. The proposed sportsground, located at Allotments 9010 and 9140, Legoe Road, Riverlea Park (Certificate of Title Volume 6288 Folio 348 and Volume 6305 Folio 47), aims to support active lifestyles and foster social connections.

Council is also exploring a non-exclusive Shared Use Agreement (SUA) with Catholic Education South Australia to facilitate shared use of this community land for school recreation activities. The proposed term for the SUA is forty-two (42) years, which is the maximum allowable under the Local Government Act 1999.

Community Engagement

As part of its legislative responsibilities, Council must consult with the community before making decisions:

- Community Land Management Plan (CLMP): Under the *Local Government Act 1999*, Council must prepare and adopt a CLMP for all community land. If amendments are proposed, public consultation is required (Section 198) to ensure community input is considered.
- Shared Use Agreement (SUA): If Council enters into an agreement longer than 5 years (up to a maximum of 42 years), community consultation is required (Section 202) to ensure transparency and allow public feedback on long-term commitments.

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Community Engagement Level

While legislation requires Council to undertake public consultation in certain circumstances, Council recognises the role of community engagement to support decision making, leading to stronger outcomes for our community. Council bases its community engagement on the International Association for Public Participation (IAP2) best practice principles with Council's Community Engagement Policy & Procedure outlining requirements to determine the level of engagement on any project or decision. Each level (inform, consult, involve or collaborate) depends on the scope, complexity, impact and competing values or interests in decisions being made.

For this project, the engagement level is:

Consult – Council will seek community feedback on specific options or ideas.

The objectives of community engagement were to:

- Gather feedback on the inclusion of the proposed sportsground into the Sportsgrounds CLMP.
- Understand community perspectives on the proposed forty-two (42)-year SUA with Catholic Education South Australia.
- Adhere to Council's legislative requirements.



The above image provides an indication of the location of the land, subject to survey.

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2. How we asked it (engagement approach)

The community were invited to make a submission with community consultation open over a 28-day period from **Monday 13 January until 5pm 10 February 2025.**

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

- Public Notice in The Advertiser
- Media release supplied to The Bunyip
- Playford Council website notice
- Playford Council Engagement Hub
- Information made available at Council sites and Customer Contact locations - Playford Civic Centre and Stretton Centre
- Playford Connected Community emails. The Connected Community database is a list of community members who have selected to be kept in the loop with upcoming community engagement projects.
- The Advertiser also covered a story about the project on 27 January 2025.

The following information was provided to assist the community in preparing their submissions. The information included:

- **Project overview** – to provide background on what is being proposed and why, community engagement dates, what Council is seeking feedback on, how the community could submit feedback and who to contact for further information.
- **Draft Sportsgrounds CLMP** – this document outlines how the Council plans to manage the sportsground and its amenities to support organised sporting activities. It also highlights how we can make sure the wider community has plenty of opportunities to access and enjoy these venues.
- **Riverlea Park Reference Map** – showed proposed plan of division.
- **Frequently Asked Questions** – included general information about the CLMP as well as project-specific questions and answers.

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

- Public Notice in the Advertiser
- Media release supplied to The Bunyip
- Playford Council website notice
- Playford Council Engagement Hub
- Article produced by The Advertiser
- Information made available at Council sites and Customer Contact locations - Playford Civic Centre and Stretton Centre
- Playford Connected Community emails. The Connected Community database is a list of community members who have selected to be kept in the loop with upcoming community engagement projects.

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The community were able to provide feedback through the following:

Feedback Options	Description
Engagement Hub	Dedicated online engagement listing provided a central location for all engagement documents, outlined timeframes, FAQs and submission form. It is updated at the end of the engagement process with the outcome to close the loop with our community. Community members could complete an online submission or access a printable hard copy submission form.
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

3. What we heard

3.1 Overview of community consultation and performance

To ensure Council met its objectives, the following information measured Council's community engagement performance over the consultation period. Council tracked the number of aware, informed and engaged community members. These are defined in the following table with the associated performance measure.

Category	Channels	Performance
Aware visitors Number of those who have visited the Engagement Hub page, website article containing consultation information	Engagement Hub Page Views Engagement Hub Unique Views Council website article click-throughs Connected Community Emails Sent Opened email Completed or partially completed survey	990 576 512 2912 1628 44

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Informed visitors Number of those who have downloaded documents	Engagement Hub Document Downloads	517
	Unique Engagement Hub Document Downloads*	371
	Draft Sportsground CLMP	181
	Riverlea Park Reference Map	152
	Frequently Asked Questions	147
	Submission form	37
Engaged visitors Number of those who provided feedback	Online Submissions	43
	Email	3

*Unique Engagement Hub Document Downloads is based on the number of different users who have downloaded documents. Engagement Hub Document Downloads is the number of total downloads.

3.2 Community Response

Number of submissions: 46

An online and hard copy option was created as a mechanism for community members to provide feedback. The online option was available from Council's Engagement Hub page, which acted as the 'main source' of truth for all consultation activity. Hard copies were available for download on the website and made available at Council sites. The following sections provide a summary of feedback Council received.

Response by suburb

Feedback was received from residents across the city. A full breakdown of the responses is below.

Suburb	Number of responses
Andrews Farm	4
Angle Vale	3
Blakeview	3
Riverlea Park	9
Davoren Park	2
Elizabeth Downs	1
Elizabeth North	1
Elizabeth South	1
Elizabeth Park	1
Elizabeth Vale	1
Hillbank	1
Munno Para	2

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Munno Para West	1
Smithfield	1
Smithfield Plains	1
Waterloo Corner	1
Virginia	6
I live outside Playford	4
TOTAL	43

Submissions received by email (3) did not include their suburb.

Note: In addition to the submissions, Council did receive a total of 37 'partially completed' surveys online. In this instance, respondents clicked the survey, but did not provide feedback in the submission box. For this reason, they have not been included as an official response. Where respondents left contact details, Council will endeavour to keep them updated on engagement outcomes.

3.3 Summary of submissions

Analysis of community responses has identified the following sentiment in feedback:

Sentiment	No.	Related comments
Supportive Respondents who expressed support for the proposal.	24	Overall sentiment is positive, with 24 respondents supporting the inclusion of the proposed sportsground in the CLMP and the shared use agreement, recognising its benefits for the growing community of Riverlea Park and surrounding areas. Respondents see value in shared costs and the effective use of quality community resources and facilities that serve both school and community needs. Many responses also highlighted key considerations they would like to see incorporated into the agreement.
Moderate Support Respondents who indicated conditional support and provided feedback for Council to consider in the later stages of project delivery.	4	• Four respondents provided conditional support, emphasising key considerations for the proposal. These included adding a recreational swimming centre, ensuring the sportsground is fenced, and clarifying community access. • One respondent suggested that community groups who use the sportsground pay a fee and are based within the Playford Council area.

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Uncertain/Concerned Respondents were unsure or conflicted about the proposal but did not express clear opposition.	6	• Six respondents were uncertain about the proposal, raising concerns, but did not express clear opposition. • Three respondents shared accessibility and transport concerns seeking the provision for bike parking, public toilets, and safe routes for children outside of school hours. One respondent questioned the focus on sports facilities over other community needs like housing, local parks, and general upkeep of existing public spaces. Two respondents suggested that sports clubs should take more responsibility for funding their own facilities rather than relying on ratepayers. • One respondent felt concerned that the shared use agreement could restrict future expansions and limit activities beyond organised sports, such as dog parks, walking and cycling spaces, or outdoor exercise equipment.
Opposed Respondents who clearly stated in their feedback they were against the proposal.	4	• All four respondents were clearly against the proposal expressing concerns about Council funding the project. Two respondents felt that Council resources should be directed elsewhere, particularly towards housing, roads, and existing infrastructure needs. • One respondent raised concerns with parking shortages creating traffic congestion impacting local residents. One respondent specifically opposed the shared use agreement with the school, citing restrictions on liquor licensing that could affect club revenue and social activities. • One respondent expressed they were not interested in council expanding further green infill.
More information required Community needed more information to make an informed decision, but were neither for or against the proposal.	7	• Seven respondents in this category did not take a clear stance for or against the proposal but indicated they needed more information to make an informed decision. This information included land ownership and leasing arrangements (2 respondents), long-term planning beyond the 42-year agreement (2 respondents), financial transparency regarding Council and school contributions (3 respondents), governance and decision-making processes (1 respondent), and the balance between public access and school use (3 respondents). • Two respondents questioned why meeting minutes related to this project were confidential and whether Council are prioritising community interests.

Out of scope feedback – 1

One respondent raised strong concerns about safety on Stebonheath Road in Eyre and the need for stormwater mitigation that they feel has gone unaddressed. While important for

overall context, is not directly related to the CLMP or shared use agreement and falls outside the scope of this engagement. However, it will be forwarded to the relevant team in Council.

Delayed submission – 1
One submission was received one day after close of consultation and has not been included in consultation reporting.

3.4 Specific feedback from Riverlea Park residents

Nine submissions from Riverlea Park residents expressed support for the project, recognising the benefits of shared use while highlighting key considerations. Five respondents emphasised the need for diverse sporting and recreational facilities, including spaces to accommodate a soccer team, clubrooms, and areas for footy and cricket. Three respondents also requested state-of-the-art sporting facilities and marked bike/skating tracks.

Four respondents raised concerns about potential limitations due to the shared use agreement, particularly regarding access times and future expansion.

Requests for additional community infrastructure were common, with calls for an off-leash dog park, outdoor exercise equipment, a recreational pool, and inclusive spaces that cater to a broad demographic. Practical considerations included the need for multiple playgrounds for families with more than one child, public toilets, change rooms, adequate car parking, and shade structures for year-round use. Residents also inquired about the inclusion of tennis courts and stressed the importance of lighting for safe evening use.

Overall, respondents welcomed the initiative and expressed a strong desire for timely completion.

4. What we will do / Our response

Key concerns and suggestions from consultation submissions are outlined below with Council's preliminary response to each item.

No.	Suggestion/concern	Preliminary response
1.	**Clarification on costs and agreement terms** Respondents sought clarity on the shared use agreement, including the school's financial contribution, ongoing	The proposed partnership with Walker Corp and CESA is a cost-effective and timely way to both develop and maintain sporting infrastructure. Council utilises the shared use model at other

	maintenance responsibilities, long term financial implications and potential rate impacts. They also questioned land ownership, public access outside school hours, and whether the planned infrastructure will meet future community needs particularly for growing sports such as basketball. Concerns were also raised about the 42-year agreement's long-term implications and why a shared use arrangement is needed if a separate sportsground is planned nearby, seeking transparency on the timeline and costs. Seven respondents felt unable to provide feedback without this information.	locations across the City of Playford. Shared use arrangements allow Council to maximise resources, ensuring community access to modern, high-standard facilities without duplicating costs. **Detailed shared use agreement terms** The shared use agreement is being developed to ensure the best outcome for community and the school. Factors such as financial contributions, maintenance responsibilities, and long-term arrangements are being negotiated to create a fair and sustainable partnership. This agreement allows the community to benefit from high-quality facilities that might not otherwise be available. The 42-year agreement reflects a long-term commitment to shared access, helping to future-proof sporting infrastructure for generations to come. **Times of access** The Shared Use Agreement only allows school access to a part of the sportsground in school hours. This proposal would allow community access to the said land outside school hours, including weekends and school holidays, maximising the space's use, sharing operating costs and to support community connections. The access times being discussed aim to meet the needs of both the schools and the community. Council has a number of shared use agreements in place with other schools across the city and this one will be similar to others. Efforts are being made to strike a balance that accommodates the access requirements of local residents and sporting clubs. **Shared Use Agreement length** The Shared Use Agreement is proposed for

		42 years. A school campus is a significant investment that will be in operation for several decades. A long-term agreement is required to deliver the provision of recreational space, and this aligns to the school and community needs. 42-years is the maximum time that Council can enter into an agreement in accordance with the Local Government Act 1991. At the end of the agreement this will need to go back out to the community as per legislation. Once the land is vested to Council as part of the project, the land will be classified as Community Land and added to Community Land Management Plan 1 – Sportsgrounds. **Cost considerations** A SUA at Riverlea Park enables a cost effective way for Council to develop and maintain the sporting infrastructure the community requires. This particular agreement will facilitate the community having access to the schools indoor and outdoor recreation facilities without having to fund the entire costs of infrastructure. The SUA maximises use of the site and benefit to the community. Council is currently undertaking commercial negotiations that relate to the SUA. Once the commercial negotiations are complete, cost information will be shared, subject to agreement with other parties.
2.	**Considerations for shared use** Respondent feedback supports the shared use of facilities between schools and the wider community, provided they remain accessible, inclusive, and neutrally	**Concept plans** The concept plans for Riverlea Park will guide the development of the facility to include components for organised sport, active recreation and passive recreation. All

	branded to foster a sense of shared ownership. Key priorities include public access to essential amenities such as toilets, change rooms, adequate parking, and lighting for evening use. Sporting clubs have highlighted the need for facilities that can support multiple sports at a single venue and meet relevant sporting code facility standards to ensure they are fit for purpose. A strong community atmosphere is also considered essential in facility planning. Clubs and organisations seek guaranteed access outside school hours, with a preference for all-day use on weekends and training availability on weeknights. Some respondents also suggested allowing after school-hour access for events like football carnivals. Additionally, questions were raised about whether the sportsgrounds would be fenced to ensure safety and manage accessibility for different users. Concerns were expressed about underestimated car parking requirements, and one respondent highlighted that the agreement with the school may prevent clubs from obtaining a liquor license, potentially impacting income and social events.	feedback gathered from the community during this consultation regarding essential amenities, alignment to sporting codes and standards and overall atmosphere will be considered. **Times of access** The Shared Use Agreement only allows school access to a part of the sportsground in school hours. This proposal would allow community access to the said land outside school hours, including weekends and school holidays, maximising the space's use, sharing operating costs and to support community connections. The access times being discussed aim to meet the needs of both the schools and the community. Council has a number of shared use agreements in place with other schools across the city and this one will be similar to others. Efforts are being made to strike a balance that accommodates the access requirements of local residents and sporting clubs. **Carparking** Car parking will be carefully considered to meet the requirements set out in the Planning, Development and Infrastructure Act, ensuring everything is in line with the regulations. **Fencing** The school will be fully fenced, with sports fencing around the ovals to support the school's activities. There will also be large gates to provide the community with access outside of school hours.
3.	**Community Infrastructure and Open Spaces** Respondents highlighted the need for	**Concept plans** The concept plans for Riverlea Park will guide the development of the facility to

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	diverse, inclusive facilities beyond traditional sports grounds. Suggestions included more green space, youth clubs, outdoor fitness equipment, and dog parks. Safe walking and cycling areas, better accessibility, secure bike parking, and improved pedestrian connections were also key concerns. Residents emphasised the importance of balancing sporting infrastructure with open spaces that support recreation, well-being, and social activities for all ages. Riverlea Park's geographic isolation from the rest of Playford, with limited safe connections across Port Wakefield Road, was a concern. Additionally, residents raised the issue of how children could safely access the proposed facility outside of school hours without relying on private transport.	include components for organised sport, active recreation and passive recreation. All feedback gathered from the community during this consultation regarding essential amenities, alignment to sporting codes and standards and overall atmosphere will be considered.
4.	**Addition to CLMP** Two submissions were received from sporting associations recommending that Riverlea Park be included in the Sportsgrounds Community Land Management Plan (CLMP). They suggested updating Appendix A (Performance Targets) to include references to relevant sporting facility standards, specifically aligning with community facility guidelines for Australian Football to ensure the sportsgrounds meet safety and community use standards.	CLMPs are a set of documents determined by council which clearly outline how a council manages community land which they either own or which is under its care and control. CLMPs explain the way in which the land is to be used. Council's Sports Facilities Strategy details facilities standards where sporting code standards are addressed.

5.	Several respondents questioned why CLMP and SUA was classified as sensitive and why access to the meeting minutes was restricted.	Council is currently undertaking commercial negotiations with CESA and Walker Corporation that relate to the Shared Use Agreement and Infrastructure Agreement. This information is subject to confidential orders as the disclosure of this information could prejudice negotiations.

6. Next steps

The What We Heard Report will be considered by Council at the February Ordinary Council Meeting.

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7. Appendices

A. Playford Engagement Hub

Proposed Sportsgrounds Community Land Management Plan (CLMP) and Shared Use Agreement Term - Riverlea Park

Overview



The City of Playford seeks to include a new district level sportsground in Council's Sportsgrounds Community Land Management Plan (CLMP). The Sportsgrounds CLMP details how Council will develop, manage and maintain land held for the community's use and enjoyment.

Council is seeking the views of the community on the addition of the proposed new sportsground into the CLMP, which will be located within Riverlea Park. This community land is intended to provide access to increased recreation opportunities for the growing Playford community and support active lifestyles and foster social connections.

Council is also seeking the views of the community on the potential to develop a Shared Use Agreement (SUA) between Council and Catholic Education South Australia on that community land for an intended period of forty-two (42) years.

Council has a responsibility under the provisions of the Local Government Act 1999, to ensure that community land under its ownership or dedicated for its care, control and management, is set aside and managed in accordance with adopted Community Land Management Plans (CLMP).

The City of Playford is conducting public consultation on the following:

- Adding specific portions of land within Riverlea Park to the Community Land Management Plan for Sportsgrounds.
- To enter a non-exclusive Shared Use Agreement with Catholic Education South Australia for a term intended to be forty-two (42) years.

Submissions are welcome to enable Council to understand the needs and expectations of the growing Playford community.

Background

Consultation open from Monday 13 January 2025 to 5pm Monday 10 February 2025

Having places to connect, play sport and socialise is essential to building a strong, vibrant community.

As Playford continues to grow rapidly, there is an increasing demand for Council to provide more of these places across our city, so our community can get outdoors, be active and build connections.

Riverlea Park, located in our city's west is being developed by Walker Corporation and is expected to be home to 40,000 people. These members of our community will want and deserve access to sport and recreation.

Your Language

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

Select Language

Share your views

Click the button below to provide your feedback.

Make a submission

Project Document Library

Community members are encouraged to read the following documents before making a submission.

Hard copies are available from our Customer Contact locations:

Playford Civic Centre,12 Playford Boulevard, Elizabeth and Stretton Centre, 307 Peachey Road, Munno Para

- Draft Sportsgrounds CLMP
- CLMP Riverlea Reference Map
- Submission Form - Printable

Image Gallery (Maps)



Proposed Sportsground Community Land Management Plan & Shared Use Agreement Term – Riverlea Park

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Council's Sports Facility Strategy has highlighted that the Riverlea Park will require access to at least two district and one regional sports facilities into the future to support our growing population.

One of the ways that the strategy proposes to best achieve this, is for Council to build strategic partnerships with education providers, developers, and other key stakeholders. These partnerships aim to deliver shared-use facilities that provide the entire community with quality recreational spaces, while ensuring timely delivery and financially sustainable outcomes for our community.

Council has the opportunity to partner with Walker Corporation and Catholic Education South Australia (CESA) to develop a shared-use recreation and community facility, co-located with educational services, in a future stage of Riverlea Park.

What is being proposed?

Council is proposing to consider including these parcels of community land, within the Sportsground Community Land Management Plan and to potentially enter into a Shared Use Agreement with Catholic Education South Australia. This will allow for shared use of the recreational facilities, shared costs of maintenance and community access to the schools indoor and outdoor recreation facilities to maximise uses of the site and benefit to the community.

The Shared Use Agreement is applicable to a portion of Council land with the balance of the land retained for exclusive use by the community. The community will also gain access to the school indoor and outdoor recreation facilities.

The key principles of the Shared Use Agreement include:

- Council owned shared-use sportsgrounds:
  - Community access to sportsgrounds outside of school hours.
  - School access to sportsgrounds during school hours
- School owned shared-use indoor and outdoor recreation facilities:
  - Community access to indoor and outdoor recreation facilities during mutually agreed hours.
- Council owned sports and other community facilities (not included in the Shared Use Agreement):
  - Community access to sports and other community facilities at all times.
- **That operational costs will be shared for the shared-use areas.**

Why are we proposing to enter a Shared Use Agreement?

A Shared Use Agreement provides a cost effective way for Council to develop and maintain the sporting infrastructure the community requires. This particular agreement will facilitate the community having access to the schools indoor and outdoor recreation facilities without having to pay to build this infrastructure. This Shared Use Agreement is only applicable over a portion of the whole Riverlea Park District Sportsground therefore not all the community land will have a Shared Use Agreement over it.

Why is the Shared Use Agreement 42 years?

The Shared Use Agreement is proposed for 42 years. A school campus is a significant investment and a long-term agreement is required to deliver the provision of recreational space that aligns to the school and community needs. This is the maximum time that Council can enter into an agreement in accordance with the Local Government Act 1991.

View all

Frequently Asked Questions

General Information - CLMP

Project Specific FAQ's

View all

Consultation Timeline

Consultation Open
Consultation is open from Monday 13 January 2025 to 5pm Monday 10 February 2025.

Ordinary Council Meeting
Feedback from the consultation will be presented to Council at an Ordinary Council Meeting to be confirmed prior to endorsement.

What We Heard Report
At the conclusion of the consultation period, the feedback from the community will be collated and analysed, and shared back with the Council and...

Who's Listening



Roxanne Withers
Community Engagement Partner
City of Playford

Ph: 8256 0333
Email: connected@playford.sa.gov.au

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Before we make any decisions on the draft Sportsgrounds Community Land Management Plan and proposed Shared Use Agreement, we are consulting the public to ensure community input is considered. We are specifically conducting public consultation on:

1. The addition of a district level sportsground in Riverlea to the Sportsgrounds Community Land Management Plan (portions of land contained in Allotment 9010 Legoe Road, Riverlea Park in Certificate of Title Volume 6288 Folio 348 and Allotment 9140 Legoe Road, Riverlea Park in Certificate of Title Volume 6305 Folio 47) (refer to reference map in the document).
2. To enter a non-exclusive Shared Use Agreement with Catholic Education South Australia for a term intended to be forty-two (42) years.

The below image provides an indication of the location of the land, subject to survey. Refer to the document library and image gallery on this page for further information including a high-level draft concept plan on the facility which is subject to change.



Steffani Goodchild
Manager - Sport & Property
City of Playford
Ph 8256 0333
Email: connected@playford.sa.gov.au

How to view documents, provide feedback and make a submission

You can view the following on this page:

- Draft Sportsgrounds Community Land Management Plan
- Frequently Asked Questions
- Maps (Image Gallery)

Submit your feedback online, in person, by email, or by mail:

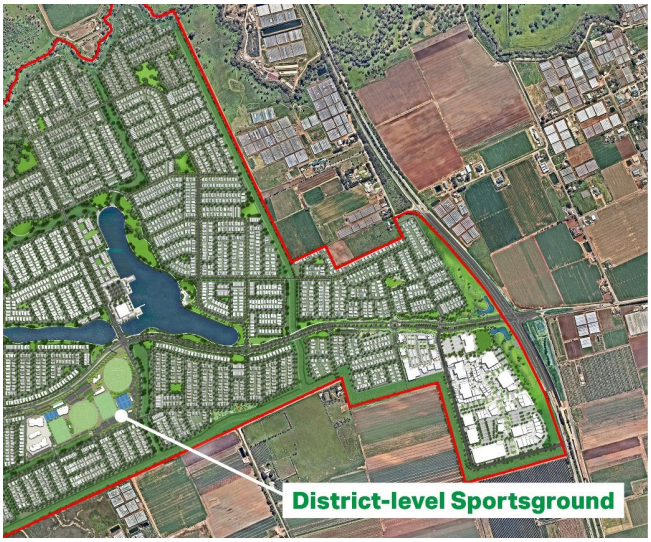
- **Online**: Submit via the survey link on this page.
- **In person**: Drop off forms at:
  - Playford Civic Centre, 10 Playford Boulevard, Elizabeth
  - Stretton Centre, 307 Peachey Road, Munno Para
- **By email**: Send to connected@playford.sa.gov.au
- **By mail**: Address to Community Engagement, Reply Paid, 12 Bishopstone Road, Davoren Park, SA 5113

For questions, contact us at 8256 0333 or email connected@playford.sa.gov.au

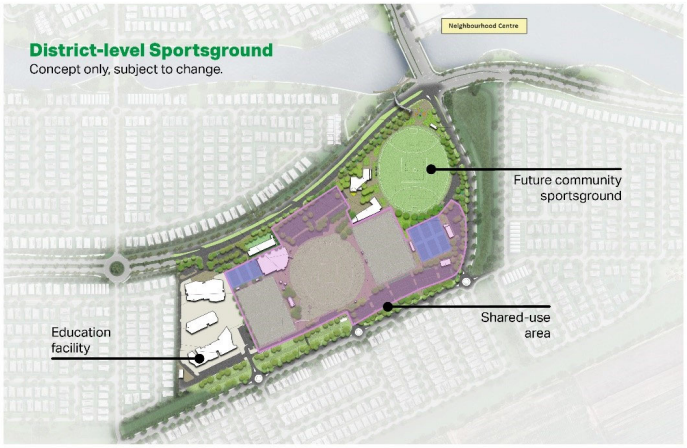
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B. Riverlea Park Reference maps

Map 1. District-level sportsground location



Map 2. District-level sportsground concept

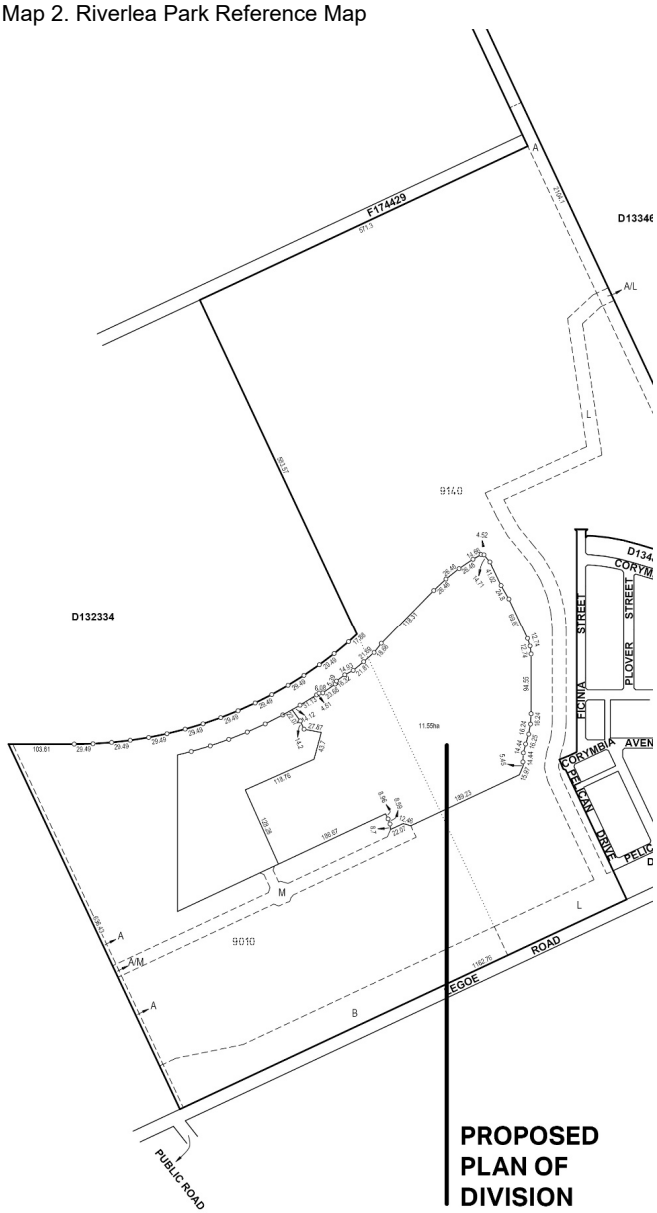


Proposed Sportsground Community Land Management Plan & Shared Use Agreement Term – Riverlea Park

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Map 2. Riverlea Park Reference Map



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C. Public notice

CITY OF Playford

In adherence with the *Local Government Act 1999*, City of Playford is conducting public consultation on the alienation of community land by licence over portions of land contained in Allotment 9010 Legoe Road, Riverlea Park in Certificate of Title Volume 6288 Folio 348 and Allotment 9140 Legoe Road, Riverlea Park in Certificate of Title Volume 6305 Folio 47 for a licence term intended to be forty-two (42) years. We invite your feedback by **5pm, Monday 10 February 2025.**

You can view the documents and provide your feedback the following ways:

- Visit playford.engagementhub.com.au
- View information and collect a hard copy feedback form in person at Council's Customer Contact locations:
  Playford Civic Centre, 10 Playford Boulevard,
  Elizabeth Stretton Centre, 307 Peachey Road, Munno Para
- Email us at connected@playford.sa.gov.au
- Send a letter to:
  Community Engagement,
  City of Playford
  Playford Operations Centre
  12 Bishopstone Road, Davoren Park, SA 5113

Consultation is open between Monday 13 January 2025 to Monday 10 February 2025.

Any submissions need to be received by Council by **5pm Monday 10 February 2025.**

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

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D. Feedback Form

Share your views on the proposed Sportsground Community Land Management Plan (CLMP) and Shared Use Agreement Term (SUA) - Riverlea.

Make a Submission to share your views.
Consultation is open until 19 December 2024

City of Playford is conducting public consultation on the proposed Sportsground Community Land Management Plan (CLMP) and proposed Shared Use Agreement Term (SUA) – Riverlea as required by the Local Government Act (1999).

1. **Your suburb** _____

2. **Do you have any feedback on the proposed Sportsground CLMP and SUA - Riverlea?**

Thank you for taking the time to participate.

1

Proposed Sportsground Community Land Management Plan & Shared Use Agreement Term – Riverlea Park

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Share your views on the proposed Sportsground Community Land Management Plan (CLMP) and Shared Use Agreement Term (SUA) - Riverlea.

How to submit this form:

- Drop off at Council's Customer Service locations.
  - Playford Civic Centre, 10 Playford Boulevard, Elizabeth
  - Stretton Centre, 307 Peachey Road, Munno Para
- Post: Reply Paid, Community Engagement, 12 Bishopstone Road, Davoren Park, SA 5113
- Email: connected@playford.sa.gov.au

Want to be kept up to date on this project? Leave your details below.

Name: _____

Phone: _____

Email: _____

I would like to be kept up to date on other engagements.

☐ Yes
☐ No

2

Proposed Sportsground Community Land Management Plan & Shared Use Agreement Term – Riverlea Park
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E. Web article

PLANNING UNDERWAY FOR NEW SPORTS FACILITIES TO SUPPORT PLAYFORD'S GROWING COMMUNITY

Published 13 January 2025

The City of Playford has commenced planning for a new sportsground in the rapidly growing suburb of Riverlea Park, which is expected to become home to 40,000 people.



Share this article

The City of Playford has commenced planning for a new sportsground in the rapidly growing suburb of Riverlea Park, which is expected to become home to 40,000 people.

An important step in the progress of Riverlea Park is the commencement of community engagement for the proposed development of a district-level sportsground, including soccer pitches, ovals and other recreational amenities.

The land for the sportsground is to be provided by Walker Corporation, the property group delivering the masterplanned community Riverlea, as part of its contribution to open space and managed by Council through its Sportsgrounds Community Land Management Plan (CLMP).

The CLMP outlines how Council will manage the community land, how it is accessed and how it is maintained for public enjoyment.

An engagement period, running from Monday 13 January until 10 February 2025, provides the community an opportunity to share their views on how the land should be accessed or used, prior to Council receiving the land.

As part of the project, Council is also considering entering into a Shared Use Agreement with Catholic Education South Australia (CESA). As announced in July 2024, CESA is planning to build a school adjacent to the proposed sportsground.

The agreement would allow for shared use of recreational facilities between the community and the school, providing a cost-effective way for Council to develop and maintain sporting infrastructure the community requires.

Council is seeking community views as part of the engagement process to enter into an agreement with CESA for a 42-year term.

Council's proposed partnerships with CESA and Walker Corporation are designed to deliver timely, high-quality recreational spaces while sharing costs and achieving financial sustainability. This collaborative approach ensures the facility will not only serve Riverlea Park residents but the broader Playford community.

Community views will shape the next steps and help guide decisions about this vital new community asset.

Quotes

Attribute to Mayor Glenn Docherty, City of Playford

Proposed Sportsground Community Land Management Plan & Shared Use Agreement Term – Riverlea Park
What We Heard Report
February 2025

"As our city grows, so does our responsibility to provide social and sporting infrastructure that connects people and supports active, vibrant lifestyles. The proposed sportsground at Riverlea Park will be a vital asset, benefiting not just local residents but the entire Playford community."

"Strategic partnerships are vital when delivering the infrastructure needed to support our rapidly growing community. By working together with key stakeholders, we can ensure that projects like the Riverlea Park sportsground are delivered in a timely, cost-effective way, providing lasting benefits for our residents."

"I encourage people living in Riverlea Park and beyond to share their views about the proposed addition to the community land management plan and shared use agreement."

Attribute to Dr Neil McGoran, Executive Director, Catholic Education South Australia

"CESA is pleased to be working with the City of Playford Council towards the delivery of district-level recreation and sports infrastructure for the community of Riverlea Park."

"The proposed shared use arrangements in Riverlea Park's first school precinct, currently in community consultation, present an outstanding opportunity to integrate high quality Catholic education and sporting facilities while strengthening relationships with community members, families and young people."

"By entering into long term arrangements with the City of Playford Council the new Catholic school community will have access to exceptional sporting facilities, benefiting both students and the broader community."

Attribute to David Gallant, Managing Director and CEO, Walker Corporation

"Our Riverlea masterplan has a strong focus on providing large open spaces and recreational facilities close to homes and schools, so we are excited to be providing more opportunities for residents, students and the wider Playford community to enjoy their favourite sports."

"This is a great opportunity for residents and South Australians planning to move to Riverlea to have their say on what they want to see in the planned local sportsgrounds and recreational facilities that will become the heart of the community."

Engagement details

Council is inviting community feedback on the following proposals:

1. Including portions of land in Riverlea Park in the **Sportsgrounds Community Land Management Plan**.
2. Entering a 42-year **Shared Use Agreement** with CESA for shared recreation and community facilities.

Consultation is open from **Monday 13 January until 5pm on Monday 10 February 2025**, with opportunities to review documents and submit feedback via:

- **Online**: Survey link on Council's Engagement Hub - playford.engagementhub.com.au
- **In-person**: Playford Civic Centre or Stretton Centre.
- **Email**: connected@playford.sa.gov.au
- **Mail**: Community Engagement, Reply Paid, 12 Bishopstone Road, Davoren Park, SA 5113

Community feedback will help shape the final decisions, ensuring the new facility meets the needs and expectations of Playford's growing population.

For more information, visit playford.engagementhub.com.au or contact us at 8256 0333 or connected@playford.sa.gov.au.

Proposed Sportsground Community Land Management Plan & Shared Use Agreement Term – Riverlea Park
What We Heard Report
February 2025

isentia
SECTION: GENERAL NEWS ARTICLE TYPE: NEWS ITEM AUDIENCE : 21,000 PAGE: 10
PRINTED SIZE: 308.00cm² REGION: SA MARKET: Australia ASR: AUD 127 WORDS: 356
ITEM ID: 1046208548



15 JAN, 2025
Sporting venue to hit Riverlea

Bunyip, Gawler

Sporting venue to hit Riverlea

PLANNING has commenced for a new sportsground in one of Playford's most rapidly growing suburbs.

The proposed development will see a district-level sportsground, including soccer pitches, ovals and other recreational amenities come to Riverlea Park.

The land for the sportsground is to be provided by Walker Corporation, the property group delivering the masterplanned community Riverlea, as part of its contribution to open space and managed by council through its Sportsgrounds Community Land Management Plan (CLMP).

The CLMP outlines how council will manage the community land, how it is accessed and how it is maintained for public enjoyment.

An engagement period running until Feburary 10 aims to provide the community an opportunity to share views on how the land should be accessed or used, prior to council receiving the land.

As part of the project, council is also considering entering into a Shared Use Agreement with Catholic Education South Australia (CESA).

As announced in July 2024, CESA is planning to build a school adjacent to the proposed sportsground.

The agreement would allow for shared use of recreational facilities between the community and the school, providing a cost-effective way for council to develop and maintain sporting infrastructure the community requires.

City of Playford Mayor Glenn Docherty said as the city grows, so does council's responsibility to provide social and sporting infrastructure.

"Strategic partnerships are vital when delivering the infrastructure needed to support our rapidly growing community," he said.

"By working together with key stakeholders, we can ensure that projects like the Riverlea Park sportsground are delivered in a timely, cost-effective way, providing lasting benefits for our residents.

"I encourage people living in Riverlea Park and beyond to share their views about the proposed addition to the community land management plan and shared use agreement."

Council is seeking community views as part of the engagement process to enter into an agreement with CESA for a 42-year term.

Feedback can be submitted via the City of Playford's Engagement Hub.



The City of Playford has commenced planning for a new sportsground in the rapidly growing suburb of Riverlea Park, which is expected to become home to 40,000 people. PHOTO: Supplied

Attachment 3 – Location Map

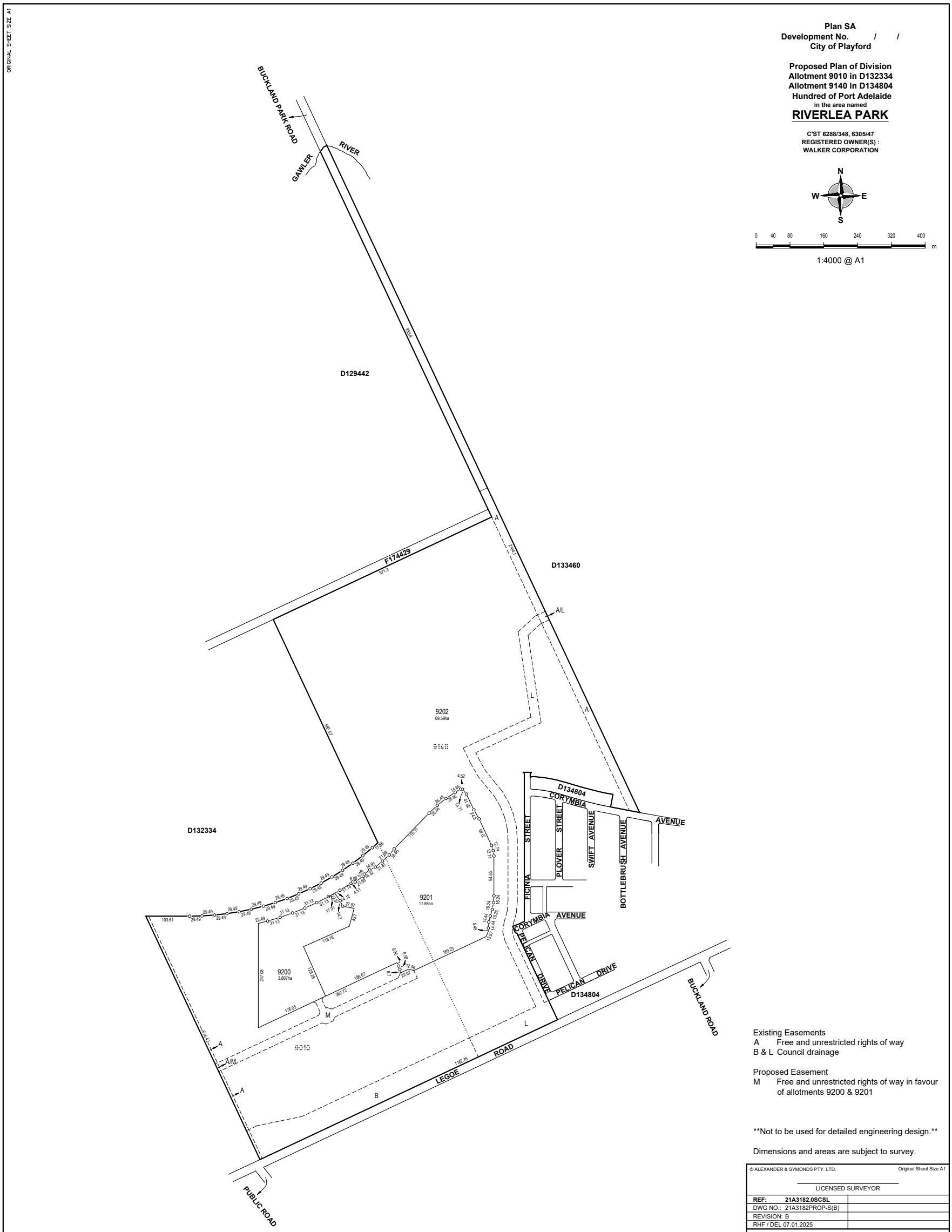


ORIGINAL SHEET SIZE A1

Plan SA
Development No. / /
City of Playford

Proposed Plan of Division
Allotment 9010 in D132334
Allotment 9140 in D134804
Hundred of Port Adelaide
in the area named
RIVERLEA PARK

C'ST 6288/348, 6305/47
REGISTERED OWNER(S) :
WALKER CORPORATION



1:4000 @ A1

Existing Easements
A Free and unrestricted rights of way
B & L Council drainage

Proposed Easement
M Free and unrestricted rights of way in favour of allotments 9200 & 9201

Not to be used for detailed engineering design.

Dimensions and areas are subject to survey.

© ALEXANDER & SYMONDS PTY. LTD. Original Sheet Size A1

LICENSED SURVEYOR

REF: 21A3182.0SCSL	
DWG NO.: 21A3182PROP-S(B)	
REVISION: B	
RHF / DEL 07.01.2025	

Alexander & Symonds Pty Ltd
11 King William Street Kent Town,
South Australia 5067
PO Box 1000 Kent Town, SA 5071
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+ Property + Land Development +
+ Construction + Mining +
+ Spatial Information Management +

Alexander Symonds Surveying Consultants

Attachment 5 – Shared Use Area



STAFF REPORTS

Matters for Information

15.4 CORPORATE GOVERNANCE COMMITTEE COMMUNIQUE

Responsible Executive Manager : Luke Culhane

Report Author : Sarah Schutz

Delegated Authority : Matters for Information

Attachments : 1⇩. Corporate Governance Committee Communique

Purpose

To provide the Council with an update from the Corporate Governance Committee concerning matters discussed at the Special Meeting held on 17 December 2024 and the meeting held on 3 February 2025.

STAFF RECOMMENDATION

1. The Council notes the update provided by the Corporate Governance Committee for the December 2024 special meeting and February 2025 meeting (Attachment 1).

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 the 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 the December 2024 Special Meeting and February 2025 meeting 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.

Communique

Corporate Governance Committee – December (Special) 2024 and February 2025

The Corporate Governance Committee (the Committee) held a Special meeting on 17 December 2024 to consider in confidence a report regarding the Riverlea Community Land Management Plan.

At the Committee meeting held on 2 February 2025, the Presiding Member acknowledged and welcomed Council's External Auditors Andrew Tickle and Chelsea Aplin from BDO, Management, Staff and Committee Members to the first meeting of 2025.

During the meeting, the Committee considered and reviewed five (5) items, comprising of Staff Reports and other matters, through Information Updates, for consideration by the Committee only.

The matters considered included:

- External Auditor Draft Audit Plan 2024/25
- Mid-Year Review – End of Year Forecast
- Review of the Committee Work Plan for 2025

Two (2) matters were considered by the Committee in confidence in relation to:

- Long Term Financial Plan 2025/26
- Chief Executive Officer Update

The Committee provides the following overview of key and material areas of interest and discussion below for Council's information.

External Auditor Draft Audit Plan 2024/25

The Committee received the External Audit Plan for the 2024/25 audit from representatives from BDO in preparation for the Interim audit in March 2025. The Committee sought clarification regarding the internal controls risk assessment, provided feedback on the audit scope and endorsed the Plan.

The Committee requested BDO provide a summary comparison of any variances between the assessment of Council's internal controls and that of BDO.

Committee Work Plan for 2025

The Committee reviewed the Work Plan for 2025 and requested consideration into altering the date of the May 2025 meeting due to the timing of the Internal Control findings of the External Audit and the reporting of these findings to Management and then to the Committee for consideration and review.

Mid-Year Review – End of Year Forecast

An information report was provided to the Committee on the Mid-Year Review Report and 2024/25 forecast financial statements.

Long Term Financial Plan 2025/25

The Committee received a presentation in confidence providing an update on the process and key assumptions to be used in the 2025/26 Long Term Financial Plan.

Chief Executive Officer Update

The Chief Executive Officer provided a briefing in confidence on strategic matters relevant to the Committee.

15.5 BUDGET UPDATE REPORT

Responsible Executive Manager : Luke Culhane

Report Author : Trisca Price

Delegated Authority : Matters for Information

Attachments : 1⇩. Budget Update Report

Purpose

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

STAFF RECOMMENDATION

Council notes the Budget Update report for the period ending 31 January 2025.

Relevance to Strategic Plan

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 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 22 October 2024 following the First Budget Review. There was a decrease of $0.3M to the overall operating surplus to $7.4M, and a decrease of $1.0M to the structural surplus to $1.2M. Unfavourable movements included decreased Federal Assistance Grant allocation for 2024/25 and increased operating costs associated with additional approved capital. These were offset by an increase in grant funding for Supplementary Local Roads (SLR) not included in the Annual Business Plan.

The table below summarises the impact of budget review:

Operating Position 2024/25	Operating $000's (Unfav)/Fav	Structural $000's
Original Budget	**7,729**	**2,201**
Grant Funding (Financial Assistance Grant)	(832)	(832)
Grant Funding (Identified Local Roads Grant)	(140)	(140)
Grant Funding (Supplementary Local Rd)	703	-
Realignment of budget for Investment Assets	13	13
Realignment of budget	(13)	
Additional operating costs associated with increased capital	(37)	(37)
Total Value of Changes BR1	**(306)**	**(996)**
Revised Budget Surplus	**7,423**	**1,205**

The Net Capital budget decreased in the First Budget Review by $6.8M to $74.4M as detailed in the table below.

Capital Budget 2024/25	Revenue $000's	Expense $000's	Net Capital $000's
Original Budget	**13,931**	**95,088**	**81,157**
Approved Projects via Resolution	-	315	315
Realignment of project budgets	(1,940)	(9,161)	(7,221)
Additional budget request on existing projects	66	73	7
New Projects/Additional Scope	-	125	125
Total Value of Changes BR1	**(1,874)**	**(8,648)**	**(6,774)**
Revised Capital Budget	**12,057**	**86,440**	**74,383**

Operating Position

Year to Date

The result at 31 January 2025 is an operating surplus of $19.2M compared with a budgeted surplus of $16.6M, $2.6M favourable. This comprises operating income being favourable to budget by $2.6M due to additional Northern Sound System (NSS) Grants, planning application fees and compliance fines, penalty fees related to rates and an increase in insurance reimbursements.

The structural surplus of $16.2M compares with a budgeted structural surplus of $13.8M. The structural surplus excludes the one-off operating grants/contributions which will fund future infrastructure project and other one-off non recurrent items.

Full Year Forecast

As at 31 January 2025, the forecast is an operating surplus of $13.3M compared with a budgeted operating surplus of $7.4M, favourable by $5.9M and structural surplus of $7.1M compared with a budgeted structural surplus of $1.2M.

Capital Position

The full year net capital forecast of $45.8M is $28.6M less than the net capital budget of $74.4M.

This reflects a retiming of capital expenditure due to multiyear projects that will be carried out as they continue into 2025/26. These projects will require a budget adjustment during Budget Review 2.

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

Debt Position

On 24 June 2024 Council adopted the 2024/25 Annual Business Plan and Budget and approved in accordance with Section 134 of the *Local Government Act 1999*, a maximum debt facility of $150 million.

No change was made to the approved facility as part of Budget Review 1.

Actual borrowings at 31 January 2025 were $72.3M, well below the approved maximum debt facility.

Future Action

Further updates to be provided on a monthly basis.

YTD Result as at January 2025

The table below shows the year to date position for income and expense with a year to date net Surplus of $16.2M (excluding non-structural items) which is favourable to YTD Budget by $2.4M.

	YTD Actual $'000	YTD Budget $'000	Variance Fav/(Unfav) $'000	%	Explanation of variance where considered material
Income					
RATES REVENUES	65,872	65,685	187	0%	
STATUTORY CHARGES	2,552	2,074	478	23%	Additional planning application fees and section 7 searches, dog registrations, building and compliance fines
USER CHARGES	3,642	3,258	384	12%	Additional internal ASR income and Car Park screen lease revenue offset by reduced Food Co-op user charges and less venue user charges from JMC & Precinct
INVESTMENT INCOME	98	41	57	139%	Additional interest income
REIMBURSEMENTS	575	366	209	57%	Aquadome electricity and tree services reimbursements
OTHER INCOME	462	192	270	141%	Insurance reimbursements
GRANTS, SUBSIDIES, CONTRIBUTIONS	22,394	21,337	1,057	5%	Additional developer contributions, NSS grants and external Strategic Projects contribution
Total Income	**95,595**	**92,953**	**2,642**	**3%**	
Expense					
EMPLOYEE COSTS	28,115	28,060	(55)	(0%)	
MATERIALS CONTRACTS OTHER EXPENSES	27,414	26,882	(532)	(2%)	
FINANCE COSTS	1,538	2,289	751	33%	Lower debt balance
DEPRECIATION, AMORTISATION & IMPAIRMENT	19,329	19,148	(181)	(1%)	
Total Expense	**76,396**	**76,379**	**(17)**	**(0%)**	
Net Surplus/(Deficit)	**19,199**	**16,574**	**2,625**		
Non-Structural Items [1]	2,951	2,735	216		
Net Structural Surplus/(Deficit)	**16,248**	**13,839**	**2,409**		

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 January 2025

The table below shows the full year forecasted result for income and expense with a net Surplus of $7.1M (excluding non-structural items) which is favourable to Budget by $5.9M.

	Full Year Forecast $'000	Full Year Budget $'000	Variance Fav/(Unfav) $'000	%	Explanation of variance where considered material
Income					
RATES REVENUES	113,166	113,041	125	0%	
STATUTORY CHARGES	3,534	3,134	400	13%	Additional planning application fees and section 7 searches, building and compliance fines
USER CHARGES	6,579	6,208	371	6%	Additional internal ASR income and car park screen lease revenue, offset by reduced Food Co-op user charges and less venue user charges from JMC & Precinct
INVESTMENT INCOME	133	72	61	85%	Additional interest income
REIMBURSEMENTS	922	677	245	36%	Aquadome electricity and tree services reimbursements
OTHER INCOME	473	208	265	127%	Insurance reimbursements
GRANTS, SUBSIDIES, CONTRIBUTIONS	29,333	27,844	1,489	5%	Additional grants
Total Income	**154,140**	**151,184**	**2,956**	**2%**	
Expense					
EMPLOYEE COSTS	50,037	50,391	354	1%	
MATERIALS CONTRACTS OTHER EXPENSES	50,772	52,152	1,380	3%	Delay in capital spend
FINANCE COSTS	5,109	6,130	1,021	17%	Delay in capital spend
DEPRECIATION, AMORTISATION & IMPAIRMENT	34,328	34,489	161	0%	
NET LOSS- JOINT VENTURES & ASSOCIATES	599	599	-	0%	
Total Expense	**140,845**	**143,761**	**2,916**	**2%**	
Net Surplus/(Deficit)	**13,295**	**7,423**	**5,872**		
Non-Structural Items [1]	6,180	6,218	(38)		
Net Structural Surplus/(Deficit)	**7,115**	**1,205**	**5,910**		

Notes:

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

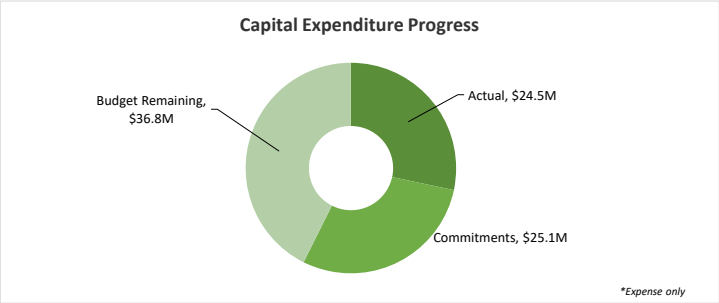
Capital Full Year Movement (2024-2025)

The table below shows the full year forecasted net capital expenditure of $45.8M which is less than Budget by $28.6M.

	Full Year Forecast	Full Year Budget	Variance Less/ (Greater)	Explanation of variance where considered material
Revenue	(9,727)	(12,057)	2,330	Park Rd Drainage System and Black Spot Rd (Stebonheath Rd/Dalkeith Rd Intersection) continued in 25/26
Expenses	55,545	86,440	30,895	AMP Kerbs and Reseal projects on hold or design only, AMP - Argana Park Oval Irrigation to occur in 25/26, MP Sports Ground Stage 1, Kalara Reserve Upgrade, Park Rd Drainage System, Argana Car Park and Change Facilities, Black Spot Rd (Stebonheath Rd/Dalkeith Rd Intersection), Dwight Reserve Changerooms and Broadacres Drive Outfall Drain to continue in 25/26
Total Net Capital Expenditure	**45,818**	**74,383**	**28,565**	

	Full Year Forecast $'000	Full Year Budget $'000	Variance Less/ (Greater) $'000	Explanation of variance where considered material
Buildings	2,796	4,155	1,359	Dwight Reserve Changerooms in planning stage, ATCO transportables on hold.
Fleet	3,459	5,236	1,777	Delay in delivery of vehicles to 25/26
IT	1,622	1,725	103	
Northern CBD	83	1,259	1,176	Development costs under negotiation with developers, Prince Charles Street construction in 25/26
Other	4,360	4,011	(349)	
Playford Alive	1,574	1,786	212	Road and Footpath Savings
Parks	11,315	19,875	8,560	MP Sports Ground Stage 1 to continue in 25/26, AMP - Argana (Irrigation) to be constructed in 25/26, Argana Car Park and Change Facilities, McGilp Recreation Park Upgrade and Kalara Reserve to continue in 25/26
Stormwater	1,280	4,838	3,558	Park Rd Drainage System and Broadacres Drive Outfall Drain to continue in 25/26
Streetscapes	5,832	5,949	117	
Transport	12,783	24,783	12,000	AMP Kerbs and Reseal projects on hold or design only, Sheedy Rd Upgrade detailed design only, Argana Car Park and Black Spot Rd (Stebonheath Rd/Dalkeith Rd Intersection) to continue in 25/26
Wetlands	714	766	52	Mofflin Reserve work pending outcome of grant
Total Net Capital Expenditure	**45,818**	**74,383**	**28,565**	

Capital Expenditure Progress as at January



Borrowings/Investment Summary (2024/2025)

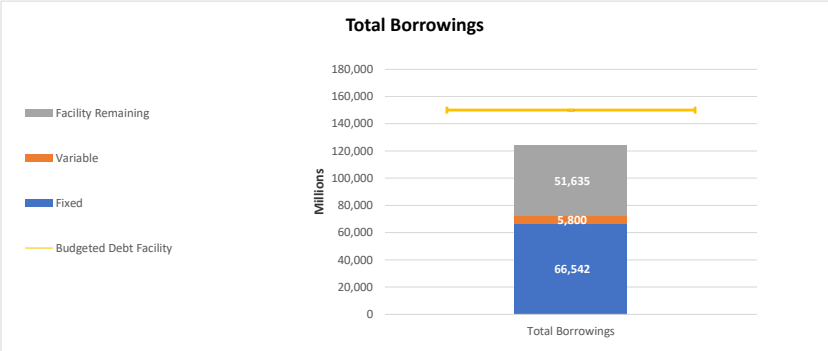
Debt Mix:

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

Council's total borrowings as at the end of January 2025 are $72.3M, comprising $66.5M in fixed rate borrowings and $5.8M of variable rate borrowings; total facilities accumulate to $124.0M.

Total borrowings, net of repayments, have increased $2.7M from $69.7M 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 2025 is $92.9M.



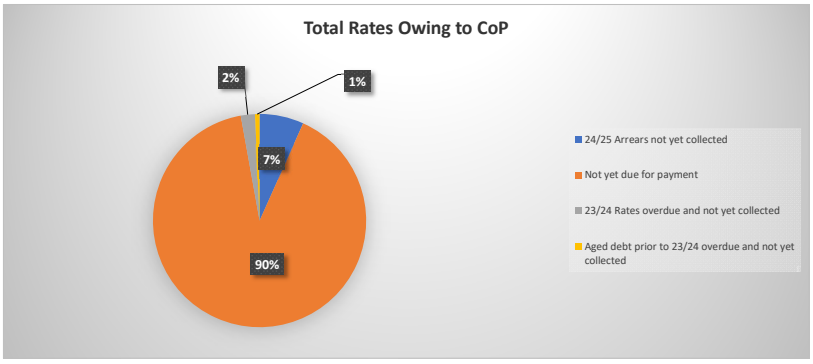
Rates Recovery:

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 $49.3M (44.2%) as at January 2025 reflects an decrease of 0.2% compared to January 2024.

7.5% of ratepayers are proactively utilising Councils 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 our debt. Under legislation we are 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 2025 is $17.8M.

Below is a summary of the forecasted contributions, expenditure and estimated interest as at January 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	8,943	1,514	(3,609)	298	7,146
Stormwater Infrastructure Deed - Virginia	(164)	-	-	(7)	(171)
Stormwater Infrastructure Deed - Angle Vale	1,297	1,717	(13)	131	3,132
Stormwater Infrastructure Deed - Playford North Extention	(636)	-	-	(28)	(664)
Social Infrastructure Deed - Virginia	207	27	-	10	244
Social Infrastructure Deed - Angle Vale	1,855	296	-	94	2,245
Social Infrastructure Deed - PNE	890	551	-	63	1,504
Supplementary Local Roads	1,794	703	(134)	103	2,466
Playford Alive Initiative Fund	183	213	(17)	17	396
Urban fund tree	29	21	-	2	52
Gawler Rail Vegetation Offset	219	-	(5)	9	223
Other one-off Reserves	1,246	-	(58)	51	1,239
	15,863	**5,042**	**(3,836)**	**743**	**17,812**

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	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%	✓ 8.6%	✓ 4.9%	
Structural Surplus Ratio	Operating Surplus Ratio excluding one off grants, contributions, reserves and investments	Between 1% and 4%	✗ 4.8%	✗ 0.8%	
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%	✗ 143.5%	✗ 130.0%	A result of asset replacement timing over the longer period due to the age of our city.
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%	✗ 83.6%	✗ 127.3%	Below target as a result of deferred AMP Program from 2024/25 carried over to 2025/26 and works on hold
Net Financial Liabilities Ratio**	Shows the extent to which Council is managing its debt.	Between 50% and 160%	✓ 65.5%	✓ 85.8%	
Interest Expense Ratio	Shows how much discretionary income is used to pay interest on borrowings	Between 0% and 8%	✓ 4.5%	✓ 5.4%	

**Note that the Cashflow from Operation Ratio Forecast is only updated at BR1, Mid Year, BR2*
***Note that forecast for Net Financial Libailities Ratio is based on current period balance*

COMMITTEE REPORTS

CHIEF EXECUTIVE OFFICER REVIEW COMMITTEE

Confidential Matters for Information

17.1 2024 REVIEW OF MINIMUM AND MAXIMUM REMUNERATION FOR LOCAL GOVERNMENT CHIEF EXECUTIVE OFFICERS

Contact Person: Allison Ashby

Why is this matter before the Council or Committee?

Matters for Information.

Purpose

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

A. COMMITTEE TO MOVE MOTION TO GO INTO CONFIDENCE

STAFF RECOMMENDATION

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

- Chief Executive Officer;
- Ms Allison Ashby, AM Consulting; and
- Minute Taker.

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

(a) information the disclosure of which would involve the unreasonable disclosure of information concerning the personal affairs of any person (living or dead).

This matter is Confidential because it contains industry remuneration information that is still in draft form.

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

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

B. The Matters as per item 17.1

C. COMMITTEE TO DECIDE HOW LONG ITEM 17.1 IS TO BE KEPT IN CONFIDENCE

Purpose

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

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

- Report for Item 17.1
- Attachment(s) for Item 17.1
- Minutes for Item 17.1

This order shall operate until the next scheduled annual review of confidential items by Council at which time this order will be reviewed and determined in accordance with Section 91(9)(a) of the *Local Government Act 1999*.

COMMITTEE RESOLUTION **6134**

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

- **Report for Item 8.1**
- **Attachment(s) for Item 8.1**
- **Minutes for Item 8.1**

This order shall operate until the next scheduled annual review of confidential items by Council at which time this order will be reviewed and determined in accordance with Section 91(9)(a) of the *Local Government Act 1999*.

STAFF REPORTS

Confidential Matters which cannot be delegated to a Committee or Staff

17.2 TOWN OF GAWLER BOUNDARY REALIGNMENT

Contact Person: Luke Culhane

Why is this matter before the Council or Committee?

Matters which cannot be delegated to a Committee or Staff

Purpose

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

A. COUNCIL TO MOVE MOTION TO GO INTO CONFIDENCE

STAFF RECOMMENDATION

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

- Chief Executive Officer;
- General Manager City Assets;
- General Manager City Services;
- General Manager Corporate Services;
- Executive Strategic Advisor;
- Senior Manager Ageing and Inclusion;
- Senior Manager Assets and Delivery;
- Senior Manager Business and Activation;
- Acting Senior Manager City Operations;
- Senior Manager Community Engagement and Experience;
- Senior Manager Development Services;
- Senior Manager Families and Young People;
- Senior Manager Financial Services;
- Acting Senior Manager Information, Technology and Governance;
- Senior Manager Regulatory and Community Safety;
- Manager Governance;
- Manager Marketing & Communications;
- Governance Support;
- ICT Support;
- Minute Taker;

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

(j) information the disclosure of which -

i) would divulge information provided on a confidential basis by or to a Minister of the Crown, or another public authority or official (not being an employee of the Council, or a person engaged by the Council); and

ii) would, on balance, be contrary to the public interest.

This matter is Confidential because the South Australian Local Government Boundaries Commission is seeking feedback from impacted Councils on the Draft Inquiry Report on the Gawler Boundaries Review.

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

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

B. The Matters as per item 17.2

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

Purpose

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

STAFF RECOMMENDATION

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

- Report for Item 17.2
- Attachment for Item 17.2
- Minutes for Item 17.2

The order for the *Report* , *Attachment* and *Minutes* shall be reviewed and determined as part of the annual review by Council in accordance with Section 91(9)(a) of the *Local Government Act 1999.*

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