



EXPRESSION OF INTEREST

196A Military Road, Henley Beach

1. Introduction

The City of Charles Sturt invites Expressions of Interest (EOI) from organisations, community groups, social enterprises, businesses, educational institutions and other interested parties for future use and activation opportunities relating to the Council-owned property located at 196A Military Road, Henley Beach.

Council is seeking to explore opportunities that support activation, investment, community benefit and positive precinct outcomes while ensuring the long-term sustainability and appropriate utilisation of the site.

This EOI provides an opportunity for interested parties to present proposals that contribute to the ongoing vitality of the Henley Beach activity centre and support the broader social, economic and community aspirations of the precinct.

Council has not predetermined a preferred future use, tenure arrangement, partnership model or operational outcome for the property. Through this process, Council is seeking to better understand potential opportunities and inform future decision-making regarding the site's future use and management.

This EOI is intended to provide an open, transparent and equitable process through which a broad range of future opportunities can be considered.

Council considered this matter formally at the Strategic & Engagement Committee held 18 May 2026 (Item 9.3), the minutes of which were amended and endorsed by Council at its meeting held 25th May (Item 12.3)

<https://www.charlessturt.sa.gov.au/council/council-documents/agendas-and-minutes>

2. About the City of Charles Sturt

The City of Charles Sturt is one of South Australia's largest metropolitan councils, encompassing a diverse and vibrant community across Adelaide's western suburbs.

The Council area extends from the River Torrens to the coastline and includes established residential neighbourhoods, activity centres, community facilities, recreation spaces and some of Adelaide's most valued coastal destinations.

Council is committed to creating a thriving, liveable and connected city through the responsible management of community assets, delivery of community services and support for sustainable social, economic and environmental outcomes.

Council-owned properties play an important role in supporting community wellbeing, local identity, economic vitality and long-term strategic objectives.

3. About the Site

196A Military Road is a Council-owned property located within the Henley Beach precinct and forms part of the broader Henley Beach activity centre.

The site contains the former Henley and Grange Community Centre, a longstanding community asset that has played an important role in supporting local community life for more than five decades.

The origins of the facility date back to the establishment of the Henley and Grange Senior Citizens group in 1960. Following significant community fundraising efforts, a dedicated community building was developed at 196A Military Road, with the foundation stone laid on 4 July 1969 by then Mayor Mr A.D. Whitehead. The facility subsequently opened in 1970 as the Henley and Grange Senior Citizens Centre and became an important gathering place for local residents.

As community needs evolved, the facility adapted accordingly. In response to changing demographics and a community needs study undertaken by the former Henley and Grange Council in 1986, the centre transitioned to an Over 50s Community Centre, broadening its role in supporting the local community.

Following local government amalgamation in 1997, ownership of the site transferred to the City of Charles Sturt. Since that time, the building has accommodated a range of community-focused activities and services, including community programs, volunteer organisations, arts and crafts groups, meetings and other initiatives responding to local needs.

Today, the property occupies a prominent position within the Henley Beach activity centre and is located in proximity to community facilities, local businesses, public transport, residential neighbourhoods and the coastal precinct.

The site's history as a community facility, combined with its strategic location, presents an opportunity to explore future uses that contribute positively to the vitality of the precinct, support community and economic outcomes, and ensure the ongoing utilisation of the asset.

Interested parties are encouraged to undertake their own investigations regarding the suitability of the site for their proposed use.

4. Council Objectives

Through this EOI process, Council is seeking to:

- Support positive community and precinct outcomes
- Encourage appropriate activation and utilisation of the site
- Explore adaptive reuse opportunities that respond to the existing building and site characteristics
- Reduce long-term vacancy and underutilisation
- Identify financially and operationally sustainable opportunities
- Encourage partnerships and external investment where appropriate
- Ensure future uses align with the character and function of the Henley Beach precinct
- Inform future Council decision-making regarding the ongoing use and management of the property

Council is seeking proposals that support positive precinct outcomes, community activation, adaptive reuse opportunities and long-term sustainability aligned with Council's strategic objectives and the broader Henley Beach context.

5. Opportunity Themes

The following themes are provided to assist prospective respondents in understanding the types of opportunities Council may be interested in exploring through this EOI process.

The themes are intended to encourage consideration of a range of future possibilities and do not limit the scope of proposals that may be submitted.

Potential opportunities may include:

Community and Service-Based Uses

Uses that provide services, programs or facilities that contribute to community safety and wellbeing, participation, learning, support or social connection.

Activation Opportunities

Uses that contribute to increased activity, engagement and positive activation within the precinct while complementing the surrounding area.

Adaptive Reuse

Proposals that make effective use of the existing building and site while responding appropriately to its character and physical attributes.

Partnership Models

Opportunities involving collaboration between a range of stakeholders including community organisations, government agencies, educational institutions, social enterprises, businesses or others

Sustainable Long-Term Uses

Proposals that demonstrate financial, operational and organisational sustainability and support responsible stewardship of the asset.

Council remains open to considering alternative proposals that can demonstrate clear strategic, community, activation or precinct benefits.

6. Site Constraints and Planning Considerations

Respondents should be aware that any future proposal may be subject to planning, regulatory, operational and site-specific considerations.

Relevant matters may include, but are not limited to:

- Established Neighbourhood Zone provisions
- Historic Area Overlay requirements
- Building condition and suitability
- Access arrangements
- Vehicle parking requirements
- Traffic and movement impacts
- Residential interface and amenity considerations
- Infrastructure and servicing requirements
- Relevant planning approvals and statutory requirements

Respondents are responsible for undertaking their own investigations and obtaining independent advice regarding any approvals, consents or licences that may be required.

7. Guiding Principles for Assessment

To support a transparent, equitable and strategically aligned Expression of Interest process, submissions will be assessed against the following Council-endorsed Guiding Principles.

The Guiding Principles are intended to support consistent assessment of future proposals while balancing strategic value, long-term sustainability, local context and operational considerations.

7.1. Strategic Community Outcomes

Proposals should demonstrate positive strategic, economic, activation or community outcomes and align with Council's broader long-term objectives and responsibilities in the management of Council-owned assets.

7.2. Appropriate Precinct Outcomes

Future uses should be compatible with the surrounding precinct, adjoining land uses and local context, having regard to the character, scale, amenity and operational environment of the site.

7.3. Practical and Deliverable Proposals

Submissions should demonstrate a realistic, commercially and operationally viable approach capable of being implemented having regard to site constraints, planning considerations and funding requirements.

7.4. Site and Building Suitability

Proposals should respond appropriately to the existing buildings, access arrangements, parking availability, configuration and physical characteristics of the site, including opportunities for adaptive reuse where suitable.

7.5. Investment, Activation and Partnership Opportunities

Council welcomes proposals that support appropriate investment, activation, adaptive reuse, partnership opportunities or other sustainable long-term outcomes for the site.

7.6. Financial Responsibility and Sustainability

Preference may be given to proposals that demonstrate long-term financial sustainability, minimise ongoing financial obligations to Council and support responsible stewardship of Council assets.

7.7. Quality and Contextually Appropriate Design

Any proposed development, fit-out or site modifications should contribute positively to the surrounding precinct and deliver high-quality, contextually appropriate outcomes consistent with the character and function of the locality.

7.8. Open Consideration of Future Opportunities

The EOI process is intended to test a broad range of future opportunities for the site. Council has not predetermined any future ownership, tenure, land use, partnership or disposal outcome and remains open to considering a range of proposals through the process.

8. Submission Requirements

Submissions should include sufficient information to enable Council to understand and assess the proposal. Submissions will be assessed against Council-endorsed Guiding Principles, together with relevant governance, financial, planning, operational and strategic considerations.

Any future decision remains subject to Council consideration.

Respondents should provide:

- Organisation name and contact details
- Relevant experience, capability and background
- Description of the proposed use or concept
- Proposed tenure arrangement
- Delivery and implementation approach
- Indicative funding and investment commitment
- Operational and management approach
- Expected community and precinct benefits
- Any planning, operational or regulatory considerations relevant to the proposal
- Response to the Guiding Principles (**please complete Attachment 1**)

Additional supporting information may be provided where considered relevant.

Additional site details are contained in **Attachment 2**

9. Assessment Process

Submissions will be assessed by an internal assessment panel against the **Council-endorsed Guiding Principles**. As part of the assessment process Council may:

- Seek clarification or additional information
- Undertake interviews, presentations or meetings with respondents
- Consider governance, legal, operational, financial and planning implications
- Seek specialist advice where required
- Recommend further investigation, due diligence or negotiation pathways

The assessment process may identify one or more proposals for further consideration.

Any future arrangement remains subject to Council consideration and any necessary approvals.

10. Indicative Process and Timeframes

The indicative process is anticipated to include:

Stage	Indicative Timing
EOI Release	12 June, 2026
Site Inspection Opportunities	During submission period – please contact Council for an inspection time
Submission Period	5 weeks Opening Date: 12 June, 2026 Closing Date: 17 July, 2026
Clarification Period	As required
Council Consideration	August 2026

Council reserves the right to amend the process or timing at any stage.

11. Conditions of EOI

This EOI process is intended to identify and assess potential future opportunities for the site.

Participation in this process does not create any binding agreement between Council and any respondent.

Council is not obliged to accept any submission, enter negotiations with any respondent or proceed with any proposal arising from this process.

Council reserves the right to:

- Seek additional information
- Undertake clarification discussions
- Invite further submissions
- Negotiate with one or more respondents
- Undertake further assessment processes
- Decline all submissions
- Discontinue the EOI process at any stage

12. Probity and Disclaimer

Council is committed to conducting this EOI process in accordance with the principles of transparency, fairness, consistency and probity.

Respondents are responsible for making their own enquiries and undertaking their own due diligence regarding the site and any proposed use.

While Council has made reasonable efforts to ensure information contained within this EOI is accurate, Council makes no representation or warranty regarding the completeness or accuracy of the information provided.

Council accepts no liability for any costs incurred by respondents in preparing or submitting an EOI or participating in any subsequent stage of the process.

Information provided through this process may be subject to the provisions of the Local Government Act 1999, Freedom of Information Act 1991 and other applicable legislation.

13. Submission Details

Expressions of Interest must be submitted electronically by the closing date specified in the EOI documentation.

Submissions should be clearly marked:

ie. Expression of Interest – 198A Military Road, Henley Beach. Attn: Kelly Mader

Submissions and enquiries to:

Email: council@charlessturt.sa.gov.au

Phone: 0408 644 747

Late submissions may not be considered.

Attachment 1

GUIDING PRINCIPLES

To support a transparent, equitable and strategically aligned Expression of Interest process, submissions will be assessed against the following Council-endorsed Guiding Principles. The Guiding Principles are intended to support consistent assessment of future proposals while balancing strategic value, long-term sustainability, local context and operational considerations.

Respondents are asked to address each Guiding Principle below, providing a response that demonstrates how their proposal satisfies or gives consideration to each criterion.

Ref	Guiding Principle	Description	Respondent's Response
7.1	Strategic Community Outcomes	Proposals should demonstrate positive strategic, economic, activation or community outcomes and align with Council's broader long-term objectives and responsibilities in the management of Council-owned assets.	
7.2	Appropriate Precinct Outcomes	Future uses should be compatible with the surrounding precinct, adjoining land uses and local context, having regard to the character, scale, amenity and operational environment of the site.	
7.3	Practical and Deliverable Proposals	Submissions should demonstrate a realistic, commercially and operationally viable approach capable of being implemented having regard to site constraints, planning considerations and funding requirements.	

Ref	Guiding Principle	Description	Respondent's Response
7.4	Site and Building Suitability	Proposals should respond appropriately to the existing buildings, access arrangements, parking availability, configuration and physical characteristics of the site, including opportunities for adaptive reuse where suitable..	
7.5	Investment, Activation and Partnership Opportunities	Council welcomes proposals that support appropriate investment, activation, adaptive reuse, partnership opportunities or other sustainable long-term outcomes for the site.	
7.6	Financial Responsibility and Sustainability	Preference may be given to proposals that demonstrate long-term financial sustainability, minimise ongoing financial obligations to Council and support responsible stewardship of Council assets.	
7.7	Quality and Contextually Appropriate Design	Any proposed development, fit-out or site modifications should contribute positively to the surrounding precinct and deliver high-quality, contextually appropriate outcomes consistent with the character and function of the locality.	
7.8	Open Consideration of Future Opportunities	The EOI process is intended to test a broad range of future opportunities for the site. Council has not predetermined any future ownership, tenure, land use, partnership or disposal outcome and remains open to considering a range of proposals through the process.	

Attachment 2 - Site Photos



View from Military Road



View from Sussex Street



Main Hall



Function Room adjacent kitchen



Kitchen



Men's toilet



Accessible toilet



Office