

Woodside CFS Lease

Community Engagement Outcomes Report



Adelaide Hills
COUNCIL

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1. Introduction

We have been leasing the portion of land located at 8 Nairne Road, Woodside (Certificate of Title Volume 5445 Folio 392) to the Minister for Emergency Services and Correctional Services (MESCS) for them to provide a sub-lease for this land to the SA Country Fire Services (CFS), since 2003 to secure a base for the Woodside CFS Station.

We proposed to establish a 21-year lease to the MESCS, with the option of a mutually agreed right of renewal for a further 21 years. A long-term lease to the MESCS, who will continue to sublease the land to the CFS, would help the CFS to ensure operational stability so that they can continue to provide critical emergency response services to the surrounding community.

In accordance with Councils Public Consultation Policy, and as required by the Local Government Act 1999, Council invited submissions on the proposed Lease from any interested persons in the community.

From 10 to 30 September, we invited feedback around the proposal to establish a 21-year lease with the MESCS, with the option of a mutually agreed right of renewal for a further 21 years, for the site at 8 Nairne Road, Woodside.

We received a total of 27 feedback responses, with 25 people completing the online and hardcopy feedback form and 2 people sharing their feedback via email.

This report presents feedback received during the engagement period and will be presented to Council and made available to those who participated in the consultation on Council's Engagement Platform.

2. Summary of Engagement

Engagement approach

The purpose of the engagement was to understand our communities' level of support for Council to enter into a 21-year lease, with the option of a mutually agreed right of renewal for a further 21 years, with the MESCS for the site at 8 Nairne Road, Woodside.

Our engagement approach aimed to provide information about the proposed long-term lease, including sharing a copy of the draft lease and explaining the role the Woodside CFS Station plays in supporting the local community.

Questions were asked to determine participants level of support for the proposed long-term lease and any additional feedback or comments they would like to provide.

A feedback form was developed and provided online and in hardcopy format. It contained both closed and open style questions.

Feedback could be provided via any of the following options:

- Online submission form on Adelaide Hills Engagement Hub
- Email to engage@ahc.sa.gov.au
- Mail to Community Engagement Coordinator, 63 Mount Barker Road, Stirling SA 5152

- Phone 8408 0400
- Hardcopy feedback forms available from any AHC Library or Customer Service Centre

Distribution and promotion

The opportunity to provide feedback was promoted through a number of channels including:

- Courier Advertisement on 10 September 2025.
- Adelaide Hills Council Website and Community Engagement Hub Page.
- Email newsletter to engagement subscribers with relevant categories of interest.
- Email to Elected Members to share.
- Social media promotion.
- Posters, hardcopy information and feedback forms available at Customer Service Centres and Libraries at Gumeracha, Stirling, Woodside and The Summit.

Email and social media promotion statistics are presented below:

Table 1 Promotional statistics

Media	Number of posts / emails / Newsletter	Reach	Engagement (reaction, comment, share or opening link)
Adelaide Hills Council Facebook	1	8,973 views, 25 interactions	72 link clicks
Adelaide Hills Engagement Hub email	1	31 emails sent, 24 emails opened	6 link clicks
Adelaide Hills Engagement Hub page	-	158 views, 139 visitors	25 contributors, 2 followers

A copy of information provided on Council's Engagement Platform and feedback form is available in Appendix A.

All verbatim online feedback responses are provided in Appendix B.

All written submissions (emails and letters) are provided in Appendix C.

All e-newsletters, advertisements and social media posts are provided in Appendix D.

3. Participants

2

This section provides details about participation during the engagement period and also demographic information about respondents.

Participation source

The following table displays how participants provided feedback.

Table 2 Participation Source

Activity	Number Participating
Online and hardcopy submissions	25
Written response – email, letter	2
Total Consultation Participation	27

Participation characteristics

Respondents suburb

Table 3 Participant Suburbs

Suburb / Township	No. of Respondents	% of Participants
Woodside	16	59.3%
Balhannah	2	7.4%
Bridgewater	2	7.4%
Nairne	2	7.4%
Birdwood	1	3.7%
Inglewood	1	3.7%
Lower Hermitage	1	3.7%
Norton Summit	1	3.7%
Harrogate	1	3.7%
Total	No. 27	100%

4. Online Feedback

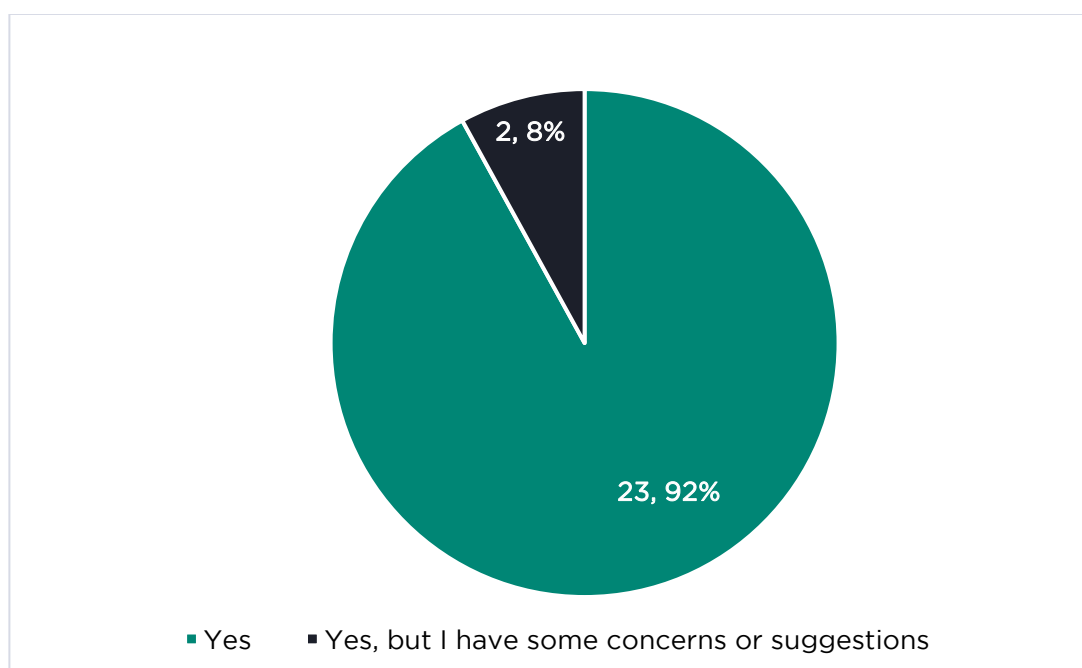
Support for long-term lease

Participants were asked if they supported Council providing the Minister for Emergency Services and Correctional Services with a lease for 21 years to use the Woodside CFS Site. This question was mandatory and was answered by 25 recipients.

Do you support Council providing the Minister for Emergency Services and Correctional Services with a lease for 21 years to use the Woodside CFS Site?

- Yes – 92% / n=23
- Yes, but I have some concerns or suggestions – 8% / n=2

Chart/graph 1: Respondents' support for proposed long-term lease



Respondents feedback and comments

Participants had the option to share further feedback or commentary about their response and/or the proposed lease. 9 respondents chose to provide comments, and the themes of these comments can be seen in the table below. Verbatim responses can be viewed in Appendix B.

Table 4 Themes of participants comments

Theme/s	No. of Respondents
Commentary around support for the lease and the work of the CFS	5
Support for low-cost lease	1
Question about timeline for proposed mural on CFS building	1
Add “keep clear” road paint on Nairne Road for CFS and SA Ambulance.	1
Why not make it a lease with no end date	1
Include a redevelopment provision in the lease which allows AHC to terminate the lease if it wishes to redevelop the land/adjacent land.	1

5. Written and Verbal Feedback

Two emails were received during the engagement period sharing feedback in support of the long-term lease with the MESCS for the Woodside CFS site. Copies of both emails can be viewed in Appendix C.

6. Conclusion

Feedback received during the community engagement period was overwhelming in support of Council entering into a 21-year lease, with the option of a mutually agreed right of renewal for a further 21 years, with the MESCS for the site at 8 Nairne Road, Woodside in order for them to provide a sub-lease for this land to the CFS to secure a base for the Woodside CFS Station.

25 community members shared their support for the long-term lease via feedback form or email, with an additional 2 people answering yes, they did support the proposal, but they had some concerns or suggestions. The 2 concerns / suggestions related to offering the MESCS a lease without an end date and ensuring that Council has the ability to terminate the lease should requirements arise to redevelop the land to expand the existing recreation complex.

Majority of respondents who participated in the engagement reside in Woodside (59.3% / n=16), with the remaining 11 participants living in surrounding suburbs within AHC or the District Council of Mount Barker.

7. Appendices

Appendix A – Information Provided and Feedback Form

Adelaide Hills Engagement Hub page

Woodside CFS Lease

Share your feedback on the proposal to enter into a long-term lease for the Woodside CFS site.

+ Follow



Home / Woodside CFS Lease

What's happening

We are seeking feedback on the proposal to enter into a long-term lease with the SA Country Fire Service (CFS) for the land they currently occupy at 8 Nairne Road, Woodside for the Woodside CFS Station.

Background

We have been leasing the portion of land located at 8 Nairne Road, Woodside (Certificate of Title Volume 5445 Folio 392) to the Minister for Emergency Services and Correctional Services (MESCS) for them to provide a sub-lease for this land to the SA Country Fire Services (CFS), since 2003 to secure a base for the Woodside CFS Station. We're now proposing to establish a 21-year lease to the MESCS, with the option of a mutually agreed right of renewal for a further 21 years.

A long-term lease to the MESCS, who will continue to sublease the land to the CFS, would help the CFS to ensure operational stability so that they can continue to provide critical emergency response services to the surrounding community.

What are we proposing?

Under the terms of the proposal:

- The new lease would provide a 21-year agreement to the MESCS, with a mutually negotiated option for an additional 21 years.
- Rental of \$1.00 pa (plus GST) if demanded

Lifecycle

- 
Draft Lease Presented to Council
 11 February 2025
- 
Community Engagement Open
 Community engagement is open from 10 to 30 September 2025.
- 
Under Review
 Contributions to this consultation are closed for evaluation and review. The project team will report back on key outcomes.
- 
Final report
 The final outcomes of the consultation are documented here. This may include a summary of all contributions collected as well as recommendations for future action.

- All taxes, insurance, electricity and maintenance of the building to be borne by the MESCS.
- All other terms and conditions would be similar to, or the same as, the previous agreements.

The proposal doesn't include any changes to CFS operations or facilities. Please feel free to contact us for more information or view the answers provided under Frequently Asked Questions (FAQ).

The full report to Council includes additional information on the proposed lease and is accessible [here](#).

Providing your feedback

In accordance with Councils Public Consultation Policy, and as required by the Local Government Act 1999, Council is inviting submissions on the proposed Lease from any interested persons in the community.

How to provide your feedback

You can provide your feedback in writing by:

- Using the online feedback form below
- Emailing engage@ahc.sa.gov.au
- Sending a letter via mail to 63 Mount Barker Road STIRLING SA 5152
- Giving us a call on 8408 0400
- Collecting a hardcopy feedback form from any Council Service Centre or Library at Stirling, Gumeracha, Woodside or The Summit during [opening hours](#).

Interested persons are invited to make written submissions by no later than 5pm, Tuesday 30 September 2025.

Feedback Form

Map

Open

</> Embed

Feedback Form - Woodside CFS Lease

Your name: Required

Your suburb or township: Required

Your email address:

We will keep you in the loop with the outcomes of this consultation via email.

Do you support Council providing the Minister for Emergency Services and Correctional Services with a lease for 21 years to use the Woodside CFS Site? Required

- ☐ Yes
- ☐ Yes, but I have some thoughts / concerns for consideration
- ☐ No

If you have any further feedback or comments, please provide them here:

Submit

[See less](#)

Document Library

Draft Lease - Woodside CFS Station

PDF (564.66 KB)

Feedback Form - Woodside CFS Lease

PDF (86.51 KB)

Poster - Woodside CFS Lease

PDF (1.79 MB)

Factsheet - Woodside CFS Lease

PDF (1.06 MB)

Links

[Council Meeting Agenda - 11 Feb 2025 \(from page 90\)](#)

[Council Meeting Minutes - 11 Feb 2025](#)

[Woodside CFS Station](#)

FAQs

? What are the benefits of a long-term lease at this site?

? Why is the CFS important?

? Will there be any changes to community access

to the site or surrounding areas?

? How will feedback from the community engagement process be incorporated into the final decision-making by the Council?

? What happens if CFS operations or land use requirements change during the lease term?

[See more](#)

Who's Listening

Lisa Smith

Property Officer, Adelaide Hills Council

Phone: 84080400

Email: lsmith@ahc.sa.gov.au

Karen Cummings

Manager Property Services, Adelaide Hills Council

Phone: 84080400

Email: kcummings@ahc.sa.gov.au

Melissa Clarke

Community Engagement Coordinator, Adelaide Hills Council

Phone: 8404 0400

Feedback form

Woodside CFS Lease

Submission Form



This submission form is also available
online at engage.ahc.sa.gov.au
or you can scan the QR code

Please submit your feedback by 5pm, Tuesday 30 September 2025

Your Name _____

Your Email _____

Your Suburb/Township _____

1. Do you support Council providing the Minister for Emergency Services and Correctional Services with a lease for 21 years to use the Woodside CFS Site?

☐ Yes ☐ Yes, but I have some concerns or suggestions ☐ No

2. Please provide any further feedback or comments

Thank you for providing your feedback!

Your feedback will be considered by the project team. You can find out more about this project and register to become an engagement subscriber of our Adelaide Hills Engagement Hub at: engage.ahc.sa.gov.au.

08 8408 0400
mail@ahc.sa.gov.au
ahc.sa.gov.au



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ahc.sa.gov.au



Woodside CFS

Proposed long-term lease



We are seeking feedback on the proposal to enter into a long-term lease with the Minister for Emergency Services and Correctional Services (MESCS) for the land they currently occupy at 8 Nairne Road, Woodside for the Woodside CFS Station.

We have been leasing the portion of land located at 8 Nairne Road, Woodside, to the MESCS for them to provide a sub-lease for this land to the SA Country Fire Services (CFS), since 2003 to secure a base for the Woodside CFS Station.

We're now proposing to establish a 21-year lease to the MESCS, with the option of a mutually agreed right of renewal for a further 21 years.

A long-term lease to the MESCS, who will continue to sublease the land to the CFS, would help the CFS to ensure operational stability so that they can continue to provide critical emergency response services to the surrounding community.

The proposal doesn't include any changes to CFS operations or facilities. Please feel free to contact us for more information. You can view a range of Frequently Asked Questions and the Draft Lease by visiting Adelaide Hills Engagement Hub.



Share your feedback in one of the following ways:

- Complete the online feedback form at engage.ahc.sa.gov.au or via the QR code below
- Email engage@ahc.sa.gov.au
- Mail Community Engagement, 63 Mount Barker Road, Stirling SA 5152
- Phone 8408 0400
- Collect a hardcopy feedback form from any AHC Library or Customer Service Centre and submit via any of the ways listed above or by handing into our Council Service Centres or Libraries at:
 - Coventry Library, 63 Mt Barker Rd, Stirling
 - Woodside Service Centre, 26 Onkaparinga Valley Road, Woodside
 - Gumeracha Civic Centre, 45 Albert Street, Gumeracha
 - The Summit Community Centre, 4 Crescent Dr, Norton Summit

This engagement closes at 5pm on Tuesday 30 September 2025.

08 8408 0400
mail@ahc.sa.gov.au
ahc.sa.gov.au



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ahc.sa.gov.au

Woodside CFS

Proposed long-term lease



We are seeking feedback on the proposal to enter into a long-term lease with the Minister for Emergency Services and Correctional Services for the land they currently occupy at 8 Nairne Road, Woodside for the Woodside CFS Station.

For further details and the opportunity to provide your feedback, please visit engage.ahc.sa.gov.au or contact us at:

-  8408 0400
-  engage@ahc.sa.gov.au
-  63 Mt Barker Rd, Stirling SA 5152

Provide your feedback by 5pm Tuesday 30 September 2025



08 8408 0400
mail@ahc.sa.gov.au
ahc.sa.gov.au



08 8408 0400
mail@ahc.sa.gov.au
ahc.sa.gov.au



Appendix B - Verbatim comments from online and hardcopy feedback responses

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The WRG committee supports this lease. Cheers [REDACTED]
Good to hear the rent is only 1 dollar a year. Hopefully this allows CFS to invest in the station with basic amenities like toilets and showers for our volunteer Firefighters.
Why the big delay with their MURAL??? From what I have seen it will certainly brighten up this grey building and give a vivid and informative display of what the building is for. Woodside needs more murals to inform locals and tourists alike.
Most definitely think it is a good thing to go ahead with. Would hate for the CFS to have to move
The CFS is an absolute must and even considering not re-leasing the property is crazy. After 2019, there should be no question. You should also paint "keep clear" on nairne road for them and SA Ambulance
This must be supported, it would be very disruptive to the volunteers of the Woodside brigade to have to move if the lease is not renewed.
Why not make it an ongoing lease with an until no longer required option?
AHC should include a redevelopment provision in the lease which allows AHC to terminate the lease if it wishes to redevelop the land/adjacent land and requires vacant possession. The CFS station is located in close proximity to a vital community recreation 'complex' comprising a pool, playground, ovals and courts. That complex ideally requires upgrading over time to continue to serve the community and the long term nature of the CFS lease (which could be 42 years if the renewal right is exercised) shouldn't inhibit such upgrades or redevelopments for community benefit.
I fully support this long term lease as it provides certainty for an essential service

Appendix C – Email and written responses

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Email 1

Hi Lisa

Both my husband, adult daughter and I who reside at [REDACTED] Woodside wholly support the renewal of the above lease on the proposed terms.

Kind regards

[REDACTED]

Email 2

Hi Lisa

The Woodside Commerce Association supports the signing of a new lease for the Woodside CFS.

Cheers

[REDACTED]

President
Woodside Commerce Association

Courier Ad – 10 September 2025

Public Consultation: Woodside CFS - Proposed Long-term Lease

Adelaide Hills Council is seeking feedback on the proposal to enter into a long-term lease with the Minister for Emergency Services and Correctional Services (MESCS) for the land they currently occupy at 8 Nairne Road, Woodside for the Woodside CFS Station.

Council is proposing to establish a 21-year lease to the MESCS, who will continue to sublease the land to the CFS, with the option of a mutually agreed right of renewal for a further 21 years.

We'd like to find out if our community are supportive of the proposed lease. For more information on the proposal and to provide your feedback, please visit engage.ahc.sa.gov.au before 5pm on Tuesday 30 September 2025.



For more information contact Adelaide Hills Council on 8408 0400



Adelaide Hills
COUNCIL

ahc.sa.gov.au



Adelaide Hills Council
September 15 at 12:20 PM · 🌐

...

We're proposing to enter into a long-term lease with the CFS for the Woodside CFS Station at 📍 8 Nairne Road, Woodside. 💬 We'd like your feedback on the proposal.

Learn more and share your feedback by 📅 Tuesday 30 September 🖱️ <https://ow.ly/TORo50WTFt1>

Have your say

WOODSIDE CFS LEASE

8 Nairne Road, Woodside





Adelaide Hills
COUNCIL

 6

5 comments 4 shares

 Like

 Comment

 Share

Sent

Woodside CFS Lease

Share your feedback on the proposal to enter into a long-term lease for the Woodside CFS site.

Sent : 10/09/2025 10:30 am by System

Preview



New project launched on Adelaide Hills Engagement Hub

Hi {{username}},

A new project has launched on [Adelaide Hills Engagement Hub](#) that matches your interests:

This consultation relates to Community wellbeing, Planning and development, Woodside.

Woodside CFS Lease

Share your feedback on the proposal to enter into a long-term lease for the Woodside CFS site.

Learn more about the project engage.ahc.sa.gov.au/woodside-cfs-lease

You have received this notification because you have opted to receive notifications when new projects are published that match your interests. Manage your interests and notification preferences in your [user profile](#).



08 8408 0400
mail@ahc.sa.gov.au

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