



Factsheet: Sale of Elizabeth North Training Depot, Smithfield, South Australia

Defence has identified the Elizabeth North Training Depot (the site) as surplus to Defence capability requirements. Proceeds from the sale will be reinvested in support of the Australian Defence Force.

The site is located at Broadmeadows Road, Elizabeth North, South Australia approximately 33km north of the Adelaide central business district and covers an area of 33.53 hectares, comprised of two separate lots. The site is outlined in red below.



When will the site be sold?

A time frame for when the site will be sold is not confirmed at this time.



Who is going to buy the site?

Defence has committed to explore options to divest the site as part of the Adelaide City Deal to contribute to urban growth and development. The property will be sold in accordance with the Commonwealth Property Disposal Policy.

What can the new owner do with the site?

This is primarily a matter for the new owner, in consultation with the City of Playford (Council) and State Government. If the new owner wants to have the property re-zoned for alternate uses, Council approval will be required.

Is the Elizabeth North Training Depot contaminated?

The site contains some contamination consistent with its historical use as a Defence training depot. Known contamination includes petroleum hydrocarbons and trace metals in shallow areas of the soil, beneath or adjacent to former and current infrastructure. However, no potentially contaminating activities and/or source areas have been identified that would present a risk of groundwater contamination.

Defence will explore the need to conduct further due diligence, including a detailed site investigation, as part of the divestment process and will provide all due diligence materials to the future owner of the site.

Is the Elizabeth North Training Depot heritage listed?

The site is not on the Commonwealth Heritage List.

Helpful links

Property Disposals website:

- <https://www.defence.gov.au/id/PropertyDisposals/Default.asp>

Department of Finance website:

- <https://www.finance.gov.au/government/property-and-construction/commonwealth-property-disposal-policy>

City of Playford website:

- <https://www.playford.sa.gov.au/>