



NOTICE OF ORDINARY COUNCIL MEETING
Tuesday 19 December 2023
in the Council Chambers, 43-51 Tanunda Road, Nuriootpa,
commencing at 5.30pm.

A recording of the meeting will be available to view on the
Council's website.

Martin McCarthy
CHIEF EXECUTIVE OFFICER
THE BAROSSA COUNCIL

A G E N D A

Welcome by Mayor

1. ATTENDANCE RECORD

1.1 Members Present

Apologies

Nil

Not Present

Nil

Leave of Absence

Nil

2 CONFIRMATION OF PREVIOUS MINUTES

2.1 Minutes of previous meetings – for confirmation:

- 2.1.1 Council meeting held on Tuesday 21 November 2023 at 5.30pm
- 2.1.2 Special Council meeting held on Wednesday 29 November 2023 at 5.15pm
- 2.1.3 Special Council meeting held on Wednesday 6 December 2023 at 5.15pm

2.2 Matters arising from previous minutes

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Nil

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Tuesday 16 January 2024 at 5.30pm

11. CLOSURE

MATTERS ARISING FROM PREVIOUS MINUTES

2.2.1 GROWING REGIONS PROGRAM - GRANT APPLICATION - EXPRESSION OF INTEREST SUCCESSFUL

**Author: Chief Executive Officer
23/116437**

Council approved the strategy to apply for the Growing Regions Program for the Barossa Creative Industries Centre at the special meeting of 7 June 2023.

As I notified Councillor via email on 27 November 2023 our expression of interest has been successful. This means we now are invited to make a full business case submission for final assessment and determination.

This business case development is due on 15 January 2024. As required by the rules governing the program there is now an extensive piece of work to develop and update documents for the final submission. I have engaged the grant writer, Section 51, we use for large grant applications who will do the writing of the required documents and update the business cost analysis, which is within budget scope. Four officers are also providing support for Section 51. The project plan to achieve the timeframe is all necessary information and updated research will be completed by 22 December. The submission will be written over Christmas between Section 51 and myself.

Officers when they return from leave in January will then provide further support for any identified gaps in the full submission. To provide context 6 of the 16 required documents for the full submission are already in place as they are the documents provided for the expression of interest and the remaining documents are updated or new documentation development for Building Better Regions Fund applications or brand-new requirements. The document list required is outlined below.

Further with this successful outcome the paper endorsed by Council at the special meeting outlined that an allocation for open spaces funding is part of the funding strategy for the amphitheatre and open space development in the plan. The open spaces grant fund has now opened and this grant application will also be written (which is a reasonably simple update to the 2021-22 submission) and submitted by the due date of 12 noon on Friday 9 February 2024.

Growing Regions Program Documentation Requirements and Project Plan

Those identified as 'new' are those where the prior BBRF program did not have the requirement and thus need to be developed.

1. Accountant declaration (EOI updated)
2. Funding Strategy (New)
3. Project plan (EOI updated)
4. Business case & cost benefit analysis (New)
5. Recent Quotes (EOI updated)

6. Needs analysis (New)
7. Social benefits (New)
8. Community support (New)
9. Climate change & environment assessment (New)
10. Alignment with strategic priorities (EOI updated)
11. Maintaining project benefits (New)
12. Ready to construct evidence (EOI updated)
13. Capacity to deliver evidence (New)
14. Risk Management Plan (New)
15. Land ownership and access (EOI)
16. Co-funding (if applicable) (New/EOI)

Components	Growing Regions Program Full Application					
	By Thursday					
	Week 1	Week 2	Week 3	Week 4	Week 5	Week 6
Inception						
Inception meeting with council						
Word version of form and all attachment templates created						
Economic consultant engaged by council for business case and cost benefit analysis						
Section 51 reviews EOI evidence attachments of Project Plan and Alignment with strategic priorities for updating to full application. Advice to council on gaps						
Evidence attachments requiring substantive input from council identified by S51 and circulated to council for council to provide data and input. Includes but not limited to 1. Account declaration (updated) 2. Funding strategy input 3. Recent quotes 4. Capacity to deliver input 5. Land ownership and access (updated) 6. Co-funding (confirmed) 7. Community support (Template provided plus use of previous support) 8. RDA support						

Components	Growing Regions Program Full Application					
	By Thursday					
	Week 1	Week 2	Week 3	Week 4	Week 5	Week 6
Drafting part one						
Section 51 to draft evidence attachments from criteria and form question J2. Including but not limited to: 1. Project plan (Updated) 2. Alignment strategy priorities (Updated) 3. Funding strategy 4. Needs analysis 5. Social benefits 6. Community support 7. Climate change & environment assessment 8. Alignment with strategic priorities 9. Maintaining project benefits 10. Ready to construct evidence 11. Capacity to deliver evidence 12. Risk Management Plan						
Business case and cost benefit analysis prepared (external consultants)						
Plans, drawings costings finalised (Architect)						
Drafting part two						
All input request for council to provide to Section 51 on (but not limited to) input 1. Account declaration (updated) 2. Funding strategy input						

Components	Growing Regions Program Full Application					
	By Thursday					
	Week 1	Week 2	Week 3	Week 4	Week 5	Week 6
3. Recent quotes 4. Capacity to deliver input 5. Land ownership and access (updated) 6. Co-funding (confirmed) 7. Community support						
Section 51 draft evidence documents provided to council for review, including but not limited to: 1. Project plan 2. Alignment with strategic priorities 3. Funding strategy 4. Needs analysis 5. Social benefits 6. Community support 7. Climate change & environment 8. Alignment with strategic priorities 9. Maintaining project benefits 10. Ready to construct evidence 11. Capacity to deliver evidence 12. Risk Management Plan						
Draft business case and cost benefit analysis completed for review (external consultant)						
Draft form template completed for review by council						
Documents updated with any changes						
Review and finals						
Final review of all evidence attachments and form						
Final signoff and submission						

If the two grant submissions are successful, they are seeking a total of \$8.127M made up of:

- \$6.961M from GRP; and
- \$1.166M from Open Spaces.

This would mean Council is funding a net amount of \$5.795M or 41.6% of the current estimated cost, an amount that is \$2.558M less than the original budgeted model for this project of a 60% contribution. The strategy approved at the special meeting is a strategy to release funds from the budget through these grant programs, to assist in funding the Lyndoch Recreation Park redevelopment. Unfortunately we are not able to amend the GRP grant amount, due to the passage of now 6 months since the expression of interest costing was done, submission made and assessment timeframes from the Commonwealth there will be escalated costs, there are significant contingencies in the costing however; additionally there will be design variations as we move towards delivery the main one identified through recent discussions is to ensure the new facility has an appropriate kitchen to support the use of the facility for conference and large arts, heritage, music and cultural events.

I will keep Council posted.

ATTACHMENTS

Nil

SUPPORTING REFERENCES

Nil

PROCEDURAL ITEMS

3.1 Petitions

3.1.1 PETITION - PALMER WIND FARM

**Author: Chief Executive Officer
23/115077**

PURPOSE

A petition containing 29 signatories has been received regarding the Palmer Wind Farm.

RECOMMENDATION

That Council receive and note the petition.

REPORT

The petition seeks Council to advocate and make a submission rejecting the development application for the Palmer Wind Farm.

This matter is the subject of a specific report and recommended later in the Council agenda.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES

Attachment 1 Petition [↓](#) 

Supporting references

Nil

COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTS

Community Plan



Natural Environment and Built Heritage

Ensure land use planning and resource use protects the quality of the natural environment, the existing character of rural landscapes, historic significance and the high value of agricultural land.

Corporate Plan

BS7 - Governance - Provision of governance advice and support in the discharge of legislative responsibilities for policy development, delegations and authorisations, internal review of Council decisions, delegations and authorisations, Native Title claims

Legislative Requirements

Planning Development and Infrastructure Act 2016

FINANCIAL, RESOURCE AND RISK MANAGEMENT CONSIDERATIONS

There are nil financial and resource considerations.

The report later in the agenda explores relevant matters related to the risks and application.

Council has no legal jurisdictional powers, responsibilities, or duties in relation to this matter it is wholly contained outside of Councils administrative boundaries.

COMMUNITY ENGAGEMENT

Not required or recommended, the applicant, the Council responsible are undertaking engagement and SCAP will undertake the legislated engagement processes where required by law.

PETITION

To the Mayor and Elected Members of The Barossa Council:

Petition Contact Person:	Phillip Mauviel
Telephone:	0400 055 860
Address:	70 Stoney Banks Road Mount Pleasant SA 5235
Email:	nopalmerwindfarm@gmail.com
Date:	20/11/2023

The petition of: *(identify the individuals or group – eg the residents of The Barossa Council)*

Eastern Mount Lofty Ranges Landscape Guardians INC and Residents of the Barossa Council and Mid-Murray council

Matter of concern to petitioners: *(outline the circumstances of the matter)*

We would like to express our deep concern and vehement opposition to the proposed variation for the height increase of wind turbines at the Palmer Wind Farm, a project that threatens not only the visual aspect of the Mid Murray Council area including the Dark Sky Reserve and the **Barossa Character Preservation district** within the Barossa Council. Furthermore, there are critical concerns related to human health that have not been adequately addressed in the proposal. There are many science backed studies, both worldwide and Australian, and also a 2015 Senate Inquiry Report supporting the claim that residents living close to wind turbines are suffering health issues and sleep disturbance.

The proposed increase in the height of the wind turbines poses a significant threat to the visual aesthetics of the Barossa character preservation district. This region is known for its natural beauty, historical significance, and cultural heritage, which must be protected for current and future generations.

There are many residents new to the area since the original project was approved in 2014, in close proximity to the wind turbines who are strongly opposed and feel their views are not being heard.

1. Visual Impact: The proposed height increase of the wind turbines will drastically alter the landscape and skyline of the affected areas. The turbines will become a dominant visual feature, disrupting the natural beauty and historical charm that make these regions unique. This could have a detrimental impact on property values, tourism, and the overall quality of life for residents.

PLEASE NOTE: Once submitted to the Chief Executive Officer, this petition will be referred to the next available Council meeting and may be published in a Council or Committee agenda which are both public documents.

Attach additional sheets as required

2. Character Preservation: The Barossa character preservation district is a testament to the rich history and heritage of the area. The presence of towering wind turbines would be incongruent with the character and ambience that the district is meant to preserve. It is essential to protect and maintain the cultural identity and architectural integrity of this district.
3. Human Health Concerns: There is a growing body of research and numerous first hand complaints indicating the risk of adverse health effects associated with living in close proximity to wind turbines, including sleep disturbances, stress, and other health-related issues. The proposed variation does not adequately address these concerns, and the well-being of Barossa Council residents should be of paramount importance.
4. Traffic and Infrastructure: The construction and maintenance of the wind turbines would likely lead to an increase in heavy construction traffic on local roads. This poses not only a nuisance to residents but also potential safety hazards and wear-and-tear on infrastructure that may not be adequately addressed.
5. Barossa council PWF submission of 2015: This submission did not take into consideration nor consult with the residents of the Barossa Council, directly or indirectly impacted.

The petitioners request that The Barossa Council: *(outline the action that The Barossa Council should or should not take)*

- That the Council take action based on concerns of nearby residents.
- that someone from the Barossa Council attend Concerned community meetings to hear the concerns first-hand
- that the Barossa Council requests to be notified by Mid-Murray Council/SCAP of the anticipated dates when the variation application is lodged by TILT.
- that the Barossa Council actively notify Council residents up to 5 - 10km radius of the Palmer Wind Farm project that they may be able to see, hear and/or feel the wind turbines from their property.
- **the Barossa Council proactively begin preparation of a submission to SCAP to oppose ANY variation to turbine height, due to the impact on The Barossa Council and its community.**

PLEASE NOTE: Once submitted to the Chief Executive Officer, this petition will be referred to the next available Council meeting and may be published in a Council or Committee agenda which are both public documents.

Attach additional sheets as required

Identify the details of the petition here:

That the Council make a submission to SCAP (within the 15 day exhibition period) rejecting the proposed variation to increase the height of the wind turbines at the Palmer Wind Farm. Barossa Council residents have a fundamental right to protect their environment, cultural heritage, and overall well-being. Therefore, we strongly urge the Barossa Council to take these concerns seriously and reject the proposed variation to increase the height of the wind turbines at the Palmer Wind Farm, by preparing a submission from the Barossa Council and/or CEO Martin McCarthy for SCAP to be ready to submit as soon as we are able to do so.

Name	Address	Signature
Ali Burdett	2829 Reedy Creek Rd. Palmer SA 5237	CBurdett
Bill Mitchell	26 Shannan St, Birdwood	B. Mitchell
PETER KUHLMANN	1741 RIDLEY RD ANGAS VALLEY.	P. Kuhlmann
Lyn Kuhlmann	1741 Ridley Road ^{Angas Valley}	L. Kuhlmann
HENDRICKUS SCHORMER	16 FROMM RD MT PLEASANT 5235	H. Schormer
Jane Schormer	16 Fromm Rd Mt Pleasant 5235	J. Schormer
Sandra Wingrove	127 Handlings Road Tungkillo 5236	S. Wingrove
COLIN WINGROVE	127 HANDLING'S RD	C. Wingrove
ELIZABETH WRIGHTON	565 BURNS RD SPRINGTON	E. Wrighton
RICHARD WRIGHTON	565 BURNS ROAD SPRINGTON	R. Wrighton
Adrian Harny	736 Angas Valley rd Mt Pleasant	A. Harny
Cathryn Nitschke	185 Bathannah Rd Hahndorf	C. Nitschke
Greg Mildner	PO. 56 Hoad Quarry Rd ^{Tungkillo}	G. Mildner
Steven Garner	8 Church Cres Palmer	S. Garner
Andy Davies	13 Adelaide Rd Palmer	A. Davies
Jo Townley	326 McGormans Rd, Mt Pleasant	J. Townley
Mark Townley	326 McGormans Rd, Mt Pleasant	M. Townley

PLEASE NOTE: Once submitted to the Chief Executive Officer, this petition will be referred to the next available Council meeting and may be published in a Council or Committee agenda which are both public documents.

Attach additional sheets as required

[illegible]

PLEASE NOTE: Once submitted to the Chief Executive Officer, this petition will be referred to the next available Council meeting and may be published in a Council or Committee agenda which are both public documents.

Attach additional sheets as required

PROCEDURAL ITEMS

3.3 NOTICE OF MOTION

3.3.1 CR PREECE - DISCONTINUANCE OF ACKNOWLEDGEMENT OF COUNTRY

**From: Councillor Bruce Preece
23/116453**

PURPOSE

To debate the notice of motion put forward by Cr Preece to discontinue the Acknowledgement of Country.

NOTICE OF MOTION RECOMMENDATION

That Council instruct the Mayor to cease the First Nations Acknowledgement of Country at the commencement of Council meetings, Council outdoor and Council indoor events.

REPORT

The requisite written notice has been received as required under the *Local Government (Procedure at Meetings) Regulations 2013* and is hereby placed on the Agenda. The signed notice is at the Attachment and provides the rationale put forward by Cr Preece.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES

Attachment 1 Notice of Motion [↓](#) 

Supporting references

Nil

COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTS

Legislative Requirements

Local Government (Procedures at Meetings) Regulations 2013

FINANCIAL, RESOURCE AND RISK MANAGEMENT CONSIDERATIONS

Nil considerations.

COMMUNITY ENGAGEMENT

Nil considerations.

Mr Martin McCarthy
Chief Executive Officer
The Barossa Council
PO Box 837
Nuriootpa SA 5355

Via email: mmccarthy@barossa.sa.gov.au

Dear Martin

I hereby propose to move the following motion at the next ordinary Council meeting of 19 December 2023 pursuant to Regulation 12(1) of the *Local Government (Procedures at Meetings) Regulations 2013*.

Having provided the requisite notice of 7 clear days please place the matter on the relevant agenda.

Motion

That Council instruct the Mayor to cease the First Nations Acknowledgement of Country at the commencement of Council meetings, Council outdoor and Council indoor events.

Rationale

My rationale for bringing this matter forward for debate is threefold:

1. There is recent debate in society regarding the value, use and need for acknowledging our first nations as part of formal Council meetings or events.
2. It is my view that the practice, in the light of the recent referendum, changing community sentiment and commentary more broadly that the mark of respect is no longer warranted.
3. In my view and many other people in the seats of Barker and Schubert it is not supported as evidenced by the recent result of the Voice to Parliament referendum.

I will speak to the motion further at the meeting, upon the seconding of the motion.

Yours sincerely



Cr Bruce Preece

6 December 2023

Mayor's Report - December Meeting 2023

23/123434

NOVEMBER/DECEMBER

8/11/2023 Williamstown School year 6 students meeting with Ashton Hurn, Member for Schubert – Students suggested requests for Williamstown activities including;

- Bike rack upgrades
- Youth Jobs
- Footpath upgrades
- Reserve upgrades
- Suicide mitigation Whispering Wall



8/11/2023 Barossa United photo promotion at Nuriootpa Centennial Park.

8/11/2023 Roundtable discussion with the Hon Susan Close & Hon Geoff Brock with Mayors and CEOs from the GRMFA member Councils.

8/11/2023 Meeting with David Clark and CEO, Martin McCarthy to discuss development opportunities.

10/11/2023 Meeting with Elinor Walker (Department of Transport Infrastructure) and Martin McCarthy regarding the Concordia Development work program.

10/11/2023 2023 Community Achievements Award 2023 ceremony at the Stamford Grand Glenelg, Barossa organisations' were included in nominee finalists.

- Small Business Award Category, Matt Hale - Barossa Outdoors.
- Customer Service Award Category, Matt Hale- Barossa Kayak Hire and Barossa Outdoors.
- Rural Community Health and Well-Being Award Category, Jo Feltus - Barossa Area Fundraisers for Cancer

22/11/2023 Interview with the Leader Newspaper regarding the Grapevine Sister City relationship delegation visit and program.

- 23/11/2023 Photo promotion with the Bunyip regarding the Santa Dash at Williamstown event.
- 24/11/2023 Meeting with Department of Premier and Cabinet representatives and Martin McCarthy regarding Barossa Development opportunities.
State Premier Suite - Adelaide 500.
- 26/11/2023 Konzert at The Chateau – The Barossa German Language Association.
- 27/11/2023 Meeting with Dr Peter Michan, representing the German Language Association regarding future German heritage and history opportunities within Barossa.
- 30/11/2023 Barossa Vintage Festival review - Council prospective.
- 4/12/2023 Stormwater Management Authority Meeting – Adelaide.
- 5/12/2023 Barossa Assessment Panel Meeting.
- 6/12/2023 Teams meeting attending the Disability Access and Inclusion Advisory Group Meeting.

Councillor's Report to Council - Cr Jane Evans - November Meeting 2023

23/118478

NOVEMBER

11/11/2023

I had the opportunity to attend the Remembrance Day Service at the Mount Pleasant RSL on Councils behalf. It was a great honour to lay the wreath and unveil the plaque.



MATTERS FOR INFORMATION

6.1 LEGATUS MINUTES OF ORDINARY MEETING OF 1 DECEMBER 2023

**Author: Chief Executive Officer
23/115094**

The minutes of the Central Local Government Group (known as Legatus) of 1 December 2023 have been received and are hereby tabled for Council information.

ATTACHMENTS

Attachment 1 Minutes of 1 December 2023 [↓](#) 

SUPPORTING REFERENCES

Nil

**Draft Minutes****ORDINARY MEETING****Friday 1 December 2023****Balaklava Bowling Club May St Balaklava****OPENING OF MEETING**

The Legatus Group Chair Mayor Rodney Reid opened the meeting at 10.34am

ACKNOWLEDGEMENT OF COUNTRY & WELCOME

Mayor Rodney Reid provided an acknowledgement of Country and welcomed everyone to the meeting and the venue. Mayor Reid provided background on the Wakefield Regional Council.

This included the progress on their strategic plan and development of master plans in preparation for when grants become available. Highlights of recent work completed included \$3.2m Balaklava Pool, \$1.2m Owen/Hamley Bridge Pool, New Works Depot, Roadside Vegetation, Tree Planting, Electric Vehicle Charging and their \$1.9m Roads Program.

I. ADMINISTRATIVE MATTERS**Attendance:**

Members: Mayor Roslyn Talbot, Mayor Allan Aughey OAM, Mayor Ken Anderson, Mayor Bill O'Brien, Deputy Mayor Marcus Strudwicke, Mayor Stephen McCarthy, Mayor Sue Scarman, Mayor Grant Chapman, Mayor Ruth Whittle OAM, Mayor Bill Gebhardt, Mayor Leon Stephens, Mayor Darren Braund and Mayor Rodney Reid.

Others: Council CEOs, Helen Macdonald, Richard Dodson, Paul Simpson, Darren Starr, Dylan Strong, Legatus Group CEO Simon Millcock, Tony Fox (GM Landscape Board), Andrew Johnson (CEO LGA), Daniel Willson (CEO RDA Yorke Mid North), Bill Vandepeer Kristine Peters and Lisa Teburea.

1.1 Apologies

Apologies: Mayor Leonie Kerley, Bim Lange OAM and Mayor Mark Wasley. MP's Hon Geoff Brock, Penny Pratt and Fraser Ellis. CEO's Peter Ackland, Andrew Cameron, David Stevenson, James Miller, Sam Johnson OAM, Kelly Westell and Martin McCarthy and Acting CEOs Sean Cheriton and Colin Davies.

1.2 Leave of Absence

The meeting noted that Adelaide Plains Council advised that Mayor Mark Wasley is on leave and as such the principal member for their council is Deputy Mayor Marcus Strudwicke.

1.3 Conflict of Interest

Simon Millcock advised that he has a conflict of interest re item 4.4

1.4 Previous meeting minutes Legatus Group Ordinary meeting held 19 May 2023.

The Legatus Group CEO provided a report with the agenda and the minutes had been distributed.

Motion: That the minutes of the Legatus Group Ordinary Meeting held on 25 August 2023 be confirmed as a true and correct record.

Moved: Mayor Talbot Seconded: Mayor Scarman CARRIED

1.5 Legatus Group Action List

The Legatus Group CEO provided a report with the agenda.

Motion: That the Legatus Group receives and notes the report.

Moved: Mayor Aughey Seconded: Mayor O'Brien CARRIED

1.6 Deferred / Adjourned Items

CWMS Conference

The Legatus Group CEO provided a report with the agenda.

Motion: That the Legatus Group submits an application for funding to the Community Wastewater Management Scheme Research and Development Scheme for the Legatus Group to deliver regional workshops and the annual conference.

Moved: Mayor Anderson Seconded: Mayor McCarthy CARRIED

2. PRESENTATIONS / PETITIONS / DEPUTATIONS

2.1 Prof Ros Cameron Torrens University – Regional SA Local Government Workforce

2.2 Kristine Peters KPPM – Community / Council Disaster Emergency

2.3 Daniel Willson – CEO RDA Yorke Mid North

2.4 Andrew Johnson – CEO LGASA Mutual

3. REPORTS FOR INFORMATION**3.1 Committee Minutes**

The Legatus Group CEO provided a report with attachments of committee minutes with the agenda.

Motion: That the Legatus Group receives and notes the Legatus Group Audit and Risk Management Committee, Regional Management Group Committee, Road Transport and Infrastructure Advisory Committee, Waste Management Advisory Committee and the Community Wastewater Management Schemes Advisory Committee minutes.

Moved: Mayor Whittle Seconded: Mayor Talbot CARRIED

4. REPORTS FOR DECISIONS

4.1 Business Plan

The Legatus Group CEO provided a report of the Business Plan Update with the agenda.

Motion: That the Legatus Group notes the report.

Moved: Mayor Scarman Seconded: Mayor Stephens CARRIED

4.2 Auditors Balance Date Management Letter 2022/2023

The Legatus Group CEO provided a report with the agenda.

Motion: That the Legatus Group certifies the annual financial statement for the year ending 30 June 2023 and notes the letter from the auditors.

Moved: Mayor Braund Seconded: Mayor McCarthy CARRIED

4.3 Financial Report 2023/2024

The Legatus Group CEO provided a financial report for 2023/2024 with the agenda.

Motion: That the Legatus Group:

1. **Receives the report and that pursuant to Section 123(13) of the Local Government Act 1999 and Section 7 of the Local Government (Financial Management) Regulations 2011 the Legatus Group notes the contents of the Statutory Finance Reports for the period ending 31 October 2023.**
2. **Receives and adopts the revised 2023/2024 Budget Review 2**
3. **Notes the CEOs credit card expenditure report.**

Moved: Mayor Stephens Seconded: Mayor McCarthy CARRIED

4.4 Legatus Group Strategic Plan and Charter Review

The Legatus Group Chairman Mayor Rodney Reid provided a report and attachments with the agenda.

Legatus Group CEO Simon Millcock left the meeting at 11.52am

Motion: That the meeting move into confidence to discuss agenda item 4.4 on the basis the board considers it necessary and appropriate to act in a meeting closed to the public.

Members of the public were excluded except Debra Swan, minute taker, to enable the board to consider item 4.4 in confidence.

Moved: Mayor Talbot Seconded: Mayor Anderson CARRIED

12.03pm The meeting moved into confidence

Motion: That formal meeting procedures be suspended for one hour to discuss agenda item 4.4.

Moved: Mayor Talbot Seconded: Mayor Aughey CARRIED

12.05pm formal meeting procedures were suspended

Motion: That the meeting return to formal meeting procedures.

Moved: Mayor Talbot Seconded: Mayor Braund CARRIED

12.19pm formal meeting procedures resumed

Motion: That the discussion for agenda item 4.4 will remain in confidence until the matter is finalised.

Moved: Mayor Braund Seconded: Mayor Gebhardt CARRIED

12.23 pm The meeting moved out of confidence

Motion: That the Legatus Group receives the report and approves an extension of the CEO's position until 31 December 2024.

Moved: Mayor O'Brien Seconded: Mayor Whittle CARRIED

Legatus Group CEO Simon Millcock returned to the meeting at 12.24pm

4.5 Committees

The Legatus Group CEO provided a report with the agenda.

Motion: That the Legatus Group notes the report and approves the following:

- **Robyn Ridsdale and Megan Renzella to the Legatus Group Waste Management Advisory Committee**
- **Megan Renzella to the Legatus Group Community Wastewater Schemes Management Advisory Committee**

Moved: Mayor Gebhardt Seconded: Mayor O'Brien CARRIED

4.6 Roads Plan / SLRP

Mayor Stephens declared an interest in item 4.6 as he is a member of SAROC
Mayor Stephens remained in the meeting.

The Legatus Group CEO provided a report with the agenda.

Motion: That the Legatus Group notes the report and confirms the allocation of \$1,900 towards annual support for the Legatus Group data being stored within the main SAROC State-wide roads dataset.

Moved: Mayor McCarthy Seconded: Mayor Braund CARRIED

4.7 Preparing your community for disasters and emergencies – Northern and Yorke Region of SA

The Legatus Group CEO provided a report and attachments with the agenda and Kristine Peters had presented earlier in the meeting on this project.

Motion: That the Legatus Group notes the report and approves the release of the “Preparing your Community for Disasters Handbook” on the Legatus Group hosted Community Disaster Preparedness website.

Moved: Mayor Anderson Seconded: Mayor McCarthy CARRIED

4.8 Carbon Offsetting Pre-feasibility report for Local Government

The Legatus Group CEO provided a report and attachments with the agenda.

Motion: That the Legatus Group notes the report and requests the Legatus Group CEO to provide a report to the next Board meeting on interest from Constituent Councils in progressing with possible options identified from the reports.

Moved: Mayor Scarman Seconded: Mayor Chapman CARRIED

4.9 Regional LGA Workforce

The Legatus Group CEO provided a report and attachments with the agenda and Prof. Ros Cameron had presented earlier in the meeting on this project.

Motion: That the Legatus Group notes the report and:

- 1. Approves the release of the “Local Government Career Pathways and Workforce Toolkit for Regional SA” on the Legatus Group website.**
- 2. Request the Legatus Group CEO to provide a report to the next Board meeting on interest from Constituent Council in progressing with relevant recommendations in the report.**

Moved: Mayor Stephens Seconded: Mayor McCarthy CARRIED

4.10 Financial Services

The Legatus Group CEO provided a report with the agenda.

Motion: That the Legatus Group notes the report and approves the Legatus Group CEO to offer a 6 month extension to the current contract with Colin Davies to provide the agreed financial services to the Legatus Group.

Moved: Mayor McCarthy Seconded: Mayor O'Brien CARRIED

4.1.1 Legatus Group CEO leave and involvement with outside organisations.

The Legatus Group CEO provided a report with the agenda.

Motion: That the Legatus Group notes the report.

Moved: Mayor Whittle Seconded: Mayor Anderson CARRIED

5 MOTIONS AND QUESTIONS**5.1 Motions of which Notice has been given.****5.1.1 Quorn Water Quality**

Mayor Ken Anderson the Flinders Ranges Council provided a report with the agenda.

Motion: That the Legatus Group advocate for and support The Flinders Ranges Council in its endeavours to achieve improved water quality for the residents of the Quorn township and that constituent Councils of the Legatus Group be encouraged to similarly support The Flinders Ranges Council in these endeavours.

Moved: Mayor Anderson Seconded: Mayor Scarman CARRIED

5.2 Motions without Notice Nil**5.3 Questions with Notice Nil****5.4 Questions without Notice Nil****6 MEMBERS COMMUNICATION****6.1 Chairperson's Report December 2023**

Mayor Rodney Reid Chairperson of the Legatus Group provided a report the agenda.

Motion: That the chairperson's report for December 2023 be received and noted.

Moved: Mayor McCarthy Seconded: Mayor Stephens CARRIED

7 BEST PRACTICE PRESENTATION

Held over until next ordinary meeting due to workshop following the meeting.

8 CLOSE and DATE FOR NEXT MEETING

Meeting Closed at: 12.43pm

Next Meetings:

Friday 15 December – Online Special Meeting re Review of the Charter and Strategic Plan.

Friday 23 February 2023 – Ordinary Meeting to be hosted by Yorke Peninsula Council.

MATTERS FOR INFORMATION

6.2 VISIT TO PORT AUGUSTA ARID LANDS BOTANIC GARDEN

**Author: Senior Environmental Officer
23/87897**

On Wednesday, 4 October 2023, a number of Barossa Bushgardens volunteers and staff and Cr Kathy Schilling visited the Australian Arid Lands Botanic Garden (AALBG). This was an opportunity that was identified to learn and share knowledge, several years ago but was deferred due to the COVID-19 pandemic.

As the AALBG operates as a S41 of Port Augusta City Council, the aim was to look at the model in light of its similarities with the Barossa Bushgardens, and to see how (or if) we could improve our gardens and nursery operations and build relationships within the Bushgardens volunteers and also those at the AALBG.

The AALBG provided three tour guides for our group who were all volunteers and guided us through the AridSmart Garden, Eremophila Garden, Reflection Garden and the Bush food Garden. The volunteers and our Nursery Coordinator visited the nursery, while other staff met with a Port Augusta City Council staff member to discuss their management model in more detail.

AALBG operates at a financial loss, mainly due to the staffing costs (up to 20 casual staff) required for the Café/Visitor Centre. However, with visitor numbers at approximately 120,000 annually, Council do recognise and acknowledge the tourist and economic benefits the AALBG bring to the wider business community across the region.

Council employ 2.5 full time equivalent employees for the nursery and garden operations and they have 35 volunteers who contribute to the nursery on a regular basis including running the tours for a \$10 per person charge. The nursery itself was smaller compared with the Barossa Bushgardens (BBG). They limit their activities to the use of cuttings to grow plants for the retail nursery, this ensures there is no cross pollination within Genera which is common for many species. They produce and sell approximately 30,000 tubestock annually. Their pot washing technique was notable and has since been implemented at the BBG.

All participants were asked to provide feedback about the AALBG and to provide feedback on what their thoughts about the gardens and if there was anything they were doing or displaying that can improve our BBG service. The main themes provided in feedback where:

- The stone wall entrance was impressive.
- The architecture of the main building and other structures were also effective using mud-bricks for their display gardens and natural tones throughout.
- The use of sculptures throughout the gardens added further to the presentation and perspective of the site.

In summary, the visit was well received and much appreciated by the volunteers. Staff reflected that the two locations whilst unique shared many common themes and demonstrated that the BBG along with AALBG are great demonstrations, nurseries and working models for their community. There was a general consensus that improves taken from the visit include improvements to our entrance, car park and facilities. Further a focus on improvement our signage and first impressions will be the focus for the S41 committee and staff moving forward.

ATTACHMENTS

Nil

SUPPORTING REFERENCES

Nil

MATTERS FOR INFORMATION

6.3 TREES FOR LIFE - BUSH FOR LIFE REPORT

**Author: Executive and Project Support Officer
23/112899**

Trees for Life (TFL) have forwarded a copy of the 'Bush for Life Quarterly Report (July to September 2023)' which is attached for information.

Currently there are six (6) Bush for Life sites on Council land, with significant on-going work occurring.

ATTACHMENTS

Attachment 1 Bush for Life Quarterly Report July to September 2023 [↓](#) 

SUPPORTING REFERENCES

Nil

BUSH FOR LIFE QUARTERLY REPORT

July to September 2023



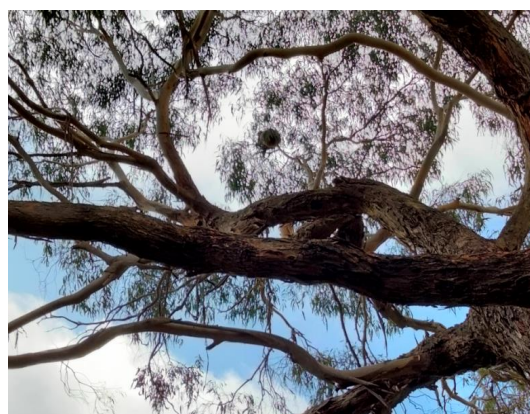
Site Owner: The Barossa Council

BFL Coordinator: Elisha Brunton

Profile	
Number of BFL sites owned	6
Number of site carer allocations (at end of quarter)	4
Staff on-ground work hours this quarter	25
Volunteer on-ground work hours this quarter	22 (group activities) + estimated 36 (unsupervised)
Carer movements this quarter	0 new carers and 0 retirements



Volunteer Kym Smith cutting a path through head high Blackberry at Boehm Springs



Koala residing in Gum Tree at Boehm Springs

Comments:

During July and August BFL undertook three site visits at **BR003 BOEHM SPRINGS**. Discussions were held between Council, BFL Regional Coordinator, BFL Volunteer, neighbouring landholder, and weed contractors to plan and action works along two broken fence lines on the northern and eastern side where cattle were entering the BFL site. BFL Volunteer Kym Smith undertook over 13 hours of brushcutting to access fences that were overgrown with Blackberry in order to view the fence lines in their entirety (see photos). We are awaiting further instruction from Council re northern fence replacement/works. Bush For Life strongly recommends the use of a bush regeneration contractor to undertake some sensitive works on Blackberry moving forward to maintain fence line access and also

support regeneration of patches of native species found at the rear of the site including Tea Trees and Kangaroo Apple. The best time to undertake these works is during flowering and fruiting periods (Jan-Feb).

Spray works on Plantain continued at **BR008 MOUNT RD** in July, and *Wurmbea dioica* (Early Nancy) was added to the species list.

At **BR009 GOTTWALD RD** in September, noticeable deaths of Olives treated on previous visit were observed. Dead Olives were sensitively removed to clear the area for follow up treatment of juveniles.

In September Perennial Veldt-Grass was slashed in the core area at **BR007 MAGNOLIA RD RESERVE** with a follow up spray or slash to occur in October.

Site activities during the quarter							
Date	Sitecode	Site Name	Activity	OGW time (hrs)	Number of volunteers	Total hours (staff + vols)	Main weeds/tasks
14/07/2023	BR003	BOEHM SPRINGS	MiniBAT	3	1	6	Blackberry
17/07/2023	BR002	WINTERS RD	MiniBAT	4	0	4	Bridal Creeper, Olives
17/07/2023	BR007	MAGNOLIA RD RESERVE	Support	0	0	0	Hazard assessment
28/07/2023	BR008	MOUNT RD	MiniBAT	3	0	3	Plantain
18/08/2023	BR003	BOEHM SPRINGS	Support	2	1	4	Meeting to discuss works to fence lines
18/08/2023	BR009	GOTTWALD RD	Support	1	1	2	Hazard assessment
21/08/2023	BR003	BOEHM SPRINGS	MiniBAT	4	1	8	Blackberry, Arum Lily
4/09/2023	BR009	GOTTWALD RD	MiniBAT	4	3	16	Olive, Ramnus, Plantain, Bridal Creeper, Broadleaf Cotton-bush
25/09/2023	BR007	MAGNOLIA RD RESERVE	MiniBAT	4	0	4	Perennial Veldt Grass

On-ground Works Summary			
# BATs	0	# Support visits	3
# MiniBATs	6	Total hours OGW (staff+vols)	83

MATTERS FOR INFORMATION

6.4 WILLIAMSTOWN AND LYNDOKH LANDCARE GROUP INC.

**Author: Executive and Project Support Officer
23/114152**

Minutes of the Williamstown and Lyndoch Landcare Group Inc. meeting held 22 November 2023 are attached for information.

ATTACHMENTS

Attachment 1 Minutes - Williamstown and Lyndoch Landcare Group meeting 22 November 2023 [!\[\]\(ec9132f1d27c8919987d92907322654d_img.jpg\) !\[\]\(9db1a20e6fdae9c15975d240125424df_img.jpg\)](#)

SUPPORTING REFERENCES

Nil



Meeting Minutes

PO Box 694
Lyndoch, SA 5351

Purpose	General Meeting		
Prepared by	Tina Woods	Phone No.	0421 616 444
Location	Council Rooms, 29 Barossa Valley Way, Lyndoch, SA 5351	Date	22 November 2023
Attendees	Angus Atkinson (Chair) Pam Cross Margaret Puddy Joerg Wiese Kym Burton		Maria Burton Terry Redman Tina Woods Tracy Sinclair Tricia Adamson
Distribution	All current & life members, Chris Kruger (Executive Assistant, Development and Environmental Services, The Barossa Council) and Kim Thompson		
File	20231122_GeneralMeetingMinutes.docx		

Item		Action by	Date Due
1	Meeting Opened 7.30 pm.		
2	Apologies – Don and Shirley Wegener, Elke Wiese.		
3	Minutes of previous Meeting held 25 October 2023 – Accepted, noting a correction to record Pam Cross apologies. Moved by Terry Redman, seconded by Margaret Puddy – Carried.		
4	Business Arising last meeting:		
4.1	<u>Actions now closed:</u> ACTION: Fox Control – Contact The Barossa Council later in year closer to fox breeding season to discuss who will be responsible for cost of the fox control. <i>Update: Now past breeding season so will wait until next year.</i> ACTION: Yearly Council Tour – Angus to follow up with Council. ACTION: Care for Landcare Grant – Develop ‘wish list’ of items potentially that grant can be used for, prepare costing and finalise how grant to be spent. Wish-list to be determined at Working bee Thursday 26 Oct 23. <i>Update: List was updated during general meeting.</i> ACTION: Source a substitute for Roundup used by Volunteers Seek comments from both Amanda Pearce, Environmental Weed Control & Revegetation and Kim Thompson of TBC. <i>Update: Peter Henshaw and Angus Atkinson spoke to Amanda Pearce on 9 Nov regarding Bioweed or equivalent. She has no experience of these products as not cost effective for wide scale use.</i>		



Meeting Minutes

	ACTION: Hanson Australia Corporate Volunteering Day – Volunteers from Hanson to attend Volunteering Day on Thursday 9 November 2023. ACTION: Environmental Citizen Science Large Grant Program – Follow up with Liz Innes, LandscapeSA – Northern and Yorke. ACTION: Next 5 Year Objectives and Strategies – Call for a subcommittee to develop a detailed action plan for 2023 & 2024 actions. <i>Update: Sub-committee now formed consisting of Tina Woods (chair), Angus Atkinson, Terry Redman and Tracy Sinclair. Open to any further nominations to be involved. First meeting of sub-committee will be held at the Container on Thursday 30 November during the working bee.</i> ACTION: Beyond Bank Cheque info session – Attend bank info session to understand options available (29 November)		
4.2	Actions Still open: ACTION: Wildlife Camera – Discuss with Amanda (Environmental Weed Control & Revegetation if she has any experience in camera in her business). <i>Update: Peter Henshaw not at meeting so unable to record an update</i> ACTION: Source a substitute for Roundup used by Volunteers Determine a suitable test area away from general public areas for trial, and purchase two possible products for trial. <i>Update: Action will now wait until the weed growing season.</i> ACTION: Environmental Cultural Flows Project – Information session to be conducted before Christmas. Follow up with Liz Nines, LandscapeSA – Northern and Yorke. <i>Update: Nothing has been advised to date.</i> ACTION: Volunteer Induction – Induction of all volunteers due for FY24, to be undertaken at Thursday working bee on 2 November. <i>Update: Induction undertaken, need to ask members to sign the Induction record sheet.</i> ACTION: New Reserve Sign – Seek costing for a new sign (inclusive of frame) to be erected above the notice board. <i>Update: Sign to be green background and white lettering (as per the Emergency and Evacuation sign).</i>	Peter Henshaw	Dec 23
		Peter Henshaw	Feb 24
		Angus Atkinson	Dec 23
		Angus Atkinson	30 Nov 23
		Tracy Sinclair	Dec 23
5	New Actions from Business arising this meeting: ACTION: Care for Landcare Grant – Circulate a list of items proposed to be purchased by this grant to members to hold electronic vote on priority. <i>Update: Following a discussion held with Kim Thompson (23 November) logo'd shirts removed from this list, will be pursued outside of this grant.</i> ACTION: Approval to publish photographs of WLLG members – Request to be sent to all current members asking for their approval or not to have their photographs taken and then be used in any promotional material as WLLG deem appropriate e.g. publish to Facebook etc. Membership forms will be updated to include this approval.	Tina Woods	Nov 23
		Tina Woods	Nov 23



Meeting Minutes

6	ACTION: Tour of Hanson Australia Quarries – Organise a tour as offered by Angie Garzon Gutierrez, Enviro Compliance & Planning Officer during corporate volunteering day.	Angus Atkinson	Apr 24
	ACTION: Transfer of the Treasurer role to Tina Woods – Transition of the treasurer role to occur in January upon receipt of the December bank statement.	Joerg Wiese	Jan 24
	ACTION: Transfer of the Secretary role to Terry Redman – Transition of the secretary role to occur in January once treasurer role has been transferred.	Tina Woods	Jan 24
	Correspondence: In: Barossa Council: - Kim Thompson: 8, 13 Nov – Re Tax Invoice from Barossa Bushgardens to Hanson Australia Pty Ltd for the Volunteer Day. Friends of Parks SA: - Wednesday Weekly Mailout - Pam Smith 3 Nov – acknowledging Terry Redman registration in the Safe and Effective Use of Chemicals Workshop – Saturday 9 December Green Adelaide - Monthly Newsletter Landscape SA - Northern and Yorke: - Monthly Newsletter Yakka News - Tony Fox: 26 Oct – Achievement Report 2022-2023 Landcare Association SA (LASA): - Monthly SA members Newsletter 26 Oct – AGM and Inaugural Members Forum 16 Nov Environmental Weed Control & Revegetation – Amanda Pearce – 14 Nov – Re Invoice for Hanson Volunteer Day Hanson – Angie Garzon Gutierrez, Enviro Compliance & Planning Officer : 2 Nov - Re Hanson Quarries Volunteer Day 13 Nov – Thank you and Photos for Volunteer Day <i>“It was an absolute pleasure to meet you all. We thank you again for opening your doors, welcoming us, and for taking advantage of the opportunity to know each other and connect as Community. Please feel free to reach out to us if you would like to come on site for a tour or if any question arises.”</i> 14 Nov – Enquiry re approval for photos of volunteers to be used in socials Barossa Valley Hire – 31 Oct - 2 Nov – Quote & hire of toilet Australia Post – 20 Nov – Advise that a cheque will not be accepted as payment for the 2024 Post Box fee		



Meeting Minutes

	• The Bunyip – 3 Nov – Tony Swan - Lyndoch promotion – enquiry re ad in paper \$200+GST • Kate Obst – 9 Nov – Feedback on the Reserve “Just want to congratulate your team on the attractive care of the Altona Reserve. Recently we visited again & found your new map on the shed most comprehensive. As my walking friend & I are not in our first youth we also wish to thank you for the amazingly placed seats which we certainly make excellent use of as we walk & talk. Greatly appreciated, thank you.” Out: • Barossa Council: • Kim Thompson: ○ Hans Hanson Corporate Volunteering Day – multiple emails • Hanson Australia Pty Ltd: - Corporate Volunteering Day – multiple emails • Beyond Bank – 26 Oct – Advising that Angus Atkinson and Tina Woods would be attending the info session re stopping using cheques for payments. • Friends of Park – 3 Nov – advising Terry Redman to attend the Safe and Effective Use of Chemicals Workshop – Saturday 9 December • WLLG: • Planning correspondence relating to ACF Bush walk and Hanson Quarries Corporate Volunteering day.		
7	Chair Report: • Hanson Australia Pty Ltd Corporate Volunteer Day 2023 (9 November 23): The day had fewer attendees than originally planned and so we simplified the task and support required. Kim Thompson provided a simple Welcome To Country and after initial safe working reviews the group of approximately 8 volunteers joined Amanda Pearce and us at the target near the "amphitheatre". An intensive hand weeding session has seen all visible Ribwort Plantain and Scabiosa removed from a 100 square metre infestation. The entire group then enjoyed a short tour to the Gorge Lookout before morning tea and final chats. An enjoyable day and great to form bonds with our neighbours to the North. • Australian Conservation Foundation Barossa Bushwalk (18 November 23): Australian Conservation Foundation Barossa Bushwalk: The ACF arranged this walk as a precursor to their end of year lunch in Lyndoch. Gill Counce organised the group of 12 and provided a short Welcome To Country at the start. Angus Atkinson welcomed them to the reserve and gave a short presentation on the history of the reserve and the tireless work of the volunteers who made it all possible before the group set off for their individual walks. Peter Counce from ACF has made a generous \$50 donation to the volunteers in gratitude. • Weed Control - The weather is drying rapidly and most weeds are slowing or dying off. Most activity now is hand weeding were possible and the prognosis for active weed control over the next three months is much reduced. The focus now is maintenance and monitoring.		



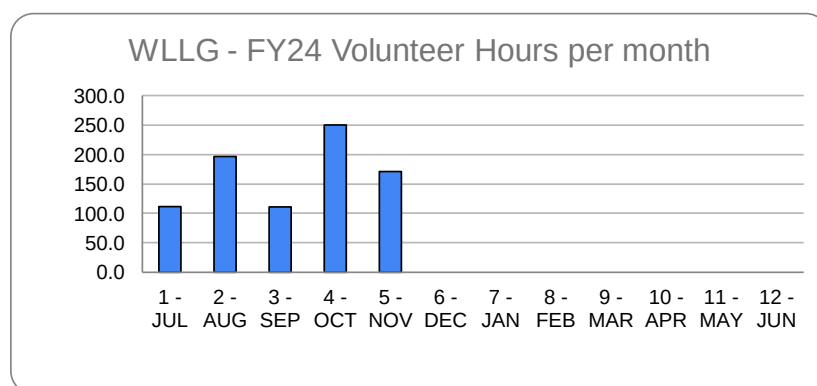
Meeting Minutes

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Monthly Volunteer Hours:

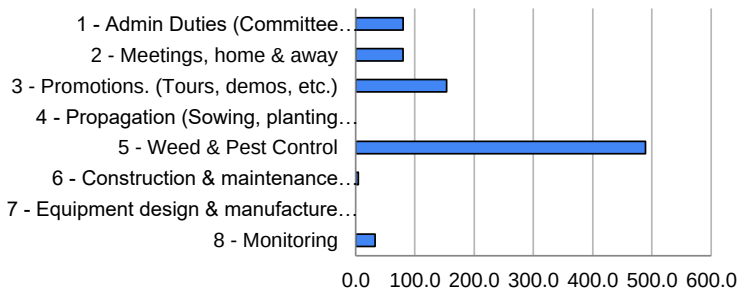
Tasks	YTD	OCT 23	NOV 23 (to date)
1. Admin Duties (Committee Members) ²	80	17	6
2. Meetings, home & away	80	20	15
3. Promotions. (Tours, demos, etc.)	153	102	51
4. Propagation (Sowing, planting out, seed collection, etc.)	nil	nil	nil
5. Weed & Pest Control	489	108	68
6. Construction & maintenance (Equipment, fencing, trails, buildings, etc.)	5	nil	nil
7. Equipment design & manufacture (Seed boxes, displays, jigs, tools, etc.)	nil	nil	nil
8. Monitoring	33	2	31
Totals	840	249	171

Below is a summary of the first 5 months in FY24:





Meeting Minutes



9

Treasurers Report – as presented by Joerg Wiese:

Moved that report be accepted by Tracy Sinclair, seconded by Pam Cross- carried.

- **Monthly Income & Expenditure** – since last General Meeting

	OCT 23
Balance Brought Forward	\$10,049.32
Income	\$64.27
Expenses	nil
End Month Balance	\$10,113.59

- **Account Balances** – since last General Meeting

	OCT 23
Administration	\$2,003.08
Credit Union Share	\$2.00
Project No.2 (Altona)	\$6,299.01
Project No.X (Care for Landcare Grant)	\$1,809.50
Total End Month Balance	\$10,113.59

10

Petty Cash – as presented by Tracy Sinclair:

Current balance \$220.65. Going forward monthly ins and outs will be recorded.

11

Work Health and Safety

- A review of OHS documents due early next year.



Meeting Minutes

- It is noted that there is still a ban on the use of all **power tools** including the chainsaw until such time a risk assessment has been conducted.
 - Kim Thompson, TBC will be at the Reserve on 23 November to conduct the council's annual WHS audit.
 - Terry Redman is to attend a Safe and Effective Use of Chemicals Workshop on Saturday 9 December.
 - WLLG 12 month OHS Audit will be undertaken following Terry's attendance at the training session.
- 12 Publicity:**
- **Facebook:**
 - Regular updated continuing
 - **Lyndoch Grapevine:**
 - Standing advertisement.
 - **Willy Wagtail:**
 - Standing advertisement
- 13 General Business:**
- **Volunteering Opportunities and Volunteer Engagement Workshop 21 Nov** – Tracy Sinclair and Tina Woods attended the workshop (at their own cost). It was mainly focused on corporate organisations who utilise volunteers, we were only attendees from a solely volunteer organisation however still found it informative and useful Handout provided with 101 motivation ideas for volunteers (copy circulated at the meeting).
 - **Summer Crew** – It was agreed there will be a small crew of volunteers monitoring during the summer break. Those interested will be provided a key to the container to access any tools required.
 - **SA Grants** – Pam cross asked if WLLG had applied for any SA Grants, she is to forward information that she has to WLLG email.
- 14 Key Dates for 2023:**
- **Thursday 23 November** – Annual Barossa Council WHS Audit
 - **Wednesday 29 November** - Beyond Bank Cheque info session
 - **Thursday 7 December** – Christmas Drinks and Nibbles at Peter Henshaw's place (Peter has provided details to all members)
- 15 Next Meeting –**
Next meeting will be **Wednesday 28 February 2024**, 7.30pm Council Rooms, 29 Barossa Valley Way, Lyndoch, SA.
- 16 Meeting Closed 8.35pm**

MATTERS FOR INFORMATION

6.5 PLANTING TREES FOR THE QUEEN'S JUBILEE SUMMARY

**Author: Senior Environmental Officer
23/114641**

Funding (\$8000) was secured through the Australian Government's *Planting trees for the Queens Jubilee* program in April 2022.

Our Project ***Increasing the canopy in the Barossa for the Queens Jubilee*** aimed to plant 1000 tubestock across two sites, including the Barossa Bushgardens and at the Stockwell Community Wastewater Management Scheme site utilising Council staff, volunteers and students from two local primary schools (Angaston and Light Pass Primary).

The aim of the project was to:

- increase community awareness about Her Majesty's Jubilee celebrations
- provide an opportunity for our community to be involved in Planting a Tree for the Queens Jubilee celebrations
- increase biodiversity on approximately 1.2 hectares (3 acres) across our Council area
- increase habitat and food resources for several threatened species including the Nationally Threatened Bassian Thrush (Vulnerable), and State listed species including; Square-tailed Kite (Endangered), Diamond Firetail (Vulnerable), Scarlet Robin (Rare), White-winged Chough (Rare), Little Eagle (vulnerable), Peregrine Falcon (Rare), Blue-billed Duck (Rare) and Common Brushtail Possum (Rare)
- expand and connect existing natural areas to further support native fauna
- reduce urban heat islands.

The first event at the Barossa Bushgardens was held on Tuesday 9th August, 2022 and was our official event. This coincided with a visit to the Barossa region by Her Excellency the Honourable Frances Adamson AC, Governor of South Australia, and her husband Mr Rod Buntin. Mayor Bim Lange, MP Tony Pasin, MP Aston Hurn, and several Councillors, Ngadjuri Elder Quenten Agius and his grandchildren, 25 Bushgarden volunteers, and eight volunteers from the Angaston Garden Club and 28 Council staff also attended and participated in the tree planting activities. 450 tubestock were planted, guarded, and mulched on the day and a further 50 were planted by Barossa Bushgardens volunteers the following week.



The second event was held at Stockwell on Wednesday 16th August 2023 and included 59 students, approximately 20 staff from Angaston and Light Pass Primary Schools and six Council staff from the Environmental Services and Horticulture team. This too was a successful day with 484 tubestock planted, guarded, and mulched.



Both revegetation sites are surviving well with less than 5% loss overall. More than 300 hours of in-kind support has been provided by Council staff to deliver the project which has included site and event preparation and will continue to include maintenance (watering, weed control, replacement of tubestock & guards, etc.) over the coming years.

All reports have been submitted, the funds fully acquitted and have been received and acknowledged as complete by the Australian Government.

ATTACHMENTS

Nil

SUPPORTING REFERENCES

Nil

MATTERS FOR INFORMATION

6.6 STATE-WIDE BUSHFIRE HAZARDS OVERLAY CODE AMENDMENT

**Author: Manager Development Services
23/114646**

The State Planning Commission recently commenced community engagement on a draft State-wide Bushfire Hazards Overlay Code Amendment, pursuant to Section 73(6) of the *Planning, Development and Infrastructure Act 2016*, on 23 November 2023. The consultation will extend for period of 15 weeks until 8 March 2024.

A copy of the letter from Planning and Land Use Services, outlining the Code Amendment is contained in Attachment 1.

The Code Amendment proposes to update the spatial application of the six hazard (Bushfire Risk) Overlays in the Planning and Design Code based on:

- More current vegetation (2015) data in the hazard modelling;
- More recent grassfire fuel modelling the spatial areas, having regard to farming, cropping, grazing and potential grass fuel;
- Amended forest modelling to identify small-scale spatial data, considering patch sizes, patch shape and contiguous/disparate vegetation.

The Barossa Council has three of the six Hazard (Bushfire Risk) Overlays being Medium, High and Urban Interface. Planning policies within these areas address access, design and siting requirements, clearance to native vegetation and on-site water supply for fire fighting purposes.

The spatial application of these overlays also determines bushfire-related Building Rules (under National Construction Code) with reference to Australian Standard 3959 – Construction of Buildings in Bushfire Prone Areas and South Australian variations within Ministerial Building Standard (MBS 008).

The proposed mapping changes will result in changes to hazard risk levels in some locations. Where there is an increase in the risk level, the level of bushfire assessment both in terms of planning and building assessment, will increase, to reflect the increased risk from bushfire attack.

In addition to review of the spatial application of the Overlays, the following changes are proposed:

- New Deemed to Satisfy criteria and assessment pathways within the Planning & Design Code for dwellings, dwelling additions and ancillary accommodation;
- Amendment to Practice Direction 12 – Conditions, to specify conditions that must be imposed on a development authorisation issued by a relevant authority;
- Amendment to the *Planning, Development and Infrastructure Regulations 2017* to require development applications in High Bushfire Hazard Areas to be

provided with a Bushfire Attack Level assessment completed by the CFS or a person authorised by the CFS.

Further information in respect to the Code Amendment can be found within the information sheet provided by Plan SA, in Attachment 2.

Council staff are participating in the consultation and will be making submission on this technical amendment prior to the submission close.

ATTACHMENTS

- Attachment 1 Community engagement approved for the State-wide Bushfire Hazards Overlay Code Amendment [↓](#) 
- Attachment 2 Technical guide for practitioners - State-wide Bushfire Hazards Overlay Code Amendment [↓](#) 

SUPPORTING REFERENCES

yoursay.sa.gov.au/state-wide-bushfire-hazards-code-amendment

Planning, Development and Infrastructure Act 2016

Planning, Development and Infrastructure (General) Regulations 2017

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Government of South Australia

Department for Trade
and Investment

20598818

23 November 2023

Mr Martin McCarthy
Chief Executive Officer
The Barossa Council

Planning & Land Use
Services

Level 10
83 Pirie Street
Adelaide SA 5000

GPO Box 1815
Adelaide SA 5001
DX 171

Tel 08 7133 2804

Via Email: mmccarthy@barossa.sa.gov.au

Dear Mr McCarthy

Community engagement approved for the State-wide Bushfire Hazards Overlay Code Amendment

I write to advise that the State Planning Commission will commence community engagement on the draft State-wide Bushfire Hazards Overlay Code Amendment under section 73(6) of the *Planning, Development and Infrastructure Act 2016* on 23 November 2023 and consult for 15 weeks.

In May 2022, the South Australian Government declared a climate emergency. Climate change is expected to result in more frequent and intense extreme weather events. Severe bushfires will occur more often and, without action, will have devastating impacts on our communities. These proposed changes to the Planning and Design Code aim to better reflect bushfire risk across the state and introduce new rules to help save lives and build more climate-resilient communities.

To reflect contemporary bushfire hazard mapping, the Code Amendment proposes to update the spatial application of the six Hazard (Bushfire Risk) Overlays in the Planning and Design Code to incorporate:

- more current vegetation (2015) data in the hazard modelling
- more recent grassfire fuel modelling in Bushfire Protection Area spatial layers with fuel load variation data, now based on farming, cropping, grazing and potential grass fuel
- amended forest modelling to identify small scale spatial data, which considers patch sizes, patch shape and contiguous/disparate vegetation and a more accurately reflects bushfire hazard risk.

Proposed updates to the policy framework for bushfire hazard overlays aim to improve policy outcomes that can be used to assess development in areas of potential bushfire hazard impacts. Changes to policies and rules in the bushfire hazard overlays include new Deemed-to-Satisfy criteria and assessment pathways for new dwellings, dwelling additions and ancillary accommodation in general and medium hazard areas where the buildings are designed and sited in accordance with a Certified Bushfire Attack Level (BAL) Rating Declaration.

The draft Code Amendment will also amend the:

- State Planning Commission's Practice Direction 12 – Conditions, to specify conditions that must be imposed on a development authorisation issued by a relevant authority

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- *Planning, Development and Infrastructure Regulations 2017*, to require development applications in high bushfire hazard areas to include a BAL assessment completed by the Country Fire Service (CFS) of South Australia or a person authorised by the CFS.

Changes to Part 1 of the Code are also proposed to enable further updates to the Bushfire Hazard Overlays under section 71(e) of the Act, as required, which:

- are consistent with the *Bushfire Mapping Methodology* published by the Chief Executive on the PlanSA Portal; or
- comprise a new plan of division deposited in the Land Titles Office that creates 10 or more additional allotments in the High Bushfire Hazard Area and the land division application is consistent with all the criteria published on the SA Planning Portal by the Chief Executive.

The draft Code Amendment has been developed following consultation with the CFS, local government and industry.

Community engagement is taking place from **23 November 2023** until **8 March 2024** in accordance with the Engagement Plan, developed in line with the Community Engagement Charter as required under the Act.

Code Amendment documents

The proposed Code Amendment and supporting information can be viewed on the PlanSA website at: <https://plan.sa.gov.au/en/ca/statewide-bushfire-hazards-overlay>.

A series of public online and in-person information sessions will be held in the New Year, during the engagement period. Details will be published on the PlanSA website.

How to provide feedback

Feedback is encouraged to be submitted via the YourSAy website by 5:00 pm on 8 March 2024 at: <https://yoursay.sa.gov.au/state-wide-bushfire-hazards-code-amendment>.

Feedback can also be provided via:

- the PlanSA [online submission form](#)
- email to plansasubmissions@sa.gov.au
- post addressed to:
Submission – State-wide Bushfire Hazards Overlay Code Amendment
Code Amendment Team
Planning and Land Use Services Division
Department for Trade and Investment
GPO Box 1815
ADELAIDE SA 5001

The final Engagement Report and Code Amendment Report will be provided to the Minister for Planning once all submissions have been considered. Should approval be granted, these documents will be published on the PlanSA website within five business days of the Minister's approval.

OFFICIAL

Should you have any questions regarding the draft Code Amendment, contact Jason Bailey, Manager, Planning and Design Code, Planning and Land Use Services, Department for Trade and Investment on 7109 7161 or Jason.Bailey@sa.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to be 'Sally Smith', enclosed within a circular outline.

Sally Smith
EXECUTIVE DIRECTOR
PLANNING AND LAND USE SERVICES



TECHNICAL GUIDE FOR PRACTITIONERS

State-wide Bushfire Hazards Overlay Code Amendment

Introduction

Bushfires occur throughout many parts of South Australia. While in some circumstances they can be beneficial to the survival of some plant and animal species, they can also be devastating to communities through loss of property and life and impacts on businesses, rural production and ecosystems.

A number of more recent fires in South Australia, in particular at Sampson Flat, Wangary, Pinery, Cudlee Creek and Kangaroo Island, have again highlighted the need to continually review and monitor the interaction of potential development activity with bushfire across the State. It has also demonstrated the importance of updating modelling in response to improved understanding of bushfire behaviour and risk profiles.

The Purpose of the Code Amendment

The State Planning Commission is undertaking the State-wide Bushfire Hazards Overlay Code Amendment to update the current bushfire mapping and policies in the Planning and Design Code (Code). Mapping updates are based on new and improved evidence-based spatial data and more current vegetation (2015) data.

The draft Code Amendment seeks to update the current policy framework and existing spatial layers for the six bushfire hazard overlays in the Code to allow new development in South Australia to be more resilient to the impacts of bushfire, while providing greater certainty in the development assessment process for development designed within the planning rules.

The bushfire hazard overlays are spatially defined within the South Australian Property and Planning Atlas (SAPPA) and these overlays are used to identify which planning policies and rules will be used to guide development in areas that may be at risk of bushfire.

The draft Code Amendment proposes to streamline the assessment process by providing a Deemed-to-Satisfy Assessment Pathway for particular classes of development. This will include habitable buildings located outside of High Bushfire Hazard Areas that meet specific Deemed-to-Satisfy requirements that will facilitate development that is designed and located to reduce the impact of potential bushfire risk.

The draft Code Amendment will seek to better align the Code with State Planning Policy 15: Natural Hazards by '*building the resilience of communities, development and infrastructure from the adverse impacts of natural hazards*'.

The new bushfire hazard mapping was prepared as part of the National Disaster Resilience Program, a State and Commonwealth initiative with funding assistance from the National Disaster Resilience Grant Scheme 2015-18. This mapping and data has been used to inform the new bushfire hazard overlays proposed in the draft Code Amendment.

To complement the draft Code Amendment, a review of the Ministerial Building Standard 008 – designated bushfire prone areas – additional requirements (MBS 008) is underway and will be consulted on in early 2024.

What is a Code Amendment?

The Planning and Design Code contains the planning rules and policies that guide development 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. Code Amendments must be prepared according to statutory processes set out in the *Planning, Development and Infrastructure Act 2016* and associated regulations.

This Code Amendment has been prepared for consultation by the State Planning Commission.

Background

South Australia is one of the most bushfire prone areas in the world. While fire is a natural and integral part of the Australian landscape and environment, severe fire weather events can enable bushfires to escalate to pose a serious threat to life and property, native species and ecosystems.

The 2019-20 'Black Summer' bushfire events had far-reaching impacts on Australia's economies, communities, and the natural environment. In South Australia, the event triggered an independent review into our State's 2019-20 bushfire season, identifying the need for key reforms to bushfire management and planning to help save lives, increase resilience and ensure appropriate preparedness to reduce bushfire risks and impacts.

In May 2022, the South Australian Government declared a climate emergency. Climate change is expected to result in more frequent and intense extreme weather events. Severe bushfires will occur more often and, without action, will have devastating impacts on our communities. It is essential therefore that our planning system is updated to reflect the available data and the Code is able to more accurately identify areas of potential bushfire hazard to minimise impacts on people, property, infrastructure, and environment.

These proposed changes to the Code aim to better reflect bushfire risk across the State and introduce new rules to help save lives and build more climate-resilient communities. The Code's policies aim to site new development away from unacceptable bushfire risk in a High Bushfire Hazard Area and seek suitable design responses in other areas.

Bushfire hazard policies are contained within Part 3 – Overlays section of the Code. The overlays in the Code contain planning policies that are specific to an issue and are relevant only to the particular area they are spatially applied to. The spatial extent of all Code overlays is contained within the South Australian Property and Planning Atlas (SAPPA) sappa.plan.sa.gov.au.

This draft Code Amendment seeks to update existing bushfire hazard mapping throughout the State and provide new bushfire hazard mapping in areas that were previously unmapped. The proposed bushfire hazard mapping has been prepared using an updated mapping methodology to provide a more contemporary and accurate representation of the bushfire risk throughout the entire State.

What changes are being proposed to the bushfire mapping?

The new bushfire mapping has been generated from new and improved evidence-based spatial data, including:

- more current vegetation (2015) data into the hazard modelling
- more recent grassfire fuel modelling to that used in creating the previous Bushfire Protection Area spatial layers with fuel load variation data, which is now based on farming cropping, grazing and potential grass fuel
- amended forest modelling to identify small scale spatial data that considers patch sizes, patch shape and contiguous/disparate vegetation to allow for a more accurate reflection of the bushfire hazard risk.

Use of these datasets enables the hazard overlays in the Code to accurately reflect bushfire risk. Previously defined 'Fireline Intensity' categories have not been used to determine general/medium/high hazard, but rather the vegetation extent as a whole has been used.

The Medium Bushfire Hazard Area will now be applied to areas that are at risk of grassfire. This change in methodology has resulted in the Medium Bushfire Hazard Area being applied to land that is currently defined as having a general level of bushfire risk.

View the proposed bushfire hazard mapping at: plus.geodata.sa.gov.au/bushfire/index.html.

What changes are proposed to the bushfire policy in the Code?

The Planning and Design Code currently utilises six bushfire hazard overlays to represent the different categories of bush hazard throughout the State. This includes the Hazards (Bushfire – Regional) Overlay, which is currently applied where bushfire hazard mapping has not been undertaken and therefore the level of bushfire risk is unknown.

The new bushfire hazard mapping has been undertaken for the entire State and, as such, the Hazards (Bushfire – Regional) Overlay is no longer required. The draft Code Amendment, therefore, seeks to remove this overlay and apply the relevant hazard level to these areas based on the updated mapping methodology.

The Hazards (Bushfire – Outback) Overlay and Hazards (Bushfire – Urban Interface) Overlay will be retained as separate overlays in the Code.

While it is important for the mapping to clearly identify the level of risk that exists in a particular area, there is currently a high degree of repetition of policies in the Hazards (Bushfire – High Risk) Overlay, Hazards (Bushfire – Medium Risk) Overlay and Hazards (Bushfire – General Risk) Overlay.

To avoid the duplication of policies, the Code Amendment is proposing to remove the Hazards (Bushfire – High Risk) Overlay, Hazards (Bushfire – Medium Risk) Overlay and Hazards (Bushfire – General Risk) Overlay and replace them with a single Hazards (Bushfire) Overlay.

The Code Amendment is proposing to use different mapping values to spatially define high, medium and general hazard areas within the single Hazards (Bushfire) Overlay.

Key proposed policy changes in the new Hazards (Bushfire) Overlay include:

- The introduction of new Deemed-to-Satisfy criteria to enable Deemed-to-Satisfy pathways for habitable buildings located outside of the High Bushfire Hazard Area. This includes the opportunity to use a Certified Bushfire Attack Level (BAL) Declaration that supports the proposed siting arrangement, to achieve a Deemed-to-Satisfy pathway for habitable buildings that are designed/sited in accordance with a BAL certification.

The Deemed-to-Satisfy pathway provides a faster more streamlined assessment pathway and greater certainty of achieving planning consent when all necessary criteria have been met.

- The provision of new Performance Outcome Policies and Designated Performance Features to provide greater guidance for the assessment of development in bushfire prone areas.
- The improvement of the policies used to determine the minimum requirements for onsite water supply, including the minimum area needed to accommodate the minimum water tank size required in the Ministerial Building Standard MBS 008.
- The provision of new Performance Outcome and Deemed-to-Satisfy /Designated Performance Features policies for verandahs, carports and other open structures to enable a Deemed-to-Satisfy pathway where they are located within 6 metres of a habitable building.
- Updating the Procedural Matter (PM) – Referrals section of the Overlay to include 'campground' as a class of development that requires a referral to the CFS.

The draft Code Amendment is proposing to introduce a definition for 'at risk communities' in Part 7 of the Code (Land Use Definitions) to ensure the terminology in the Code aligns with the terminology that appears in the policies and guidelines used by the Country Fire Service of South Australia (CFS). The policies being proposed in the Code Amendment have been drafted to refer to 'buildings for at risk communities' rather than 'buildings for vulnerable people'.

Which areas have been mapped High Bushfire Hazard Area and why?

Development in the High Bushfire Hazard Area needs to be sited and designed to minimise the threat and impact of bushfires on life and property through considerations like:

- setbacks from vegetation (asset protection zones)
- designing buildings to prevent trapped debris
- siting buildings on flatter land
- locating sheds, carports etc away from dwellings
- designing roads and driveways to accommodate fire trucks

- locating pre-schools, educational establishments, hospitals, retirement and supported accommodation and other buildings for at risk communities away from areas of unacceptable bushfire risk.

A referral to the CFS will still be required where the development application includes a building for at risk communities, a habitable building or other forms of accommodation and the site is located within the High Bushfire Hazard Area.

Under the Building Code of Australia, dwellings in the High Bushfire Hazard Area require construction to a standard as per the requirements for the assessed BAL rating under AS 3959 - *Construction of buildings in bushfire-prone areas*. The minimum on-site water supply requirements, which are needed to enable a firefighting response for development in the High Bushfire Hazard Area, are dependent on the assessed BAL rating and specified in the *Ministerial Building Standard 008 Designated bushfire prone areas – additional requirements* (MBS 008).

Which areas have been mapped Medium Bushfire Hazard Area and why?

Development in the Medium Bushfire Hazard Area needs to be sited and designed to minimise the threat and impact of bushfires on life and property through considerations like:

- setbacks from vegetation (asset protection zones)
- designing buildings to prevent trapped debris
- siting buildings on flatter land
- locating sheds, carports etc away from dwellings
- designing roads and driveways to accommodate fire trucks.

Under the Building Code, dwellings in the Medium Bushfire Hazard Area require construction to a standard as per the requirements under AS: 3959 for the designated BAL rating of BAL12.5. The minimum on-site water supply requirements, which are needed to enable a firefighting response, are dependent on the size of the allotment and whether the allotment is connected to mains water, as specified in MBS 008.

Which areas have been mapped General Bushfire Hazard Area and why?

Development in General Bushfire Hazard Areas needs to be sited and designed to minimise the threat and impact of bushfires on life and property through considerations like:

- setbacks from vegetation (asset protection zones)
- designing buildings to prevent trapped debris
- siting buildings on flatter land
- locating sheds, carports etc away from dwellings
- designing roads and driveways to accommodate fire trucks.

Under MBS 008, areas identified as General Bushfire Hazard Areas are rated as BAL-Low. Under AS: 3959, additional construction requirements are not applied for this BAL rating. The minimum water supply requirements to enable a firefighting response is 2000 litres with domestic fittings where it is connected to mains and 5000 litres with domestic fittings if it is not connected to mains, as per MBS 008.

Which areas have been mapped as Hazards (Bushfire – Urban Interface) Overlay and why?

The Hazards (Bushfire - Urban Interface) Overlay policies seek to guide the assessment of development in urban areas near areas of bushfire risk. The policies seek to ensure that development is designed to provide access through to bushfire risk areas and facilitate evacuation to areas that are safe from bushfire danger. Buildings located within 100 metres of a High Bushfire Hazard Area need to be designed and sited to protect life and property from the threat of bushfire and the dangers posed by ember attack.

In accordance with MBS 008, specific classes of buildings located within 100 metres of a High Bushfire Hazard Area require a site assessment to determine the BAL rating and corresponding construction and water requirements. Urban interface areas that are within 100 metres to 500 metres of a High Bushfire Hazard Area are rated at BAL-Low and do not have additional construction requirements.

Where development is located more than 100 metres from a High Bushfire Hazard Area, the minimum on-site water supply requirements for firefighting in MBS 008 are 2000 litres with domestic fittings where it is connected to mains and 5000 litres with domestic fittings if it is not connected to mains. Habitable buildings located within 100 metres of a High Bushfire Hazard Area require site assessment carried out in accordance with AS:3959 to identify the relevant BAL for the site. The BAL assessment will form part of the building consent application and will determine the on-site water supply requirements and the need to construct the building to a minimum standard.

Currently a BAL assessment is required within 100 metres of a High Bushfire Hazard Area. The SMEC Project proposed to update MBS 008 to ensure that the minimum BAL in these areas is not less than BAL12.5.

Which areas have been mapped Hazards (Bushfire – Outback) Overlay and why?

The Hazards (Bushfire – Outback) Overlay applies to the more remote outback areas and townships in the northern parts of the State. This includes land not located within a council area.

The Hazards (Bushfire – Outback) Overlay policies seek to minimise the threat, impact and potential exposure to bushfires on life and property for residential/tourist accommodation, habitable buildings and buildings for at risk communities. The policies within the Hazards (Bushfire – Outback) Overlay relate primarily to setbacks from vegetation through the provision of asset protection zones, on-site water supply and the need to design and construct roads and driveways to facilitate safe and effective access in the case of bushfire.

No requirements currently apply under the Building Code of Australia for these areas, but the SMEC Project proposed to update the MBS 008 to apply a minimum BAL of BAL12.5 to require minimum construction standards for specific classes of building, which would include the need to provide an on-site water supply for firefighting purposes.

How do the proposed overlays affect my property?

Development within bushfire prone areas may need to be constructed to a higher standard to help protect people and property from the potential impacts of bushfire. The additional requirements will vary based on the type of development, the size and location of the land and the level of bushfire risk that exists in that area.

Development applications are assessed against the relevant policies within the bushfire hazard overlays (in addition to other relevant Code policies) to ensure development is designed and sited to respond to the level of bushfire risk that exists in that area.

In addition to this, development located within the proposed Hazards (Bushfire) Overlay and High Bushfire Hazard Area may need to be referred to the CFS, as the State's Hazard Leader, for expert assessment and direction, including an assessment of the BAL.

What are some of the other changes being proposed to the Planning and Design Code?

The draft Code Amendment proposes to update Part 1 of the Planning and Design Code to allow for the spatial application of the bushfire hazard overlays in the Code (including the three bushfire hazard areas within the proposed Hazards (Bushfire) Overlay) to be more readily updated and maintained under section 71(e) of the *Planning, Development and Infrastructure Act 2016*.

This mechanism allows for bushfire hazard mapping to be updated by the Minister for Planning and would apply to mapping changes that are consistent with the criteria outlined in Part 1 of the Planning and Design Code, including a bushfire mapping methodology, which would be published on the PlanSA Portal by the Chief Executive of Planning and Land Use Services.

Will new Standard Conditions be introduced for development approvals in bushfire prone areas?

The draft Code Amendment proposes to update **Part 5 – Conditions specified by practice direction** of Practice Direction 12, to introduce new standard conditions, which will be applied to development approvals in bushfire prone areas.

The new Standard Conditions relate to access, vegetation management and on-site water supply requirements and are necessary to ensure the approved development is maintained in accordance with the approved plans.

What changes are proposed to Ministerial Building Standard (MBS 008) – Designated bushfire prone areas – additional requirements?

While part of the Building Rules, potential amendments to MBS 008 are required to ensure the standard continues to operate in alignment with the Code, including the new bushfire hazard overlay structure being proposed in this Code Amendment. Further changes to the MBS 008 are also being proposed to improve construction standards in bushfire prone areas and help to increase the resilience of communities, development and infrastructure from the adverse impacts of bushfire hazards. The proposed changes being considered for MBS 008 include:

- Expanding the scope of Ministerial Building Standard MBS008 to include Certain Class 9 buildings, such as health-care buildings, early childcare centres, schools and residential care buildings, to ensure they have minimum supply of water for fire-fighting purposes.
- Introducing a requirement that certain Class 9 buildings located in a designated bushfire prone area, must either be provided with or have access to an on-site water supply and fire-fighting equipment.
- Greater clarity regarding the ability of water tanks to withstand radiant heat.
- Updating the meanings and terms in Appendix A to improve clarity.
- Introduce a provision in MBS 008 to assign a designated BAL rating of BAL12.5 for the Hazards (Bushfire - Outback) Overlay. This will provide a basic level of protection in areas that are located outside of the areas that can be effectively serviced by the by CFS emergency service (more than 50 kilometres from a CFS station/base)
- Introduce a provision in MBS 008 to assign a designated BAL rating of BAL12.5 for the Hazards (Bushfire - General) Overlay. This will provide a basic level of protection in regional areas that may be affected by bushfire at certain times of the year or due to localised vegetation.
- Amend the requirements in MBS 008 to stipulate a minimum BAL rating of BAL12.5 for the Hazards (Bushfire – High Risk) Overlay, to cover rare instances where a BAL site assessment may indicate a BAL level of less than BAL12.5.
- Maintain the MBS 008 requirement for site assessment to determine the BAL when proposing development within the Hazards (Bushfire – Urban Interface) Overlay and 100 metres of a High Bushfire Hazard Area and introduce a new provision that stipulates a minimum BAL rating of BAL12.5 for these areas, to cover rare instances where a BAL site assessment may indicate a BAL rating of less than BAL12.5.

Any changes to the MBS 008 will require consideration of the State Planning Commission and approval from the Minister for Planning.

Draft amendments to MBS 008 are being prepared to align with the Code Amendment and recent updates to the National Construction Code. Community will be invited to provide their feedback on these proposed MBS changes in early 2024.

How do I get a BAL rating?

A BAL rating can currently be obtained via a referral to the CFS if the property is in within a High Bushfire Hazard Area. The draft Code Amendment, however, proposes to amend Schedule 8 to require an application seeking planning consent for new buildings or structures or extensions to existing buildings in a High Bushfire Hazard Area within the Hazards (Bushfire) Overlay, to include a BAL Assessment, completed by the CFS or a person authorised by the CFS within 3 months of the application being lodged.

Requiring a BAL Assessment to be undertaken prior to lodgement and included as part of the application will help improve the referral process and ensure that the impacts of bushfire hazard in High Bushfire Hazard Areas is considered early in the application process.

BAL ratings for the purposes of Schedule 8 of the regulations will need to be completed by either the CFS or a person authorised by the CFS. However, in all other circumstances, a BAL Assessment can be obtained from a suitably qualified professional.

Draft amendments to the regulations are being prepared and the community will be invited to provide their feedback on these proposed changes in early 2024.

In addition to this, Planning and Land Use Services is engaging with the CFS to investigate the possibility of establishing a mechanism for people to receive accreditation from the CFS to act as an independent technical expert under Schedule 8 of the Regulations to complete a BAL Assessment for development in high bushfire risk areas.

How do I know if my property is affected by this Code Amendment?

The proposed bushfire hazard mapping can be viewed online. You can zoom into the map or search for an address to see which overlays apply to your allotment.

View the map at: plus.geodata.sa.gov.au/bushfire/index.html.

Where can I get more information?

More information about the existing bushfire hazard overlays and policies in the Planning and Design Code and the changes proposed in the draft Code Amendment can be found on the:

- YourSAy website at yoursay.sa.gov.au/state-wide-bushfire-hazards-code-amendment
- PlanSA Portal at plan.sa.gov.au/en/ca/statewide-bushfire-hazards-overlay

Early in 2024, the Planning and Land Use Services team will host a series of in-person and online community information sessions about the Code Amendment. These sessions are your opportunity to meet the Code Amendment team and ask questions. Details will be published on the YourSAy website.

Have your say

The draft Code Amendment will be on public consultation from 23 November 2023, until 8 March 2024.

We invite the community to view the proposed changes and provide feedback. Feedback can help shape how this Code Amendment is finalised and implemented, if approved.

Written feedback can be submitted until 5 pm on Friday, 8 March 2024.

All feedback is encouraged to be submitted via the YourSAy website at yoursay.sa.gov.au/state-wide-bushfire-hazards-code-amendment

However, feedback can also be provided via:

- the online submission form: plan.sa.gov.au/have_your_say/code-amendments/public_feedback_on_initiated_code_amendment
- email: plansasubmissions@sa.gov.au (subject: Submission – State-wide Bushfire Hazards Overlay Code Amendment)
- post: Attention:

Submission – State-wide Bushfire Hazards Overlay Code Amendment
Planning and Design Code Amendment Team
Planning and Land Use Services Division
Department for Trade and Investment
GPO Box 1815
ADELAIDE, SA 5001

All written public submissions received will be made publicly available on the PlanSA portal when the Engagement Report is released following the conclusion of the consultation period. Names and organisations may be included with published submissions but addresses, email addresses and phone numbers will be redacted.

What are the next steps?

- The State Planning Commission undertakes the consultation process in accordance with the Engagement Plan.
- Submissions received during consultation are reviewed to determine if changes to the draft Code Amendment are required.
- A final version of the Code Amendment and an Engagement Report will be prepared for the Commission, in accordance with Section 73 of the Act.
- The final version of the Code Amendment and Engagement Report will be presented to the Commission for a decision.
- If approved the Code Amendment will be presented to the Minister for Planning to make a determination.

- If the Code Amendment is approved by the Minister, the final Engagement Report and Code Amendment Report will be published on the PlanSA website within 5 business days of the Minister's determination.
- If approved, the Code Amendment will, within 28 days of it coming into effect, be referred to the Environment Resources and Development Committee of Parliament for scrutiny.

Where can I get more information?

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Alternatively, you can contact the PlanSA Service Desk on:

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The Deemed-to-Satisfy pathway provides a faster more streamlined assessment pathway and greater certainty of achieving planning consent when all necessary criteria have been met.

- The provision of new Performance Outcome Policies and Designated Performance Features to provide greater guidance for the assessment of development in bushfire prone areas.
- The improvement of the policies used to determine the minimum requirements for onsite water supply, including the minimum area needed to accommodate the minimum water tank size required in the Ministerial Building Standard MBS 008.
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- Updating the Procedural Matter (PM) – Referrals section of the Overlay to include 'campground' as a class of development that requires a referral to the CFS.

The draft Code Amendment is proposing to introduce a definition for 'at risk communities' in Part 7 of the Code (Land Use Definitions) to ensure the terminology in the Code aligns with the terminology that appears in the policies and guidelines used by the Country Fire Service of South Australia (CFS). The policies being proposed in the Code Amendment have been drafted to refer to 'buildings for at risk communities' rather than 'buildings for vulnerable people'.

Which areas have been mapped High Bushfire Hazard Area and why?

Development in the High Bushfire Hazard Area needs to be sited and designed to minimise the threat and impact of bushfires on life and property through considerations like:

- setbacks from vegetation (asset protection zones)
- designing buildings to prevent trapped debris
- siting buildings on flatter land
- locating sheds, carports etc away from dwellings
- designing roads and driveways to accommodate fire trucks

- locating pre-schools, educational establishments, hospitals, retirement and supported accommodation and other buildings for at risk communities away from areas of unacceptable bushfire risk.

A referral to the CFS will still be required where the development application includes a building for at risk communities, a habitable building or other forms of accommodation and the site is located within the High Bushfire Hazard Area.

Under the Building Code of Australia, dwellings in the High Bushfire Hazard Area require construction to a standard as per the requirements for the assessed BAL rating under AS 3959 - *Construction of buildings in bushfire-prone areas*. The minimum on-site water supply requirements, which are needed to enable a firefighting response for development in the High Bushfire Hazard Area, are dependent on the assessed BAL rating and specified in the *Ministerial Building Standard 008 Designated bushfire prone areas – additional requirements* (MBS 008).

Which areas have been mapped Medium Bushfire Hazard Area and why?

Development in the Medium Bushfire Hazard Area needs to be sited and designed to minimise the threat and impact of bushfires on life and property through considerations like:

- setbacks from vegetation (asset protection zones)
- designing buildings to prevent trapped debris
- siting buildings on flatter land
- locating sheds, carports etc away from dwellings
- designing roads and driveways to accommodate fire trucks.

Under the Building Code, dwellings in the Medium Bushfire Hazard Area require construction to a standard as per the requirements under AS: 3959 for the designated BAL rating of BAL12.5. The minimum on-site water supply requirements, which are needed to enable a firefighting response, are dependent on the size of the allotment and whether the allotment is connected to mains water, as specified in MBS 008.

Which areas have been mapped General Bushfire Hazard Area and why?

Development in General Bushfire Hazard Areas needs to be sited and designed to minimise the threat and impact of bushfires on life and property through considerations like:

- setbacks from vegetation (asset protection zones)
- designing buildings to prevent trapped debris
- siting buildings on flatter land
- locating sheds, carports etc away from dwellings
- designing roads and driveways to accommodate fire trucks.

Under MBS 008, areas identified as General Bushfire Hazard Areas are rated as BAL-Low. Under AS: 3959, additional construction requirements are not applied for this BAL rating. The minimum water supply requirements to enable a firefighting response is 2000 litres with domestic fittings where it is connected to mains and 5000 litres with domestic fittings if it is not connected to mains, as per MBS 008.

Which areas have been mapped as Hazards (Bushfire – Urban Interface) Overlay and why?

The Hazards (Bushfire - Urban Interface) Overlay policies seek to guide the assessment of development in urban areas near areas of bushfire risk. The policies seek to ensure that development is designed to provide access through to bushfire risk areas and facilitate evacuation to areas that are safe from bushfire danger. Buildings located within 100 metres of a High Bushfire Hazard Area need to be designed and sited to protect life and property from the threat of bushfire and the dangers posed by ember attack.

In accordance with MBS 008, specific classes of buildings located within 100 metres of a High Bushfire Hazard Area require a site assessment to determine the BAL rating and corresponding construction and water requirements. Urban interface areas that are within 100 metres to 500 metres of a High Bushfire Hazard Area are rated at BAL-Low and do not have additional construction requirements.

Where development is located more than 100 metres from a High Bushfire Hazard Area, the minimum on-site water supply requirements for firefighting in MBS 008 are 2000 litres with domestic fittings where it is connected to mains and 5000 litres with domestic fittings if it is not connected to mains. Habitable buildings located within 100 metres of a High Bushfire Hazard Area require site assessment carried out in accordance with AS:3959 to identify the relevant BAL for the site. The BAL assessment will form part of the building consent application and will determine the on-site water supply requirements and the need to construct the building to a minimum standard.

Currently a BAL assessment is required within 100 metres of a High Bushfire Hazard Area. The SMEC Project proposed to update MBS 008 to ensure that the minimum BAL in these areas is not less than BAL12.5.

Which areas have been mapped Hazards (Bushfire – Outback) Overlay and why?

The Hazards (Bushfire – Outback) Overlay applies to the more remote outback areas and townships in the northern parts of the State. This includes land not located within a council area.

The Hazards (Bushfire – Outback) Overlay policies seek to minimise the threat, impact and potential exposure to bushfires on life and property for residential/tourist accommodation, habitable buildings and buildings for at risk communities. The policies within the Hazards (Bushfire – Outback) Overlay relate primarily to setbacks from vegetation through the provision of asset protection zones, on-site water supply and the need to design and construct roads and driveways to facilitate safe and effective access in the case of bushfire.

No requirements currently apply under the Building Code of Australia for these areas, but the SMEC Project proposed to update the MBS 008 to apply a minimum BAL of BAL12.5 to require minimum construction standards for specific classes of building, which would include the need to provide an on-site water supply for firefighting purposes.

How do the proposed overlays affect my property?

Development within bushfire prone areas may need to be constructed to a higher standard to help protect people and property from the potential impacts of bushfire. The additional requirements will vary based on the type of development, the size and location of the land and the level of bushfire risk that exists in that area.

Development applications are assessed against the relevant policies within the bushfire hazard overlays (in addition to other relevant Code policies) to ensure development is designed and sited to respond to the level of bushfire risk that exists in that area.

In addition to this, development located within the proposed Hazards (Bushfire) Overlay and High Bushfire Hazard Area may need to be referred to the CFS, as the State's Hazard Leader, for expert assessment and direction, including an assessment of the BAL.

What are some of the other changes being proposed to the Planning and Design Code?

The draft Code Amendment proposes to update Part 1 of the Planning and Design Code to allow for the spatial application of the bushfire hazard overlays in the Code (including the three bushfire hazard areas within the proposed Hazards (Bushfire) Overlay) to be more readily updated and maintained under section 71(e) of the *Planning, Development and Infrastructure Act 2016*.

This mechanism allows for bushfire hazard mapping to be updated by the Minister for Planning and would apply to mapping changes that are consistent with the criteria outlined in Part 1 of the Planning and Design Code, including a bushfire mapping methodology, which would be published on the PlanSA Portal by the Chief Executive of Planning and Land Use Services.

Will new Standard Conditions be introduced for development approvals in bushfire prone areas?

The draft Code Amendment proposes to update **Part 5 – Conditions specified by practice direction** of Practice Direction 12, to introduce new standard conditions, which will be applied to development approvals in bushfire prone areas.

The new Standard Conditions relate to access, vegetation management and on-site water supply requirements and are necessary to ensure the approved development is maintained in accordance with the approved plans.

What changes are proposed to Ministerial Building Standard (MBS 008) – Designated bushfire prone areas – additional requirements?

While part of the Building Rules, potential amendments to MBS 008 are required to ensure the standard continues to operate in alignment with the Code, including the new bushfire hazard overlay structure being proposed in this Code Amendment. Further changes to the MBS 008 are also being proposed to improve construction standards in bushfire prone areas and help to increase the resilience of communities, development and infrastructure from the adverse impacts of bushfire hazards. The proposed changes being considered for MBS 008 include:

- Expanding the scope of Ministerial Building Standard MBS008 to include Certain Class 9 buildings, such as health-care buildings, early childcare centres, schools and residential care buildings, to ensure they have minimum supply of water for fire-fighting purposes.
- Introducing a requirement that certain Class 9 buildings located in a designated bushfire prone area, must either be provided with or have access to an on-site water supply and fire-fighting equipment.
- Greater clarity regarding the ability of water tanks to withstand radiant heat.
- Updating the meanings and terms in Appendix A to improve clarity.
- Introduce a provision in MBS 008 to assign a designated BAL rating of BAL12.5 for the Hazards (Bushfire - Outback) Overlay. This will provide a basic level of protection in areas that are located outside of the areas that can be effectively serviced by the by CFS emergency service (more than 50 kilometres from a CFS station/base)
- Introduce a provision in MBS 008 to assign a designated BAL rating of BAL12.5 for the Hazards (Bushfire - General) Overlay. This will provide a basic level of protection in regional areas that may be affected by bushfire at certain times of the year or due to localised vegetation.
- Amend the requirements in MBS 008 to stipulate a minimum BAL rating of BAL12.5 for the Hazards (Bushfire – High Risk) Overlay, to cover rare instances where a BAL site assessment may indicate a BAL level of less than BAL12.5.
- Maintain the MBS 008 requirement for site assessment to determine the BAL when proposing development within the Hazards (Bushfire – Urban Interface) Overlay and 100 metres of a High Bushfire Hazard Area and introduce a new provision that stipulates a minimum BAL rating of BAL12.5 for these areas, to cover rare instances where a BAL site assessment may indicate a BAL rating of less than BAL12.5.

Any changes to the MBS 008 will require consideration of the State Planning Commission and approval from the Minister for Planning.

Draft amendments to MBS 008 are being prepared to align with the Code Amendment and recent updates to the National Construction Code. Community will be invited to provide their feedback on these proposed MBS changes in early 2024.

How do I get a BAL rating?

A BAL rating can currently be obtained via a referral to the CFS if the property is in within a High Bushfire Hazard Area. The draft Code Amendment, however, proposes to amend Schedule 8 to require an application seeking planning consent for new buildings or structures or extensions to existing buildings in a High Bushfire Hazard Area within the Hazards (Bushfire) Overlay, to include a BAL Assessment, completed by the CFS or a person authorised by the CFS within 3 months of the application being lodged.

Requiring a BAL Assessment to be undertaken prior to lodgement and included as part of the application will help improve the referral process and ensure that the impacts of bushfire hazard in High Bushfire Hazard Areas is considered early in the application process.

BAL ratings for the purposes of Schedule 8 of the regulations will need to be completed by either the CFS or a person authorised by the CFS. However, in all other circumstances, a BAL Assessment can be obtained from a suitably qualified professional.

Draft amendments to the regulations are being prepared and the community will be invited to provide their feedback on these proposed changes in early 2024.

In addition to this, Planning and Land Use Services is engaging with the CFS to investigate the possibility of establishing a mechanism for people to receive accreditation from the CFS to act as an independent technical expert under Schedule 8 of the Regulations to complete a BAL Assessment for development in high bushfire risk areas.

How do I know if my property is affected by this Code Amendment?

The proposed bushfire hazard mapping can be viewed online. You can zoom into the map or search for an address to see which overlays apply to your allotment.

View the map at: plus.geodata.sa.gov.au/bushfire/index.html.

Where can I get more information?

More information about the existing bushfire hazard overlays and policies in the Planning and Design Code and the changes proposed in the draft Code Amendment can be found on the:

- YourSAy website at yoursay.sa.gov.au/state-wide-bushfire-hazards-code-amendment
- PlanSA Portal at plan.sa.gov.au/en/ca/statewide-bushfire-hazards-overlay

Early in 2024, the Planning and Land Use Services team will host a series of in-person and online community information sessions about the Code Amendment. These sessions are your opportunity to meet the Code Amendment team and ask questions. Details will be published on the YourSAy website.

Have your say

The draft Code Amendment will be on public consultation from 23 November 2023, until 8 March 2024.

We invite the community to view the proposed changes and provide feedback. Feedback can help shape how this Code Amendment is finalised and implemented, if approved.

Written feedback can be submitted until 5 pm on Friday, 8 March 2024.

All feedback is encouraged to be submitted via the YourSAy website at yoursay.sa.gov.au/state-wide-bushfire-hazards-code-amendment

However, feedback can also be provided via:

- the online submission form: plan.sa.gov.au/have_your_say/code-amendments/public_feedback_on_initiated_code_amendment
- email: plansasubmissions@sa.gov.au (subject: Submission – State-wide Bushfire Hazards Overlay Code Amendment)
- post: Attention:

Submission – State-wide Bushfire Hazards Overlay Code Amendment
Planning and Design Code Amendment Team
Planning and Land Use Services Division
Department for Trade and Investment
GPO Box 1815
ADELAIDE, SA 5001

All written public submissions received will be made publicly available on the PlanSA portal when the Engagement Report is released following the conclusion of the consultation period. Names and organisations may be included with published submissions but addresses, email addresses and phone numbers will be redacted.

What are the next steps?

- The State Planning Commission undertakes the consultation process in accordance with the Engagement Plan.
- Submissions received during consultation are reviewed to determine if changes to the draft Code Amendment are required.
- A final version of the Code Amendment and an Engagement Report will be prepared for the Commission, in accordance with Section 73 of the Act.
- The final version of the Code Amendment and Engagement Report will be presented to the Commission for a decision.
- If approved the Code Amendment will be presented to the Minister for Planning to make a determination.

- If the Code Amendment is approved by the Minister, the final Engagement Report and Code Amendment Report will be published on the PlanSA website within 5 business days of the Minister's determination.
- If approved, the Code Amendment will, within 28 days of it coming into effect, be referred to the Environment Resources and Development Committee of Parliament for scrutiny.

Where can I get more information?

For more information about the draft Code Amendment and how to have your say, visit the YourSAy website at yoursay.sa.gov.au/state-wide-bushfire-hazards-code-amendment.

Alternatively, you can contact the PlanSA Service Desk on:

- Telephone: 1800 752 664
- Email: plansa@sa.gov.au

MATTERS FOR INFORMATION

6.7 REGIONAL DEVELOPMENT AUSTRALIA BAROSSA GAWLER LIGHT ADELAIDE PLAINS ANNUAL REPORT AND FINANCIAL STATEMENTS FOR 2022-2023

**Author: Chief Executive Officer
23/115052**

The Chair of RDA has provided the annual report and financial statements for the 2022-2023 financial year. They are hereby tabled for Council's information.

ATTACHMENTS

Attachment 1 RDA Annual Report and Financial Statements for 2022-2023 [↓](#) 

SUPPORTING REFERENCES

Nil



An Australian Government Initiative



BAROSSA GAWLER LIGHT ADELAIDE PLAINS

Mayor Bim Lange
The Barossa Council
PO Box 867
Nuriootpa SA 5355

Thursday, November 30, 2023

Dear Mayor Lange and Councillors,

RE: Regional Development Australia Barossa Gawler Light Adelaide Plains – Annual Report 2022-23

As you are aware, Regional Development Australia Barossa Gawler Light Adelaide Plains (RDA) is a non-profit organisation, part of a national network, funded by local, state, and federal government to help business, industry, and communities in our region to thrive.

RDA appreciates the funding support provided by each of our four regional councils and recognises the role that local government plays in supporting both delivery of economic growth and in supporting the region to prosper and grow. RDA is also mindful of the capacity of councils to collectively play an active role to support industry, community, and economic growth and of the importance of effective collaboration with State and Federal Government. As such, RDA works collaboratively across all levels of government, industry, and community and with other RDAs across South Australia, to leverage available funding and resources to maximise both economic and community development outcomes for the region.

We collaborate to attract investment and enable businesses to grow, employ, invest, and export. We work collaboratively with stakeholders to gather and share regional data and intelligence to inform land use, infrastructure, core service and liveability planning to support sustainable communities and economic development. RDA plays a vital role in creating connections, establishing shared priorities, and advocating for action. We also work collaboratively as part of an RDA network across SA and nationally, to advocate for planning and infrastructure delivery that supports private sector capital investment, delivery of new jobs and healthy communities.

A key focus for us is working with businesses, investors, and all three levels of government to deliver the pipeline of economic investment for the region which is forecast at over \$2billion. These growth opportunities are aligned to our regional strengths and capitalise on our competitive advantages. We are helping to deliver the pipeline of investment by providing case

28 Murray Street, Tanunda SA 5232
Phone: (08) 8563 3603 | Email: contact@barossa.org.au



Local people creating local solutions barossa.org.au

management support, connecting people to funding opportunities, and advocating for access to water, power, and other critical infrastructure.

A key focus for RDA also remains on establishing and utilising strong intergovernmental relationships, recognising the importance of the region to the state economy and achievement of key state targets. We look forward to continuing to support local businesses and local people to be successful and working regionally to build sustainable and healthy communities.

The RDA Annual Report and financial statements for 2022-23 are attached for your information and we thank you for your ongoing support.

Both our CEO Leonie Boothby and I would be pleased to present to your council our key achievements and focus areas moving forward, at a time that is mutually convenient.

Kind Regards,

A handwritten signature in black ink, appearing to read 'Rolf Binder', with a long horizontal flourish extending to the right.

Rolf Binder
Chair



An Australian Government Initiative



Regional
Development
Australia

BAROSSA GAWLER LIGHT ADELAIDE PLAINS

Annual Report 2022-2023

November 2023



Government
of South Australia

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1. Chair's message

On behalf of Board Members and staff of Regional Development Australia Barossa Gawler Light Adelaide Plains (RDA BGLAP), I am pleased to present the 2022-23 Annual Report.

During the year the work of the RDA BGLAP has continued to centre on assisting businesses to increase capacity and capability and on facilitating economic development. With additional project funding from the South Australia Government, development of community leaders has also been a key focus.



The RDA BGLAP region is experiencing significant housing and population growth with further growth forecast for the next fifteen years and beyond. RDA BGLAP is focused on supporting delivery of economic investment, business sustainability and growth, job creation and local skills development to support that population growth.

As a region we have to work hard to avoid stifling innovation. We have to ensure our decisions for the future are more place based; even sitting outside of traditional thinking and planning methods, to find true local solutions.

As a region now is the time for us to work harder to:

- ❖ Ensure there is a high level of infrastructure to attract residents and businesses. This should go beyond enabling and ensure a great local sustainable ecosystem is created and maintained.
- ❖ Think what the future holds regarding Land Use and Zoning Policies, that sensibly prioritise residential developments in rural areas. This could be expanded to encompass Community Land Trusts, to acquire and hold land for the purpose of creating affordable housing. The need for innovative housing solutions such as tiny homes, co-housing, modular construction along with building up not out does have to be part of the conversation.

The currently forecast over \$2bn pipeline of regional economic investment and business growth opportunities are aligned to our regional strengths and capitalise on our competitive advantages. Key sectors include wine, food, tourism, creative industries, and primary industries, with significant opportunities for value add and circular economy outcomes. The aged care, childcare, primary and allied health, education, and professional services sectors also present significant growth potential aligned to planned and forecasted population growth.

Our region delivers an enviable lifestyle, access to both rural and 'city' amenity, a strong base of primary industry and manufacturing (predominantly wine) and embedded tourism assets and appeal. Our aim is to strengthen the resilience of these industries and ensure their ongoing economic relevance. Our focus is on identifying opportunities to diversify the economy, capitalising on regional strengths (including brands and natural resources) and connecting businesses to innovation, technology, future industries and jobs including defence, space, and renewable energy.

Over the next twelve months our attention will be on unlocking new investment, job creation (particularly in 'future jobs'), increasing economic diversity and sustainability, and unlocking latent skills, workforce, and housing capacity. Whilst significant housing growth is forecast for our region, there remains a critical shortage in rental housing required to attract and retain workforce and their families. It must not be overlooked that workforce development and training underscore our objectives. The need to skill, upskill and reskill local people is paramount. It will require industry collaboration as investment in the future happens now.

RDA BGLAP is working collaboratively with stakeholders to gather and share regional data and intelligence to inform land use, infrastructure, core service and liveability planning to support sustainable communities and economic development. RDA BGLAP plays a vital role in connecting stakeholders, establishing common priorities, and advocating for action.

I would like to take this opportunity to thank the operational funding partners; the Australian Government, through the Department of Infrastructure, Transport, Regional Development, Communications, and the Arts; the South Australian Government through Primary Industries and Regions SA; and our four Local Government partners (Barossa, Gawler, Light and Adelaide Plains). The value of having tripartite government support (which is unique to SA) has been regularly reinforced by our Ministers at both state and federal levels. Similarly, the collegiate network and collaboration achieved via Regional Development SA is highly valued by both the network itself and key stakeholders.

During the year we saw the changeover of CEO with Anne Moroney farewelled after 17 years of great service to RDA BGLAP and we welcomed new CEO Leonie Boothby. I also acknowledge the change of Deputy Chair with the departure of long-term Board Member Tony Clark and the appointment of existing Board member Andrew Morphet into the role. Amanda Longworth, and Gary Mavrinac also departed the Board due to an interstate move and we welcomed Martin McCarthy, CEO The Barossa Council, back to the Board. Finally, we also farewelled staff members Bridget, Rhia, Jade, Kavya, Graeme, and Angie and thank them for their contribution to RDA BGLAP.

I would like to express my sincere thanks to both the Board and to our dedicated group of staff, who drive the day-to-day outcomes of RDA BGLAP as we look to sustain, diversify, and grow the regional economy. Their efforts are sincerely appreciated.

2022-23 has been a year of significant change for the organisation and RDA BGLAP looks forward to continuing to deliver on its vision to create a regional economy that is built on our strengths, is sustainable, and supports the changing needs of our communities.

Rolf Binder

Chair

2.RDA Charter



Regional Development Australia Charter

The Albanese Government's vision for regional Australia is one of strong, connected regions that shape our economic growth and wellbeing; are resilient and responsive to economic and environmental shocks; are inclusive, vibrant and diverse. Regions that our First Nations people have every opportunity to engage in and shape, and where people, businesses and investments thrive.

Regional Development Australia Committees (RDAs) are critical to the delivery of this vision, including supporting the successful implementation of the Australian Government's Regional Investment Framework (RIF), which will guide a more coordinated approach to regional development, underpinned by local engagement.

RDAs play a role in helping to drive economic growth, innovation and entrepreneurship in regions through facilitating investment in community, industry and the environment. RDAs assist to bridge the regional development gaps in regions by working with a broad range of stakeholders across sectors and supporting the delivery of identified Australian Government strategic priorities.

As representatives of their local communities, RDAs will:

- focus their activities and strategy on delivery of the RIF in their region, including investment in people, places, services, and industries and local economies
- support regional stakeholders, including local government and the not-for-profit-sector, to seek grant opportunities that advance strategic regional priorities
- support decarbonisation efforts and the transformation to a net zero economy and enable regional linkages between sectors to achieve these aims
- build the evidence for economic development, including innovation and diversification strategies
- facilitate meaningful engagement across the three levels of government to ensure investments deliver better outcomes for regions, and
- contribute relevant data and local intelligence to support the evidence base to inform regional development strategies, program design and policy responses.

RDAs use their local, cross-sector expertise and regional voice to:

- collaborate with integrity, transparency, respect and accountability
- engage with diverse communities, especially First Nations people
- support the Government's ambition of 'no one held back and no one left behind', and
- support gender equality opportunities in their regions.

Minister for Regional Development, Local Government and Territories
28 July 2023

3. Who we are and what we do

Regional Development Australia Barossa Gawler Light Adelaide Plains (RDA BGLAP) is a non-profit organisation, part of a national network, funded by local, state, and federal government to help business, industry, and communities in our region to thrive.

RDA BGLAP works across the region with community and business to attract business investment and to support the conditions, services and capabilities that enable businesses to grow, employ, invest, and export. We analyse data and trends, identify new opportunities and challenge barriers to economic growth and wellbeing.

Our team

Board

Our Board is passionate about its role in growing a strong and connected regional economy and facilitating connections across regional communities and with all levels of government to support economic development.

The Board comprises both industry leaders with senior experience and expertise spanning, wine, manufacturing, tourism, luxury markets, export, investment, net-zero economy, and education; and experienced local government leaders. Board meetings are held bimonthly, with workshops held in intervening months to explore key areas of focus.

Name	Positions	Term Expiry Date
Rolf Binder	Chair + Finance Committee Member	30/06/2025
Andrew Morphett	Deputy Chair + Finance Committee Member	31/03/2024
Steve Balch	Treasurer + Finance Committee Chair	31/03/2024
Rachel Brdanovic	Secretary + Finance Committee Member	30/06/2024
Henry Inat	Board Member	31/03/2024
Darren Starr	Board Member	31/03/2024
Kieren Chappell	Board Member	31/03/2024
Martin McCarthy	Board Member	30/06/2024

Staff

RDA BGLAP welcomed new CEO / Director of Regional Development, Leonie Boothby in early 2023 who is ably supported by an experienced team of economic and business development, event management, strategy, and communications staff, each with real-world business experience and knowledge, spanning food, manufacturing, tourism, hospitality, agriculture, investment, migration, education, and tech. Other key focus areas for our team are corporate services, leadership, education, and project management.

Current operational team:

Name	Position
Leonie Boothby	CEO + Director Regional Development
Sue Merry	Office Manager, Finance & Administration
Nathan Little	Communications & Programs Manager
Zac McCrindle	Investment & Value Creation
Anita Mariani	Business Excellence and Networks
Mark McNamara	Food Projects, Workforce & First Nations Engagement

Tony Burfield	Sustainable Agriculture Development Officer
Caroline McInnes	Administration and Project Officer – Barossa Regional University Centre & B2B Support
Danika King	Administration and Project Officer – Barossa Regional University Centre

Our Strategic Pillars

Purpose: To actively grow our regional economy to create liveable communities.

Vision: To create a regional economy that is built on our strengths, is sustainable, and supports the changing needs of our communities.

Mission: We use our strengths through collaboration and connection, to unlock opportunities, foster a supportive environment, and facilitate growth for businesses in our region.

Values: Teamwork, Impact, Creativity.

Our strategic focus remains on key enablers for sustainability and growth of our regional economy and communities, with the following aims:

- ❖ **Housing:** Housing supply meets current and future regional demand.
- ❖ **Workforce, Education & Skills:** Regional workforce capacity and capability supports economic growth and key labour market performance measures are improved.
- ❖ **Sustainability:** Regional environmental, social, and economic strength and resilience.
- ❖ **Infrastructure & Land Use Planning:** Infrastructure and land use planning supports sustainability and growth.
- ❖ **Water:** Water supply meets current and future demand (quantity, quality, and affordability).

For a copy of our Strategic Regional Plan 2022-25 please refer to <https://barossa.org.au/regional-strategic-plan-2022-2025/>.

Our regional stakeholder roles

Regional collaboration and advocacy

We collaborate, advocate, and facilitate to deliver on key regional priorities by:

- Providing a bipartisan, independent, informed, and unified regional voice via strong regional coordination and engagement
- Continually working to improve, gather and analyse reliable data, intelligence and information useful to informed decision making and planning by stakeholders and delivery on regional aspirations.
- Informing ourselves, all three levels of government and regional stakeholders on critical issues
- Establishing regional enabling priorities and collaborating with key stakeholders to deliver.

Regional connections

We build regional connections and resilience by:

- Connecting businesses, investors, communities, government, industry groups, service providers and other stakeholder organisations – to each other and to collaborative opportunities
- Building community capacity and capability (including regional leadership development)
- Supporting delivery of stakeholder programs and funding for business and community infrastructure projects and priorities.

Operational Priorities & Aims

Priority	Aims
Business Development and Growth	Aim: Retention and growth of businesses (new + existing), increased business capacity + capability.
Investment Attraction & Business Growth	Aim: Pipeline of economic investment projects identified and delivered.
Communications	Aim: Communications are effective in promoting RDA BGLAP and stakeholder programs, initiatives, and projects to key target audiences; and in promotion of the region as a great place to live, work and invest.

4. Our stakeholders and third-party arrangements

Our stakeholders

RDA BGLAP has core funding agreements with:

- ❖ Australian Government, as represented by the Department of Infrastructure, Transport, Regional Development, Communications, and the Arts (DITRDCA)
- ❖ South Australian Government, through the Department of Primary Industries and Regions SA (PIRSA)
- ❖ Four Local Government Areas: The Barossa Council, Town of Gawler, Light Regional Council and Adelaide Plains Council

Contracts

The following outlines the various contracts and funding agreements that RDA BGLAP had for core and project funding for the 2022-23 financial year:

Funder	Type of funding	Period	Amount
Australian Government	Core funding for administrative positions and operational purposes	1 July 2022 - 30 June 2023	\$238,980
Australian Government	Regional University Centre Program	1 July 2022 - 30 June 2023	\$171,287

Local Government	Core funding for administrative positions and operational purposes	1 July 2022 - 30 June 2023	\$162,244
SA Government	Core funding for administrative positions and operational purposes	1 July 2022 - 30 June 2023	\$379,828
SA Government	Regional Leadership Program	1 July 2022 - 30 June 2023	\$71,750

5.Key achievements

Supporting business and investment growth

During 2022-23, RDA BGLAP directly supported business sustainability and growth, private sector investment, and the attraction of new industries and businesses aligned with market gaps and our regional competitive advantage.

Direct business assistance

Type of support	Key metrics
B2B Support Program	66 businesses across the region were provided with one-on-one B2B specialist business advisory services with a total of 85 referrals for assistance including: - Marketing and communications - Bookkeeping, financial assistance, financial planning, and accounting - IT Services - Legal - Human resources - Development and planning x - Business advice and coaching - Succession planning - Graphic design - Art and design - Trade and export (https://barossa.org.au/assistance/b2b-business-to-business/)
Start-up series	Delivered a Start-Up series in collaboration with Town of Gawler and its Business Innovation Hub, delivering 5 presentations to local start-ups from the region, delivered by people who have successfully run start-ups. Sessions focussed on the phases of 'Ideation' through to 'Testing the Market' and culminated in 1-on-1 mentoring of participating businesses by the presenters. Collaborated with SouthStart, SA's pre-eminent Start-Up industry support entity, to deliver an element of their annual program in the region.

Business events and training	10 business capacity and capability building networking and training events were held in locations across the region with 84 total attendees. B2B Series – a free monthly networking session for local businesses with a keynote speaker on topics relevant to businesses, across legal, financial, online, marketing, copywriting and more. Alternate month's events are held in Gawler and the Barossa. Facilitated meeting between the local business community and the Reserve Bank of Australia for information gathering and sharing.
Grant funding assistance	36 proponents were assisted with funding applications to the value of over \$ 2.6m

Other forms of direct business assistance included:

- Connecting businesses to investors, delivery partners, technology and innovation, training & development
- Providing case management support including:
 - Business assistance including operational support, process improvement, development planning, business expansion, start-up support, workforce planning and recruitment
 - Assisting proponents in preparation of business cases for investment
 - Identifying grant funding opportunities, and potential delivery partners
 - Connecting investors to businesses and investment projects
 - Facilitating local procurement opportunities and tender readiness
 - Facilitating meetings with key stakeholders and decision makers
- Providing linkages to government assistance, programs, and support including:
 - Informing and engaging with immigration programming, migration policy and programs
 - Opportunities to export through Austrade, and in industry development with AusIndustry
 - Government grant funding
- Facilitating local collaboration and supporting local supply chains and procurement including connecting businesses to the Industry Capability Network SA
- Exploring opportunities to increase business sustainability including identifying circular economy opportunities and partnerships and creating opportunities for leadership development.

Investment support and attraction

Pipeline of regional investment as at 30 June 2023:

Public investment	\$950,396,850
Private investment	\$1,202,500,002
Total	\$2,152,896,852

Projects completed during 2022 – 2023 are estimated at \$49.6m reflecting multiple Public and Private projects over various sectors.

Types of investment support included:

- Collaborating to develop key industry sector growth plans and identifying and promoting investment opportunities aligned to key sectors.
- Working with local government partners and other key stakeholders on implementation of local and regional economic and key sector development plans.
- Marketing opportunities for investment via Invest SA and RDA BGLAP communication channels (where appropriate).
- Assisting regional proponents in preparing grant applications for projects and initiatives.
- Maintaining an investment pipeline database.
- Working closely with major project developers to assist in navigating through the compliance and reporting systems of the three levels of Government.
- Worked with Southern Angels (South Australia's leading Angel investor group) to deliver an in-region Angel Investor '101' session as well as the Southern Angels regular meeting which included pitches from vetted businesses seeking investment. RDA facilitated local high net worths (HNWs) to attend the event with the longer-term view to establishing a regional chapter.

Progress against strategic priorities

Economic enablers

ENABLER	KEY ACHIEVEMENTS
LAND USE PLANNING	Growth area planning: ▪ Participation in regional discussions in relation to key residential growth areas including Concordia (The Barossa Council), Two Wells (Adelaide Plains Council) and Roseworthy (Light Regional Council) ▪ Participation in local government growth area planning consultation – The Barossa Council ▪ Supported Town of Gawler in land use considerations around Hillier and Kudla (a niche food production area challenged by housing development) by facilitating a survey of farming enterprises. The resultant report provided a picture of the number of enterprises in the area, estimated current production and provided information that is informing land use planning and consideration of the value proposition for food production in this area.
WATER	Stakeholder engagement and advocacy: ▪ Engagement with local government, industry, and other key stakeholders to identify: - Priority water infrastructure projects - creating and expanding water supply, stormwater capture and reuse and wastewater treatment and

ENABLER	KEY ACHIEVEMENTS
	reuse. - Barriers to accessing water supply of sufficient quality including access to a viable water source, capacity of existing trunk infrastructure, cost of infrastructure to connect, and timeframes for delivery of water. - Challenges in stormwater and wastewater treatment and reuse. - Impacts of water access limitations on residential growth and business sustainability and growth (primary production / commercial / industrial / manufacturing). ▪ Development of case studies to support advocacy to deliver infrastructure projects and address barriers including collaborative advocacy through Regional Development SA to SA Water. ▪ Participation in regional working group discussions focused on water related projects and planning; including: - Barossa Water Allocation Planning Advisory Group (DEW, PIRSA and Landscape SA) - Barossa Water Security Working Group: Focused on implementing key initiatives set out in the Barossa Water Security Strategy 2050 (https://www.environment.sa.gov.au/topics/water/water-security/barossa-water-security-strategy) - Barossa New Water: Advocacy for additional water infrastructure to the Barossa Valley and Eden Valley to deliver new, secure, climate-independent, and affordable water to complement other water sources (https://www.pir.sa.gov.au/regions/new_water_infrastructure_for_the_barossa) - Adelaide Plains: Working with NAPFC, SA Water and other key stakeholders to address water access and quality issues on the Adelaide Plains, including demand surveying and aggregation of demand to meet minimum supply requirements to access NAIS water. Advocacy and collaboration to identify partnership opportunities to deliver required infrastructure and addressing water quality issues in available supply.
INFRASTRUCTURE	Stakeholder engagement and advocacy: ▪ Commenced engagement with local government partners to identify infrastructure priorities to support growing communities and unlock economic growth. ▪ Provided input into SA Government engagement around infrastructure priorities including high productivity vehicle networks. ▪ Working with key stakeholders and industry to identify case examples of barriers to development and growth based on infrastructure gaps. Direct business assistance: ▪ Assisted businesses and potential investors to understand infrastructure gaps, barriers and making a case to government for investment / co-investment.

ENABLER	KEY ACHIEVEMENTS
	- Continued grant assistance and promoting programs from all tiers of government. - Advocacy to SA Water and SA Power Networks around investment in infrastructure. - Assisted with economic modelling to attract investment in infrastructure. - Published annual Investment Prospectus.
WORKFORCE	Advocacy roles: Sharing of regional and sector-based data and intelligence via participation and representation in regional and state workforce and skills groups and consultation discussions including: - Jobs & Skills Regional Network Barossa – Light – Adelaide Plains - Mid North Local Jobs & Skills Taskforce - SA Skills Commission and Industry Skills Councils - SA Government workforce, skills, and education agencies - TAFE SA including RDA representation on TAFE SA Barossa Valley Regional Skills Advisory Committee - SA stakeholder & Australian Government (Department of Home Affairs) meetings relating to accessing migrant workforce and advocacy for our region Workforce attraction: Delivered migration series webinars with collaboration from State and Federal government and the private sector.
HOUSING	Advocacy: Continued gathering of regional intelligence around shortage of workers housing (rentals at all levels, affordable housing, diverse housing (access housing, smaller dwellings) and advocacy to all levels of government with policy setting capacity. Working collaboratively with RDSA in pursuit of grant funds to support local worker housing supply and demand studies. Continued pursuit of case studies and potential development sites to support discussions with SA Office of Regional Housing around potential pilot projects. Engagement with residential aged care and independent living providers around growing supply gaps and potential projects to address.
SUSTAINABILITY	Direct business assistance: - Worked with existing waste management businesses to research opportunities for business growth and expansion. - Facilitated business collaboration to explore partnership opportunities and proof of concept for food waste technologies.

ENABLER	KEY ACHIEVEMENTS
	- Worked with government agencies, experts, and local businesses to highlight pathways for businesses towards reaching net zero by 2030. - Support for funding via the Australian Government Energy Efficiency Grants for Small and Medium Sized Enterprises Energy Efficient grant program Zero Carbon Wine project: Project led by Barossa Australia with funding support from Green Industries SA, focused on reducing emissions by replacing use of conventional gas with 'Green Gas' (or zero carbon emitting gas supply) for glass wine bottle manufacture and wine production and identifying circular economy opportunities in the energy generation process. RDA is participating in the Project Advisory Group and related project activities.

Industry sector development

SECTOR	KEY ACHIEVEMENTS
CREATIVE INDUSTRIES	Sector development and support: <i>Film Friendly Regions Promotion:</i> To encourage more creative production in our region, partnered with the SA Film Corporation and local government partners to create a visual resource for producers and production companies (information, images, videos, locations for commercial projects, and key contacts). <i>Education:</i> - Podcasting 101 Workshops: Facilitated a partnership with The Barossa Council to facilitate workshops (held at Barossa Regional University Campus) on podcast development and delivery. - Barossa Film Club Filmmaking Workshops: Facilitated a partnership with the Barossa Film Club to deliver filmmaking workshops (held at Barossa Regional University Campus). Designed for young creatives participating in the 2023 Youth Short Film Competition. Direct business assistance: Provided B2B program and tailored business services to creative businesses including business modelling, IP support, and assistance with grant applications.
TOURISM	Direct business assistance: - Supported tourism and wellness businesses to identify and apply for grants. - Supported businesses with potential agritourism and eco-tourism opportunities to pitch and attract new investors to the region. - Continued promotion of products and opportunities in the community and on social media. - Continued collaboration with Barossa Australia to review investment pipeline and develop narratives to enhance investment opportunities.

SECTOR	KEY ACHIEVEMENTS
	Sector development and support: ▪ Ongoing collaboration and engagement with Barossa Australia (Regional Tourism Organisation) and local government partners to support sector development. ▪ Great Australian Wine Trail: Facilitated collaborative project discussion and advocacy for funding for delivery of trail infrastructure that supports the vision for the Great Australian Wine Trail (https://lightinvest.com.au/sites/lightinvest/media/pdf/gawt-overview.pdf) ▪ Drovers Encounter: Supporting Light Regional Council with advocacy for funding to further develop the business case for investment (public and private) and resultant tourism products and experiences (https://lightinvest.com.au/drovers-encounter).
FOOD AND HOSPITALITY	Sector development and support: <i>Hospitality training:</i> Designed and led hospitality training workshop, offering practical work experience to address the shortage of skilled workforce. Partnered with local businesses to provide 25 students on-the-job training. 15 course participants secured new employment, a further 6 increased their current working hours, and the remainder moved to full time study. Similar training is now being delivered by external partners. <i>Industry engagement and advocacy:</i> Sector intelligence gathering via direct engagement with food manufacturing and producing businesses / growers and peak organisations to: ▪ Inform development of a sector specific strategy / plan in 2023-24 ▪ Inform advocacy around key economic enablers ▪ Identify opportunities to connect businesses with B2B Service Providers ▪ Identify business sustainability challenges and opportunities for business growth, including identification of new product development opportunities, value add and new market pathways ▪ Identify investment and growth projects and aligned opportunities for RDA case management. Direct business assistance: ▪ One-on-one investor support including connecting with Invest SA ▪ Assisted investors to access government programs and grant funds.
PRIMARY INDUSTRIES	Sector development and support: <i>Northern Adelaide Plains Food Cluster:</i> ▪ Provided operational and strategic support to the Northern Adelaide Plains Food Cluster (NAPFC) which assists growers and businesses to increase capacity and capability, sustain and expand production and access new markets. ▪ Facilitated development and activation of a food brand 'Grown on the Adelaide Plains', now being led by NAPFC. Development of the brand concept and initial buy-in was an outcome of the PIRSA funded Regional Leadership Program.

SECTOR	KEY ACHIEVEMENTS
	▪ Supported NAPFC in project delivery and advocacy focused on: - workforce, education and skills gaps, and barriers to engaging employees including language, transport, and housing - emergency management and preparedness for natural disasters - climate resilient infrastructure in the horticulture industry - research on wastewater treatment and bioreactor technologies - waste management and circular economy opportunities - access to water to enable sustainability and growth. <i>Agri tech:</i> ▪ Working with NAPFC, UniSA, PIRSA and industry to enable on farm trials and creating connections between tech providers, researchers, producers, and property owners. Working with producers and stakeholders to identify opportunities and advocate for increased use of available technologies in food and agriculture.

Barossa Regional University Centre

The Barossa Regional University Centre (BRUC) was created to ensure tertiary students can study in a university style setting with excellent facilities while remaining in the region.

The campus has 106 active registered students, making 300+ room bookings, with an additional 85 visitors to campus from national educational providers, local businesses, and industry representatives. 47 students are 17-25, with the majority aged 25+, including a large cohort of working parents.

Students represent all major SA educational providers as well as interstate providers including TAFESA, UniSA, Flinders University, Adelaide University, University of Tasmania, University of Southern QLD, Torrens University, Engineering Institute of Technology, Curtin University and Charles Darwin University.

We have been liaising with the Town of Gawler on strategies to support the creation of their Tertiary Hub operating from the Gawler Civic Centre.

Key achievements and data

Engagement – student attraction / awareness:

- Presentation to Faith Lutheran College Year 12 students April 23
- Nuriootpa High School visit April 23 + Nuriootpa High Careers Expo
- Attended TAFE SA Alive Expo Feb 2023
- SA Department for Education – March 2023 - hosted information session - Early Childhood School Based Pathways.

Student support (in addition to base service levels):

- UniSA Mental Health research project - Barossa Enhance Mental Health in April 2023
- Hosted Flinders University Medical Student Workshop for current students
- Facilitated access to onsite student mentoring from an approved Workforce Australia and Disability Employment Services provider.
- Hosted collaboration forum between National Disability Coordinator Officer and Purple Orange around parent advocacy for students living with a disability in school.
- Provided one-on-one career coaching on job seeking, accessing apprenticeships and connections to employers in the region.

Workforce, education & skills networks:

- Jobs and Skills Network Barossa, Light, Adelaide Plains quarterly network meetings – hosting & participation
- Prosperous Regions – Early- and Mid-Career Researcher Forum March 23 - collaboration with UniSA and Legatus Group Inc.
- Outreach support provided to Town of Gawler which has established a 12-month pilot Tertiary Hub (<https://www.gawler.sa.gov.au/recreation/gawler-civic-centre/tertiary-hub>).

Marketing and promotion:

- Regular newsletters to database (students and stakeholders)
- Onsite open Day held Feb 2023 for new students and community
- Local print media - 2 news stories, 3 adverts
- 1 community radio interview
- 867 website visits Feb-Apr 2023.
- 1.2k Facebook followers, with a reach of 5.5k people
- 324 Instagram followers, with a reach of 632 people
- 1.1k impressions on Google Business Profile – with 285 clicks to our homepage.

Systems:

- Implemented student Customer Relationship Management (CRM) tied into sign in/out and booking systems.

Current cohort - student data as at 30 April 2023

Age	
Age Range	No. of Students
16 or under	0
17-25	31
26-29	4
30-39	14
40-49	11
50-59	3
60 and over	2
TOTAL	65
Gender	
Gender	No. of Students
Male	8
Female	56
Prefer not to say	1
TOTAL	65
Disability	
Status	No. of Students
Yes - has a disability	3
No - does not have a disability	43
Unknown	19
TOTAL	65

First in Family to study (at higher level)	
Status	No. of Students
Yes	32
No	26
Unknown	7
TOTAL	65

Regional Leadership Program

Funded by the SA Government through PIRSA, this two-year program identified leadership development needs in the region, and then supported participants to take part in relevant programs. It will provide a pipeline of future leaders who represent the diversity of people that live and work across our region. The program has helped facilitate regional ownership of the development of future leaders and enhance the skills of those already in leadership positions.

In 2022-23, the leadership program involved a total of 254 participants, including a core group of 28 individuals who attended three or more learning sessions. Among the 254 participants, 165 were known to be already affiliated with a committee, with many seeking additional engagement opportunities. Enhancing capabilities has notably increased the confidence of individuals who may not typically join committees or who were less active due to lack of understanding regarding their required skills.

Activities have included:

- August 2022: “Inspiring Community Leadership” workshops in three locations, Barossa Regional University Campus, Gawler Civic Centre and Two Wells Bowling Club
- October 2022: “Modern Governance and Board Effectiveness” workshops in four locations, Barossa Regional University Campus, Gawler Civic Centre, Two Wells Bowling Club and Kapunda Bowling Club
- November 2022: Place branding expert, Chris Sands conducted focused workshops with over 20 groups across the region. These sessions encompassed discussions on the Totally Locally Movement, group motivations and strategic activities. The Workshops yielded various results, including branding initiatives, the establishment of new collaborations and the development of community connection events.
- November 2022: “Cultural Awareness Training” at the Barossa Regional University Campus. Presented by Tjimari Sanderson-Milera from Kumarninhi: Aboriginal Cultural Education.
- December 2022: “Leadership in Diversity and Inclusion” workshops in four locations, Barossa Regional University Campus, Gawler Civic Centre, Two Wells Bowling Club and Kapunda Bowling Club
- February 2023: “Persuasive Presentations” at the Barossa Regional University Campus. Presented by Lincoln Size from NFP Success.
- March 2023: “Leadership in Effective Grant Writing” presented by Zac McCrindle from RDA BGLAP. 2 locations, Hewett Centre, and Tanunda CWA Hall.
- May 2023: Barossa Strategic Regional Forum with the leadership from all Barossa township groups. Facilitated by Jason Vidovich from JVT Consulting. Horizon at 1837, Lyndoch.
- June 2023: Gawler Strategic Regional Forum. This forum was about continuing the work from Chris Sands and working with those who formed the group “Gawler 2030”, a platform for any group, organisations or people who wanted to get on board with climate issues. This conversation was facilitated by Jason Vidovich from JVT. Gawler Civic Centre.

At the outset of the program, we concluded that a combination of open, public sessions would be the most effective way to provide skills training to our community cohorts, along with targeted engagement directly with community groups. During the remainder of this calendar year, we plan to structure the program in a similar manner, featuring workshops on “skills for leading and managing community events”, “Strategic Thinking” and “Volunteer Engagement” that will be open to all community members, as well as some targeted work with existing community organizations to assist them with defining their purpose, identifying the impact they hope to have and develop some strategies for achieving goals.

This activity will be completed by 31 December 2023.

Communications and engagement

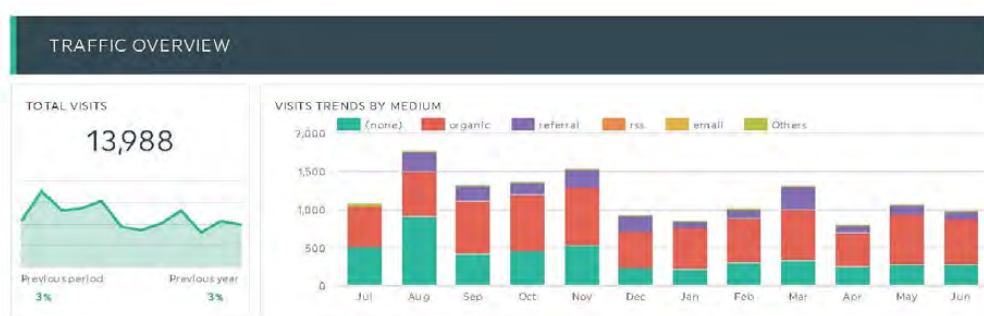
Communications and marketing

RDA BGLAP has several social media channels including websites, Facebook, LinkedIn, Twitter and Instagram. Direct marketing is through regular Newsletters via Mailchimp and the advertising of relevant events and information in regional newspapers.

- RDA BGLAP Website: 13,988 visits (up from 9,224 the previous year)
- Barossa Regional University Centre Website: 3,353 visitors
- ArtMusic Design Website: 2.5k unique visitors
- Facebook: 1685 followers with 70% of our followers being women
- LinkedIn: 1234 followers and gain an average of 30 new followers per month
- Twitter: 24 followers which resulted 2 media enquiries and 1 ABC radio interview
- Instagram: 677 followers and reached 23,765 individual people
- Newsletters: 4277 email subscribers, gain an average of 6 new subscribers per week and sent a total of 57,172 emails

REPORT FOR 1 JUL, 2022 - 30 JUN, 2023

RDABGLAP - WEBSITE



REPORT FOR 1 JUL, 2022 - 30 JUN, 2023

RDABGLAP - SOCIAL MEDIA

First Nations engagement

The scope of our work in this space includes:

- Identifying opportunities for First Nations people to create business opportunities, engage in education and skills development, and share knowledge, stories, and cultural heritage.
- Connecting with traditional owner groups from the respective First Nations people of the region, the Ngadjuri, Kaurna & Peramangk and participation in the regional 'Five Nations Landscape Committee'.
- Connecting with First Nations businesses operating in the region and working towards developing economic opportunities and investment in local projects.
- Working with government agencies and local government bodies to connect First Nations businesses with opportunities for economic and community benefit.

6. Financial snapshot

General information

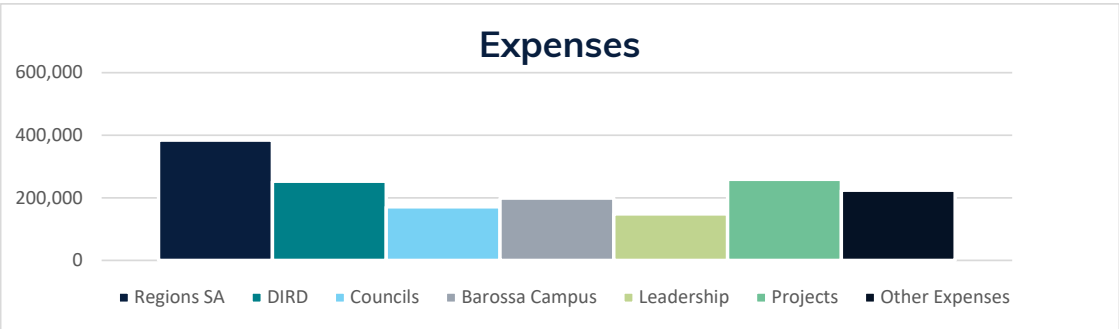
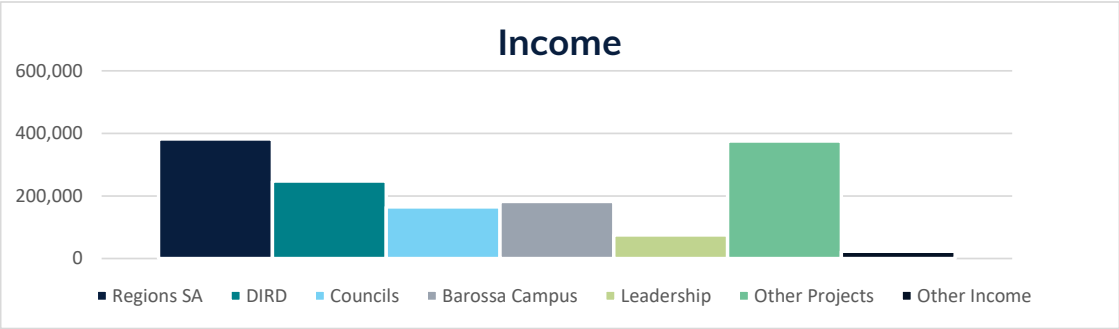
The Financial Statements cover Regional Development Australia Barossa Gawler Light Adelaide Plains Inc. as an individual entity. The financial statements are presented in Australian Dollars. RDA BGLAP Inc. is a not-for-profit incorporated association, incorporated and domiciled in Australia. Its registered office and place of business is: 28 Murray St, Tanunda SA 5352.

A description of the nature of the incorporated association's operations and its principal activities are included in sections 1 to 5 of the annual report, which are not part of the financial statements.

These statements were authorised for issue on 16 October 2023.

Financial snapshot

In 2022 – 23 RDA BGLAP employed 8.9 FTEs and had an annual budget of over \$1.4m (including project funds). All funding agreements were successfully delivered and acquitted to the requirements of our funding partners. An independent and unqualified audit of our 2022 – 23 Financial Reports was conducted by RSM Australia Pty Ltd (in accordance with Australian Auditing Standards) and presented to the RDA BGLAP AGM on 16 October 2023.



The Audited Financial Statements are attached as a separate document.

Regional Development Australia BGLAP Inc.**Contents****30 June 2023**

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General Information

The Financial Statements cover Regional Development Australia Barossa Gawler Light Adelaide Plains (RDA BGLAP) Incorporated as an individual entity. The financial statements are presented in Australian Dollars, which is RDA BGLAP Incorporated's functional and presentation currency.

RDA BGLAP Inc is a not-for-profit incorporated association, incorporated and domiciled in Australia. Its registered office and place of business is:

28 Murray Street
Tanunda SA 5352

A description of the nature of the incorporated association's operations and its principle activities are included in the officer's report, which is not part of the financial statements.

Regional Development Australia BGLAP Inc.
Profit & Loss Statement
to 30 June 2023

	<u>Note</u>	<u>FY 2023</u> (\$)	<u>FY 2022</u> (\$)
<u>Income</u>			
Funding - RDA Barossa	2	781,052	813,834
Bank Interest		22,451	2,272
Project Income		606,271	698,156
Sundry Income	3	42,148	144,689
Total Income		<u>1,451,922</u>	<u>1,658,951</u>
<u>Expenses</u>			
Employment Expenses	4	1,141,790	1,011,941
Depreciation	7	6,390	5,687
Project Expenses		249,230	260,541
Rent & Outgoings		46,873	41,049
Other Operational Expenses	5	195,682	236,834
Total Expenses		<u>1,639,965</u>	<u>1,556,052</u>
<u>Net Surplus / (Deficit)</u>		(188,043)	102,899

The accompanying notes form part of these financial statements.

Regional Development Australia BGLAP Inc.

Statement of Financial Position

as at 30 June 2023

	<u>Note</u>	<u>FY 2023</u>	<u>FY 2022</u>
<u>Current Assets</u>		(\$)	(\$)
Cash & Cash Equivalents	6	642,190	1,330,017
Trade & Other Receivables		115,690	112,805
Total Current Assets		757,880	1,442,822
<u>Non Current Assets</u>			
Plant & Equipment @ WDV	7	110,408	113,298
Total Non Current Assets		110,408	113,298
<i>Total Assets</i>		868,288	1,556,120
<u>Current Liabilities</u>			
Trade & Other Payables	8	297,326	748,420
Provision for Long Service Leave		25,124	73,819
Total Current Liabilities		322,450	822,239
<i>Total Liabilities</i>		322,450	822,239
<i>Net Assets</i>		545,838	733,881
<u>Member Funds</u>			
Retained Surplus		733,881	630,981
Current Surplus / (Deficit)		(188,043)	102,899
<i>Total Member Funds</i>		545,838	733,881

The accompanying notes form part of these financial statements.

Regional Development Australia BGLAP Inc.

Statement of Cash Flows

for the period ended 30 June 2023

<u>Note</u>	<u>FY 2023</u> (\$)	<u>FY 2022</u> (\$)
<u>Cash Flows from Operating Activities</u>		
Funding & Other receipts	1,416,921	1,907,467
Payments to suppliers and employees	(2,060,804)	(1,747,058)
Net cash provided by/(used in) operating activities	(643,883)	160,409
<u>Cash Flows from Investing Activities</u>		
Payments for Plant & Equipment	(43,944)	(66,185)
Net cash provided by / (used in) plant & equipment	(43,944)	(66,185)
<u>Cash Flows from Financing Activities</u>		
Proceeds from Borrowings	-	-
Repayments of Borrowings	-	-
Net cash provided by / (used in) financing activities	-	-
Net increase / (decrease) in cash held	(687,827)	94,224
Cash and cash equivalents at beginning of financial year	1,330,017	1,235,793
Cash and cash equivalents at end of financial year	642,190	1,330,017

The accompanying notes form part of these financial statements.

Regional Development Australia Barossa Gawler Light Adelaide Plains Inc.

Notes to the Financial Statements for period ended 30 June 2023

Note 1: Statement of Significant Accounting Policies

The financial statements are special purpose financial statements prepared in order to satisfy the financial reporting requirements of the Associations Incorporation Act 1985 (South Australia). The Board has determined that the Association is not a reporting entity.

The financial report has been prepared in accordance with the requirements of the Associations Incorporation Act (SA) 1985 and the following Australian Accounting Standards:

- AASB 101: Presentation of Financial Statements
- AASB 107: Statement of Cash Flow
- AASB 108: Accounting Policies, Changes in Accounting Estimates and Errors
- AASB 110: Events after the Balance Sheet Date
- AASB 1048: Interpretation of Standards
- AASB 1053: Application of tiers of Australian Accounting Standards
- AASB 1054: Australian Additional Disclosures

No other applicable Accounting Standards, Urgent Issues Group Interpretations or other authoritative pronouncements of the Australian Accounting Standards Board have been applied.

The financial statements have been prepared on an accruals basis and are based on historical costs and do not take into account changing money values or, except where stated specifically, current valuations of non-current assets.

The following significant accounting policies, which are consistent with the previous period unless stated otherwise, have been adopted in the preparation of these financial statements.

a. **Revenue and Other Income**

Revenue is measured at the fair value of the consideration received or receivable after taking into account any trade discounts and volume rebates allowed. For this purpose, deferred consideration is not discounted to present values when recognising revenue.

Interest revenue is recognised using the effective interest method, which for floating rate financial assets is the rate inherent in the instrument.

Grant and sponsorship income is recognised as revenue in the year of receipt.

If conditions are attached to the grant that must be satisfied, recognition of the grant as revenue will be deferred until those conditions are satisfied.

All revenue is stated net of the amount of goods and services tax.

b. **Cash and Cash Equivalents**

Cash and Cash Equivalents includes cash on hand, deposits held at call with banks, and other short-term highly liquid investments with original maturities of three months or less.

c. **Accounts Receivable and Other Debtors**

Accounts receivable and other debtors include amounts due from members as well as amounts receivable from donors. Receivables expected to be collected within 12 months of the end of the reporting period are classified as current assets. All other receivables are classified as non-current assets.

d. **Accounts Payable and Other Payables**

Accounts payable and other payables represent the liability outstanding at the end of the reporting period for goods and services received by the Association during the reporting period that remain unpaid. The balance is recognised as a current liability with the amounts normally paid within 30 days of recognition of the liability.

e. **Economic Dependency**

The Association is dependent on Grants Revenue received from the Department of Infrastructure & Regional Development (Commonwealth Federal Government) and from the Primary Industries & Regions SA (SA State Government) to fund the ongoing operations of the Association. Total Grant Revenue received from government agencies in the 30 June 2023 financial year amounted to \$618,808 (2022: \$651,590).

Department of Infrastructure & Regional Development agreement expires 30/06/2025.

Primary Industries & Regions SA agreement expires 30/06/2026.

Should the Association not secure funding or a reduced level of funding in future years, it may impact on the ability of the Association to continue operating as a going concern.

f. **Plant & Equipment**

Assets acquired are initially recorded at cost. Cost is determined as the fair value of the assets given as consideration plus costs incidental to the acquisition, including professional fees and all other costs incurred in getting the asset ready for use.

Non-monetary assets received as grants or donations are recognised as assets and revenues at their fair value on the date of receipt.

Fair value means the amount for which an asset could be exchanged between a knowledgeable buyer and seller in an arm's length transaction.

Regional Development Australia Barossa Gawler Light Adelaide Plains Inc.

Notes to the Financial Statements

for period ended 30 June 2023

- Note 1: Statement of Significant Accounting Policies (continued)**
- g. **Depreciation of Non Current Assets**
The depreciable amount of all fixed assets are depreciated over the useful lives of the assets to the Association commencing from the time the asset is held ready for use. Depreciation is calculated on a straight line basis, using rates that are appropriate to the class of asset. These rates are reviewed each reporting period.
- h. **Maintenance and Repairs**
Maintenance, repair costs and minor renewals are expensed when incurred. This includes IT maintenance charges.
- i. **Employee Benefits**
Employee benefits are accrued on a pro rata basis for annual leave and long service leave up to the reporting date.
No accrual for sick leave has been made because it is non-vesting. The best estimate of the sick leave expense for the reporting period is the actual amount paid for the year.
The superannuation expense for the reporting period is the amount of the statutory contribution the Association has applied to wages and salaries. These entitlements have been paid to the employees' nominated superannuation funds.
The Association has this year recognised all Long Service Leave entitlements as current given they're due and payable. The Association doesn't expect all entitlements to be paid out in the following reporting period. The Comparative information has been adjusted to recognise the liability as current.
- j. **Investments**
Investments are brought to account at cost. Interest revenues are recognised as they accrue.
- k. **Leases**
Lease payments for operating leases, where substantially all the risks and benefits remain with the lessor, are charged as expenses in the periods in which they are incurred.
The Association has no finance leases as at reporting date.
- l. **Grants, donations and other contributions**
Grants, donations and other contributions are recognised as revenues when the Association obtains control over the assets comprising the contributions. Control over assets received by way of grant(s) is normally obtained upon their receipt or upon prior notification that a grant has been secured. The timing of control commencement depends upon the arrangement between the grantor and the Association.
The Association is committed to expend all grants received for the purposes for which they are intended by the authorities and institutions providing the funds.
Contributions over which the Association is owed but not received as at the reporting date are recognised as receivables.
- m. **New Accounting Standards and Interpretations not yet mandatory or early adopted**
In the current year, the Association adopted all of the new and revised Standards and interpretations issued by the Australian Accounting Standards Board (AASB) that are relevant to its operations and effective for the current reporting period. The adoption of the new and revised Standards and Interpretations has not resulted in any material changes to the Association's accounting policies.
Certain new accounting standards have been published that are not mandatory for the 30 June 2023 reporting period and have not been used in preparing these reports.
Australian Accounting Standards and Interpretations that have recently been issued or amended but are not yet mandatory, have not been early adopted by the incorporated association for the annual reporting period ended 30 June 2023. The incorporated association has not yet assessed the impact of these new or amended Accounting Standards and Interpretations.

	<u>2023</u>	<u>2022</u>
	\$	\$
Note 2: Funding – RDA Barossa		
Primary Industries & Regions SA	379,828	418,000
Department of Infrastructure & Regional Development	238,980	233,590
Local Government (Councils)	<u>162,244</u>	<u>162,244</u>
	<u>781,052</u>	<u>813,834</u>

Regional Development Australia Barossa Gawler Light Adelaide Plains Inc.

Notes to the Financial Statements

for period ended 30 June 2023

	<u>2023</u>	<u>2022</u>
	\$	\$
Note 3: Sundry Income		
Other Income	24,953	63,481
Project Management Fees	5,726	60,674
Rent Received	6,224	15,350
Seminars & Forums	5,245	5,184
	<u>42,148</u>	<u>144,689</u>
Note 4: Employment Expenses		
Salaries	855,249	781,552
Superannuation	136,602	98,548
Leave Payments & Accruals	32,160	46,135
Workcover Insurance	3,255	2,900
Other Staff Overheads	52,558	23,629
Motor Vehicle Expenses	61,966	59,177
	<u>1,141,790</u>	<u>1,011,941</u>
Note 5: Other Operational Expenses		
Advertising	6,152	3,863
Board Expenses	26,421	26,224
Contract Services	24,232	26,529
Memberships & Subscriptions	12,745	15,426
Repairs & Maintenance	6,754	895
Software Subscriptions	32,398	28,165
Telecommunications	11,535	12,003
Travel & Accommodation	7,421	6,893
Other Operational Expenses	68,024	116,836
	<u>195,682</u>	<u>236,834</u>
Note 6: Cash & Cash Equivalents		
RDA Barossa Inc Operating Account	35,077	606,955
RDA Barossa Inc Investment Account	606,713	722,662
RDA Barossa Inc Petty Cash	400	400
	<u>642,190</u>	<u>1,330,017</u>

Note 7: Plant & Equipment

Movement in the carrying amounts for each class of plant and equipment between the beginning and end of the current financial year.

	Computers	Office Equipment	Office Furniture	Total
	\$	\$	\$	\$
Balance at 1 July 2023	23,541	61,682	28,075	113,298
Additions	12,479	7,906	23,560	43,945
Disposals	(223)	0	0	(223)
Depreciation expense	(13,075)	(16,058)	(17,479)	(46,612)
Carrying amount at 30 June 2023	<u>22,722</u>	<u>53,530</u>	<u>34,156</u>	<u>110,408</u>
Balance at 1 July 2023 - RDA	7,993	3,390	471	11,854
Balance at 1 July 2023 - Barossa Campus	15,548	58,292	27,604	101,444
<i>Balance at 1 July 2023 - Combined</i>	<u>23,541</u>	<u>61,682</u>	<u>28,075</u>	<u>113,298</u>
Additions - RDA	3,830	4,261	0	8,091
Additions - Barossa Campus	8,649	3,645	23,560	35,854
<i>Additions - Combined</i>	<u>12,479</u>	<u>7,906</u>	<u>23,560</u>	<u>43,945</u>
<i>Disposals - RDA</i>	<u>(223)</u>	<u>0</u>	<u>0</u>	<u>(223)</u>

Regional Development Australia Barossa Gawler Light Adelaide Plains Inc.

Notes to the Financial Statements

for period ended 30 June 2023

Note 7:	Plant & Equipment (continued)	Computers	Office Equipment	Office Furniture	Total
		\$	\$	\$	\$
	Depreciation expense - RDA	(3,960)	(2,002)	(205)	(6,167)
	Depreciation expense - Campus	(9,115)	(14,056)	(17,274)	(40,445)
	<i>Depreciation expense - Combined</i>	<i>(13,075)</i>	<i>(16,058)</i>	<i>(17,479)</i>	<i>(46,612)</i>
	Carrying amount at 30 June 2023	22,722	53,530	34,156	110,408

	2023	2022
	\$	\$
Computers		
At cost	72,171	73,219
Less Accumulated depreciation	(49,449)	(49,679)
	<u>22,722</u>	<u>23,540</u>
Office Equipment		
At cost	89,492	86,001
Less Accumulated depreciation	(35,962)	(24,319)
	<u>53,530</u>	<u>61,682</u>
Office Furniture		
At cost	104,388	80,829
Less Accumulated depreciation	(70,232)	(52,754)
	<u>34,156</u>	<u>28,075</u>
Total Plant and Equipment	<u><u>110,408</u></u>	<u><u>113,297</u></u>

Note 8: Trade & Other Payables

Trade & Other Payables	2,060	26,744
Advanced Funding	145,258	71,694
ATO (GST & PAYG)	(8,994)	47,617
Bank SA Visa Card	2,425	899
Superannuation Payable	10,133	9,991
Annual Leave Provision	73,840	98,491
Project Funds (3rd Party)	72,603	492,985
	<u>297,325</u>	<u>748,421</u>

(8.1) Project Funds (3rd Party)

	Opening Balance	Prior Year Adjustment	Monies Received	Monies Expended	Closing Balance
Angaston Trail	88	-	-	-	88
Barossa Campus	353,140	-	-	353,140	0
Barossa Campus Extension	-	-	228,118	172,009	56,110
Barossa Food	4,854	-	-	-	4,854
Barossa Future Leaders	6,803	-	-	3,040	3,763
Barossa Partnership	6,999	-	-	-	6,999
Bethany Vine Vale Trail	657	-	-	-	657
Girl Talk	514	-	-	514	-
SA Works	38,565	-	-	38,565	-
Tanunda Trail	132	-	-	-	132
Vintage Festival	2,000	-	-	2,000	-
World Heritage	80,583	-	-	80,583	0
Wine Capital Cycle Trail	(1,350)	-	1,350	-	0
Wine Industry Recycling	-	-	-	-	-
	<u>492,985</u>	<u>-</u>	<u>229,468</u>	<u>649,850</u>	<u>72,603</u>
2022 Comparatives	482,389		367,621	357,025	492,985

Note 9: Events after the Reporting Period

The Members are not aware of any significant events since the end of the reporting period that are required to be disclosed.

Regional Development Australia Barossa Gawler Light Adelaide Plains Inc.**Financial Report**

for the year ended 30 June 2023

BOARD'S REPORT

Your committee members submit the financial report of the Regional Development Australia Barossa Gawler Light Adelaide Plains Inc. for the financial year ended 30 June 2023.

Board Members

The names of Board members throughout the year and at the date of this report are:

Rolf Binder	Tony Clark (resigned 12/02/2023)
Andrew Morphet	Henry Inat
Amanda Longworth (resigned 26/04/2023)	Gary Mavrinac (appointed 19/09/2022)
Kieren Chappell	Stephen Balch
Darren Starr	Rachel Brdanovic

Principal Activities

The principal activities of the Association during the financial year were to provide strategic and targeted responses to economic, environmental and social issues affecting the region.

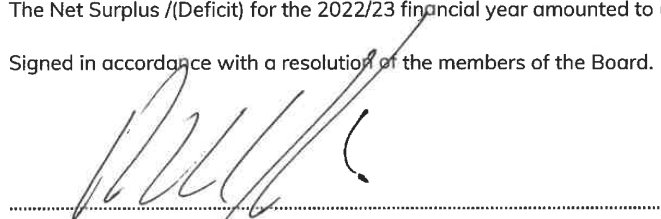
Significant Changes

No significant change in the nature of these activities occurred during the year.

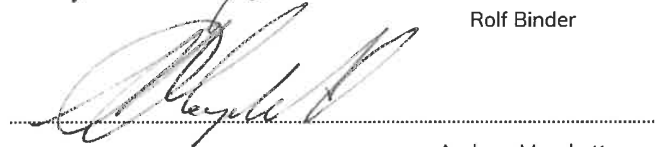
Operating Result

The Net Surplus /(Deficit) for the 2022/23 financial year amounted to (\$188,043) (2022: \$102,899).

Signed in accordance with a resolution of the members of the Board.



Rolf Binder



Andrew Morphet

Dated this 16th day of October 2023

Regional Development Australia Barossa Gawler Light Adelaide Plains Inc.
Financial Report
for the year ended 30 June 2023

STATEMENT BY MEMBERS OF THE BOARD

The board has determined that the association is not a reporting entity and that this special purpose financial report should be prepared in accordance with the accounting policies outlined in note 1 to the financial statements.

In the opinion of the board the financial report as set out on the following pages:

1. Presents a true and fair view of the financial position of Regional Development Australia Barossa Inc. as at 30 June 2023 and its performance for the year ended on that date.
2. At the date of this statement, there are reasonable grounds to believe that Regional Development Australia Barossa Inc. will be able to pay its debts as and when they fall due.
3. In accordance with Section 35(5) of the *Associations Incorporation Act 1985* the Board of the Regional Development Australia Barossa Inc., hereby states that during the year ended 30 June 2023:
 - no officer of the Association has, since the end of the previous financial year, received, or become entitled to receive a benefit (other than a benefit included in the aggregate amount of emoluments received or due and receivable by the officers of the Association shown in the financial report) as a result of a contract between the officer or a firm of which his is a member or an entity in which has a substantial financial interest and the Association;
 - No officer of the Association has, since the end of the previous financial year, received directly or indirectly from the Association, any payment or other benefit of a pecuniary value except for the reimbursement of travel expenses and honoraria for Rolf Binder, Tony Clark, Steve Balch and Andrew Morphett.

This statement is made in accordance with a resolution of the board and is signed for and on behalf of the board by:

Chairman:

Rolf Binder

Deputy Chair:

Andrew Morphett

Dated this 16th day of October 2023

**RSM Australia Pty Ltd**

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INDEPENDENT AUDITOR'S REPORT

To the Members of Regional Development Barossa Gawler Light Adelaide Plains Incorporated

Opinion

We have audited the financial report of Regional Development Barossa Gawler Light Adelaide Plains Incorporated, which comprises the statement of financial position as at 30 June 2023, profit and loss statement, and the statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies, and the statement by members of the board.

In our opinion, the accompanying financial report presents fairly, in all material respects the financial position of Regional Development Barossa Gawler Light Adelaide Plains Incorporated as at 30 June 2023, and its performance and cash flows for the year then ended in accordance with Note 1 to the financial statements and the Associations Incorporation Act (SA) 1985.

Basis for Opinion

We conducted our audit in accordance with Australian Auditing Standards. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Report* section of our report. We are independent of Regional Development Barossa Gawler Light Adelaide Plains Incorporated in accordance with the auditor independence requirements of the Accounting Professional and Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants* (the Code) that are relevant to our audit of the financial report in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Basis of Accounting

We draw attention to Note 1 to the financial report, which describes the basis of accounting. The financial report has been prepared to assist Regional Development Barossa Gawler Light Adelaide Plains Incorporated to meet the requirements of the Associations Incorporation Act (SA) 1985. As a result, the financial report may not be suitable for another purpose. Our opinion is not modified in respect of this matter.

Responsibilities of Management and Those Charged with Governance for the Financial Report

Management is responsible for the preparation and fair presentation of the financial report in accordance with the financial reporting requirements of the applicable legislation and for such internal control as management determines is necessary to enable the preparation and fair presentation of a financial report that is free from material misstatement, whether due to fraud or error.

In preparing the financial report, management is responsible for assessing the Association's ability to continue as a going concern, disclosing, as applicable, matters relating to going concern and using the going concern basis of accounting unless management either intends to liquidate the Association or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Association's financial reporting process.

10

THE POWER OF BEING UNDERSTOOD
AUDIT | TAX | CONSULTING

RSM Australia Pty Ltd is a member of the RSM network and trades as RSM. RSM is the trading name used by the members of the RSM network. Each member of the RSM network is an independent accounting and consulting firm which practices in its own right. The RSM network is not itself a separate legal entity in any jurisdiction.

RSM Australia Pty Ltd ACN 009 321377 atf Birdanco Practice Trust ABN 65 319 382 479 trading as RSM

Liability limited by a scheme approved under Professional Standards Legislation

**Auditor's Responsibilities for the Audit of the Financial Report**

Our objectives are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this financial report.

A further description of our responsibilities for the audit of the financial report is located at the Auditing and Assurance Standards Board website at: http://www.auasb.gov.au/auditors_responsibilities/ar4.pdf. This description forms part of our auditor's report.

A handwritten signature in black ink, appearing to read 'G Stenhouse'.

Ged Stenhouse
Director

RSM Australia Pty Ltd

Adelaide, South Australia
Dated: 17 October 2023

MATTERS FOR INFORMATION

6.8 LIBRARY SERVICES REVIEW 2022 - PHASE 1 COMPLETION REPORT

Author: Manager Library Services
23/115932

To provide Council with an update on The Barossa Library Services Review Phase 1 recommendations, which were endorsed by Council in July 2022. This report provides a summary of the implementation of the fifteen recommendations (Table 1).

Library Service Review Phase 1 Implementation

No.	Recommendation	Implementation summary
1	Vision and mission statements Library vision and mission statements be developed to provide clear indication of the purpose and future direction of the Barossa Library Services to Library and Council staff and the local community	Completed and presented to ELT, endorsed for internal use June 2023
2	Service levels Library service levels to be developed and implemented to guide service provision, staffing, budget, and ensure community needs and expectations are considered	Completed as per Corporate Plan deadlines
3	Collection development policy A collection development policy be developed for staff and public use	Completed, policy endorsed by Council April 2023, associated process in place
4	Library staff position descriptions Updated Position Descriptions that provide all staff with clarity of role and line of sight	Completed October 2023

5	Marketing plan An awareness raising/marketing campaign be developed to promote the role of the public library in the community, in meeting the United Nations goals, and the goals of The Barossa Council. This may include an outreach program so current non-users are aware of library services, promotion strategies that include photographs of local community members, and sharing of local library user stories that showcase the range of services offered.	Ongoing. <i>Campaigns include:</i> - Mini social media campaigns - Instagram launch December 2023 - Seasonal brochure highlighting library services and events - Collaborative Council wide school holiday program promotion - Library promotional pull up banners 'History Highlights' sharing stories of the history of the region - Digital collection spotlights - Increased promotion and accessibility cataloguing and labelling all First Nation's collections items - Summer Reading Challenge 2023/24 (all ages) - Pop-up tech help day at Barossa Central, Nuriootpa, November 2023 - Ongoing outreach children's programs at Williamstown Primary School - SALA community exhibition August 2023 - High profile author visit (RA Spratt) primary school book week promotion August 2023 - Attendance at Mount Pleasant Farmer's Market (2x visits) <i>2024 campaigns include:</i> - Barossa Library podcast 'Check 'n In' launch - Digital literacy outreach at residential care homes - Mini social media campaigns – library customer stories; library statistics - Barossa Arts Festival venue, Mount Pleasant Library - Showcase library collection, Mount Pleasant Library - Sustainability collection and seed library, Lyndoch Library
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6	Stakeholder meetings Instigation of regular meetings with relevant Council teams (e.g., Barossa Regional Gallery, Barossa Bushgardens) and neighbouring library services, to identify opportunities for collaboration and resource sharing	Ongoing. Example stakeholder meetings or collaborations include: Collaborative school holiday program (Barossa Regional Gallery; Barossa Bushgardens); Lutheran Care; Enhance Barossa Mental Health; Regional Heritage Network; Light Regional Public Library Service; Mid-Murray Family connections; Barossa Campus; Barossa Enterprise; Barossa Reconciliation group; Raising Literacy Australia; local residential aged care homes; UniSA; Flinders University; Barossa Vet Service, Barossa Co-op; Barossa Nursery; Local schools.
7	Strategic staff recruitment Staff hired with specific aptitude and skills to deliver outreach programs to the community or increase hours for existing staff who have these skills or the interest in developing these	Ongoing. Library currently has 6 staff who hold a university library qualification, 1 undertaking study. Other recently recruited staff have qualifications and experience relevant to their role.
8	Australian Early Development Census (AEDC) working group Establishment of a working group with stakeholders from the community, education and health sectors to design a library led response to the AEDC data showing an increasing number of children are vulnerable across several wellbeing domains	Conference convened November 2023. Thirty education, health and government stakeholders from the region attended to hear from experts about the AEDC data for the Barossa, interpretation of the data, and to discuss a local response. Information to be presented as a Council Workshop in 2024. Those interested in ongoing participation in a AEDC response invited to join the 0-12y sub-committee of the Enhance Barossa Mental Health group.

9	Mount Pleasant redevelopment The Mount Pleasant Library and Council Customer Service be adapted to enable provision for a wider range of Library and Council services. This includes, but is not limited to: a. Refurbishment of the internal and external entrance area to provide a welcoming environment consistent with contemporary libraries b. Retention of existing library services (e.g., collection, wi-fi, public use computers, printing, photocopying)	Complete. Please see photographs below of internal and external areas. Library now includes quiet reading area (with magazines) and larger children's area. Weekly 0-5yrs program delivered Weekly craft group (community delivered) School holiday and adult programs scheduled (one or more per quarter) After school children's STEAM programs (two or more per term) Existing services retained. Showcase collection launched December 2023. Community art display in place for the Barossa Arts Festival at Mount Pleasant Library Visitor Information Outlet display in place early 2024
10	Angaston Library closure and redevelopment Closure: Angaston Library cease to operate. Redevelopment: Future use of the space will be at the discretion of Council and could include Council services or use by external organisations. This decision will be made after consultation with the community.	Library closure complete December 2022. Future use of the space to be confirmed. Science Extravaganza event held in the Angaston Hall August 2023.

11	Trial of new library hours Move Library Sunday opening hours from Nuriootpa to Tanunda on a trial basis for 6 months from September 2022. Collate statistics and feedback on service use during trial.	Trial complete and new hours successfully implemented. Adult and children's programs regularly delivered on Wednesday evenings at Nuriootpa are well attended (e.g. teen and adult art workshops, children's bedtime Storytime and art classes).
12	Changes to Nuriootpa Library opening hours on a trial basis for 6 months from September 2022 as follows: a. Open to 7pm one night per week b. Reduce hours to close at 5pm rather than 5:30pm on remaining weeknights c. Collate statistics and feedback on service use during trial	
14	Home library service review A formal review of current home library services be undertaken, including identification of stakeholders, resourcing needs, and projections of the future service needs of our ageing local population.	Review completed and presented to ELT November 2023. Recommendations to form the basis of a New Initiative application for 2024-25 budget (underway).
15	Library program and services evaluation framework The performance of library programs and services to be evaluated via short annual customer feedback surveys and attendance records. Use this data to inform the following year's services and programs.	Completed and presented to ELT, June 2023. Library performance framework outcomes shared at Council meeting, July 2023. Summary provided to Libraries SA Board member visit October 2023. Feedback from evaluation and consultation used to drive program delivery and provide content for marketing plan.

16	Nuriootpa outdoor area The grass area outside Nuriootpa Library be fenced and funding sought to furnish the space with a community and/or sensory garden. This space would remain an area for Council staff members to use during breaks.	Modified plan includes temporary fencing for Western side, allowing hedge to grow to discourage child movement to the carpark, and installation of picnic table and new seating bench. Permanent fencing not included in revised plans. Activation underway, including use of area for well being day during October school holiday library program (with Barossa Bushgardens) and Harry Potter Day 'Quidditch'.
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Figure 1: SALA Community Exhibition, Nuriootpa Library



Figure 2: Science Extravaganza, Angaston Town Hall



Figure 3: Book week author event, Nuriootpa Soldiers Memorial Hall



Figure 4: Example seasonal brochure



Figure 5: Exterior, Mount Pleasant Library (facing main street)



Figure 6: Adult fiction section, Mount Pleasant Library (note lower, mobile, more accessible shelving style)



Figure 7: Staff members in children's area, Mount Pleasant Library



Figure 8: Quiet reading area, Mount Pleasant Library

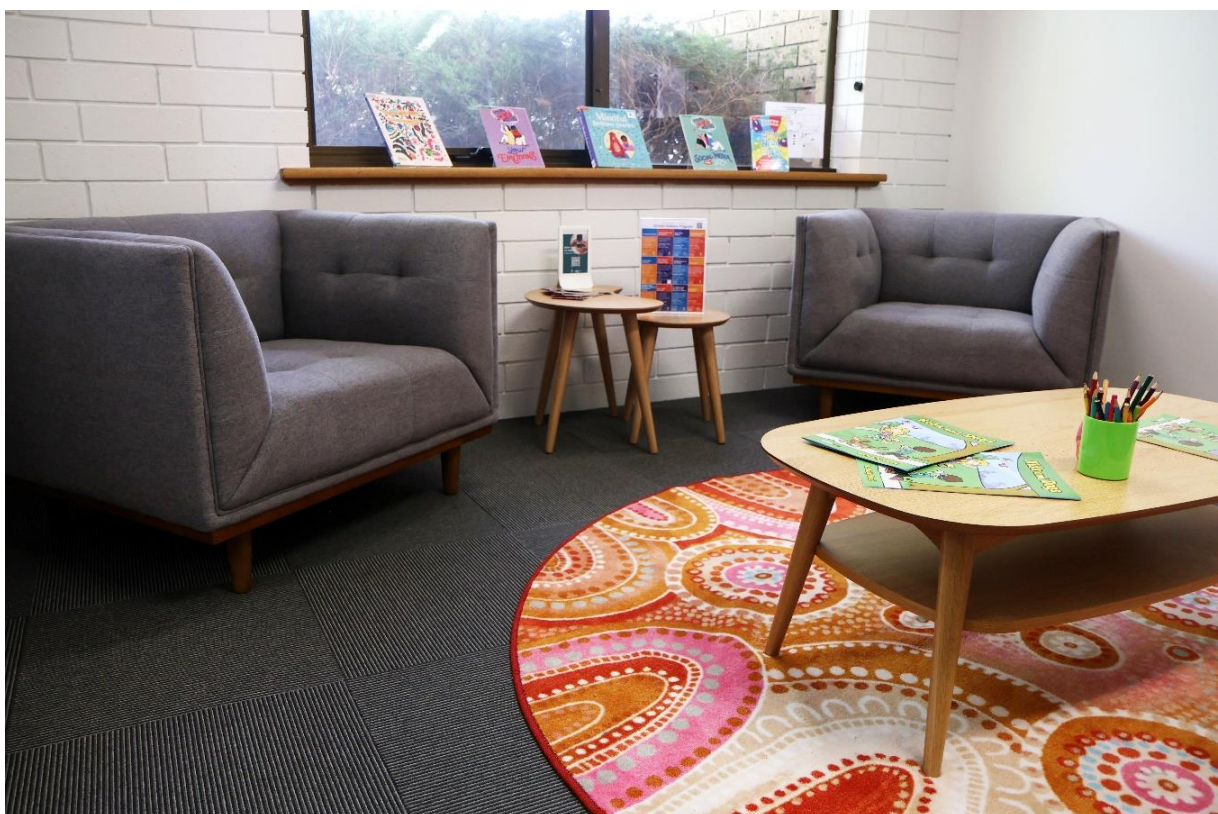


Figure 9: Wellbeing Day in collaboration with Barossa Bushgardens, Nuriootpa Library outdoor area



Figure 10: Harry Potter Day Quidditch match, Nuriootpa Library outdoor area



Summary

Implementation of these recommendations has further enabled The Barossa Council to provide high-quality, contemporary, and equitable library services to the Barossa community. The suite of individual and community benefits of this includes informed and connected citizens, library and lifelong learning, personal development and well-being, economic workforce development, stronger and more creative communities, and digital inclusion.

Business cases for the Phase 2 review recommendations (13, 17 and 18) are being prepared.

ATTACHMENTS

Nil

SUPPORTING REFERENCES

Nil

MATTERS FOR INFORMATION

6.9 AUDIT AND RISK COMMITTEE MEETING - MINUTES OF 27 NOVEMBER 2023

**Author: Manager Financial Services
23/116477**

The Audit and Risk Committee minutes of 27 November 2023 are hereby tabled.

ATTACHMENTS

Nil

SUPPORTING REFERENCES

[Agenda of Audit and Risk Committee – 27 November 2023 \(barossa.sa.gov.au\)](https://barossa.sa.gov.au)

[Minutes of Audit and Risk Committee – 27 November 2023 \(barossa.sa.gov.au\)](https://barossa.sa.gov.au)

MATTERS FOR INFORMATION

6.10 AUDIT AND RISK COMMITTEE MEETING - MINUTES OF 27 SEPTEMBER 2023

**Author: Manager Financial Services
23/116478**

The Audit and Risk Committee Meeting minutes of 27 September 2023 are hereby tabled.

ATTACHMENTS

Nil

SUPPORTING REFERENCES

[Agenda of Audit and Risk Committee – 27 September 2023 \(barossa.sa.gov.au\)](https://barossa.sa.gov.au/Agenda-of-Audit-and-Risk-Committee-27-September-2023)

[Minutes of Audit and Risk Committee – 27 September 2023 \(barossa.sa.gov.au\)](https://barossa.sa.gov.au/Minutes-of-Audit-and-Risk-Committee-27-September-2023)

DEBATE REPORT

7.1 Office of the Mayor and CEO

7.1.1 REQUEST FOR ASSISTANCE - BAROSSA WILDLIFE RESCUE

**Author: Chief Executive Officer
23/116466**

PURPOSE

To consider a request for assistance from Barossa Wildlife Rescue (BWR).

RECOMMENDATION

That Council, having received and noted the presentation and information, and the report outlining the access to advice, meetings rooms and planning application fee costs:

- (1) Formally acknowledge and recognise Barossa Wildlife Rescue.
- (2) Provide support for the set-up costs and fencing for their new location with a once off amount of \$5,000 (exclusive of GST).
- (3) Approve an amendment to the 2023-24 budget to 482-868 (Donations - Grants) of the amount of \$5,000.

REPORT

Background

Outlined in the documents at Attachment 1.

Introduction

BWR have presented to the November Council workshop and provided a letter requesting assistance, this is at Attachment 2.

Discussion

BWR have and continue to provide services to the community and state for injured wildlife.

BWR are looking for a location for homing and continuing the service and have identified a location for that purpose. They are seeking assistance in the form of:

- \$10,000 per annum for 3 years with an ongoing review to support their general and administrative costs.
- Financial support for Council-based services such as planning applications, meeting rooms.

- Professional support for various projects and activities including development planning applications, legal agreements and other governance and compliance matters.
- Formal recognition and support of BWR and its services.

In assessing the requests, it is clearly noted this is not a service for which Council has responsibility, it sits with the State. Further there are conflicting policy positions and service views arising from the BRW presentation and that of the Landscape Board related to injured wildlife management. Ultimately this service and the determination of appropriate policy settings are not Council responsibilities and the ongoing funding of such a service is at odds with the intent and direction of the functions of local government.

Notwithstanding the above, Council has and does continue to support groups with projects, normally through the Community Assistance Scheme. As this request has been brought to Council directly it is for Council rather than the Committee to determine if it will support the establishment of the new site. This is the direction and recommendation in this report. Any funding approved is not budgeted and would require a budget amendment to be approved for this purpose.

Council has not provided funding for ongoing costs of organisations in the past. There are many organisations that provide community outcomes from artistic, creative, historical, sporting, recreational, gardening, town development and events, business support, social inclusion etcetera and to fund the ongoing costs of BRW will create a significant precedent and place an unreasonable and unrealistic burden on Council and its ratepayers. However, consistent with this recommendation, assistance has and will continue to be provided with professional advice as per our normal business as usual operations and customer service standards.

On matters of funding planning applications and undertaking planning and governance support, that is not legally permitted. However, as with any applicant seeking planning approvals, officers have and will continue to provide advice and support for these matters, just not undertake the work. Also, as a community not for profit group they can seek reduction in planning fees that are related to Council charges; statutory fees imposed by the State cannot be waived.

Finally, support for recognising the work they do is achieved in the recommendation and we can raise issues of concern with the necessary Ministers, including:

- Their need for funding support.
- The need to accelerate legislative change to return animals immediately (once well) back to the location they are found (or close to that location).

Summary and Conclusion

That Council having received the presentations and commended the BRW provide support that is consistent with our grant program and capacity to provide formal recognition of the work they do.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES

- Attachment 1 BRW Presentation [!\[\]\(69baca079ef3ab6f03d58fd7e9f950f1_img.jpg\)](#) 
- Attachment 2 BWR Request for Assistance [!\[\]\(957138edf7d2615e14984f6bdb665b72_img.jpg\)](#) 

Supporting references

Nil

COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTSCorporate Plan

CS6 - Community - To help the prosperity and wellbeing of the community. Community grants programs. Support for community groups – networking, advice, input to The Big Project

Legislative Requirements

Local Government Act 1999 Sections 8 and 123.

FINANCIAL, RESOURCE AND RISK MANAGEMENT CONSIDERATIONS

Any funding is not budgeted and will require a budget adjustment, there are no resourcing and risk concerns arising from this report. The impact on Councils finance of \$5,000 is immaterial resulting in no change to net financial liabilities and increase in the deficit to from \$2.064M to \$2.069M, and an reduction in the underlying positions of the budget in the surplus from \$21K surplus to \$16K surplus.

COMMUNITY ENGAGEMENT

Nil required or recommended.

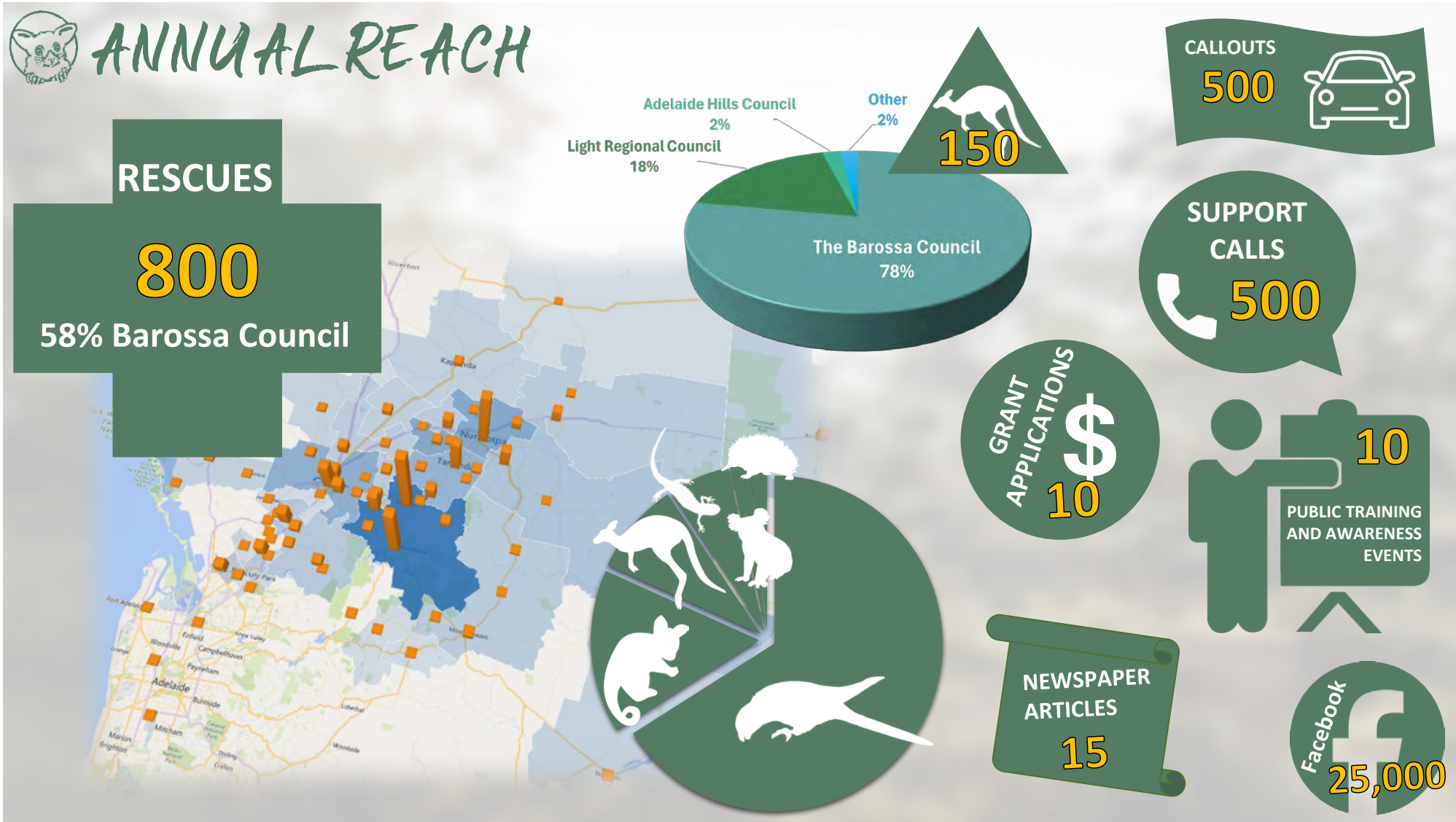




BACKGROUND

- 🐾 **Caring for Wildlife in the Barossa for the past 24 years**
- 🐾 **2022 became an Incorporated Association, Registered Charity**
- 🐾 **Now have established Full Governance & Compliance, Policies & Procedures**
- 🐾 **79 members**
- 🐾 **9 Large Animal Euthanasia Team**
- 🐾 **Annual Operating Expenses around \$25K**
- 🐾 **Major Projects in progress**
- 🐾 **Major Marketing Overhaul**
- 🐾 **Financial Sustainability is principal risk to existence**







PUBLIC SERVICE



🦘 Calls come from Council themselves, but also Police, Fire Brigade, Veterinaries, Business, and the local community

🦘 Our 24 x 7 x 365 helpline receives calls at all hours of the day and night. Callers are often emotionally distressed and expect immediate support

🦘 Police have been instructed to contact BWR to euthanise wildlife

🦘 Our volunteers drive thousands of kilometres in their own vehicles, and at their own expense

🦘 Large Animal Rescue Team has additional specific overhead costs and regulations around firearms

🦘 100 Large animal callouts would be a cost to the council of ≈\$80K+

🦘 Driving awareness, acknowledgement, understanding in our community. In South Australia, alone, there are 324 animal species listed as threatened under the National Parks and Wildlife Act

Wildlife Welfare Organisation (WWO) Support

Alexandrina Council

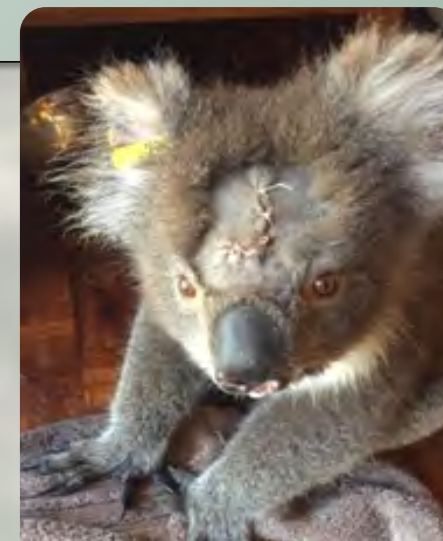
- Provides a 7 year lease on a block of land at \$1 pa
- The Council has allowed them to build a rescue centre/hospital on this land
- Recently provided \$10K to erect security fencing on the block.

Victor Harbour Council

- \$10k p.a. for 2 years

FORESTRY SA BWR Support

- \$2000 per year



REQUESTS FOR COUNCIL SUPPORT



1. Funding: Annual \$10,000 commitment for 3 Financial Years with ongoing review
2. Financial support for council-based services (Planning applications, Meeting Rooms)
3. Professional Support for various projects and activities including development planning applications, legal agreements, and other governance & compliance matters.
4. Formally recognise and support BWR's important role and contribution to the community as a service to businesses and rate payers

24th October 2023
Greg Linke
Barossa Wildlife Rescue
53 Gilbert Street
Lyndoch, SA 5351
greg.linke@barossawildliferescue.com.au
barossawildliferescue.com.au/



The Barossa Council
43-51 Tanunda Road
Nuriootpa SA 5355

Dear Mayor Lange, Councillors, and CEO of the Barossa Valley Council,

Over the past 24 years, Barossa Wildlife Rescue (BWR) has formed a symbiotic relationship with the local community, to the point we have now evolved as the de facto organisation caring for injured, orphaned, or displaced wildlife within the Barossa Valley and surrounding districts.

Far from just a domestic service, BWR is the first point of call for wildlife incidents by Police, Emergency Services, Forestry SA, vets, schools, businesses, wineries, and the Council itself. We educate and engage hundreds of youths in volunteer activities, hold community education workshops and events, and are a founding member of Wildlife United South Australia (WUSA), a coalition of major South Australian wildlife rescue organisations collaborating with government bodies and advocating for wildlife conservation.

BWR is an established volunteer-based not-for-profit organisation, and we are seeking to address primary risks to our service, of which financial sustainability is principal. Finding funding to keep BWR operational has been a fundamental survival necessity for our members, straining our resources by consuming a significant proportion of our efforts, and frequently coming from our volunteer's own pockets.

As an important and growing community service working primarily within the Barossa Valley, I am writing to request the following support from The Barossa Council:

1. Funding: Annual \$10,000 commitment for 3 Financial Years with ongoing review
2. Financial support for council-based services (Planning applications, Meeting Rooms)
3. Professional Support for various projects and activities including development planning applications, legal agreements, and other governance & compliance matters.
4. Formally recognise and support BWR's important role and contribution to the community as a service to businesses and rate payers

I have included a copy of our 2022/23 Annual report to provide more context on Barossa Wildlife Rescue's background, financials, and positive impact within the local community.

In addition, the following pages are a supplemental summary of the unfunded community services BWR provides. If BWR ceased to exist – ratepayers would be looking to the council to provide these services.

However, our strategic goal is so much more than just to help animals we injure - in South Australia, alone, there are 324 animal species listed as threatened under the National Parks and Wildlife Act. There is an urgent need for awareness, acknowledgement, and managing our communities' ecological impact on the fragile biodiverse environment which ongoing development and tourism is actively displacing.

Regards,

Greg Linke
Chairperson, Barossa Wildlife Rescue

Barossa Wildlife Rescue Request for Council Support



WHO USES OUR SERVICES

Each year, BWR volunteers receive around 500 calls for advice, attend 800 small animal rescues, 150 large animal callouts - of which 100 require euthanasia due to critical injuries.

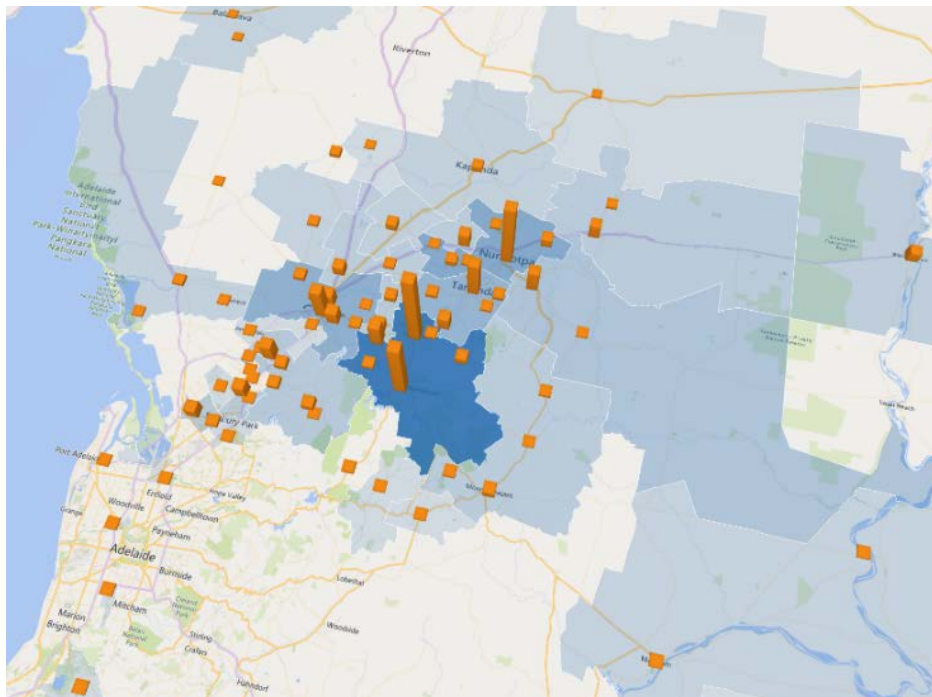
Many of our calls come through referrals from the Council themselves, but also Police, Fire Brigade, Veterinarians, Business, and the local community.

Whilst injured animals are often taken into Veterinary Clinics by the public, they don't have the resources to provide 24x7 care, and so they rely on our network of volunteer carers.

Police from Nuriootpa and Gawler also typically contact BWR to assist with injured large animal euthanasia. Due to their limited resources, the risks involved, and the nature of their small calibre weapons, Police have been instructed to only use their own resources to euthanise wildlife "as a last resort".

Our 24 x 7 x 365 helpline receives calls at all hours of the day and night, because the community is passionate about wildlife and do believe injured animals need to be responded to on an emergency basis. Callers are often emotionally distressed after being involved in an incident injuring an animal, and these calls typically require immediate counselling and close support through the next steps. We commonly deal with callers that become angered after calling around and frustratingly not being able to find assistance, and demand unreasonable and instantaneous attendance from our volunteers.

Whilst the Barossa Council zone represents the 58% majority of our callouts, we do receive calls from all over the state. Our volunteers drive thousands of kilometres in their own vehicles, and at their own expense to provide these services.



Rescue Animal proportions by Council Area

Barossa Wildlife Rescue Request for Council Support



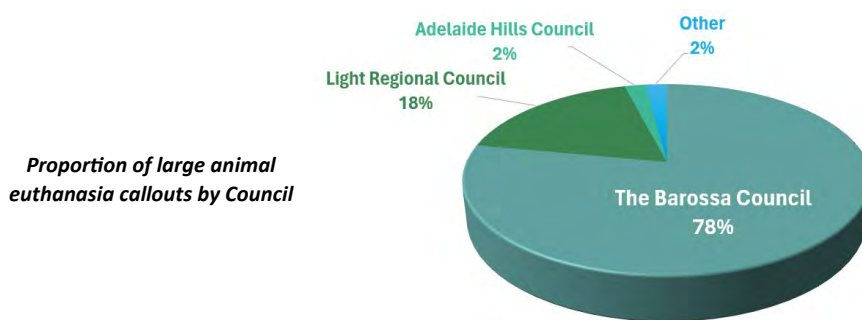
LARGE ANIMAL RESCUE

The large animal rescue team typically responds to kangaroo and occasional emu callouts. These are usually critically injured animals due to vehicle collisions where the animal needs to be humanely euthanised and removed.

This service has additional specific overhead costs such as firearms licensing with special category 12 (Wildlife management), mandatory shooting club membership, public liability insurance, and equipment such as rifle, ammunition, high vis Personal Protective Equipment, capture nets, lighting etc. They need to be trained in strict firearms procedures and regulations, including specific procedures for activities on private, public, government land, and SAPOL notification.

We currently have 9 Large Animals rescuers covering this service at no cost to the council. Typically, councils would have to use police (local police contact BWR anyway), or hire a professional shooter, which including travel and penalty costs can be up to \$1000 per animal.

The Barossa Council area represents 78% of large animal euthanasia callouts which totalled 136 callouts, and 94 animals euthanised last financial year. **The Service BWR provides equates to approximately \$80,000+ cost avoidance to the Barossa council each year for professional animal disposal.** This service was historically provided by the Barossa Council.



ALEXANDRINA / VICTOR HARBOUR COUNCIL WILDLIFE SUPPORT

One of our Wildlife United South Australia (WUSA) members, the Wildlife Welfare Organisation (WWO) is a comparable service to BWR based in Goolwa, South Australia. This organisation is supported by local councils as it undertakes a lesser number of rescues with around 20 volunteers. WWO has established 2 thrift shops based in Goolwa and Victor Harbour which are not for profit fundraising specifically supporting WWO.

Alexandrina Council

- Provides a 7-year lease on a block of land at \$1 pa, which has been renewed 3 times. (Kessell Rd, Goolwa). The Council has allowed them to build a rescue centre/hospital on this land (shed based structure, which WWO funded separately and own)
- Recently provided \$10K to erect security fencing on the block.

Victor Harbour Council

- \$10k p.a. for 2 years (total \$20K) for running costs of their service & rescue vehicle.

FORESTRY SA

Forestry SA is an infrequent user of BWR's Large Animals Rescue services (approx. 5 callouts per year), however recognises the fact it does call on our services which are primarily funded by community donations.

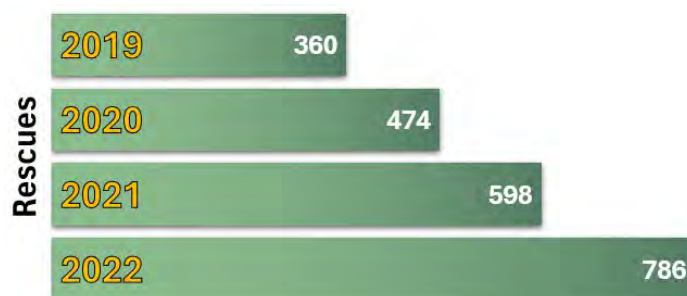
Barossa Wildlife Rescue Request for Council Support



As such, Forestry SA have pledged \$2,000 support to BWR, with annual review.

RESCUE FACTS

Increased Development, housing density, habitat loss, tourism and increased road traffic have resulted in intensification of human/wildlife interactions with rescue numbers consistently increasing by $\approx 20\%$ year on year. As a responsible community, we have a humane commitment to care for the animals we are displacing.



This Boobook owl came into our care after it was found with its wing impaled on a TV antenna.



A bearded dragon brought in after being inadvertently run over by a ride on lawn mower.



These Shelducks were rescued after their mother did not return home. Orphans are common, but these will grow into brightly colored adults that grace our wetlands.



This Koala was hit by a vehicle as it was crossing a road dividing its habitat.



Possums and birds are regularly *predated upon* by domestic pets.



Echidnas have a common tendency to become stuck in drainpipes.

Barossa Wildlife Rescue Request for Council Support



PROJECTS

Whilst BWR is managing growing wildlife incidents and corresponding operational overheads, we are also committed to funding and delivering various associated projects that align with our cause. These projects range from smart phone technology for managing callouts, to facility and equipment upgrades that will enable us to keep up with the growing community demands.

One such project is a BWR sanctuary which is currently under review by the Barossa Council. The proposal would see a kangaroo sanctuary located on site of the planned 100+ Room Nexus Accommodation Development in Lyndoch.

Whilst the development it is a potentially significant contributor to Barossa Tourism, BWR is still working hard to raise funding for the \$30K establishment cost to deliver the 2.4 acre enclosure and associated facilities.



Proposed Sanctuary Location at the 'Barossa Pavilions' in Lyndoch



BWR ANNUAL REPORT 22/23

Barossa Wildlife Rescue acknowledges that the lands we operate on are the traditional lands for the Ngadjuri, Peramangk and Kaurna peoples, and we respect their spiritual relationship with their country.

We honour the integral role they have played for millennia in looking after this country, including its local wildlife, and acknowledge their unbroken, ongoing relationship with country.

Thanks to Sheree Venter (Secretary) and Meredith McLean (Treasurer) for planning, preparing content and coordinating the preparation of the report. Thanks to Melanie McLean for the reports fantastic design.

Thanks to the following members for contributing various updates: Greg Linke (Chair), Rose Brooks (Operations Manager), Chelsea Linke (Vice-Chair), Michael Scutter (committee member), Vanessa Sullivan (committee member), and Simon Taylor (Large Wildlife Team Leader).



PRODUCED BY

Barossa Wildlife Rescue.

PO Box 386, Lyndoch SA 5351
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ABN 30 944 287 59

Barossa Wildlife Rescue is a registered charity with the Australian Charities and not for profit Commission (ACNC).

All photos in this report are copyright to Barossa Wildlife Rescue.

Thank you to Laura Massey @roaming.vision for her contribution of professional photos of our wildlife. Laura's photos are acknowledged throughout.

Cover photo: Ziggy - Ringtail Possum.
@roaming.vision

Ringtail Possum Creche

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Lucy-Lou - Western Grey Kangaroo

ABOUT BAROSSA WILDLIFE RESCUE

Barossa Wildlife Rescue (BWR) is a community-run charity that provides wildlife rescue, rehabilitation & release services in the Barossa Valley region.

Through education, outreach and advocacy, BWR educates the community to embrace conservation and recognise the value of our local wildlife.

We are made up of a tight knit community of dedicated volunteers from all walks of life, ranging in ages from 12 to 80+. BWR celebrates diversity and works to empower its members to learn and grow.



Reggie - Long Billed Corella

OUR HISTORY



Barossa Wildlife Rescue started 24 years ago, when founder Rose Brooks, rescued her first kangaroo joey, Bunty, a 6 month old orphaned Euro.

For almost 20 years BWR was predominantly Rose caring for wildlife out of her own home, with the support of a few likeminded wildlife lovers and local youth.

As word spread and Rose became synonymous with wildlife in the Barossa community, the demand for BWR's services increased significantly.

Rose recognised the importance of our work, and the need for BWR to be built into something that could stand the test of time.

With the support of Simon Taylor and the Southern Barossa Alliance (SBA), the decision was made for BWR to become a member-led incorporated association.

BWR was auspiced under the SBA for 2 years while it established the required governance and applied to become an incorporated organisation.

As of July 1 2022, BWR has been operating as an independent incorporated organisation and registered charity.

From humble beginnings BWR has grown beyond Rose's wildest dreams.



A MESSAGE FROM OUR CHAIR

I was recently faced with the daunting task of building the aviaries for our possum palace project. Brad at Royal Rooster suggested it would take 4 people half a day to assemble one of their aviaries. That statement was a bit overwhelming, being 1 person with 8 aviaries to build, and then install.

Fortunately, the amazing team at Treasury Wine Estates volunteered 5 people to help out and we had the first 4 aviaries built in a day. The second day needed a whole lot more work to install them, but with a few more BWR volunteers, we had them done in just a few hours.

Many hands really do make light work. A handful of people putting in a couple hours per week achieves a great deal. 1 or 2 people putting in many hours not only burns people out, but puts the organisation at great risk when those key people just can't do it any longer. It has become clear that this needs to be a guiding principle in our strategy.

In the past year our BWR family achieved a great deal, finally managing to transition from an establishment phase to a steady state. We have managed to get our compliance and procedures in place, whilst at the same time growing the number of rescues by around 30%, reinventing our media and marketing presence, implementing the xMatters callout system, and through a big effort in fundraising, grants and sponsorship - we've built the best financial standing in BWR's history.



Greg and 2 Ringtail Possums

It was fantastic to have so many members at the strategic planning workshop in August, and whilst we are still formalising the strategic plan, the takeouts are clear. It's time to regroup and remember why BWR exists – for the animals, but also for our members.

We need to acknowledge, embrace and grow our membership through education, inclusiveness, and collaboration. And we need to leverage and extend our strong public image to build financial security through sponsorships, allowing us to keep our focus on the real reason we are here.

Greg Linke
BWR Chair
September 2023

A MESSAGE FROM OUR OPERATIONS MANAGER



When I cared for my first kangaroo joey Bunty about 24 years ago, I never imagined that Barossa Wildlife Rescue would be the result so many years later. From that one joey and just myself, we have now grown to a rescue that takes in almost 800 animals from all over the Barossa Valley every year.

I'm bloody proud of where we've come.

We've got 57 members, 9 Wildlife Carers, a great caring culture, and a whole lot of community support.

The last year has been a really big year. We stepped up to another year of 27% growth in rescue numbers. To help care for these large numbers, we've supported 16 members to apply for their Wildlife Carer Permits.

We've also grown the Large Wildlife Rescue Team to improve our ability to respond to injured large wildlife. Thank you to that team for doing that horrible job.

Everyone knows I don't love paperwork, but I'm glad that we have now put together operational SOPs for our different activities, to protect our members and keep them safe. We continue to need more people who have governance and management skills to run the organisational side of things, so we can get on with caring for the animals.

I know that our members and members of the public are always interested in learning more about wildlife. We've provided training and talks to many community groups, and also offered training courses for our members to attend.

I'm excited about the upcoming upgrades to our possum enclosures and am thankful for Bank Australia's Community Grant Program. These new possum enclosures will give more space for our resident and new possums and birds to climb and explore.

Looking ahead, a Kangaroo Sanctuary is our next big step, and I hope it will happen in the next year, after all this time hoping and planning for it. We have numerous kangaroo joeys in care, with nowhere else to go. Setting up a sanctuary will take the weight of worry off all our carers.

I'd like to thank everyone for helping to build BWR so that no animal in need goes it alone or suffers.

Rose Brooks
Operations Manager
September 2023

OUR 2022/23 IMPACT



786 Animals Rescued

481

Calls for
advice
answered

94

Critically injured
Kangaroos
euthanised

27%

Year on year
increase in total
rescues



25,670

Facebook
Reach

13

Newspaper
Articles



BAROSSA WILDLIFE RESCUE

New logo launched!



New record
keeping system



5 in-house
training events



WUSA Founding
Member

YOUR DONATIONS AT WORK

For every \$100 received
by Barossa Wildlife
Rescue...

\$34 Animal Food

For all animal food,
including infant
formulas



Frits & Lucy-Lou

\$13 Animal Care

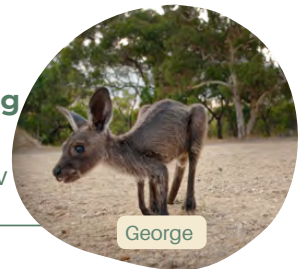
Veterinary costs,
consumables,
cleaning,
sanitation,
animal rescue &
feeding



Nugget

\$5 Marketing

For our
rebranding,
including new
signage



George

\$19 Equipment & maintenance

For small assets
such as rescue &
care equipment,
and ongoing
upkeep and
maintenance of
facilities



Sheree & Meredith

\$12 Volunteer Costs

For volunteer
training, workshops
& Large Wildlife
Rescue Team
insurance



Curry - Currawong

\$4 Fundraising

For operating
costs associated
with fundraising
activities



Michael & Rose

OUR RESCUE EFFORTS

786
RESCUES

84 Kangaroos



83,465

Total days
wildlife spent
in our care

136 Possums



489 Birds



25

Possum joeys
hand-raised

13

Kangaroo joeys
hand-raised in
long-term care

12 Echidnas



9

Members with
Wildlife Carer
Permits

44 Reptiles



7

Members with
pending Wildlife
Carer Permit
applications

9

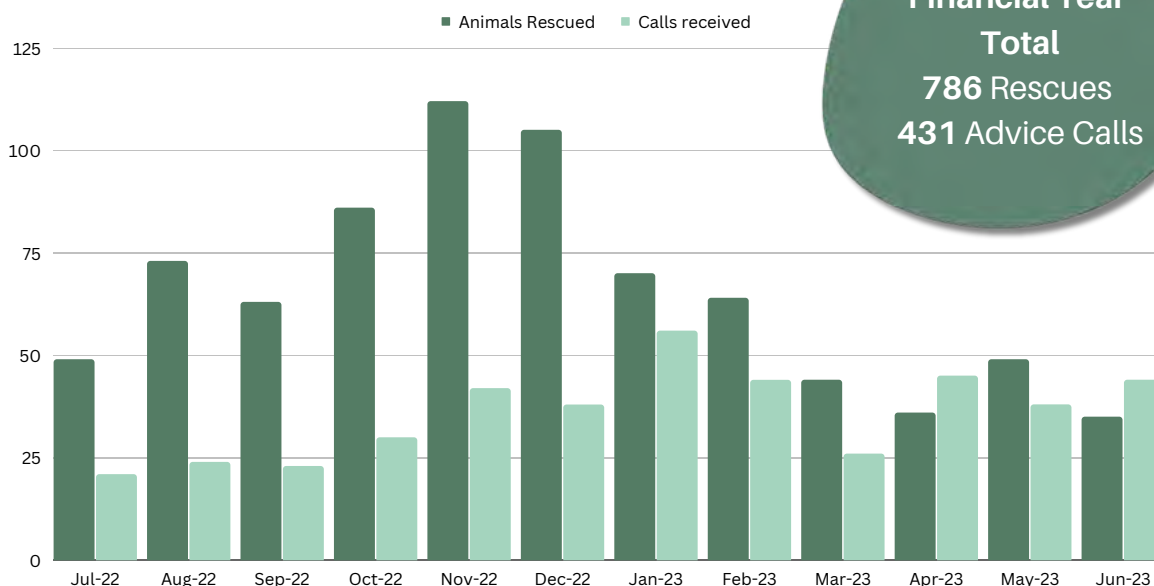
Members with
pending
Restricted Wildlife
Carer Permits

16 Koalas



OPERATIONS

2022-23



Final outcomes by animal type (as % of all outcomes for that animal type)					
	Released	Deceased	Still in Care	Retain	Other
All Animals	27%	61%	6%	1%	6%

Note: this data relates to rescues from December 1 2022 until the end of the financial year. This is due to the tagging system only coming into effect in mid-November. "Other" outcomes include instances such as animals transferred to another organisation, escapees, or animals not found at the rescue site. "Deceased" includes spontaneous deaths and euthanasia by a vet.

OUR OPERATIONS

TRAINING

Training is recognised as a key enabler to up-skill our members and grow BWR's rescue and rehabilitation capabilities.

- 35 BWR volunteers and members of the public attended our Basic Wildlife First Aid workshop in August 2022, to positive feedback, "very informative on basic care of animals"
- BWR co-hosted a "Bushfire Preparedness for Wildlife Carers" workshop in October 2022 with Lyndoch CFS, and representatives from CFS regional and head office
- 18 volunteers were trained to follow our updated feed-up procedures to improve hygiene and animal husbandry practices
- BWR's three feed-up supervisors attended First Aid and CPR training
- The Large Wildlife Rescue Team attended two procedural training workshops and one practical workshop at the Kapunda Rifle Range, with instruction provided by John Coventry
- 18 members were financially supported to attend specialised training offered by SOWFI, Dr Anne Fowler and WIRES
- A WIRES training grant enabled 9 members to complete their National Introduction to Wildlife Rescue online course.



Kelsey - How to check a pouch talk.

Volunteer Roles & Training Pathways

As BWR continued to grow, a need was recognised to define our volunteer roles, their training pathways and required qualifications.

The following roles were outlined in a new Procedure: Wildlife Assistant (feed-up), Wildlife Carer, Rescuer, Transporter and Large Wildlife Rescue Team. This should assist in guiding new members in how they can attain various roles, and in standardising the process.



Rescue Hotline

The Hotline is primarily answered by the Operations Manager, with ad hoc assistance from other experienced wildlife carers. This reliance on a single member had been identified as a key operational risk. Options to address this risk will be explored during FY23-24. In the first instance, a Phone Operator Handbook will be compiled, and additional experienced carers trained in answering the hotline and dispatching rescuers, to enable a roster-based system to be implemented.

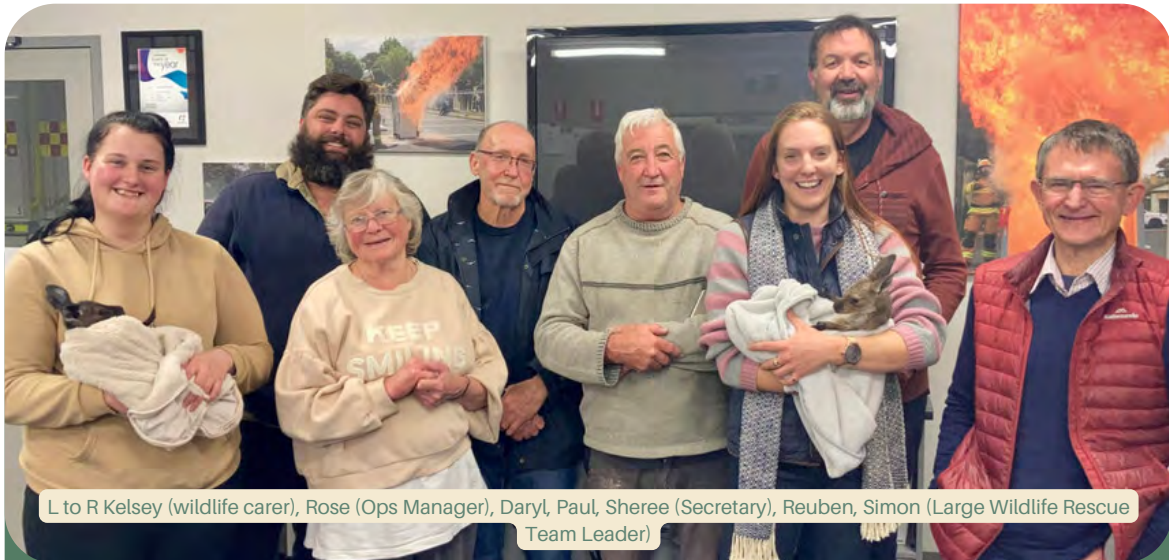


xMatters Implementation

Historically, when a rescue was required, our Operations Manager needed to ring around our rescue volunteers until someone was found to be available.

This created additional pressure on the Operations Manager, both in terms of needing to recall numerous members' schedules and making many additional calls to find a rescuer. It also resulted in over-reliance on specific rescuers who were known to have better availability than others.

A collaboration with WIRES has been explored and will be implemented early next financial year to address our rescue dispatch needs. WIRES has offered us free licences to the dispatching app xMatters, which should streamline the process and reduce the burden on the Operations Manager. It will also enable a roster-based system for the phone hotline.



LARGE WILDLIFE RESCUE

Our Large Wildlife Rescue Team is trained and licenced to assess, rescue, relocate or euthanise large wildlife in distress. The Team has grown from 5 to 9 active members, which has allowed us to meet the increasing demand for their services, including an increased reliance by SAPOL on our team.

The team attended 136 callouts during the financial year, of which 94 required euthanasia due to critical injuries. Most of these injuries continue to be caused by car impacts, followed by fence entanglement.

Multiple training sessions have been offered to the team, including practical and procedural training on Firearms safety, large wildlife rescue and handling, and joey rescue. We would like to thank John Coventry for providing high quality practical training to our team.

Most team members are retired or semi-retired, which has proven an advantage, allowing rapid response to reduce animal suffering. The team is based in the southern Barossa however, and we recognise that there continues to be a need to recruit new team members in the northern Barossa region. One additional team member is currently in training, but more are needed to provide comprehensive and rapid coverage of the entire Barossa region.

A collaboration with ForestrySA is scheduled to commence in the next financial year, which will enable our trained team members to euthanise injured wildlife on ForestrySA land, further reducing needless suffering.



FACILITIES

BWR has invested in additional rescue and rehabilitation equipment to meet the increasing demand for our services, including additional rescue baskets, heat pads and an avian incubator.

We have also invested in rescue and safety equipment for the Large Wildlife Rescue Team, including nets, car hazard lights and large wool packs.

Onsite at BWR HQ, an outdoor sink and hand sanitiser stations were installed to assist in improving hygiene practices.

BWR also successfully applied for a substantial grant from Bank Australia to replace its possum enclosures with eight new, custom-built, spacious enclosures. These grant funds will be received in FY23-24, and the new aviaries will be installed prior to December 2023.

VETERINARY SUPPORT

BWR is grateful for the extraordinary veterinary support provide by Gawler Animal Hospital (Gawler South) and The Vet Clinic (Angaston).

These practices and their staff go above and beyond to care for wildlife in need. Their expert guidance and support continues to result in better outcomes for wildlife, and their partnership is integral to BWR's ability to successfully rehabilitate wildlife.

COLLABORATION, ENGAGEMENT & ADVOCACY



Guaca - Brushtail Possum

Media Strategy

Our media presence is an important tool in advocating for wildlife, raising community awareness and promoting engagement in wildlife conservation. A media working group was established by the Committee to review our media presence and develop a media strategy.

Most notably, BWR launched a new logo and branding. We loved our old logo, but it was time for a custom-designed logo to better represent the growth of the organisation. Our new logo is based on a photo of one of our rescue possums, Jelly, designed by our Chair Greg Linke. We hope this fun new logo will make us more appealing to corporate sponsors and more approachable to the young people who are our future.

A social media review led to a refresh of our social media style, including a focus on high quality photos paired with informative post content. This resulted in a doubling of our Facebook content reach to 25,670 and almost 400 new Facebook page likes.

A dedicated Media Manager will need to be recruited to lead ongoing social media content creation, and a refresh of our website.



Community Engagement

BWR seeks to educate the community on the value of conserving our local wildlife. This includes educating people on the remarkable attributes of various local species, how to make an initial assessment on whether an animal requires intervention, and how to safely check and rescue a joey from pouch.

BWR presented to the following community groups during FY22-23: Kiwanis, Nuriootpa Lutheran Fellowship, Barossa Probus, Barossa Garden Club, Barossa Bird Club and Barossa Retirement Village. BWR also had a presence at community events, including the Lyndoch Christmas Party and the Villawood William Lakes Grand Opening event.

BWR was also successful in securing a grant from Foundation Barossa to deliver youth education sessions to local high schools.



Wildlife United SA (WUSA)

BWR is a founding member of Wildlife United SA (WUSA), a coalition of 5 South Australian wildlife rescue organisations with the purpose of collaborating and advocating for wildlife conservation and the interests of wildlife rescue organisations.

This past year has been one of significant progress for WUSA. We have set up regular meetings with the Department of Environment and Water, where we advocate for change to legislation to help aid wildlife carers in doing the work they do best. Through these meetings we are confident that the legislation for release of possums and kangaroos will be changed in the coming years.

We have become connected to the RSPCA, and will be establishing regular meetings with the CEO of the RSPCA to discuss the advancement of the RSPCA wildlife hospital and the roles that wildlife carers will play in its function. And more recently, WUSA has met with representatives from WIRES to discuss funding and give feedback on WIRES contributions to volunteer carers.

All of this moves towards more support and more recognition for our efforts. WUSA will be entering this new year with more drive for change than ever before.

FINANCIAL OVERVIEW

A MESSAGE FROM THE TREASURER

Barossa Wildlife Rescue (BWR) has made good progress this year in establishing sound financial practices with updates to budget planning and financial control policies. I am confident that going forward we will continue to improve our financial management with the continuous review of policies and procedures and implementation of changes as needed.

Barossa Wildlife Rescue's expenditure this financial year was slightly under the 2022/2023 budget. However, with 27% increase in rescues from the previous year, our expenditure for animal food and care was slightly over budget. Adjustments have been made to the budget to allow for a further increase in rescues in FY23-24.

Donations received were in line with our 2022/2023 budget forecast and fundraising and sponsorships exceeded our budgeted amounts. We had a surplus of \$9,437 this financial year, which includes \$3,500 Barossa Co-op Sponsorship and \$1,000 grant from Foundation Barossa that will be expended on a project in FY23-24.

We received \$14,780 of in-kind donations this financial year from our generous supporters in the Barossa community. We used \$8,975 of the in-kind donations for our Christmas raffle and Quiz night silent auction and prizes. The remaining in-kind donations will be used for fundraising activities in the 2023/24 FY.



Meredith & Yarlou - Western Grey joey

Anomalies have been identified with the recorded assets and adjustment will be made in FY23-24 to correct these anomalies.

We established a fundraising committee this year and conducted several successful fundraising activities that were well supported by the Barossa Community. We would like to thank all the local businesses who supported BWR with in-kind donations for our fundraising activities.

BWR was registered with the Australian Charities and Not-For-Profit Commission this year back dated to 19/01/2022. Our application for Deductible Gift Recipient (DGR) status that was submitted in conjunction with our application for Charity status, was rejected as we are required to be on the Register of Environmental Organisations before applying for DGR endorsement. Work is in progress to submit our application for DGR endorsement.

Meredith McLean
Treasurer
October 2023

GRANTS AND SPONSORSHIP

BWR is thankful to have received several significant grants and sponsorships during this financial year. This support provides vital funds to feed and care for wildlife, invest in critical equipment, and repair and upgrade facilities.

The Barossa Co-Op: BWR was awarded a Gold sponsorship by the Barossa Co-op. This sponsorship is a three-year partnership which provides \$3,500 store credit per annum at Barossa Co-op stores. This funding has been used for hardware for facilities repairs and upgrades, health and hygiene consumables, and food. A significant portion will also be used to purchase concrete sleepers as foundations for the new aviaries being installed by the Possum Palace Project.

Bank Australia: BWR was awarded \$19,408 for the Possum Palace Project, as part of Bank Australia's Community Customer Grants program. The funds will be received and expended in FY23-24. More information about this project is included later in this report.



Sheree, Vanessa, Rose & Emily receiving the Villawood Community Grant cheque

Villawood William Lakes: as part of their Community Grants Program BWR was awarded a \$1,000 grant towards our 2022 springtime operational expenses. This also enabled us to purchase an avian incubator.

Pernord Ricard Winemakers: kindly awarded us a \$1,000 grant towards operational expenses.

Foundation Barossa: allocated us a \$1,000 grant to design and deliver 4 workshops to local high schools with the aim of educating them on local wildlife, and how to recognise and respond to wildlife in distress, titled "Re-wilding our youth". The grant deadline has been extended to end of Term 1, 2023.

FUNDRAISING

A Christmas raffle was conducted in late 2022, with 26 prizes donated by local businesses, raising just over \$2,000.

The need for a fundraising strategy and more regular fundraising efforts was recognised, resulting in the formation of the Barossa Wildlife Rescue Fundraising Sub-Committee in January 2023. It conducted one major fundraising event in May 2023 and has planned additional activities for FY23-24.

The first event in 2023 was our first trivia night and auction held at Barossa Chateau. It was an enormous success with a lot of support from local businesses and the public. The venue was donated at no cost to BWR and Sean Craig Murphy donated his time to MC the night. A silent auction was conducted on the night with all auction items donated by local businesses. Prizes given out on the night were also donated. We raised just over \$4,000 from the quiz night. Feedback received from attendees at the quiz night was very positive.



Trivia Night



MC Sean Craig Murphy at the inaugural Trivia Night

The activities planned for the remainder of the year include a Tea Towel fundraiser with art work from local children and a Spring Donation Drive. Both of these activities were completed by September 2023.

The Spring Donation Drive collected goods to help us through our busiest time of the year, run with the support of Barossa Fresh. It was a remarkable success with a bounty of supplies received.

The months ahead have us running a sausage sizzle at Bunnings Gawler and our annual Christmas Raffle.

THANK YOU TO ALL OF OUR SUPPORTERS

BWR would like to say thank you to all our supporters, big and small, cash and in-kind, and everything in between. Without your incredible support, we could not do continue our work.

BWR would like to acknowledge the following donors, who made contributions of over \$500:

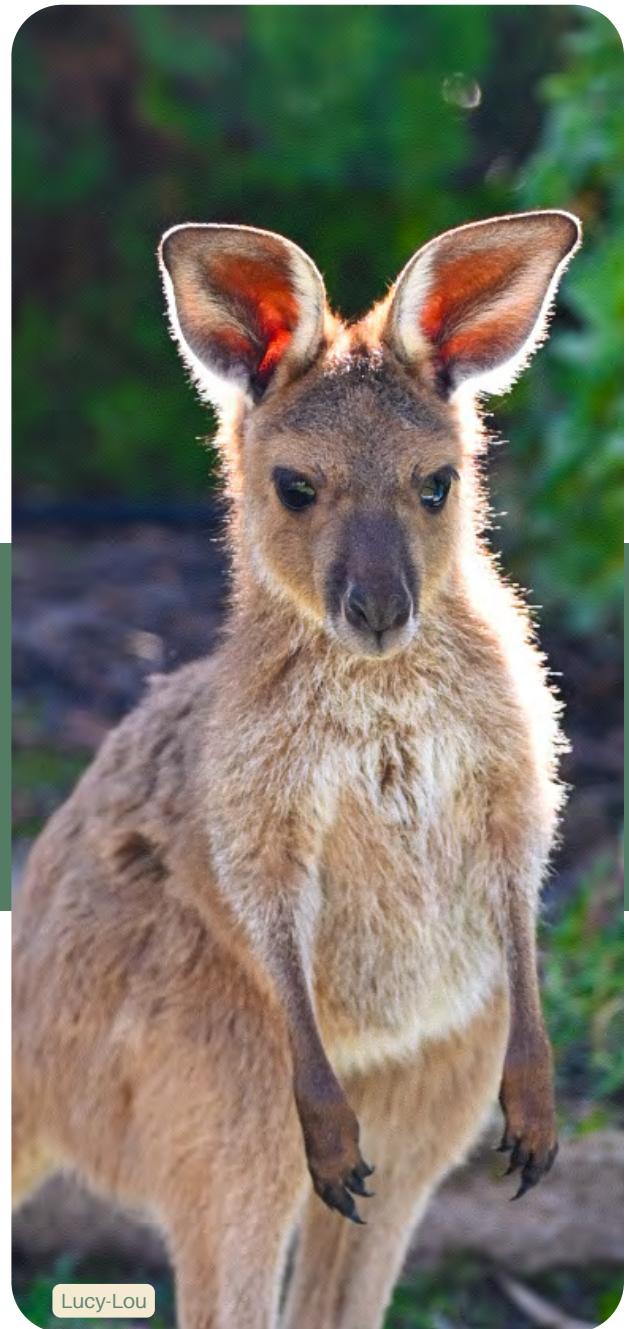
- Genista Wines
- Lyndoch Ballroom Dancers
- JL Fechner
- St Hugo Wines
- Williamstown Senior Citizens

BWR would like to acknowledge the following donors, who made cash contributions:

- Probus
- Lutheran Lay-peoples League of Australia
- Barossa Council Staff
- Synergy Body and Wellness
- Valley Rockers

BWR would like to thank the following donors who made In-kind contributions:

- Sarah Gregory of Genista Wines, for hosting and supporting our webpage and helping develop our media strategy
- Chateau Barossa, Pernord Ricard, Seppelts Cooperage, and Seppelts Barossa
- 57 local businesses supported us with donations for our Christmas Raffle and Silent Auction at the Quiz Night





APPLICATION FOR DEDUCTIBLE GIFT RECIPIENT STATUS

Barossa Wildlife Rescue is seeking to have donations and gifts received be eligible as tax deductions. It is hoped this will attract a group of donors we don't currently receive support from and bolster our finances.

To apply for Deductible Gift Recipient Status as a wildlife rescue organisation, we must first be listed as a Registered Environmental Organisation (REO) by the Department of Climate Change, Energy, the Environment and Water (DCCEEW). This requires Constitutional changes to form a Public Funds Management Committee, which are to be proposed at a Special General Meeting in August 2023. A minimum of 50 financial voting members is also required. A membership drive is planned for early next financial year.

It is anticipated that the application to become a REO and receive DGR status will be made by the end of 2023. It can take up to a year for the application to be considered by DCCEEW. Thank you to Michael Scutter (Committee member) who has driven the work in researching and implementing the changes required to enable this application

BALANCE SHEET

Balance Sheet		
Barossa Wildlife Rescue Inc.		
As at 30 June 2023		
	Account	30 Jun 2023
Assets		
	Bank	
	Barossa Wildlife Rescue ACCESS	576.16
	Barossa Wildlife Rescue SAVER	26,198.19
	Total Bank	26,774.35
	Current Assets	
	Accounts Receivable	19,408.00
	Non Cash Donations Held in Trust	2,569.33
	Total Current Assets	21,977.33
	Fixed Assets	
	Equipment	11,839.05
	Total Fixed Assets	11,839.05
Total Assets		60,590.73
Liabilities		
	Current Liabilities	
	Accounts Payable	452.18
	Funds Held in Trust	19,408.00
	Total Current Liabilities	19,860.18
Total Liabilities		19,860.18
	Net Assets	40,730.55
Equity		
	Current Year Earnings	9,437.87
	Retained Surplus/(Accumulated Losses)	31,292.68
Total Equity		40,730.55

PROFIT & LOSS STATEMENT

Profit and Loss	
Barossa Wildlife Rescue Inc.	
For the year ended 30 June 2023	
Account	30 June 2023
Other Income	
Donations	14,929.98
Fundraising Income	7,638.88
Grants	2,000.00
Memberships	855.00
Other/Sundry Income	439.19
Sponsorship	4,500.00
Total Other Income	30,363.05
Operating Expenses	
Accounting/Bookkeeping Fees	602.86
Animal food - birds	2,258.83
Animal food - infants	1,073.95
Animal Food - Kangaroo	1,569.41
Animal food - other animals	60.55
Animal food - possum	2,089.48
Consumables - animal care/rescue	978.90
Consumables - cleaning & sanitation	595.90
Fees and Permits	135.46
Fundraising Expenses	824.01
General Expenses	57.44
Insurance - General	655.00
Internet, WIFI, Website	360.00
Meeting Expenses	122.01
Phone	360.00
Postage, Freight & Courier	93.39
Promotional	1,016.87
Repairs and Maintenance	1,192.12
Small Assets < \$500	2,696.53
Stationery	466.90
Training Expenses	1,878.78
Veterinary Expenses	1,103.16
Volunteer Costs	448.63
Volunteer large animal rescue	285.00
Total Operating Expenses	20,925.18
Net Profit	9,437.87

BALANCE SHEET NOTES

With additional permitted carers and the number of rescues continuing to increase, we anticipate we will need to purchase additional heat pads and portable enclosures to ensure all carers have appropriate equipment to carry out rescues and care for the animals in their care.

Purchase of additional rescue equipment for large animal rescues is also expected. The grant received from Bank Australia and some of the funds from Barossa Co-op will be used to complete our Possum Palace project.

We may need to use cash funds to contribute to establishing the Kangaroo Sanctuary, if we are successful in securing land for this purpose.

The total fixed assets amount will be adjusted this financial year to correct anomalies identified last financial year.



Quinn - Magpie Chick

PROFIT & LOSS STATEMENT NOTES

Expenditure on most budget categories was close to or under the budgeted amount for the 22/23 FY with the exception of animal food, fundraising and small assets.

The increase in rescues accounts for the difference with animal food costs. Additional small asset expenditure was mostly funded with the grant received from Villawood for purchase of equipment for the large animal rescue team.

Additional fundraising expenditure was due to purchase of reusable donation collection tins and higher than anticipated expenditure on fundraising events.



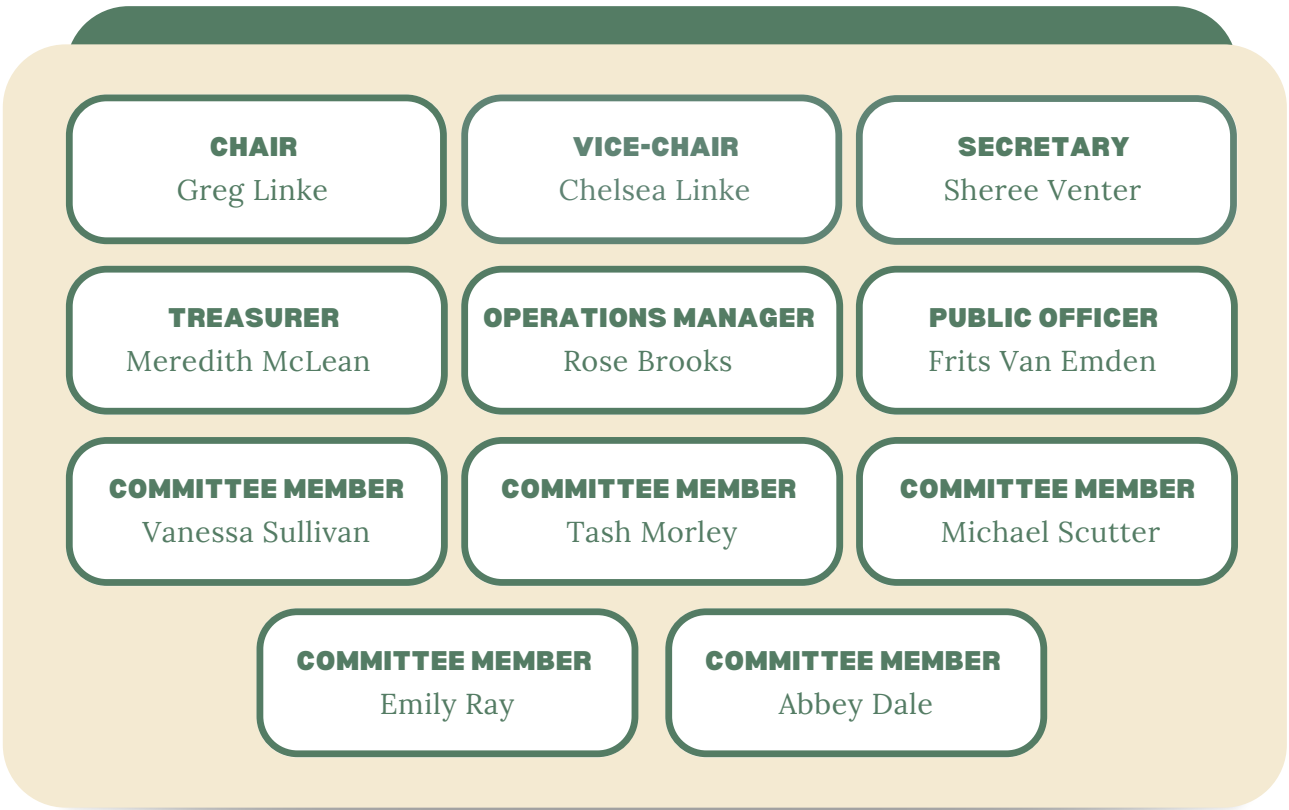
Ziggy - Ringtail Possum

OUR ORGANISATION

THE COMMITTEE

The function of the BWR Committee is to collectively ensure the delivery of the organisation’s mission, to set our strategic direction, and to uphold our values. The Committee should collectively be responsible and accountable for ensuring and monitoring that the organisation is performing well, is solvent, and is complying with all its legal, financial, and ethical obligations.

The Committee meets monthly to oversee matters relating to BWR’s establishment as an independent incorporated body and its governance, to discuss strategic matters, and review its financial and operational performance.





ESTABLISHING OUR POLICIES & PROCEDURES

A critical part of establishing BWR as an independent incorporated association was to establish our internal governing policies and procedures, to protect the organisation and its members.

A significant amount of work was done during this period to define, approve and implement a suite of governing policies, addressing robust governance, sound financial management, workplace health and safety and standards of conduct.

Procedures were also defined and implemented for various activities conducted by our members, including induction, incident response, volunteer roles and training pathways, conducting rescues, on-site animal feeding, and handling of wildlife.

A policy addressing working with children and a procedure addressing the activities of the Large Wildlife Rescue Team are in development and will be implemented in the first half of FY23-24.

Thank you to Committee Secretary Sheree Venter for the countless hours spent writing and implementing these policies and procedures.

MEMBERSHIP

BWR had 57 financial members by the end of FY22-23.

A new webpage regarding membership was launched and an online application form developed to increase awareness of our membership opportunities and to streamline the membership application process.

To facilitate our application to be a Registered Environmental Organisation and for Deductible Gift Recipient status, a membership drive will be held in early FY23-24 to boost membership numbers.

BWR was also successfully added to the register of organisations able to accept Centrelink volunteers.

INSURANCE

BWR holds insurance with Keystone Underwriting Australia Pty Ltd, for Public and Products Liability, Personal Accident and Voluntary Workers and Association Liability.

The use of Firearms by licenced Large Wildlife Rescue Team members is insured as part of their annual membership with the Sporting Shooters Association of Australia.

LOOKING AHEAD

STRATEGIC PLAN

A Strategic Plan was developed while auspiced by the SBA. This was translated into Priorities for FY22-23, which have largely been achieved.

BWR Establishment:

- Finalise governance structures and policies (**completed**),
- Ensure adequate operational safety procedures are in place (Large Wildlife Rescue Team SOP outstanding, remaining **completed**),
- Develop and deploy media strategy (**completed**)

Financial stability:

- Investigate obtaining Deductible Gift Recipient Status with the ATO (in progress),
- Secure ongoing corporate sponsorships (ongoing),
- Approach council for support (ongoing)

Wildlife Rescue and Care:

- Secure land and funding for a kangaroo sanctuary (ongoing),
- Increase number of volunteers with Wildlife Carer Permits (**completed**)

Education and training:

- Develop training options and pathways for volunteers (**completed**)

A refreshed Strategic Plan is now required as we transition from establishing BWR as an independent incorporated organisation to a more “business as usual” time focusing on animal care. A workshop will be held in early FY23-24 to invite members’ input into this refreshed Strategic Plan



Reggie - Long-Billed Corella



Cassian - Brushtail Possum

POSSUM PALACE PROJECT

The Possum Palace Project will address Barossa Wildlife Rescue's infrastructure crisis by installing eight spacious, locally-sourced possum aviaries and upgrading some existing enclosures, complete with possum lifestyle enrichment features. As demand for wildlife rescue services in the Barossa region continues to skyrocket, these new aviaries will better meet the needs of possums undergoing rehabilitation and those unfit for release.

The Project is being generously funded by a Bank Australia Community Customer Grant of \$19,408.

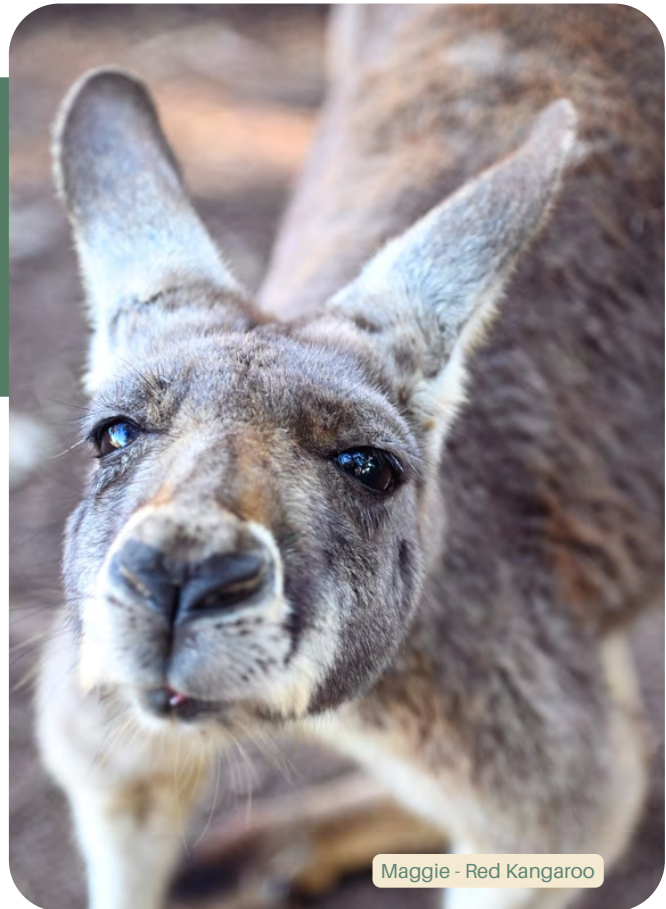
The new aviaries will be installed in two stages to enable the relocation of existing permanent residents. It is planned that installation will be completed by mid-November 2023.

KANGAROO SANCTUARY

Our own kangaroo sanctuary has been an elusive strategic BWR goal for many years, but now the situation across South Australia has become critical.

We currently have 9 hand reared Joeys that cannot be released by law, and will be looking for somewhere to call home in the next 6 months.

However, all our usual placement sanctuaries are at capacity.



Maggie - Red Kangaroo



Dylan & McKenzie with Maggie

Fortunately, we are now tantalisingly close to realising this long-term goal.

We have a fantastic area of land on offer, and are currently working through finalising the details of Council planning & legal agreements.

We are still securing funding through donations, grants and sponsorships, but we remain cautiously optimistic as we contemplate our BWR sanctuary finally becoming a reality.



24th October 2023

Greg Linke

Barossa Wildlife Rescue

53 Gilbert Street

Lyndoch, SA 5351

greg.linke@barossawildliferescue.com.au

barossawildliferescue.com.au/



The Barossa Council
43-51 Tanunda Road
Nuriootpa SA 5355

Dear Mayor Lange, Councillors, and CEO of the Barossa Valley Council,

Over the past 24 years, Barossa Wildlife Rescue (BWR) has formed a symbiotic relationship with the local community, to the point we have now evolved as the de facto organisation caring for injured, orphaned, or displaced wildlife within the Barossa Valley and surrounding districts.

Far from just a domestic service, BWR is the first point of call for wildlife incidents by Police, Emergency Services, Forestry SA, vets, schools, businesses, wineries, and the Council itself. We educate and engage hundreds of youths in volunteer activities, hold community education workshops and events, and are a founding member of Wildlife United South Australia (WUSA), a coalition of major South Australian wildlife rescue organisations collaborating with government bodies and advocating for wildlife conservation.

BWR is an established volunteer-based not-for-profit organisation, and we are seeking to address primary risks to our service, of which financial sustainability is principal. Finding funding to keep BWR operational has been a fundamental survival necessity for our members, straining our resources by consuming a significant proportion of our efforts, and frequently coming from our volunteer's own pockets.

As an important and growing community service working primarily within the Barossa Valley, I am writing to request the following support from The Barossa Council:

1. Funding: Annual \$10,000 commitment for 3 Financial Years with ongoing review
2. Financial support for council-based services (Planning applications, Meeting Rooms)
3. Professional Support for various projects and activities including development planning applications, legal agreements, and other governance & compliance matters.
4. Formally recognise and support BWR's important role and contribution to the community as a service to businesses and rate payers

I have included a copy of our 2022/23 Annual report to provide more context on Barossa Wildlife Rescue's background, financials, and positive impact within the local community.

In addition, the following pages are a supplemental summary of the unfunded community services BWR provides. If BWR ceased to exist – ratepayers would be looking to the council to provide these services.

However, our strategic goal is so much more than just to help animals we injure - in South Australia, alone, there are 324 animal species listed as threatened under the National Parks and Wildlife Act. There is an urgent need for awareness, acknowledgement, and managing our communities' ecological impact on the fragile biodiverse environment which ongoing development and tourism is actively displacing.

Regards,

Greg Linke

Chairperson, Barossa Wildlife Rescue

Barossa Wildlife Rescue Request for Council Support



WHO USES OUR SERVICES

Each year, BWR volunteers receive around 500 calls for advice, attend 800 small animal rescues, 150 large animal callouts - of which 100 require euthanasia due to critical injuries.

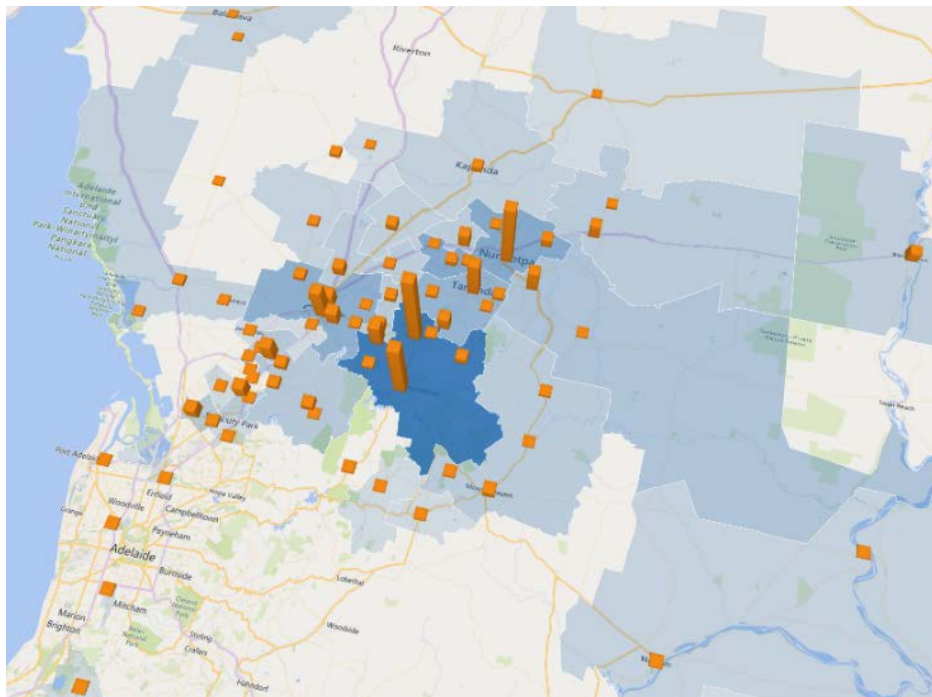
Many of our calls come through referrals from the Council themselves, but also Police, Fire Brigade, Veterinaries, Business, and the local community.

Whilst injured animals are often taken into Veterinary Clinics by the public, they don't have the resources to provide 24x7 care, and so they rely on our network of volunteer carers.

Police from Nuriootpa and Gawler also typically contact BWR to assist with injured large animal euthanasia. Due to their limited resources, the risks involved, and the nature of their small calibre weapons, Police have been instructed to only use their own resources to euthanise wildlife "as a last resort".

Our 24 x 7 x 365 helpline receives calls at all hours of the day and night, because the community is passionate about wildlife and do believe injured animals need to be responded to on an emergency basis. Callers are often emotionally distressed after being involved in an incident injuring an animal, and these calls typically require immediate counselling and close support through the next steps. We commonly deal with callers that become angered after calling around and frustratingly not being able to find assistance, and demand unreasonable and instantaneous attendance from our volunteers.

Whilst the Barossa Council zone represents the 58% majority of our callouts, we do receive calls from all over the state. Our volunteers drive thousands of kilometres in their own vehicles, and at their own expense to provide these services.



Rescue Animal proportions by Council Area

Barossa Wildlife Rescue Request for Council Support



LARGE ANIMAL RESCUE

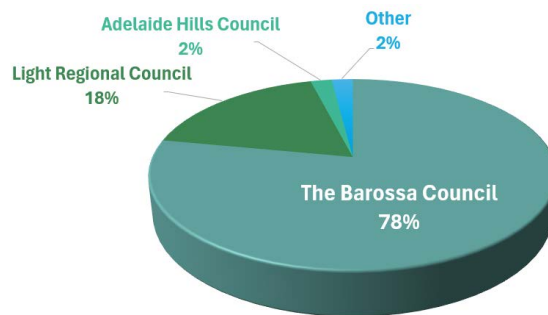
The large animal rescue team typically responds to kangaroo and occasional emu callouts. These are usually critically injured animals due to vehicle collisions where the animal needs to be humanely euthanised and removed.

This service has additional specific overhead costs such as firearms licensing with special category 12 (Wildlife management), mandatory shooting club membership, public liability insurance, and equipment such as rifle, ammunition, high vis Personal Protective Equipment, capture nets, lighting etc. They need to be trained in strict firearms procedures and regulations, including specific procedures for activities on private, public, government land, and SAPOL notification.

We currently have 9 Large Animals rescuers covering this service at no cost to the council. Typically, councils would have to use police (local police contact BWR anyway), or hire a professional shooter, which including travel and penalty costs can be up to \$1000 per animal.

The Barossa Council area represents 78% of large animal euthanasia callouts which totalled 136 callouts, and 94 animals euthanised last financial year. **The Service BWR provides equates to approximately \$80,000+ cost avoidance to the Barossa council each year for professional animal disposal.** This service was historically provided by the Barossa Council.

Proportion of large animal euthanasia callouts by Council



ALEXANDRINA / VICTOR HARBOUR COUNCIL WILDLIFE SUPPORT

One of our Wildlife United South Australia (WUSA) members, the Wildlife Welfare Organisation (WWO) is a comparable service to BWR based in Goolwa, South Australia. This organisation is supported by local councils as it undertakes a lesser number of rescues with around 20 volunteers. WWO has established 2 thrift shops based in Goolwa and Victor Harbour which are not for profit fundraising specifically supporting WWO.

Alexandrina Council

- Provides a 7-year lease on a block of land at \$1 pa, which has been renewed 3 times. (Kessell Rd, Goolwa). The Council has allowed them to build a rescue centre/hospital on this land (shed based structure, which WWO funded separately and own)
- Recently provided \$10K to erect security fencing on the block.

Victor Harbour Council

- \$10k p.a. for 2 years (total \$20K) for running costs of their service & rescue vehicle.

FORESTRY SA

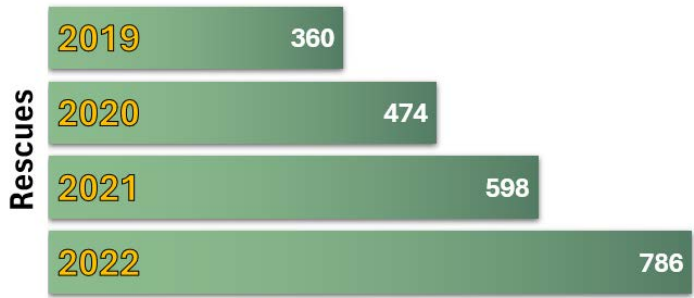
Forestry SA is an infrequent user of BWR's Large Animals Rescue services (approx. 5 callouts per year), however recognises the fact it does call on our services which are primarily funded by community donations.

Barossa Wildlife Rescue Request for Council Support

As such, Forestry SA have pledged \$2,000 support to BWR, with annual review.

RESCUE FACTS

Increased Development, housing density, habitat loss, tourism and increased road traffic have resulted in intensification of human/wildlife interactions with rescue numbers consistently increasing by ≈20+% year on year. As a responsible community, we have a humane commitment to care for the animals we are displacing.



This Boobook owl came into our care after it was found with its wing impaled on a TV antenna.



A bearded dragon brought in after being inadvertently run over by a ride on lawn mower.



These Shelducks were rescued after their mother did not return home. Orphans are common, but these will grow into brightly colored adults that grace our wetlands.



This Koala was hit by a vehicle as it was crossing a road dividing its habitat.



Possums and birds are regularly *predated upon* by domestic pets.



Echidnas have a common tendency to become stuck in drainpipes.

Barossa Wildlife Rescue Request for Council Support



PROJECTS

Whilst BWR is managing growing wildlife incidents and corresponding operational overheads, we are also committed to funding and delivering various associated projects that align with our cause. These projects range from smart phone technology for managing callouts, to facility and equipment upgrades that will enable us to keep up with the growing community demands.

One such project is a BWR sanctuary which is currently under review by the Barossa Council. The proposal would see a kangaroo sanctuary located on site of the planned 100+ Room Nexus Accommodation Development in Lyndoch.

Whilst the development it is a potentially significant contributor to Barossa Tourism, BWR is still working hard to raise funding for the \$30K establishment cost to deliver the 2.4 acre enclosure and associated facilities.



Proposed Sanctuary Location at the 'Barossa Pavilions' in Lyndoch

OFFICE OF THE MAYOR AND CEO**DEBATE AGENDA****7.1.2 AUDIT AND RISK COMMITTEE MEMBERSHIP - RESIGNATION OF MEMBER - CALL FOR APPOINTMENT OF REPLACEMENT MEMBER**

**Author: Chief Executive Officer
23/116474**

PURPOSE

To receive and note the resignation of Cr Preece and appoint a replacement member.

RECOMMENDATION

That Council receive and note the resignation of Cr Preece from the Audit and Risk Committee and appoint Cr to the Committee concluding on 30 June 2024.

REPORT*Introduction*

Cr Preece has provided correspondence resigning from the Audit and Risk Committee dated 15 November 2023, effective immediately.

This requires the appointment of a new member from among the elected members.

Discussion

The current vacancy requires the appointment of a new member to the Committee. It is recommended the appointment be until 30 June 2024 for the following reasons:

- There are significant legislative amendments that have come into force on 30 November 2023.
- The amendments among other things require the Committee members to have requisite qualifications and experience.
- The Terms of Reference are now under a further review to align to the new legislative needs.
- It is likely a revised Terms of Reference will propose to Council that the Committee structure be changed to:
 - Require these requisite qualifications and experience namely in the management of strategic and operating risk and or accounting skills and experience.
 - Implement, based on best practice ideologies a fully independent Committee.

The Committee as it stands is as follows:

1. Mr Peter Brass, independent Chair appointed until 27 January 2025.
2. Mrs Ellen Ewing, independent Member appointed until 27 January 2025.
3. Mr Ian Swan, independent Member appointed until 27 January 2026.

4. Councilor Heidi Thompson, Council Member appointed for the term of the current Council.

To ensure the necessary appointments are made and align to the current approved Terms of Reference a further Councilor is sought. If the Terms of Reference are amended as outlined above, it is likely the member will need to attend two meetings.

Summary

The resignation of Cr Preece from the Committee has been received and a replacement member is sought for the current vacant position.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES

Nil

Supporting references

Nil

COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTS

Corporate Plan

BS4 - Council and Committees - Provision of support to Council and Committees through the provision of required information, agendas, and minutes. Council and Committees are provided with support to enable informed decisions

BS7 - Governance - Provision of governance advice and support in the discharge of legislative responsibilities for policy development, delegations and authorisations, internal review of Council decisions, delegations and authorisations, Native Title claims

Legislative Requirements

Section 126 of the Local Government Act 1999

FINANCIAL, RESOURCE AND RISK MANAGEMENT CONSIDERATIONS

Financial

Nil, there is no payment entitlement for the Committee appointment.

Resource

Managed within existing officer resources.

Risk Management

The consideration and adoption of recommendations of Council committees and adherence to their Terms of Reference is a risk management tool.

COMMUNITY ENGAGEMENT

Not required under legislation or Council's Public Consultation Policy.

DEBATE REPORT

7.1 Office of the Mayor and CEO

7.1.3 TALUNGA VILLAGE - OWNERSHIP TRANSFER

Author: Chief Executive Officer
23/116516

PURPOSE

To approve proceeding with the strategy to transfer Talunga Village to Barossa Village Incorporated (BV) as the best and preferred option to continue to provide housing services to the community, as envisaged within the recent Management Agreement with BV post Junction Housing completing their association with Council.

RECOMMENDATION

That Council, having considered the report and attachments:

- (1) Set aside the need for a commercial valuation pursuant to clause 3.5.4 and waive the market or other disposal methods pursuant to clause 3.7.1 of the Disposal of Land and Other Assets Policy as Council is proposing to transfer the Talunga Village land and improvements to Barossa Village Incorporated as they:
 - a. Are committed to carrying on the purpose for which the assets were original acquired.
 - b. Have and continue to demonstrate strong strategic alignment to Councils policy position for the provision of housing services.
 - c. Have strong evidence of performance in community housing and socially inclusive outcomes.
 - d. On the balance of probabilities provide the best and preferable solution to achieving the policy desires of Council for the purpose of the assets are held.
- (2) Authorise the Chief Executive Officer to proceed to transfer the sinking/reserve fund and all land and improvements on the land, for \$1, the land being Allotment 7 and 8 of Deposited Plan 246 in the Hundred of Talunga, Certificate of Title Volume 5690 Folio 30 and amend the budget to support the transfer by increasing budget line 462-878 by \$5,000 (legal fees).
- (3) Authorise the Chief Executive Officer to develop and enter into an agreement that:
 - a. If the land and improvements, as they are substantial at transfer of ownership, are on-sold within 5 years from the date of transfer, that any profits generated, taking into account the value of maintenance and other improvements during the 5 year period, and agreed between the parties, is used to fund other community and socially inclusive initiatives at Mt Pleasant and the wider Barossa; for the avoidance of doubt any capital replacement and redevelopment of the site, will release BV from this condition.
 - b. The sinking/reserve fund is quarantined for the purposes of maintenance, upgrade or renewal of the assets until it is exhausted.

- (4) That the Mayor and Chief Executive Officer be authorised to sign and seal any necessary documentation to give effect to this resolution.

REPORT

Background and Introduction

Council have been briefed about the past management and processes undertaken to try and modernise and manage Talunga Village.

Talunga Village was built by the community to assist with aged care housing in Mt Pleasant. Council is not a community, aged care or general housing provider and it does not align with our role.

Recently on 7 June 2023 Council considered a report related to the management arrangements for the village post Junction Housing and agreed to enter into a Management Agreement with BV, as a purpose housing provider to manage our customers and the site. Further it was considered a future strategy to transfer the ownership of the site and assets to a housing provider.

By way of further background, Council was briefed at its 24 January 2023 workshop. Importantly the work undertaken historically has looked at various models to try and upgrade, renew, transfer the assets to appropriate providers. A poll was taken, and community supported the transfer, at that time to BDHA (Barossa Districts Housing Association). BDHA was amalgamated with Junction Housing, during the years of the association with both organisations over many years of trying, a successful replacement model or transfer of ownership could not be achieved. The interest of BV in receiving the assets and managing the service is consistent with the original intent and support provided. The community land revocation has been undertaken and approved and the transfer can proceed. The relevant information is at Attachment 1. Relevant summation of the background is:

- Mt Pleasant Council in conjunction with the Lions Club constructed in 1960's – for (as described in the Amalgamation Agreement) "Talunga Village Aged Care Complex".
- In 1997 amalgamation the services had to be preserved for 25 years – concluded in 2022 and has been satisfied. It effectively removes the restriction to transfer the land and assets.
- Managed by BDHA (Barossa Districts Housing Association) then Junction and Women's Housing (who assumed BDHA through a merger) under management agreement and since 1 July 2023 BV.
- December 2012 and January 2013 reports/minutes are critical to community engagement outcomes – provided following these notes.
- Community Land revocation was completed on 19 March 2013.
- Have explored various models to address and find a way to maintain and if possible, upgrade the service since 2013:

- a. NRAS (National Rental Assistance Scheme) funding application made 2014 – NRAS was pulled as a program after lodgement. Purpose to rebuild and then transfer to BDHA (now Junction).
- b. 2014 proposal \$3.001M not viable without NRAS funding.
- c. Tried collaborating with hospital to see if investment opportunities could be achieved to move to their site as a holistic health model.
- d. Have looked at various models with Junction including micro housing and other fundings streams available to community housing associations.
- e. No options, other than the NRAS proposal could either commercial or through community housing merit assessments meet a reasonable bar to achieve the investment. Capital funding shortfalls, justification for that level of expenditure on low yield of housing and higher housing needs elsewhere resulted in this outcome.

The operation under the Management Agreement has been nothing short of a rousing success, with better engagement with residents, identification of critical maintenance issues and those issues being rapidly addressed, and integration of residents into the broad scope of what BV can offer.

Discussion

There are two endorsed positions that Council wishes to see in managing and having long term governance arrangements for the future:

- The community connection and housing need for the region including Mt Pleasant.
- Continuity of service provision with a vision to remove Council from the housing service which is not our role but also try and achieve a contemporary redevelopment of the site in due course.

The strategic vision of BV is significantly linked to the purpose and history of the prior communities of interest and provision of wholistic housing service and community and personal wellbeing of residents. Their vision is, to provide affordable aged care in the region. BV have expressed interest in securing the assets and working with Council on a long-term solution to the asset quality and development. Our contribution is likely to be stormwater infrastructure (which is needed in that general area in any case) and application of the sinking/reserve fund into the development. The sinking/reserve fund is exclusively tied to this service. The current amount of the sinking/reserve fund is \$257,000 and has been valuable in addressing some significant maintenance and safety issues at the current units rapidly due to the proactive, community and customer focussed approach of BV.

The synergy of visions of Council and BV are obvious and aligned to the original intention of the development when constructed in the 1960's by the Lions Club. The demonstration of purpose and alignment in the past 6 months is strong and it is recommended Council now proceed with the consideration to transfer the land with all improvements and assets, with minor caveats.

To consider the transfer of the land to BV there are various legislative requirements. The legislative requirements related to the community land status have been resolved and Council can proceed to sell or transfer the land, as evidenced by the documents provided at Attachment 1. There are final matters to resolve which are summarised as:

1. Assessment of transfer needs in taxation and other land transfer law.
2. Assessment of a proposed transfer under Section 49 of the *Local Government Act 1999*, Disposal of Land and Other Assets Policy.

The first matter above will be assessed if Council approve the transfer. There will be legal and transfer costs incurred by each party, estimated to be no more than \$5,000. It is expected that GST and stamp duty may apply. GST will be cost neutral for both parties. Stamp duty is payable by the 'purchaser' this will need to be resolved with Revenue SA and BV.

The second matters has been considered and an analysed at Attachment 2.

The proposal to transfer the land and assets is based on the following key principles and alignment.

Issue	Council	Barossa Village Inc
Provision of housing services to aged and those in need	Not aligned to Councils role, investment or skills base.	Directly aligned to BV role, investment base, system alignment and skills.
Ability to attract funds for upgrade and replacement	Not a housing organisation and not aligned to our responsibilities.	As a housing organisation may have access to alternative funding.
Other suppliers	N/a	There is only one other local supplier, this has not been tested, as, there is a relationship in place and shown to be aligned with the original vision of the construction of the units and operating successfully. Prior supplier no longer wanted involvement.
Continuity of services to residents.	Not a housing organisation and not aligned to our responsibilities.	Directly aligned and already operating successfully.
Management of risk.	Not a housing organisation and not aligned to our responsibilities.	Directly aligned to their systems, skills and already operating successfully.
Future vision	Drive is to honour the original intent and service.	Drive is to honour the original intent and service.

With the strategic analysis in the table above and the legislative provisions outlined in Attachments 2 and 3, the Council is requested to review and approve the transfer of the land and assets to BV to achieve the following community outcomes:

- (1) Ongoing provision of housing services to those in need.

- (2) Ability to align the service to a housing service provider who is connected to community and shares the vision and purpose with Council.
- (3) Systems, processes, and relationships are already established and successful.
- (4) Removes the cost and service burden from Council and its community of providing housing services which are not core functions of Local Government.
- (5) Improves the lives of the residents with access to a wide array of community services promoting social inclusive activities with the rest of BV.

The land and assets to be transfer would be:

- The land being Allotment 7 and 8 in Deposited Plan 246 of Hundred of Talunga, Certificate of Title number 5690/30, the title is at [Attachment 3](#).
- All improvements in site including units, substructures, shed/carport, rainwater tanks, electrical, water, wastewater, telecommunication services and other incidental and chattels.
- The balance of the sinking/reserve fund to be quarantined for the management, upgrade and replacement of the Talunga Village Units only.

The development of this site for future upgrades or new units has been a prior target of Council and the previous Barossa Districts Housing Association, which was amalgamated into Junction Housing, but could not be achieved. The commitment to stormwater infrastructure has been part of Councils prior commitment to making the site more usable. Further the general stormwater management needs in that locality are a future, yet to be determined, priority. It has been a commitment to work with the prior managers of the site on behalf of Councils to support a development with stormwater support. It is considered reasonable at a future time to ensure that offer is still open to support the community benefits of the site and surrounds, on the basis of future Council funding approval.

Finally, as a community asset, in essence being gifted to a fellow community organisation which is strategically and operational aligned to deliver housing services, as they are a housing supplier, it is considered reasonable to ensure some protections for Council and the community. Two main issues that should be considered by Council are:

- A future divestment of the land and improvements to the market.
- The use of the sinking/reserve fund which has been built up to support the management, upgrade and or renew of the units.

To ensure these matters are adequately addressed, but also don't limit the potential for the independent BV Board to invest, it is recommended that an agreement be made with BV to support the community's current investment in the land and improvements and the sinking/reserve fund by:

- (1) Agreeing a mechanism that if the land and improvements are divested to the market, any profit made from that divestment is returned to community and social inclusion outcomes for the Mt Pleasant and broader Barossa, which is their core vision and role in any case. The agreement would need to be structured also that BV are not limited in the investments they may wish to make for the site in future. This should also have a sunset clause suggested at 5 years from transfer or if they undertake redevelopment of

the site as potential outcome of this collaboration, whichever occurs sooner.

- (2) The sinking/reserve fund is applied only the maintenance, upgrade or replacement of the assets at Talunga Village and that Council receives and annual statement as to the balance of the fund and its management, until it is exhausted.

Summary and Conclusion

Council has a partnership with BV, and as a housing supplier it is the best fit that is available to align the assets to the service provider and ensure the best chance for the service to continue and thrive.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES

- | | |
|--------------|---|
| Attachment 1 | Background Documents - Community Land Revocation ↓  |
| Attachment 2 | Assessment against Disposal of Land and Other Assets Policy ↓  |
| Attachment 3 | Title and Valuation ↓  |

Supporting references

Nil

COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTS

Community Plan



Community and Culture



Health and Wellbeing

The Barossa fosters community resilience, connection and wellbeing through its social planning, recreation, safety, education, preventative health and social strategies especially for our youth and vulnerable people.

Our community has fair and equitable access to the resources and services they need to lead a safe, healthy, inclusive and connected lifestyle.

Legislative Requirements

Section 8, 49(a1), 123, 194 of the Local Government Act 1999

FINANCIAL, RESOURCE AND RISK MANAGEMENT CONSIDERATIONS

The current written down value of the assets is \$166,612 for the buildings assets and \$190,000 for the land as the following asset management system extract shows.

Financial Year	Asset Name	Asset Id	Asset Category	Component Name	Financial Class	Fair Value	Closing WDV
2022-2023	Aged Flat Units (Rear)	BLD125142	Buildings	Services	Buildings & Other Structures	131,040	10,492
2022-2023	Aged Flat Units (Rear)	BLD125142	Buildings	Internal Fit-out	Buildings & Other Structures	84,240	6,745
2022-2023	Aged Flat Units (Rear)	BLD125142	Buildings	Roof Structure	Buildings & Other Structures	70,200	5,621
2022-2023	Aged Flat Units (Rear)	BLD125142	Buildings	Superstructure	Buildings & Other Structures	140,400	32,769
2022-2023	Aged Flat Units (Rear)	BLD125142	Buildings	Substructure	Buildings & Other Structures	42,120	9,831
2022-2023	Carport 1	BLD125167	Buildings	Main	Buildings & Other Structures	58,000	4,644
2022-2023	Internal Fit-Out - Aged Flat Units (Front)	BLD125136	Buildings	Main	Buildings & Other Structures	124,200	9,945
2022-2023	Substructure - Aged Flat Units (Front)	BLD125137	Buildings	Main	Buildings & Other Structures	62,100	14,494
2022-2023	Roof Structure - Aged Flat Units (Front)	BLD125135	Buildings	Main	Buildings & Other Structures	103,500	8,287
2022-2023	Superstructure - Aged Flat Units (Front)	BLD125139	Buildings	Main	Buildings & Other Structures	207,000	48,314
2022-2023	Services - Aged Flat Units (Front)	BLD125140	Buildings	Main	Buildings & Other Structures	193,200	15,470
Buildings						1,216,000	166,612
2022-2023	Aged & Disabled Service Land - Talunga Village - Melrose Street - Mt Pleasant	LAN118980	Land	Main	Land	95,000	95,000
2022-2023	Aged & Disabled Service Land - Talunga Village - Melrose Street - Mt Pleasant	LAN118982	Land	Main	Land	95,000	95,000
Land							190,000

The assets are practically fully depreciated. The transferring of the assets at no cost results in a write down of the assets by an amount of \$356,612. The process of transferring will not realise any commercial value as the strategy is to gift the assets to support the community outcomes. Further the fact the assets are practically depreciated, to restore the assets on the current fair value will avoid future costs of an amount of \$1.049M. Although the true redevelopment costs for such assets would be highly likely significantly more than this amount in the current building environment. The revenue and expenditures associated with the current rentals are retained by BV and go to the ongoing maintenance and provision of the service and any annual surplus is returned to the sinking/reserve fund. The impact on Councils finance of \$5,000 is immaterial resulting in no change to net financial liabilities and increase in the deficit to from \$2.069M to \$2.074M, and a decrease in the underlying positions of the budget of a reduction in the surplus from \$16K surplus to \$11K surplus.

The risks avoided or reduced through this strategy and associated with Talunga Village are:

- Providing services of appropriate standard due to a specific housing service provider being the supplier.
- Renewal and financial risks avoided.
- Reputational risks associated with trying to provide a service Council is not aligned to, or structured and resourced for.

There are no additional resource implications for this strategy.

COMMUNITY ENGAGEMENT

Community engagement has been undertaken when the land revocation was carried out. Further there has been various projects developed to try and find a sustainable model for the housing service, all to date have not been able to achieve an aligned strategy. It is not recommended that further engagement occur as outlined in the body of the report the proposal is aligned to the prior engagement when the community land revocation was achieved.

COUNCIL**CORPORATE AND COMMUNITY SERVICES****DIRECTOR'S REPORTS****18 DECEMBER 2012****6.3.1 DEBATE AGENDA – DIRECTOR'S REPORTS****6.3.1.1****BAROSSA & DISTRICTS HOUSING ASSOCIATION – TALUNGA VILLAGE****(MOUNT PLEASANT)****B880****INTRODUCTION**

A progress report in relation to the proposed gifting of the Talunga Village land and buildings to Barossa & Districts Housing Association (BDHA).

RECOMMENDATION

That Council receives the progress report on the proposed gifting of Talunga Village and adjacent land to Barossa & Districts Housing Association following completion of the poll of Electors on 5 December 2012.

COMMENT

Council, at its 20 March 2012 Meeting, gave in-principle support for the transfer of the Talunga Village land and buildings to BDHA, subject to certain conditions, together with the provision of a future report on the resolution of these conditions.

A further report was provided to Council on 21 August 2012 (DA/CCS/R3), where the following was resolved:

“MOVED Cr Seager that Council:

- (1) Approves that the recommended public consultation process be undertaken pursuant to Section 194(2)(b) of the Local Government Act 1999 and Appendix 25 of the Agreement of the Amalgamation Proposal between The Barossa Council and District Council of Mount Pleasant, indicating Council's proposal to revoke the Community Land classification for Allotments 7 and 8, DP246, contained in Certificate of Title Volume 5690 Folio 30, as the land and buildings, known as Talunga Village Aged Home complex, is proposed to be gifted to the Barossa & Districts Housing Association (BDHA), subject to the satisfaction of agreed conditions of the resolution made by Council on 20 March 2012 ref: DA/CCS/R2.
- (2) Pursuant to Section 194 of the Local Government Act 1999, Council undertakes the process to revoke the Community Land classification for land contained in Certificate of Title 5690 Folio 30, being the land and buildings, known as Talunga Village Aged Home complex.
- (3) The Director Corporate and Community Services be given delegated authority to prepare a report to the Minister for State/Local Government Relations seeking approval to revoke the Community Land classification of the said land.
- (4) Should revocation be approved by the Minister for State/Local Government Relations, the Director Corporate and Community Services be given delegated authority to prepare a suitable

The Barossa Council

Director Corporate and Community Services Report 18 December 2012

Land Management Agreement and Contract to gift the land to the Barossa & Districts Housing Association.

- (5) *Notes BDHA's progress to date regarding the planning for and funding of development of new and replacement units on the property to satisfy the conditions for its in principle support for the transfer to Barossa & Districts Housing Association.*

Seconded Cr Lykke

CARRIED"

A Memorandum to Elected Members dated 9 October 2012, advised that legal advice had been obtained regarding a poll of electors (a stipulation in the Agreement of Amalgamation Proposal between The Barossa Council and former District Council of Mount Pleasant) to ensure it was compliant and in line with the intention of the Amalgamation Agreement. The Memo also outlined the poll process to be conducted by the Electoral Commission of South Australia (ECSA) and included a background information sheet which would be distributed with the ballot papers (refer Attachment 1).

Ballot papers, together with the information sheet, were forwarded to current Barossa Council residents living in the former District Council of Mount Pleasant area who were registered on the State Electoral Roll and Council Voting Roll. A community information/drop-in session was held at Mount Pleasant on 27 November 2012 and information was also provided in media releases and posted on Council's website.

Electors were asked to vote on the following YES/NO options:

YES - I agree to the proposed gifting by The Barossa Council of the existing Talunga Village Aged Home complex and the adjacent land (Certificate of Title Volume 5690 Folio 30) to the Barossa District Housing Association for the purposes of securing funding to:

- Replace the existing 10 units with new units;
- Adding up to a further 10 more new units;
- Retaining the facility for aged care affordable housing purposes

NO - I do not agree with the proposed gifting by The Barossa Council of the existing Talunga Village Aged Home complex and the adjacent land (Certificate of Title Volume 5690 Folio 30) to the Barossa District Housing Association.

Voting took place between 21 November 2012 and 5 December 2012, with counting of votes on 6 December 2012. The result of the "YES/NO" vote, as provided by ECSA, is as follows:

1,739 ballot packs sent out
589 ballot papers returned (= 33.9% response rate)

541 votes – YES	(92%)
35 votes - NO	(6%)
13 votes – Informal	(2%)

A copy of the letter from ECSA, certifying the poll result, is provided in Attachment 2.

Following this overwhelming vote of support from the local Mount Pleasant and surrounding community, Officers will now proceed with processes required pursuant to s194 of the Local Government Act and Council's Public Consultation Policy, for proposed revocation of the subject land from Community Land status (refer Council

The Barossa Council

Director Corporate and Community Services Report 18 December 2012

resolution above). The draft revocation report was provided to Council at its 21 August 2012 meeting (DA/CCS/R3)

Public consultation will commence on Wednesday 12 December 2012, with notices regarding the proposed revocation placed in the Leader, Courier, Herald and Bunyip, inviting comment from the community. Information will be displayed in Council's Principal Office and the Mount Pleasant Branch Office/Library and will also be posted on Council's website. Closing date for submissions will be 10am Monday, 7 January 2013, with a further report provided to the 15 January 2013 Council Meeting.

Funding: The National Rental Affordability Scheme (NRAS) funding application is dependent on development approval so has not yet been submitted. Officers, BDHA and their developer have been in discussion around the initial concept plan and unit designs and these are being modified prior to application to the Development Assessment Commission. Ongoing discussions are taking place with The Department of Families, Housing, Community Services and Indigenous Affairs (FaHCSIA) who manage NRAS and BDHA's developer to ensure that their proposals are in line with the NRAS requirements.

BDHA has also had initial discussions with lending institutions about the required loan borrowings. Now that the favourable poll result has been achieved, they will be formalising their approaches so that an application can be made subject to the development, NRAS funding, revocation and land management agreement processes being satisfactorily concluded.

Officers will keep Council updated with future developments.

LEGISLATION/POLICY/COUNCIL STRATEGIC PLAN

LEGISLATION

Local Government Act

Council Strategic Plan

- 1.1 Health and Family
- 1.3 Recreation
- 1.4 Safety and Security
- 3.4 Infrastructure
- 3.5 Planning and Building
- 4.1 Responsibility

FINANCIAL, RESOURCE AND RISK MANAGEMENT CONSIDERATIONS

Detailed in Report DA/CCS/R3 to 21 August 2012 Council Meeting.

COMMUNITY CONSULTATION

As outlined in this Report.

The Barossa Council

Director Corporate and Community Services Report 18 December 2012



THE PROPOSAL TO GIFT TALUNGA VILLAGE AGED CARE HOUSING UNITS, MOUNT PLEASANT TO ENABLE REBUILDING AND EXPANSION

COUNCIL ENCOURAGES YOU TO HAVE YOUR SAY

The Barossa Council encourages you to have your say by voting on an important initiative for Talunga Village, Mount Pleasant.

Background

Council is conducting a Poll of Mount Pleasant Electors regarding the proposed gifting of the existing Talunga Village Aged Home complex and adjacent land (on Melrose St and Joseph St), Mount Pleasant to the Barossa District Housing Association (BDHA) (refer site map overleaf) to enable rebuilding of the 10 existing properties and addition of up to 10 extra units to take place.

The poll of electors is a condition of the Amalgamation Agreement of 1997 between the former District Council of Mount Pleasant and Council. The Amalgamation Agreement is the document that set the terms for the voluntary consolidation of the previous council districts. The DC Mount Pleasant wanted to ensure that local residents retained a say in the ownership of important community assets, such as Talunga Village. They agreed that a poll would take place if any proposal was made to dispose of particular assets listed in the Agreement within 25 years of the amalgamation.

What is Council Proposing for Talunga Village?

The 10 existing units at Talunga Village are aged and in need of rebuilding. The investment required to rebuild and add further units to increase aged care, community housing in Mount Pleasant is significant and in the order of \$2 million. There is no provision for this level of expenditure in Council's current Long Term Financial Plan.

BDHA has managed Talunga Village on Council's behalf for the last 11 years. As a not-for-profit provider of affordable, rented community housing, BDHA is well positioned to access external funding for the proposed rebuilding that is not available to Council. To do this they require the collateral of Talunga Village to secure the grant funding and borrowings necessary for the project. It is for this reason that Council is proposing to gift the assets to BDHA.

What Council is asking from the Community

Council is asking for the community to support this important proposal and needs a majority of those who vote to say "YES" to the proposed gifting of the asset to enable the improvements to Talunga Village to go ahead.

If the majority of voters do not support the proposal; Council is bound by that decision under the terms of the Amalgamation Agreement and it is unlikely that the units will be rebuilt or any additional properties added.

Talunga Village residents and the wider township, will benefit if this important decision receives the support of the community.

If there is a positive poll result, Council will then apply to the Minister for revocation of the community land status of the village and adjoining land to remove any remaining legal impediment to the gifting of the land. This is a separate process and will be subject to further community consultation.

What safeguards are in place for the future of Talunga Village?

BDHA formed in 1998 and is a not-for-profit, affordable community housing association based in Nuriootpa, managing 85 properties. Its vision is to provide "safe, affordable housing to people in need in our community".

The BDHA Board is made up of volunteers from local business, council representatives, community service providers and tenant representatives. It has a commitment to sustainable growth and financial viability whilst retaining commitment to its core social purpose and values.

If the proposal goes ahead, Council and BDHA will continue their longstanding partnership for the provision of aged care in Mount Pleasant, with measures in place to ensure: ongoing Council representation on the BDHA Board and that the site continues to be used for provision of affordable aged care accommodation, as intended by the former District Council of Mount Pleasant.

The gifting of Talunga Village will only take place if the project funding and all legal protections are in place.

The new units will be built on the adjacent land first so that the existing residents can move into them when ready. The current units can then be demolished and rebuilt for new residents to occupy when they are finished. On a day-to-day basis nothing will change for residents of Talunga Village other than improved quality of their living standards. Their tenant rights, conditions and circumstances will not be affected.

If its funding application is successful, BDHA will complete the entire project by the end of June 2014. All 20 units will be used specifically for provision of aged care accommodation.

Benefits of the proposal

- New, improved and modern facilities for existing residents of Talunga Village complex
- More, new units available for aged people in the community in need of affordable housing
- Construction of two bedroom units rather than single bedroom only
- Ongoing management by a local not for profit housing provider with a proven track record, established relationships with Talunga Village residents and committed to the local community
- Major long term investment in social infrastructure in the Mount Pleasant region
- Potential for local job creation during construction

What is the process from here?

The poll is being conducted by the Electoral Commission of South Australia. Results of the poll will be published in local papers the week following the close of voting.

Please ensure your ballot paper is returned by post in the reply-paid envelope before the closing date of 5.00pm, Wednesday, December 5 or placed in the ballot box provided in Mount Pleasant Library.

Council supports a “Yes” vote and encourages you to make your vote count. For more information contact: Jo Thomas, Director Corporate and Community Services on 8563 8450; visit our website www.barossa.sa.gov.au or drop into a community information session at Mount Pleasant Town Hall on Tuesday, 27 November 2012 from 4pm to 7pm.

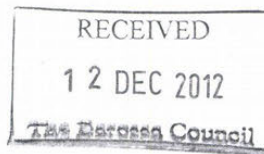
Yours sincerely

Brian Hurn OAM,
Mayor, The Barossa Council
October 2012

*Talunga Village complex and land adjacent
(Melrose Street and Joseph Street). Certificate
of Title Volume 5690 Folio 30*



In reply please quote:304-4/2010



10 December 2012

Mr M McCarthy
Chief Executive Officer
The Barossa Council
PO BOX 867
NURIOOTPA SA 5355

P 08 7424 7400
F 08 7424 7444
W ecsa.sa.gov.au

Dear Mr McCarthy *Martin*

Re: Poll to determine the opinion of electors of the former District Council of Mt Pleasant on the potential gifting of the Talunga Village Aged Home complex and adjacent land to the Barossa District Housing Association

In accordance with the *Local Government (Elections) Act 1999*, I enclose the result of the Poll.

The Poll was conducted entirely by post. Voting material comprising a ballot paper, information sheet, a ballot paper envelope containing the elector's declaration and return envelope was sent to electors, bodies corporate and groups whose names appeared on the certified voters roll.

Voting closed at 12 noon on Wednesday 5 December 2012 with the scrutiny and count commencing at 9.00 a.m. at the Electoral Commission SA, 60 Light Square, Adelaide.

576 ballots were accepted into the count and I certify the result to be:

Formal ballot papers	576
Informal Ballot Papers	0

'Yes' votes	541
'No' votes	35

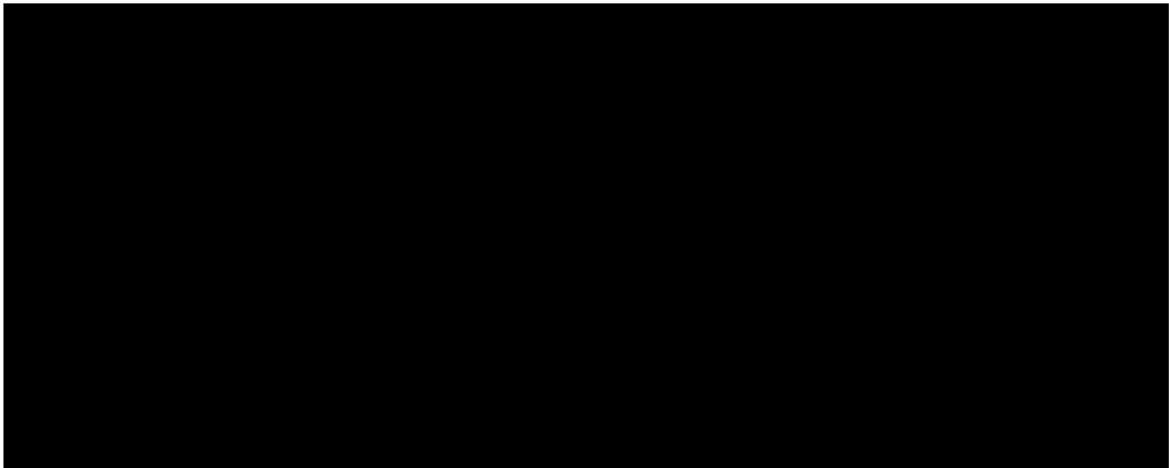
Please pass on my thanks to your staff for their assistance and should you have any enquiries relating to the conduct of the poll, please contact Russ Parkins, Manager Elections, on 08 7424 7415.

Yours sincerely

K Mousley
Returning Officer
The Barossa Council

Electoral Commission of South Australia
ABN 99 891 752 468
Level 6 / 60 Light Square Adelaide SA 5000
Postal Address GPO Box 646 Adelaide SA 5001

2012/293

**5 VISITORS TO THE MEETING**

Nil

6 DEBATE AGENDA**6.1 MAYOR**

Nil

6.2 EXECUTIVE SERVICES**6.2.1 CHIEF EXECUTIVE OFFICER – DEBATE**

Nil

6.2.2 ORGANISATIONAL DEVELOPMENT

Nil

6.3 CORPORATE AND COMMUNITY SERVICES**6.3.1 DIRECTOR CORPORATE AND COMMUNITY SERVICES****6.3.1.1****BAROSSA & DISTRICTS HOUSING ASSOCIATION – TALUNGA VILLAGE (MOUNT PLEASANT)**

B880

MOVED Cr Seager that Council receives the progress report on the proposed gifting of Talunga Village and adjacent land to Barossa & Districts Housing Association following completion of the poll of Electors on 5 December 2012.

Seconded Cr Miller

CARRIED

INTRODUCTION

A progress report in relation to the proposed gifting of the Talunga Village land and buildings to Barossa & Districts Housing Association (BDHA).

COMMENT

Council, at its 20 March 2012 Meeting, gave in-principle support for the transfer of the Talunga Village land and buildings to BDHA, subject to certain conditions, together with the provision of a future report on the resolution of these conditions.

A further report was provided to Council on 21 August 2012 (DA/CCS/R3), where the following was resolved:

“MOVED Cr Seager that Council:

- (1) Approves that the recommended public consultation process be undertaken pursuant to Section 194(2)(b) of the Local Government Act 1999 and Appendix 25 of the Agreement of the

2012/294

Amalgamation Proposal between The Barossa Council and District Council of Mount Pleasant, indicating Council's proposal to revoke the Community Land classification for Allotments 7 and 8, DP246, contained in Certificate of Title Volume 5690 Folio 30, as the land and buildings, known as Talunga Village Aged Home complex, is proposed to be gifted to the Barossa & Districts Housing Association (BDHA), subject to the satisfaction of agreed conditions of the resolution made by Council on 20 March 2012 ref: DA/CCS/R2.

- (2) Pursuant to Section 194 of the Local Government Act 1999, Council undertakes the process to revoke the Community Land classification for land contained in Certificate of Title 5690 Folio 30, being the land and buildings, known as Talunga Village Aged Home complex.
- (3) The Director Corporate and Community Services be given delegated authority to prepare a report to the Minister for State/Local Government Relations seeking approval to revoke the Community Land classification of the said land.
- (4) Should revocation be approved by the Minister for State/Local Government Relations, the Director Corporate and Community Services be given delegated authority to prepare a suitable Land Management Agreement and Contract to gift the land to the Barossa & Districts Housing Association.
- (5) Notes BDHA's progress to date regarding the planning for and funding of development of new and replacement units on the property to satisfy the conditions for its in principle support for the transfer to Barossa & Districts Housing Association.

Seconded Cr Lykke**CARRIED"**

A Memorandum to Elected Members dated 9 October 2012, advised that legal advice had been obtained regarding a poll of electors (a stipulation in the Agreement of Amalgamation Proposal between The Barossa Council and former District Council of Mount Pleasant) to ensure it was compliant and in line with the intention of the Amalgamation Agreement. The Memo also outlined the poll process to be conducted by the Electoral Commission of South Australia (ECSA) and included a background information sheet which would be distributed with the ballot papers (refer [Attachment 1](#)).

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Electors were asked to vote on the following YES/NO options:

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- Replace the existing 10 units with new units;
- Adding up to a further 10 more new units;
- Retaining the facility for aged care affordable housing purposes

NO - I do not agree with the proposed gifting by The Barossa Council of the existing Talunga Village Aged Home complex and the adjacent land (Certificate of Title Volume 5690 Folio 30) to the Barossa District Housing Association.

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 589 ballot papers returned (= 33.9% response rate)
 541 votes – YES (92%)
 35 votes - NO (6%)
 13 votes – Informal (2%)

A copy of the letter from ECSA, certifying the poll result was provided with the agenda for this meeting..

Following this overwhelming vote of support from the local Mount Pleasant and surrounding community, Officers will now proceed with processes required pursuant to s194 of the Local Government Act and Council's Public Consultation Policy, for proposed revocation of the subject land from Community Land status (refer Council resolution above). The draft revocation report was provided to Council at its 21 August 2012 meeting (DA/CCS/R3)

2012/295

Public consultation will commence on Wednesday 12 December 2012, with notices regarding the proposed revocation placed in the Leader, Courier, Herald and Bunyip, inviting comment from the community. Information will be displayed in Council's Principal Office and the Mount Pleasant Branch Office/Library and will also be posted on Council's website. Closing date for submissions will be 10am Monday, 7 January 2013, with a further report provided to the 15 January 2013 Council Meeting.

Funding: The National Rental Affordability Scheme (NRAS) funding application is dependent on development approval so has not yet been submitted. Officers, BDHA and their developer have been in discussion around the initial concept plan and unit designs and these are being modified prior to application to the Development Assessment Commission. Ongoing discussions are taking place with The Department of Families, Housing, Community Services and Indigenous Affairs (FaHCSIA) who manage NRAS and BDHA's developer to ensure that their proposals are in line with the NRAS requirements.

BDHA has also had initial discussions with lending institutions about the required loan borrowings. Now that the favourable poll result has been achieved, they will be formalising their approaches so that an application can be made subject to the development, NRAS funding, revocation and land management agreement processes being satisfactorily concluded.

Officers will keep Council updated with future developments.

LEGISLATION/POLICY/COUNCIL STRATEGIC PLAN

LEGISLATION

Local Government Act

Council Strategic Plan

- 1.1 Health and Family
- 1.3 Recreation
- 1.4 Safety and Security
- 3.4 Infrastructure
- 3.5 Planning and Building
- 4.1 Responsibility

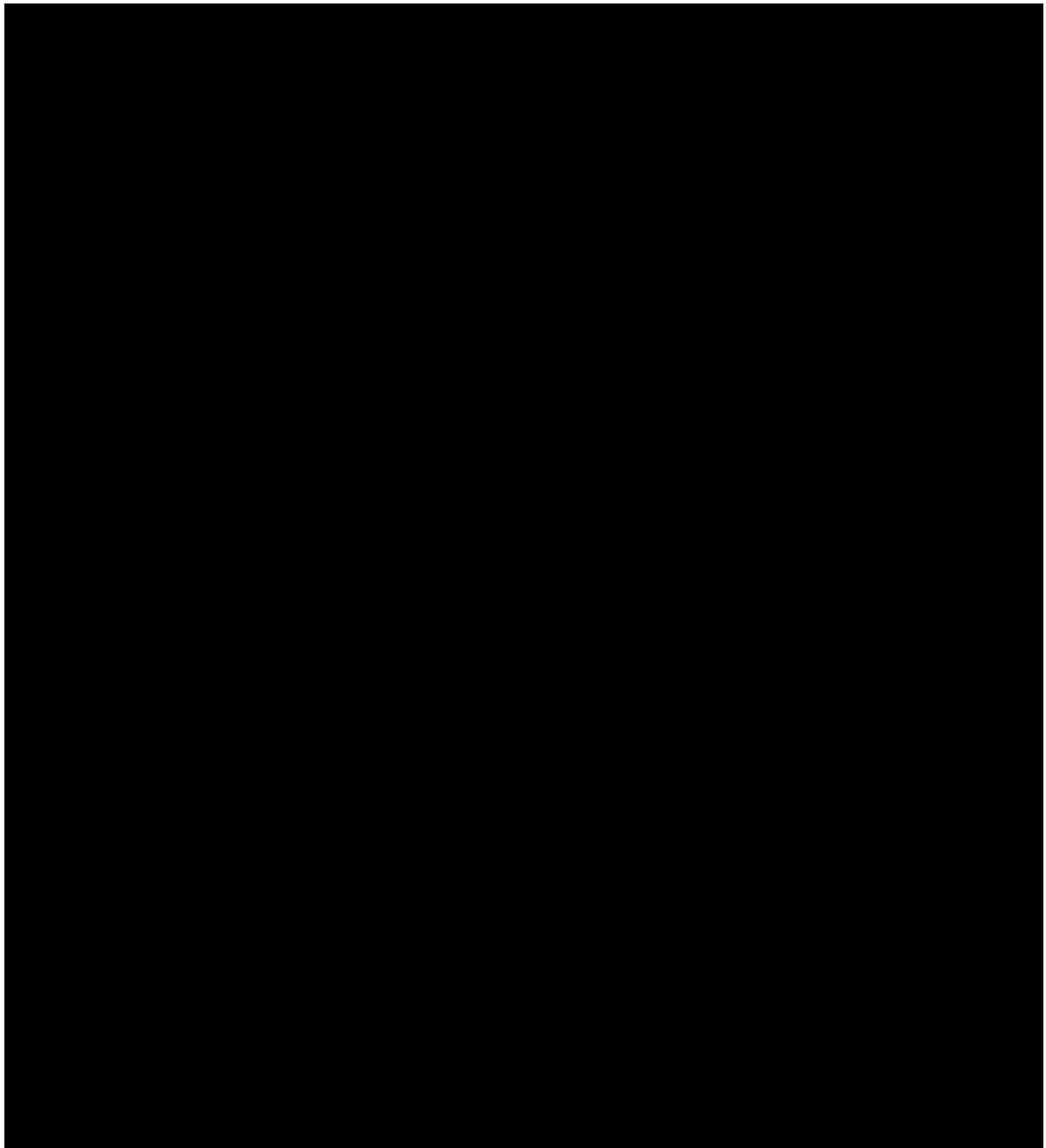
FINANCIAL, RESOURCE AND RISK MANAGEMENT CONSIDERATIONS

Detailed in Report DA/CCS/R3 to 21 August 2012 Council Meeting.

COMMUNITY CONSULTATION

As outlined in this Report.

2013/10



LATE ITEM

MOVED Cr Milne that the Late Item, 7.3.1.3, Barossa & Districts Housing Association – Talunga Village (Mount Pleasant) be accepted for consideration . Seconded Cr Harris	CARRIED
--	-----------------------

7.3.1.3

**BAROSSA & DISTRICTS HOUSING ASSOCIATION – TALUNGA VILLAGE
(MOUNT PLEASANT)**
B880 & B2069

2013/11**MOVED** Cr Seager that:

- (1) Council receives the report on the outcome of public consultation undertaken in relation to the proposed revocation of Community Land classification of the Talunga Village site at Mount Pleasant, being land contained in Certificate of Title Volume 5690 Folio 30, and notes the submission received;
- (2) Council reaffirms its decision of 21 August 2012 (DA/CCS/R3) that the Director Corporate and Community Services be given delegated authority to prepare a report to the Minister for State/Local Government Relations seeking approval to revoke the Community Land status of the said land;
- (3) a future report regarding the Minister's decision be presented to Council.

Seconded Cr Lykke**CARRIED****INTRODUCTION**

A report on the outcome of public consultation undertaken in relation to the proposed revocation of Community Land classification for the Talunga Village site at Mount Pleasant.

COMMENT

Council, at its 20 March 2012 meeting, gave in-principle support for the transfer of the Talunga Village land and buildings to the Barossa & Districts Housing Association (BDHA), subject to certain conditions, including resolution of any possible impediments to the transfer of ownership arising from agreements made on amalgamation of The Barossa Council and the District Council of Mt Pleasant in 1997.

A report was presented to Council at its 18 December 2012 meeting, regarding the outcome of the poll of electors (a stipulation under the Agreement of Amalgamation Proposal) to determine the opinion of electors of the former District Council of Mount Pleasant on the potential gifting of the Talunga Village Aged Home complex to the BDHA. A copy of the notice in the South Australian Government Gazette on the outcome of the poll was provided with the agenda for this meeting for Members' information.

Following the overwhelming vote of support from the local Mount Pleasant and surrounding community, Officers have proceeded with a further consultation program directed towards the entire Council community, inviting comment in relation to Council's proposal to revoke the subject land from classification as Community Land. This additional process is a requirement of the Local Government Act and Council's Public Consultation Policy and necessary before any gifting can take place.

Council's Community Consultation process included the following:

- Letters sent to 48 neighbouring property owners ;
- Letters sent to each of the 10 current residents in Talunga Village ;
- Notices placed in The Leader, Courier and Bunyip newspapers on Wednesday 12 December 2012, with closing date for submissions 10am on 7 January 2013;
- 2 signs posted on the said land inviting comments on the proposal;
- Information displayed in Council's Principal Office and Mount Pleasant Branch Office/Library and on Council's website;
- Representatives from Council and BDHA meeting with residents of Talunga Village on-site on 2 January 2013.

Submissions

During the consultation period, 1 written submission, signed by several residents of Talunga Village, was received in support of the Talunga Village proposed development going ahead.

As directed by Council at its 21 August 2012 meeting, the Director Corporate and Community Services will now prepare a report for the Minister for State/Local Government Relations, seeking approval to revoke the Community Land classification of the Talunga Village land. A future report will be presented to Council advising of the Minister's decision.

LEGISLATION/POLICY/COUNCIL STRATEGIC PLAN**LEGISLATION:**

Local Government Act

2013/12

COUNCIL STRATEGIC PLAN:

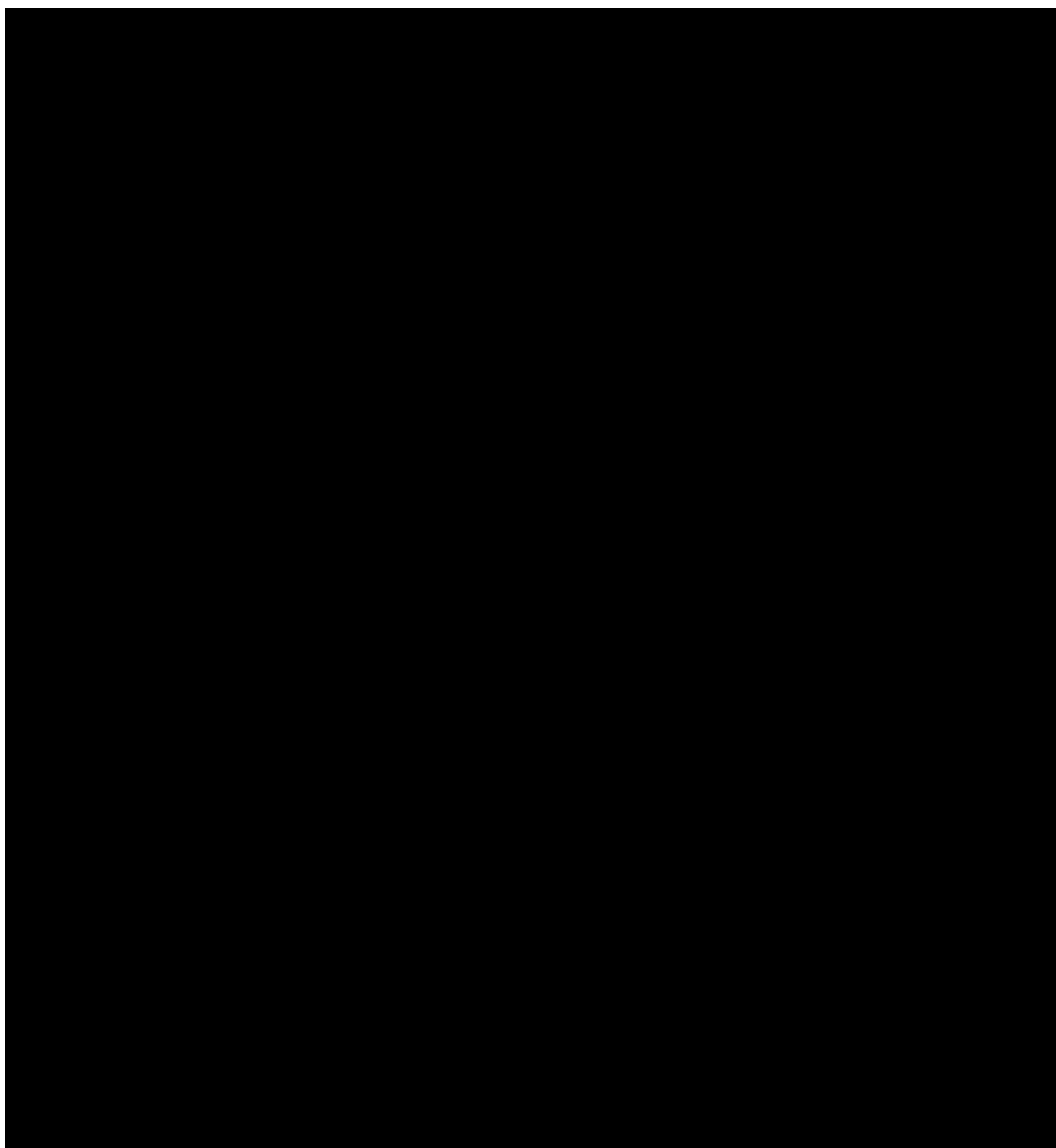
- 1.1 Health and Family
- 1.3 Recreation
- 1.4 Safety and Security
- 3.4 Infrastructure
- 3.5 Planning and Building
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FINANCIAL, RESOURCE AND RISK MANAGEMENT CONSIDERATIONS

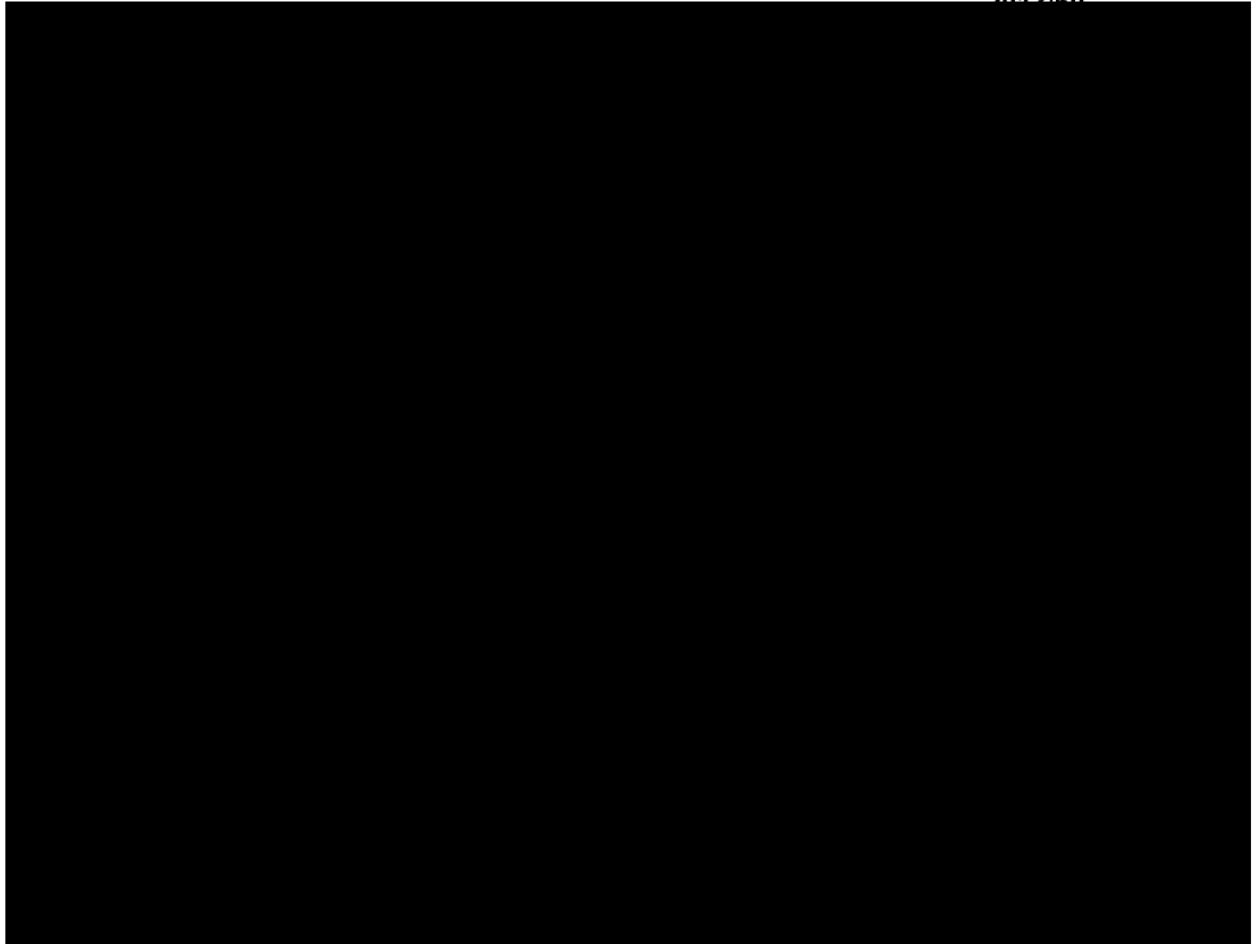
Detailed in Report DA/CCS/R3 of 21 August 2012 Council Meeting.

COMMUNITY CONSULTATION

As detailed in this Report.



2012/60

**7.3.1 CORPORATE AND COMMUNITY SERVICES - DEBATE****7.3.1.1****BAROSSA & DISTRICTS HOUSING ASSOCIATION – TALUNGA VILLAGE
(MOUNT PLEASANT)****B880 & B2069**

MOVED Cr Seager that pursuant to Section 194(3)(b) of the Local Government Act 1999, Council revokes the community land classification for land being Allotments 7 and 8, Deposited Plan 246, in the are named Mount Pleasant, Hundred of Talunga, contained in Certificate of Title Volume 5690 Folio 30, and known as Talunga Village.

Seconded Cr de Vries**CARRIED****INTRODUCTION**

Ministerial approval has been received and a motion is required to revoke the community land classification.

COMMENT

At its meeting on 15 January 2013, Council resolved the following:

MOVED Cr Seager that:

- (1) Council receives the report on the outcome of public consultation undertaken in relation to the proposed revocation of Community Land classification of the Talunga

2013/61

Village site at Mount Pleasant, being land contained in Certificate of Title Volume 5690 Folio 30, and notes the submission received;

- (2) *Council reaffirms its decision of 21 August 2012 (DA/CCS/R3) that the Director Corporate and Community Services be given delegated authority to prepare a report to the Minister for State/Local Government Relations seeking approval to revoke the Community Land status of the said land;*

- (3) *a future report regarding the Minister's decision be presented to Council.*

Seconded Cr Lykke

CARRIED

An application was made to the Minister for State/Local Government Relations for the revocation of the said land. The Minister has subsequently advised that approval is provided for Council's proposal to revoke the community land classification.

Pursuant to subsection 194(3)(b) of the Local Government Act 1999, a motion is required by Council to revoke the community land classification.

During the consultation period, a written submission, signed by several residents of Talunga Village, was received in support of the Talunga Village proposed development going ahead. They have been advised of the Minister's decision and that the matter will be presented to the 19 March 2013 Council meeting for final consideration by Council and motion to revoke the land.

LEGISLATION/POLICY/COUNCIL STRATEGIC PLAN

LEGISLATION:

Local Government Act

COUNCIL STRATEGIC PLAN:

- 1.1 Health and Family
- 1.3 Recreation
- 1.4 Safety and Security
- 3.4 Infrastructure
- 3.5 Planning and Building
- 4.1 Responsibility

FINANCIAL, RESOURCE AND RISK MANAGEMENT CONSIDERATIONS

As detailed in Report DA/CCS/R3 of 21 August 2012 Council Meeting.

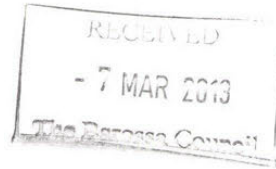
COMMUNITY CONSULTATION

As detailed in Report 7.3.1.3 of 15 January 2013 Council Meeting.

Hon Gail Gago MLC

eA164372

Mr Martin McCarthy
Chief Executive Officer
The Barossa Council
PO Box 867
NURIOOTPA SA 5355



**Government
of South Australia**

Leader of the Government
in the Legislative Council
Minister for Agriculture,
Food and Fisheries

Minister for Forests

Minister for Regional
Development

Minister for the Status
of Women

Minister for State/Local
Government Relations

Level 9
Terrace Towers
178 North Terrace
Adelaide SA 5000

GPO Box 1671
Adelaide SA 5001
DX 667

Tel: (08) 8303 2926

Fax: (08) 8303 2533

Email: minister.gago@sa.gov.au

Dear Mr McCarthy

Thank you for the Council's letter seeking my approval for the Council's proposal to revoke the community land classification of Allotments 7 and 8, Melrose Street, Mount Pleasant, known as Talunga Village. I apologise for the delay in this response.

I have perused the information provided to me by the Council, including the Reports on the proposal and the submission received as part of the public consultation process.

In making my decision I have taken into account the nature of the public consultation undertaken and after carefully considering the effect of the revocation on the area and the local community, I am of the opinion that, on balance, the revocation will be more positive than not in its effect.

I therefore approve the Council's proposal to revoke the classification as community land of land being Allotments 7 and 8, Deposited Plan 246, in the area named Mount Pleasant, Hundred of Talunga, Certificate of Title Volume 5690 Folio 30.

If the Council wishes to proceed with the revocation it will need to pass a motion to revoke the community land classification pursuant to subsection 194(3)(b) of the *Local Government Act 1999*.

Thank you for drawing this matter to my attention.

Yours sincerely

HON GAIL GAGO MLC

6 / 3 / 2013

Attachment – Assessment Against Disposal of Land and Other Assets Policy

Relevant Clause Number	Policy Direction	Comment/Assessment
1 – Purpose	Sets out the general purpose of the policy	Noted
2 – Scope	Sets out exemptions that the policy does not apply to.	Not applicable.
3.1 – Disposal of Land or Other Assets	Any decision to dispose of Land or Other Assets will be made after considering (where applicable): a) the usefulness of the Land or Other Asset; b) the current market value of the Land or Other Asset; c) the annual cost of maintenance; d) any alternative future use of the Land or Other Asset; e) any duplication of the Land or Other Asset or the service provided by the Land or Other Asset;	The current land is currently developed as aged care housing. The proposal is to transfer the assets and land to support the ongoing provision of the service noting housing services are not consistent with our role nor structure and operational capacity. Yes, there is a market, but selling the asset is not aligned with the strategic needs of housing, and the original basis of the poll undertaken to transfer the asset. Not the original intend and use of the land and assets. Covered by rental payments and will continue to be supported by Barossa Village Incorporated. Future cost is avoided. Yes there are alternative uses of the land but the assets are set up as rental housing. Any alternative use is not consistent with the strategic needs of housing, and the original basis of the poll undertaken to transfer the asset. The use of the land or other assets is not aligned to the original vision and drive of Mt Pleasant community or the current desire to ensure ongoing service provision whilst divesting the assets. Not applicable, there are no other community housing type services provided by Council. Council provides commercial caravan park services.

	f) any impact the disposal of the Land or Other Asset may have on the community; g) any social, cultural or historical significance of the Land or Other Asset; h) the positive and negative impacts the disposal of the Land or Other Asset may have on the operations of the Council; i) the positive and negative impacts the disposal of the Land or Other Asset may have on the operations of the community; j) the long term plans and strategic direction of the Council; k) the remaining useful life, particularly of an Asset; l) a benefit and risk analysis of the proposed disposal;	Not applicable the proposal is to transfer ownership to maintain the service provided by a housing service provider. Discussed in detail in the Council report. The main impact being the continuation of the vision of Mt Pleasant when the houses were developed. Also see (f) above. The three main positives impacts are the best and preferable option to continue the housing services, maintenance of community members and their inclusion in the community and avoids future replacement cost. The main negative is the fact the land and assets cannot be realised in the market for other uses. See (h) above. Outlined in detail in the body of the Council report. Land does not have an ending useful life. The units have 4 years of useful life remaining and carport 14 years of useful life remaining. The assets are practically fully depreciated. Outlined in detail in the body of the Council report.
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	l) the results of any community consultation process; m) any restrictions on the proposed disposal; n) the content of any community land management plan; and o) any other relevant policies of the Council.	Outlined in detail in the body of the Council report. That if the land and assets are sold in future any profit shall be returned to achieve community wellbeing and socially inclusive outcomes as detailed in the body of the Council report. Community land status has been revoked for the location and this is not relevant. Nil considerations
3.2 – Disposal Principles	Encouragement of open and effective competition	Outlined in the body of the Council report the reasoning for direct transfer.
3.2 – Disposal Principles	Obtaining value for money	Not applicable the strategic drive is to ensure the provision of the housing service, balanced against the social and community outcomes the value arising is to the benefit of people and limiting future exposure to asset management and replacement for a service that Council are not responsible nor funded for.
3.2 – Disposal Principles	Impartiality, fairness, independence, openness and integrity of process.	All dealings including the revocation, poll for transfer of the land and assets, and this report have all been based on ensuring open decision making and the best possible outcome for the community in maintaining the housing service.
3.2 – Disposal Principles	Ensuring compliance with all relevant legislation	This has been achieved to date and the Council reports outlines the need to undertake this assessment and instigate the transfer requirements under relevant laws.

3.2 – Disposal Principles	Consideration of market, original intention of assets, preferred future use, opportunities for economic growth, delegations, estimated value, compliance with legislation	Addressed in the body of the Council report and items above at 3.1 specifically a, b, d, f, g, h and 3.2 – ensuring compliance with all relevant legislation and 3.2 - impartiality, fairness, independence, openness and integrity of process.
3.3 – Employees and Delegated Expenditure Authority	Not dispose of assets under this policy outside of delegations.	Not applicable, matter being considered by Council not employees.
3.4 – Compliance with Accounting Standards	Requirement to remove assets and comply with accounting standards.	Will be adhered to and undertaken if approved.
3.5 – Land Disposal	General framework for disposal after testing the above matters.	Waiver being sought for the reasons outlined in the body of the report and the above analysis, therefore not applicable.
3.6 – Other Assets Disposal	General framework for disposal after testing the above matters.	Waiver being sought for the reasons outlined in the body of the report and the above analysis, therefore not applicable.
3.7 – Waiver	General framework for disposal after testing the above matters.	Waiver is being sought to allow for direct transfer of the land and improvements based on the Council report and this analysis.
4-9	Administrative, definitions and records management components.	Noted

Summary

In summary from the analysis it is reasonable to conclude that the direct transfer is the best and preferred disposal method given the nature of the land and assets, the strategic drive to achieve the ongoing service outcomes and is consistent with prior engagement with the community.



Product	Title and Valuation Package
Date/Time	12/12/2023 08:52AM
Customer Reference	
Order ID	20231212000593

Certificate of Title

Title Reference	CT 5690/30
Status	CURRENT
Easement	NO
Owner Number	90005082
Address for Notices	PO BOX 867 NURIOOTPA SA 5355
Area	NOT AVAILABLE

Estate Type

Fee Simple

Registered Proprietor

THE BAROSSA COUNCIL
OF PO BOX 867 NURIOOTPA SA 5355

Description of Land

ALLOTMENTS 7 AND 8 DEPOSITED PLAN 246
IN THE AREA NAMED MOUNT PLEASANT
HUNDRED OF TALUNGA

Last Sale Details

There are no sales details recorded for this property

Constraints

Encumbrances

NIL

Stoppers

NIL

Valuation Numbers

Valuation Number	Status	Property Location Address
9675525009	CURRENT	Flat 1-10, 92 MELROSE STREET, MOUNT PLEASANT, SA 5235

Notations

Dealings Affecting Title

NIL

Notations on Plan

NIL

Registrar-General's Notes

NIL



Product	Title and Valuation Package
Date/Time	12/12/2023 08:52AM
Customer Reference	
Order ID	20231212000593

Administrative Interests

NIL

Valuation Record

Valuation Number	9675525009
Type	Site & Capital Value
Date of Valuation	01/01/2023
Status	CURRENT
Operative From	01/07/1966
Property Location	Flat 1-10, 92 MELROSE STREET, MOUNT PLEASANT, SA 5235
Local Government	BAROSSA
Owner Names	THE BAROSSA COUNCIL
Owner Number	90005082
Address for Notices	PO BOX 867 NURIOOTPA SA 5355
Zone / Subzone	TN - Township Neighbourhood
Water Available	Yes
Sewer Available	No
Land Use	1200 - Multiple Unit
Description	10UNITS CP
Local Government Description	Residential

Parcels

Plan/Parcel	Title Reference(s)
D246 ALLOTMENT 8	CT 5690/30
D246 ALLOTMENT 7	CT 5690/30

Values

Financial Year	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
Current	\$255,000	\$1,075,000			
Previous	\$230,000	\$850,000			

Occupants



Product
Date/Time
Customer Reference
Order ID

Title and Valuation Package
12/12/2023 08:52AM
20231212000593

Occupant Id	Property Id	Occupant Name	Land Use	Local Government Description	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
80	FLAT 8	FLAT 8	1410 - Single Storey Flats - Purpose Built	Residential	\$25,500	\$107,500			
100	FLAT 10	FLAT 10	1410 - Single Storey Flats - Purpose Built	Residential	\$25,500	\$107,500			
10	FLAT 1	FLAT 1	1410 - Single Storey Flats - Purpose Built	Residential	\$25,500	\$107,500			
40	FLAT 4	FLAT 4	1410 - Single Storey Flats - Purpose Built	Residential	\$25,500	\$107,500			
50	FLAT 5	FLAT 5	1410 - Single Storey Flats - Purpose Built	Residential	\$25,500	\$107,500			
90	FLAT 9	FLAT 9	1410 - Single Storey Flats - Purpose Built	Residential	\$25,500	\$107,500			
30	FLAT 3	FLAT 3	1410 - Single Storey Flats - Purpose Built	Residential	\$25,500	\$107,500			
60	FLAT 6	FLAT 6	1410 - Single Storey Flats - Purpose Built	Residential	\$25,500	\$107,500			
70	FLAT 7	FLAT 7	1410 - Single Storey Flats - Purpose Built	Residential	\$25,500	\$107,500			



Product
Date/Time
Customer Reference
Order ID

Title and Valuation Package
12/12/2023 08:52AM
20231212000593

Occupant Id	Property Id	Occupant Name	Land Use	Local Government Description	Site Value	Capital Value	Notional Site Value	Notional Capital Value	Notional Type
20	FLAT 2	FLAT 2	1410 - Single Storey Flats - Purpose Built	Residential	\$25,500	\$107,500			

Building Details

Valuation Number 9675525009

Building Style Not Available

Year Built Not Available

Building Condition Not Available

Wall Construction Not Available

Roof Construction Not Available

Equivalent Main Area Not Available

Number of Main Rooms Not Available

Note – this information is not guaranteed by the Government of South Australia

DEBATE REPORT

7.2 Corporate Services and Business Innovation

7.2.1 AMENDMENT OF FEES AND CHARGES REGISTER 2023-2024

**Author: Manager, Customer Experience
23/115287**

PURPOSE

Following Council's recent approval of the 2023/2024 Fees and Charges Register, a small number of additional fees were identified as requiring update from 2022/23 and a new fee for the Street Flag installation.

RECOMMENDATION

That Council approve the amended Fees and Charges for the 2023/2024 budget year included as listed Tables and backdate their application to 1 July 2023.

REPORT

Discussion

At its meeting of 18 July 2023, Council adopted a list of Fees and Charges for 2023/2024. The list was intended to be encompassing of all sundry fees charged by Council in its general service provision, however Officers have subsequently identified nine new fees to be added to the Fees and Charges Register for 2023-2024 and formal approval of Council. These fees relate to charges for Permit Hirers holding events and activities at Talunga Recreation Park and the surrounding facilities following transition of bookings at this site from BelgraviaPRO to The Barossa Council Customer Support Team.

Also listed is a proposed fee for Permitted Event Camping outside of the Mount Pleasant Caravan Park precinct. Permits will be coordinated through The Barossa Council Customer Support Team and the payments and location of campers will be managed by the BelgraviaPRO Caravan Park Manager. Proposed fees are included for Council consideration in the table below.

Talunga Recreation Park: Oval	Per Hour	\$20
Talunga Recreation Park: Pavilion	Per Hour	\$30
Talunga Recreation Park: Sheep Shed	Per Day	\$20
Talunga Recreation Park: Atrium	Per Day	\$25
Talunga Recreation Park: Cattle Shed	Per Day	\$10
Talunga Recreation Park: Horse Shed	Per Day	\$10
Talunga Recreation Park: Shearing Shed	Per Day	\$5
Talunga Recreation Park: Permitted Event Camping Fee – Non-Powered	Per Person Per Day	\$10

In addition to the above fees and charges register amendments, a further amendment is also required to facilitate the inclusion of a fee for the installation of Street Flags (for Profit organisations only). See below table:

Street Flag Installation: (For-Profit Organisations only)	\$350
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Summary and Conclusion

All additional and amended fees and charges have been listed in the above tables.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES

Nil

Supporting references

Nil

COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTS

Corporate Plan

BS7 - Governance - Provision of governance advice and support in the discharge of legislative responsibilities for policy development, delegations and authorisations, internal review of Council decisions, delegations and authorisations, Native Title claims

Legislative Requirements

Section 188 of the Local Government Act 1999

FINANCIAL, RESOURCE AND RISK MANAGEMENT CONSIDERATIONS

The current budget is aligned to the Fees and Charges register and this report represents no change in risk, financial outcomes, or resource allocations.

COMMUNITY ENGAGEMENT

The revised fees and charges will be available for the Community to access on Council's website once approved.

DEBATE REPORT

7.2 Corporate Services and Business Innovation

7.2.2 APPLICATIONS FOR DISCRETIONARY RATE REBATE

**Author: Manager Financial Services
23/111965**

PURPOSE

To consider two applications for discretionary rate rebates (assessments 2174068 and 2044949) from Community Helpers Incorporated.

RECOMMENDATION

That Council:

- (1) Note that at its Ordinary Council Meeting held 20 June 2023, Council approved a 50% discretionary rate rebate to Community Helpers Incorporated for assessments 2174068 and 2044949 in 2023/24.
- (2) Declines the applications for 100% discretionary rate rebates received by Community Helpers Incorporated for assessments 2174068 and 2044949 for the reasons outlined within this report.
- (3) Implement a Rate Rebate Policy in preparation for the 2024/25 rating year.

REPORT

Background

Community Helpers Incorporated are the property owners/ratepayers of assessments 2174068 and 2044949.

On 20 June 2023 at the Ordinary Council Meeting, Council approved a discretionary rate rebate of 50% for assessments 2174068 and 2044949 for Community Helpers Incorporated for 2023/24.

On 6 October 2023, Community Helpers Incorporated applied for two 100% mandatory rate rebates under Section 161 of the Local Government Act 1999 for assessments 2174068 and 2044949. Council's administration reviewed the application and advised they did not satisfy the criteria of the Act and the application was denied.

Introduction

On 9 November 2023, Community Helpers Incorporated applied for two 100% discretionary rate rebates under Section 166 of the Local Government Act 1999 (the Act) for assessments 2174068 and 2044949.

Discussion

Under section 166 of the Act, Council may grant a rebate of rates or service charges.

Council's application form for rate rebates states applications must be submitted to the Council on or before 30th April for the rebate to apply for the following financial year. A failure to submit application forms or to provide the additional information required by the Council to assess the application by the due date may result in the Council refusing to consider the application.

On 9 November 2023, Community Helpers Incorporated applied for 100% discretionary rate rebates under Section 166 for both assessments 2174068 and 2044949. The application specified Section 166(j) of the Act in which Council may grant a rebate of rates or services charges where the land is being used by an organisation which, in the opinion of the council, provides a benefit or service to the local community.

In its application, Community Helpers Incorporated provided the following reason for the need for financial assistance through a rebate:

ANNEXURE 'A'

Community Helpers is a registered charity with the Australian Charities & Not for Profit Commission (ACNC), that has been in operation for over 20 years, over which time we have donated over \$3,000,000 back to the Barossa community.

We accept donations of saleable secondhand goods from the wider community, which are then sold from our 2 locations in Tanunda and Nuriootpa. Funds raised from the sales are then donated back to the Barossa community via other charitable organisations, with the major portion going to our local Carers & Disability Link.

Taken directly from our constitution, the main Objects of our association is:

To raise money for the benefit of Carers and Disability Link and such other charitable philanthropic or benevolent organisations, societies or clubs that are established or operate within the area of the Barossa Valley and surrounding area.

Community Helpers is predominantly volunteer run (over 80+ volunteers) and use Centrelink recipient volunteers. If not for our committed and valued volunteers, we could not exist. Our volunteers benefit from the comradery within the organisation, and this involvement assists with their health and wellbeing.

Through our operations, we also assist many disadvantaged people such as homeless, low income and domestic violence people.

Revenue SA has approved us as a Community Service organisation and has substantially reduced our levy.

A 100% rebate would allow us to further our objective of having further funds available to donate back to our community.

Assessment

To assist Councils in applying Section 166 of the Act, Revenue Professionals SA have issued Rate Rebate Guidelines, a document prepared by Kelledy Jones Lawyers.

Section 166(1a) of the Act is an important consideration for a council in exercising its discretion because it requires the council to have regard to the objects and principles of the Act as a whole in the context of the role and function of the council under the Act when determining whether to grant a rebate.

The discretion to grant a rebate must be exercised consistently and in the interests of the community. In this regard each council must consider its community, not the wider community of the State. This is because decisions regarding rate rebates impact directly on the ratepayers and residents of individual council areas.

Other considerations for assessing discretionary rate rebate applications may include:

- the reason for requesting the rate rebate and the need for financial assistance; and
- the amount (%) of the rebate being sought and whether this amount is appropriate in the circumstances.

Another notable assessment criteria outlined in the document was to apply the Council's rate rebate policy. Council does not have a rate rebate policy and this report will recommend a policy is developed to assist with consistent application and assessment of rate rebates.

Council's administration has reviewed the applications and accompanying documents. In applying the Act and the Rate Rebate Guidelines, this report recommends that the applications are declined on the following basis:

- No evidence provided indicating the need for further financial assistance - Community Helpers Incorporated audited financial results for 2022 and 2021 recorded surpluses; and
- The reason specified in the applications for the 100% rebate was stated as "*a 100% rebate would allow us to further our objective of having further funds available to donate back to our community.*" Furthering the objectives of an organisation is not a consideration for Council and does not demonstrate the need for financial assistance; and
- The amount of the 100% rebate is deemed inappropriate given the financial surpluses recorded by Community Helpers Incorporated in their audited financial results for 2022 and 2021.

It is recommended that, if the financial circumstances of Community Helpers Incorporated significantly change, they are encouraged to submit a future application with supporting documentation.

Summary and Conclusion

This report concludes the two 100% discretionary rate rebate applications should be declined. The report also identifies the need for Council to adopt a Rate Rebate Policy.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES

Nil

Supporting references

Nil

COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTSCorporate Plan

BS6 - Finance - Transparency and accountability regarding Council activity and expenditure. Provision of organisational performance report (outcomes), activity report (outputs), a range of statutory reporting (e.g. public health, tax, superannuation), financial reporting .

Legislative Requirements

Section 166 of the Local Government Act 1999 enables Council to grant a rebate of rates or service charges.

Section 270 of the Local Government Act provides applicants with a right of internal review of a council decision in respect of rate rebate applications.

FINANCIAL, RESOURCE AND RISK MANAGEMENT CONSIDERATIONS

Rate rebate applications are received before 30 April as to determine the financial impact to Council's budget and the distribution of the rate burden amongst ratepayers.

COMMUNITY ENGAGEMENT

Nil

DEBATE REPORT

7.2 Corporate Services and Business Innovation

7.2.3 2024/25 ANNUAL BUSINESS PLAN AND LONG-TERM FINANCIAL PLAN TIMETABLE AND ASSUMPTIONS

**Author: Manager Financial Services
23/114016**

PURPOSE

To consider the assumptions and timetable for the preparation of the 2024/25 Annual Business Plan and Budget and updated Long-Term Financial Plan for 2024/25 to 2033/34.

RECOMMENDATION

That Council:

- (1) Note the assumptions outlined in the report to be used in drafting the 2024/25 Annual Business Plan and Budget.
- (2) Note the timetable for Council workshops and Council Meetings for the preparation and review of the 2024/25 Annual Business Plan and Budget and Long-Term Financial Plan for 2024/25 to 2033/34.

REPORT

Discussion

Indexation and Assumptions

Each annual review process provides an opportunity to introduce new assumptions or enhance the information base as required using the existing indexation and assumptions.

The main assumptions and indexation being considered during this early stage of budget preparation is the income and expenditure indexation. As included in the draft timetable, following receipt of updated valuation data, Council will review the proposed options for rate increases to ensure they are reasonable and ensure indexation for operational expenditure is appropriate.

Council staff will provide information for the cost of delivering services and any suggested changes to service levels ensuring income or charges for the services are appropriate. The final expenditure amounts may differ from the LTFP estimates for the 2024/25 year due to external influences such as service contracts and agreements or where costs are determined by external markets such as fuel prices, electricity and gas pricing contracts and State Government levies.

The Budget from last year is used as the base for the 2023/24 draft budget and each budget manager then reviews to actual costs and trends to meet the existing service

provision. If the actual costs are reduced from the base budget, it is a requirement that unless there were extenuating circumstances for the underspends, that next year's budget is also reduced.

The LGPI (Local Government Price Index) is used as a base for the LTFP and considering local needs and requirements to meet service levels. The Local Government Price Index (LGPI) increase for 12 months to 30 September 2023 was 4.8%; (noting the Adelaide CPI for the 30 September 2023 period was 5.9%.) It is recommended at this point in time, to ensure prudent budget management and to remain within the parameters of the current adopted LTFP, that in the absence of a contractual arrangement, general operating indexation be limited to 2%.

The following indexation base information is sourced from the adopted LTFP for the 2023/24 year.

Operating Income

Rating levels are set to ensure service level provision is maintained in a financially sustainable manner.

General Rate revenue increases to existing ratepayers for the 2023/24 year was reduced to 3.3%, additional revenue for the growth in assessment numbers from last year is currently at 0.91%. For future operating results, as detailed in Council's adopted LTFP, general rate revenue was forecast to increase at 4% in 2024/25 plus growth in assessment numbers ranging between 0.75% to 1.5%. During the preparation of the 2024/25 draft budget, management will review the revenue and expenditure requirements and report this to Council. Council will then assess and approve the general rate revenue increases required to ensure Council's financial sustainability in the annual review of the LTFP.

For 2023/24, there was a 9.71% service charge increase for waste collection and disposal across the three waste services as a result of significant increases in Refuse and Green Organics collection and disposal costs. In the adopted LTFP, the Waste Service Rate Revenue indexation service charge for 2024/25 is set at 3.75% plus growth for new services budgeted at 1% pa. The 2024/25 service charge increase will need to be determined as to recover the cost to provide the service ensuring ongoing service delivery in a sustainable manner.

Community Wastewater Management Systems (CWMS) service charge indexation rates in the adopted LTFP was budgeted to increase in 2024/25 at 2.5% and forward years ranging from 0.5% to 2.25% plus growth for new services for the remaining years in the LTFP. The 2024/25 service charge increase will need to be determined as to recover the cost to provide the service ensuring ongoing service delivery in a sustainable manner.

Service charge revenue is established to recover the cost to provide the services ensuring ongoing service delivery in a sustainable manner.

Regional Landscape Levy, collected on behalf of the state government, will be determined and advised by the Northern and Yorke Landscape Board.

Other income indexation has a base increase of 2.0%.

Operating Expenditure

Operating expenditure indexation will be assessed individually for internal and external factors. All indexation quoted is from the adopted LTFP for 2023/24 and will be reviewed.

- Employee costs for 2024/25 set in the LTFP increase by 2.5%. The draft budget will use enterprise bargaining agreements which are 4.5% (AWU) and 2.5% (ASU) respectively during 2024/25. Superannuation guarantee also increases from 11% to 11.5%.
- Contractor, materials and other expenses will be reviewed to meet service requirements. The increase for these costs from for 2024/25 is set at 4%. Indexation will be adjusted to meet existing service requirements:
 - Selected costs are increased by indexation where agreements, contracts, licensing, arranged service charges, etc. provide for that option.
 - For such costs outside of our control, these will be considered where the relevant service provider(s) initiates the increases i.e. fuel and postage.
 - where costs will increase but the quantum is unknown a default increase in line with LGPI, some areas of expenditure may actually be the same or less the expected; and for changes to service provision, ie. increased number of services provided (eg. no. of waste collection(s)) or usage (eg. water usage at parks and gardens).

New Initiatives/Ideas

The new Initiatives process will undertake the following:

1. Strategic review meeting.
2. Identification of what priorities and projects Council wishes to have a more detailed assessment completed.
3. Review of past two years of initiatives not funded.
4. Officer new initiatives will be limited as normal to high risk or legislative compliance issues or to those that achieve efficiencies and savings, and will be managed by the Executive Leadership Team.

Once priorities for submissions are determined, an assessment will be undertaken. This allows resources to only be used on those that Council approve to proceed to an analysis.

Council's existing programs include but are not limited to:

- Existing service provision, governance and administration.
- Capital renewal/replacement.
- Revaluation and condition assessment of assets to update the estimated replacement cost over the LTFP. Council's understanding and management will continually refine the operating result.
- Heavy vehicle and Plant utilisation review.
- Existing long-term projects including:
 - Climate Control – efficiency, financial and environmental benefits/requirements.
 - Change Program – internal program for innovative and simple systems, processes and productivity improvements.

- Infrastructure Asset Management Plans adopted 2021 – renewal spending plans.
- Strategic Management Plans.
- The Big Project.
- Transport renewal programs.
- Asset maintenance and operational requirements.

Timetable

The proposed timetable for the annual review/update of the Long-Term Financial Plan and the consideration/adoption of the Annual Business Plan and Budget is outlined in the table below:

What	Activity	Date
Council Meeting	Endorse ABP&B and LTFP timetable	19 December 2023
Council Workshop	Review and discuss - EM's to be given the opportunity to put forward suggestions for the budget; ELT (Executive Leadership Team) to present budget process, available advisory groups' budget(s), priorities and pressures; strategic and long-term aspirations; consider adopted long term indexing & assumptions, Ideas discussion	23 January 2024
Council - Elected Members	Prioritisation for new ideas for analysis.	Approved at Council meeting 20 February 2024
Administrative Budgets	Staff completion of administrative budgets.	27 February 2024
Council Workshop	Capital Expenditure review existing programs: Transport works LTFP - Renewal/Replacement programs TBP – Grant submissions and ongoing items Prepare Rates report including Rating Analysis of other Councils and consider other Council Rating Strategies.	28 February 2024
Audit Committee	ABP&B and LTFP review To review indexing and assumptions	Feb- March 2024
Council Workshop	New Ideas review for DDR; Council to assess DDR and inclusion in draft budget.	Mid-Late March 2024
Council Workshop	ABP&B and LTFP Review draft Operating Budgets & Capital Works submissions and LTFP	4 April 2024
Management & Staff	<i>During December to June, budget preparation, rating and valuation modelling</i>	Jan to June 2024
Council Workshop	ABP&B and LTFP Review draft Capital Works submissions and LTFP	May 2024
Council Workshop	Rating & Valuation Forecasting, valuation changes, rebates, RI General Rate Cap, rating options	May 2024

	Final Operating and Capital Works review	
Audit Committee	ABP&B and LTFP review and endorse for consultation - by email	May 2024
Special Council Meeting	Endorse draft Nuriootpa Centennial Park Authority Budget (NCPA endorsed April) Endorse draft ABP&B and LTFP for public consultation.	May 2024
Public Consultation Process	Council internet provision for web submissions, at least 21 days	May – June 2024
	Public Notice (if local papers a Wednesday) Submissions period – 21 days	May to June 2024
Special Council Meeting / Other process*	Process for the public to present/provide budget submissions in line with legislative/other requirements. *21 days after the draft A&BP is available on the web	June 2024
Council Meeting	ABP&B and LTFP Consideration of public submissions	June 2024
Special Council Meeting	Adopt ABP&B and LTFP, Valuation and Rating (if changes from consultation then this meeting may need to be changed.)	June-July 2024

ATTACHMENTS OR OTHER SUPPORTING REFERENCES

Nil

Supporting references

Nil

Policy

Budget & Business Plan and Review Policy:

<https://www.barossa.sa.gov.au/Media/Default/Council/Strategies,%20Policies%20and%20Bylaws/Budget%20&%20Business%20Plan%20and%20Review%20Policy.pdf>

LGA Information papers – No. 8 Long-term Financial Plan and No. 13 Annual Business Plan; register to logon and access:

<https://www.lga.sa.gov.au/home>

COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTS

Corporate Plan

BS6 - Finance - Transparency and accountability regarding Council activity and expenditure. Provision of organisational performance report (outcomes), activity report (outputs), a range of statutory reporting (e.g. public health, tax, superannuation), financial reporting

Legislative Requirements

Local Government Act 1999 Section 123

Local Government (Financial Management) Regulations 2011

FINANCIAL, RESOURCE AND RISK MANAGEMENT CONSIDERATIONSFinancial

The Budget and LTFP indexation, assumptions and timetable are integral parts of financial planning to ensure an organised and thorough process is undertaken.

The cost of capital and risk is to be assessed for application to CWMS operations.

Resourcing and risk is embedded in Council' current resourcing and risk profile.

COMMUNITY ENGAGEMENT

Included as part of the draft 2024/25 Annual Business Plan and Budget Plan consultation and adoption process.

DEBATE REPORT

7.2 Corporate Services and Business Innovation

7.2.4 MONTHLY FINANCE REPORT AS AT 30 NOVEMBER 2023

**Author: Senior Accountant
23/116116**

PURPOSE

The Uniform Presentation of Finances report provides information as to the financial position of Council, including notes on material financial trends and transactions.

RECOMMENDATION

That Council receive and note the Monthly Finance Report as at 30 November 2023 as provided at Attachment 1.

REPORT

The Monthly Finance Report (as at 30 November 2023) is Attached. The report has been prepared comparing actuals to the original adopted budget 2023/24.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES

Attachment 1 Monthly Finance Report Council November 2023 [↓](#) 

Supporting references

Nil

COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTS

Corporate Plan

BS6 - Finance - Transparency and accountability regarding Council activity and expenditure. Provision of organisational performance report (outcomes), activity report (outputs), a range of statutory reporting (e.g. public health, tax, superannuation), financial reporting

Legislative Requirements

Local Government (Financial Management) Regulations 2011, Regulation 9(1)(b) LGA Information paper no.25 – Monitoring Council Budget Performance.

FINANCIAL, RESOURCE AND RISK MANAGEMENT CONSIDERATIONS

To enable Council to make effective and strategic financial decisions, a regular up to date high level financial report is provided.

COMMUNITY ENGAGEMENT

Community Consultation was part of the original budget adoption process in June/July 2023, as per legislation. This report is advising Council of the monthly finance position compared to that budget.

MONTHLY FINANCE REPORT

AS AT 30 November 2023

FOR YEAR ENDING 30 JUNE 2024

	Notes	% Actual Expenditure to Original Budget	Original Budget (Full-Year) \$'000	Revised Budget (Q1) (Full-Year) \$'000	Actual Result (Year-to-Date) \$'000
Uniform Presentation of Finances					
OPERATING ACTIVITIES:					
			<i>Operating</i>		
Operating Income			45,014	45,480	40,656
					0
Less Operating Expenses		37.45%	(47,359)	(47,544)	(17,738)
Operating Surplus / (Deficit)			(2,345)	(2,064)	22,918
CAPITAL ACTIVITIES:					
Net Outlays on Existing Assets					
			<i>Capital</i>		
Capital Expenditure on Renewal and Replacement of Existing Assets		35.05%	(8,031)	(10,574)	(2,815)
Add back Depreciation, Amortisation & Impairment			10,170	10,170	4,238
					0
Add back Proceeds from Sale of Replaced Assets			224	206	125
Subtotal			2,363	(198)	1,548
Net Outlays on New and Upgraded Assets					
Capital Expenditure on New and Upgraded Assets		29.94%	(14,822)	(23,677)	(4,437)
Add back Amounts Received Specifically for New and Upgraded Assets			2,796	2,838	1,063
Add back Proceeds from Sale of Surplus Assets			0	0	0
Subtotal			(12,026)	(20,839)	(3,374)
Net Lending/(Borrowing) for the Financial Year					
			(12,008)	(23,101)	21,092
Total % Capital Budget Spent		31.73%			

NOTES

1) 2023/24 Capital Expenditure to end of November includes:

- The Big Project - Tanunda Rec Park - \$1.28M
- Upgrade Tanunda Oval - \$149k
- Asset Management System - \$35k
- Road Resheeting \$403k
- Mt Pleasant Caravan Park Upgrade - \$871k
- The Big Project -Barossa Rugby Park - \$1.64M
- Drainage \$127k
- Streetscaping \$97k
- Footpaths & Kerbing \$189k
- Sealed Roads \$1.11M
- Parks and Gardens - \$61k

DEBATE REPORT

7.4 Development and Community Services

7.4.1 PROTECTION AND MANAGEMENT OF HISTORIC AREA AND CHARACTER AREA STATEMENTS

**Author: Manager Development Services
23/114657**

PURPOSE

To seek in-principle support to initiate a heritage-themed Code Amendment that includes review of Character Area Statements for Historic Areas, elevates existing Character Areas at Eden Valley, Springton and Angaston to Historic Areas and initiates other heritage improvements yet to be implemented under the Planning Reforms.

RECOMMENDATION

That Council:

- (1) Receive the paper titled 'Barossa Heritage Provisions – A Review of Past and Present', prepared by Paul Mickan, contained in Attachment 1.
- (2) Give in-principle support to initiating a heritage-themed Code Amendment that includes the following:
 - a) Update Historic Area Statements to address gaps or deficiencies;
 - b) Elevate Character Areas in Eden Valley, Springton and Angaston to Historic Areas;
 - c) Review Representative Buildings for properties within the existing Character Area Overlay in Angaston;
 - d) Reintroduce previous Historic Conservation guidelines and apply at the local and/or state level;
 - e) Correct heritage listing and Overlay boundary errors and anomalies.
- 3) Acknowledge that priorities and budget associated with the future planning policy program of The Barossa Council will be subject to separate report of Council to be presented in 2024, having regard to the Growth Strategy and Character Area Review work already underway.

REPORT

Background

The Chair of the State Planning Commission (SPC), Craig Holden, wrote to The Barossa Council on 10 October 2023 in respect to protection and management of Historic and Character Areas. The letter provides support for Councils to update their Historic Area and Character Area Statements and to elevate Character Areas to Historic Areas.

A copy of the letter is contained in Attachment 2.

Introduction

The SPC has invited Councils to update their Historic Area and Character Area Statements to address gaps and enhance design guidance which is bespoke to local areas. The SPC has also invited Councils to elevate existing Character Areas to Historic Areas to address identified gaps or deficiencies.

Discussion

Historic Areas identify locations that display historic themes and characteristics that are important to a local area. Similar, Character Areas identify locations that display streetscape characteristics and development patterns that are of value to the local area, but do not have the same emphasis upon historic themes or characteristics.

Both the Historic Areas and Character Areas exist in the form of Overlays within the Planning & Design Code that are applied to development occurring within the spatially defined Overlay. The Overlays contain Desired Outcomes and Performance Outcomes that are applied to guide appropriate development.

Further information regarding Historic Areas and Character Areas is contained within the guidance material prepared by SPC, titled 'Protecting Heritage and Character – Policies in the Planning & Design Code', contained in Attachment 3.

The Barossa Council has 16 Historic Areas identified within the Planning & Design Code. These areas reflect what were previously Historic Conservation Zones within the Development Plan. There are a further three Character Areas that exist within the Planning & Design Code within the townships of Eden Valley, Springton and Angaston.

As part of the transition from the Barossa Development Plan to the Planning & Design Code, a number of shortcomings, errors and anomalies were identified. Recognising the enormity of the task in transitioning 68 Development Plans into a single Planning & Design Code, there were some prevailing policy gaps and issues still to be resolved.

Paul Mickan, former Policy Planner at The Barossa Council, has prepared a paper titled 'Barossa Heritage Provisions – A Review of Past and Present', which provides an overview of the previous heritage policy program of Council and how this has transitioned to the Planning & Design Code.

The paper identifies a number of prevailing errors, anomalies and omissions arising from the Planning & Design Code transition which should be addressed as follows:

- Contributory Places are identified in respect to a number of properties in Angaston but are not located within the Historic Area Overlay (which is inconsistent with the structure of the Code);
- The Character Areas of Eden Valley, Springton and Angaston warrant elevation to Historic Areas.
- There are gaps in the Historic Area and Character Area Statements because the content of the Statements reflects that which existed within the former Barossa Development Plan.
- A number of heritage mapping notation errors and anomalies exist which should be addressed.
- Previous Historic Conservation guidelines that existed within the Development Plan have not transitioned to the Planning & Design Code.

It is recommended that Council give in-principle support to initiating a heritage-themed Code Amendment to address the above issues as follows:

- a) Update Historic Area Statements to address gaps or deficiencies;
- b) Elevate Character Areas in Eden Valley, Springton and Angaston to Historic Areas;
- c) Review Representative Buildings for properties within the existing Character Area Overlay in Angaston;
- d) Reintroduce previous Historic Conservation guidelines and apply at the local and/or state level;
- e) Correct heritage listing and Overlay boundary errors and anomalies.

The heritage-themed code amendment is important and should be advanced but it is recognised that a number of strategic projects are underway, including the Growth Strategy and Character Area Review. The list of priorities and allocation of resources is yet to be determined. It is suggested that Council give further consideration to priorities and funding in a separate report to be presented in 2024.

Summary and Conclusion

Council has been invited by the SPC to strengthen planning policies to preserve heritage and character in the form of review of Historic Area statements and elevation of Character Areas to Historic Areas. Council is requested to provide in-principle support to initiating a heritage-themed code amendment.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES

- | | |
|--------------|---|
| Attachment 1 | Barossa Heritage Provisions Report ↓  |
| Attachment 2 | Correspondence - State Planning Commission - Guidance on updating Historic Area and Character Area Statements ↓  |
| Attachment 3 | Protecting Heritage and Character - Policies in the Planning and Design Code ↓  |

Supporting references

<https://plan.sa.gov.au/resources/planning/heritage-and-character>

COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTS

Community Plan



Natural Environment and Built Heritage

Ensure land use planning and resource use protects the quality of the natural environment, the existing character of rural landscapes, historic significance and the high value of agricultural land.

Support tourism development that is sensitive to the natural environment and ensures that the unique character of the rural landscape is appropriately managed and promoted.

Build on the conservation of the region's natural heritage including bush eco-systems, grassy woodlands, agricultural landscapes and recreational green spaces.

Legislative Requirements

Planning, Development and Infrastructure Act 2016

FINANCIAL, RESOURCE AND RISK MANAGEMENT CONSIDERATIONS

Should Council wish to initiate a heritage-themed Code Amendment, Council will need to resource the preparation of the Code Amendment including the accompanying materials to justify the Code Amendment. Given that Council has a number of projects progressing within its planning policy program, further funding priorities will need to be determined by Council.

The SPC has advised Councils that initiate a Code Amendment will not incur fees.

COMMUNITY ENGAGEMENT

The Code Amendment process will be subject to public consultation that must be undertaken in accordance with a consultation program prepared in accordance with the Community Engagement Charter.

BAROSSA HERITAGE PROVISIONS – A REVIEW OF PAST AND PRESENT

1. Introduction

I refer to our recent discussions regarding a potential Code Amendment to elevate Character Areas to Historic Areas and to update existing Character Area Statements in the Planning and Design Code. This follows receipt of advice from the State Planning Commission that it will support and facilitate Councils to undertake Code Amendments. This is welcome news given the current statements are incomplete and the issues with the existing Character Areas as discussed below.

In past discussions I indicated there were a number of heritage mapping and notation errors and anomalies that were not corrected during the Code transition phase, despite being raised with the transition team. The response received at the time was to address those matters through a future Code Amendment.

While the above matters could be addressed together with other spatial issues through a future miscellaneous-type Code Amendment, I see merit in addressing them in a single heritage-themed Code Amendment. In this regard I note the Commissions' recent letter dated 10 October 2023 seems to indicate that any Code Amendment which updates character statements could include other matters (such as creation of new Historic or Character Areas and/or the listing of new Local Heritage Places) provided a suitable level of justification underpins any Code changes.

2. Heritage and character provisions in the former Development Plan (excluding character preservation)

The previous Development Plan contained the following heritage and character provisions:

- 323 local heritage places (Table Baro/5)
- 10 Historic Conservation Areas
- 205 contributory places (Table Baro/4)
- 2 historic policy areas (not conservation areas), one of which contained 5 individual precincts
- General Section: Heritage Places and Historic Conservation Area policies based on the SA Planning Policy Library Version 4.1
- Historic Conservation Guidelines (Table Baro/2)
- State heritage places (Table Baro/6)
- 2 character precincts

The General Section policies were introduced via the *Better Development Plan and General Development Plan Amendment* (DPA) on 18 August 2011. The lists of local heritage places and contributory places, the historic conservation areas, the policy areas, and zone provisions were derived from the various Development Plans of the former Councils or from the *Heritage Plan Amendment Report* (PAR). That PAR followed a detailed heritage survey in

2000, with interim effect given to the PAR on 27 March 2003. The PAR was approved on 24 March 2004.

3. Heritage PAR- an unusual history

Following public consultation on the Heritage PAR in 2003 Council amended the PAR to remove 93 items from the list of local heritage places, partly following in response to formal submissions, but also following an invitation from the then Mayor for concerned owners to simply write to Council after the consultation period to have their property removed from the list.

Apparently this approach was criticised by the State government with the final approval of the Heritage PAR in March 2004 only being granted after Council agreed to undertake a subsequent Heritage Review PAR to examine anomalies, reconsider the merits of the 93 'contested' places and allow further consultation, including liaison with the Local Heritage Advisory Committee (LHAC). Other aspects of the heritage policy in the Development Plan were also to be reviewed during the process. The Council engaged a Heritage Adviser to assist with the review and this was undertaken in stages between 2004 and 2009 and is referred to as the "2009 Heritage Survey".

The 2009 Heritage Survey indicated that approximately 50 of the 93 places should be identified as new local heritage places, but a further review of the list during preparation of the 2013 SDR showed that several of those 50 places had since been demolished. A Heritage Review PAR was commenced with a Statement of Intent endorsed and the 2009 Heritage Survey forming part of the associated investigations; however the SOI subsequently lapsed. A new SOI was prepared but had not been submitted to Minister at the time the 2013 SDR was prepared.

4. 2013 Strategic Directions Report recommendations and actions

The 2013 SDR recommended a review of heritage management policies noting there had been no review of places, areas, or policy intent since the original heritage survey and subsequent Heritage PAR. The SDR recommended a comprehensive review which would include the following aspects:

- ensure 'accuracy' of existing listed places (e.g. property address and description)
- potential to designate additional places (either voluntary listing or as a result of a further heritage survey)
- review of historic conservation area boundaries and contributory places taking into account development which had taken place since introduction (e.g. review role of contributory places, review if subsequent alterations or development have modified original values or significance of an area or a place)
- potential to designate additional historic conservation areas
- potential to incorporate incentives to protect and enhance heritage places (e.g. potential for heritage places to be used for activities that were normally non-complying developments)

Specific actions in the SDR were:

- Heritage Review DPA
 - Review if additional places should be listed
 - Undertake a review of current heritage management approach
 - Designation of additional historic conservation areas and places
 - Designation of additional local heritage places following 2009 Heritage Survey - i.e. selected properties from the 93 'delisted' properties
- Section 29 amendment
 - In Table Baro/4 remove items that were also designated as a local heritage place in Table Baro/5 or identified as a State heritage place in Table Baro/6.
 - Remove contributory items located outside a historic conservation area from Table Baro/4 and relevant heritage overlay maps.
 - In Tables Baro/4 and Baro/6 and relevant heritage overlay maps address identified street address and mapping errors.
 - In Table Baro/5 remove any property which had been demolished.

Specific actions take since the SDR was adopted:

- Heritage Review DPA initiated. This subsequently lapsed
- Section 29 amendment approved on 11 August 2016 to remove three properties from Table Baro/4 Contributory Items
- Section 29 amendment approved on 1 November 2018 to reinsert two pages to the Historic Conservation Guidelines in Table Baro/2
- Editorial corrections (13 August 2015?) which replaced old street addresses of listed places with new property addresses (rural addresses in particular)

It is no longer necessary to review the heritage management approach given the introduction of new policies through the Planning and Design Code; however the other specific actions recommended via the Heritage Review DPA have not progressed and remain outstanding, namely reviewing if additional places or historic areas should be listed and the designation of places identified by the 2009 Heritage Survey - i.e. the 50 or so selected properties from the 93 'delisted' properties.

It is acknowledged that applying heritage designation to properties (either as a local heritage place, as a Representative Building, or within a Historic Area) can be complex and controversial with potential for an extended Code Amendment process. Despite this I suggest that at a minimum Council determines its intent with regard to those properties identified in the 2009 Heritage Survey which logically should include an update to determine if the relevant buildings remain or are still worthy of listing. Separately, Council could decide to build on the current designations by inviting voluntary nominations of properties or areas. Either action could be progressed through a single heritage-themed Code Amendment (in conjunction with updating character statements etc) or a future separate Code Amendment.

Action

Update the 2009 Heritage Survey to confirm if the relevant buildings remain and continue to warrant local heritage listing.

Action

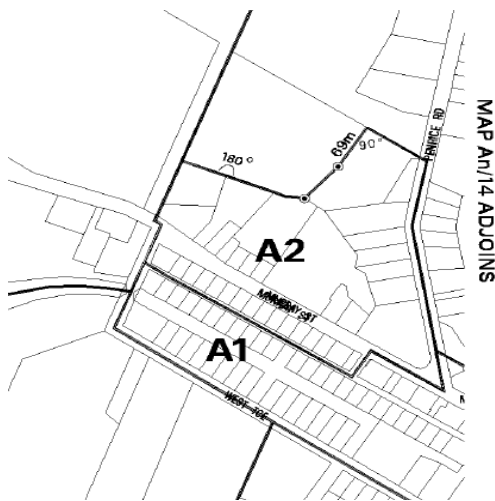
Council to determine its intent with regard to designating properties identified by the (updated) 2009 Heritage Survey as local heritage places.

Action

Council to discuss the potential to invite owners to list additional properties as a Local Heritage Place or Representative Building or introduction of new or expanded Heritage Areas or Character Areas.

5. Angaston- Character Area Overlay applying to properties in Murray Street and on west side of Penrice Road

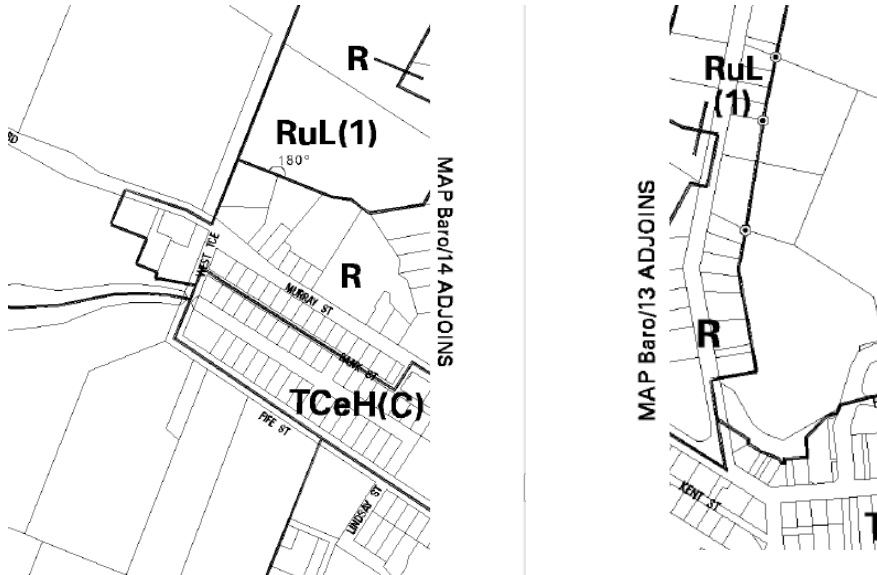
Land comprising 75-105 and 68-102 Murray Street, and 9-23 Penrice Road, Angaston was previously included in the Residential Historic (Conservation) Zone (A2) in the former Angaston (DC) Development Plan. Those policies were introduced via the Angaston Town Centre and Environs Historic (Conservation) Zones PAR in May 2000. Note: the Residential Historic (Conservation) Zone (A2) also applied to residential areas to the north, east and south of the town centre.



Extract from Angaston (DC) Development Plan MAP An/13 (Consolidated 7 February 2002)
A2 = Residential Historic (Conservation) Zone

This land was included in the Residential Zone via the Consolidation PAR in 2002 (when the previous separate Development Plans were consolidated to form The Barossa Council Development Plan) but appears to have been unintentionally omitted from the Historic Conservation Area 2 Angaston Residential; whereas the residential areas to the north, east and south of the town centre, also previously within the Residential Historic (Conservation)

Zone (A2), were included in the Residential Zone and Historic Conservation Area 2 Angaston Residential.



Extract from The Barossa Council Development Plan (Consolidated 30 May 2002)

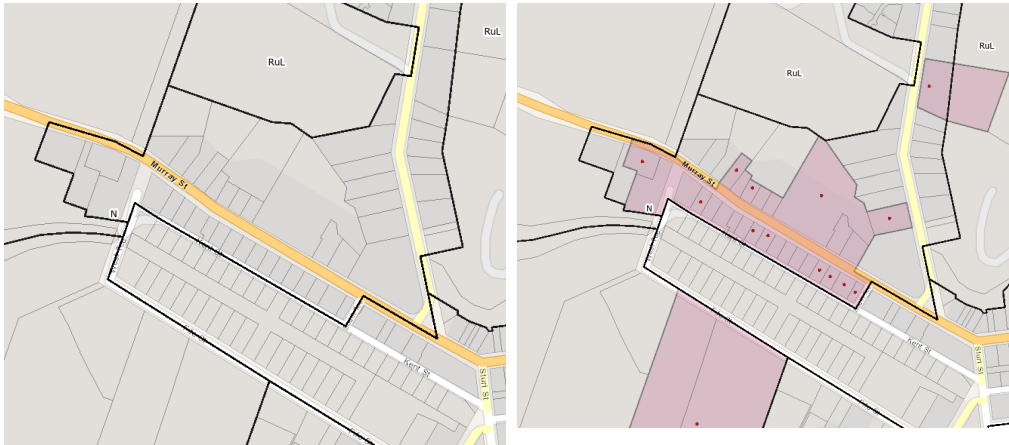
The error was perpetuated through to the last Development Plan with the land in the Residential Zone but not within the Historic Conservation Area. Despite the land not being within the Historic Conservation Area, the contributory places continued to be listed; however arguably the designation of those places had no effect as contributory places policies were only given effect where they were within an Historic Conservation Area. In this case they lay outside Historic Conservation Area 2 Angaston Residential.



Extract from The Barossa Council Development Plan (Consolidated 5 September 2019)

The issue was previously raised with the State government which advised that given the passage of time that the land could only be placed in the Historic Conservation Area 2 Angaston Residential via a Development Plan Amendment.

The land is now included in the Neighbourhood Zone. The Character Area Angaston Baro-C3 largely aligns with the previous Residential Historic (Conservation) Zone but includes additional areas not previously covered and excludes areas previously included.



Extract from SAPP 12 November 2023)

Action

Review the properties in Murray Street and on the west side of Penrice Road to confirm why they were originally designated as a Contributory Place (now a Representative Building), what contribution they currently make or what they currently represent. The review would determine if any of the properties should remain as a Representative Building or warrant elevation to local heritage status.

Action

Replace the Character Area Overlay segment on Murray Street and west side of Penrice Road Apply with the Historic Area Overlay and adjust the boundaries as necessary to at a minimum include all properties previously covered by the Residential Historic (Conservation) Zone (A2) [75-105 and 68-102 Murray Street, and 9-23 Penrice Road, Angaston]. Enhance the character statement to address gaps or deficiencies.

6. Angaston- Character Area Overlay applying to properties on east side of Penrice Road and four other locations

In addition to the segment on Murray Street and west side of Penrice Road, Character Area Overlay: Baro-C3 also applies to four other segments. Those segments are isolated and appear to have been created solely to accommodate a Representative Building on the land (previous a standalone contributory building outside of a Historic Conservation Area).

With the exception of the places in Murray Street and west side of Penrice Road, the previous 'standalone' contributory buildings are now covered by the Character Area Overlay, with the unusual result being the designation of an "area" applying to a single property.

A review of the properties should be undertaken to determine if they continue to be 'representative'. Depending on the outcome two possible options seem feasible: 1. remove the property from the Character Area Overlay and remove the Representative Building designation; 2. elevate the property from Representative Building to local heritage status (and apply associated overlays); remove from Character Area Overlay. Both options would remove the current unusual standalone single property Character Area designations.

Action

Review why the four standalone properties were originally designated as a Contributory Place (now a Representative Building), what contribution they currently make or what they currently represent. Depending on the review outcome either remove the property from the Character Area Overlay and remove the Representative Building designation; or elevate the property from Representative Building to local heritage status and remove the Heritage Area Overlay.

7. Historic Area and Character Area character statements

The various Historic Area and Character Area character statements are in line with what Council provided to the State Planning Commission during the transition process; however there are gaps across the statements, typically in relation to fencing styles, materials.

The gaps in the statements result from a mandate made by the State Planning Commission at the time, for the statements to only contain material that was in the previous desired character statements for the respective Historic Conservation Areas or Historic Character Areas, with an inability for Council to enhance that material or add new material. This process highlighted that despite what seemed to be lengthy comprehensive statements, they were silent in respect to the listed 'elements' within the new character statement structure. As an aside, to Council's surprise and dismay it was learned that the Commission has actually allowed the Town of Gawler and possibly other Councils to add new material.

It is necessary to review and update the various character statements to address the gaps and deficiencies. This might include updating themes of importance, incorporating additional design elements, and by including illustrations (if permitted to do so).

8. Other matters

As indicated earlier Council previously identified a number of heritage mapping and notation errors and anomalies, although it is noted that some of those errors have now been fixed. I will not attempt to list all the errors here but they include cases where the Local Heritage Place Overlay applies to the wrong property. I recall Council also expressed

concerns about the Heritage Adjacency Overlay and how it seemed to have been applied somewhat randomly with varying width of buffers adjacent to heritage places. These matters need to be addressed through a Code Amendment process and it seems appropriate that they be included in a heritage-themed Code Amendment.

Action

Correct heritage listing and Overlay boundary errors and anomalies through a heritage-themed Code Amendment (together with updating character statements etc).

9. Transition of heritage policies into the Planning and Design Code

The table in Attachment A provides an overview of heritage policies in the previous Development Plan and what is currently contained in the Planning and Design Code, together with relevant commentary.

10. Potential Code Amendment scope

In summary potential exists to initiate a heritage-themed Code Amendment with the following aims:

- Elevate Character Area Overlay: Baro-C1 Eden Valley and Character Area Overlay: Baro-C2 Springton to Historic Area status
- Elevate the segment of Character Area Overlay: Baro-C3 Angaston in Murray Street and Penrice Road to Historic Area status and adjust boundaries to (at a minimum) include all properties previously covered by the Residential Historic (Conservation) Zone (A2)
- Review Representative Building designation of properties in the Character Area Overlay: Baro-C3 Angaston as necessary to either elevate to a Local Heritage Place or where located outside the proposed new/adjusted Historic Area on Murray Street and Penrice Road, remove the designation and associated Character Area.
- Update Historic Area Statements (and any remaining Character Area Statements) to address gaps or deficiencies
- Reintroduce previous historic conservation guidelines and apply at the local and/or State level
- Correct heritage listing and Overlay boundary errors and anomalies

Prepared by Paul Mickan

12 November 2023

ATTACHMENT A

	Development Plan	Planning and Design Code	Comments and actions
General policies	General Section: Heritage Places	Heritage Adjacency Overlay Historic Area Overlay Local Heritage Place Overlay State Heritage Place Overlay	
Historic Conservation Areas	Identified by Olive Green border on Heritage and Character Preservation District Overlay Maps Written policies in General Section: Historic Conservation Area	Replaced by Historic Area Overlay with associated written policies	
Angaston Centre Area 1	Desired character statements expressed in 'discussion' format in General Section: Historic Conservation Area section	Identified as Historic Area Overlay: Baro1 Angaston Centre Historic Area Statement (Baro1)	Action Review and update Historic Area Statements to address gaps or deficiencies
Angaston Residential Area 2		Historic Area Overlay: Baro2 Angaston Residential Historic Area Statement (Baro2)	Action Review and update Historic Area Statements to address gaps or deficiencies
Bethany Area 3		Historic Area Overlay: Baro3 Bethany Historic Area Statement (Baro3)	Action Review and update Historic Area Statements to address gaps or deficiencies
Goat Square Area 4		Historic Area Overlay: Baro10 Goat Square Tanunda Historic Area Statement (Baro10)	Action Review and update Historic Area Statements to address gaps or deficiencies
Krondorf Area 5		Historic Area Overlay: Baro4 Krondorf Historic Area Statement (Baro4)	Action Review and update Historic Area Statements to address gaps or deficiencies
Moculta Area 6		Historic Area Overlay: Baro5	Action

	Development Plan	Planning and Design Code	Comments and actions
		Moculta Historic Area Statement (Baro5)	Review and update Historic Area Statements to address gaps or deficiencies
Mount Pleasant Area 7		Historic Area Overlay: Baro6 Mount Pleasant Historic Area Statement (Baro6)	Action Review and update Historic Area Statements to address gaps or deficiencies
Murray Street Tanunda Area 8		Historic Area Overlay: Baro9 Murray Street Tanunda Historic Area Statement (Baro9)	Action Review and update Historic Area Statements to address gaps or deficiencies
Stockwell Area 9		Historic Area Overlay: Baro7 Stockwell Historic Area Statement (Baro7)	Action Review and update Historic Area Statements to address gaps or deficiencies
Williamstown Area 10		Historic Area Overlay: Baro8 Williamstown Historic Area Statement (Baro8)	Action Review and update Historic Area Statements to address gaps or deficiencies
Historic Character Policy Areas			
Tanunda Historic Character Policy Area 2	Identified by Light Blue shading on Policy Area Maps	Elevated to Historic Area Overlay with associated written policies	
Precinct 11 Basedow Road	Identified by Tan shading on Precinct Maps	Historic Area Overlay: Baro11 Basedow Road, Tanunda Historic Area Statement (Baro11)	Action Review and update Historic Area Statements to address gaps or deficiencies
Precinct 12 Crayford	Written policies contained in Tanunda Historic Character Policy Area 2 in Residential Zone	Historic Area Overlay: Baro12 Tanunda Crayford Historic Area Statement (Baro12)	Action Review and update Historic Area Statements to address gaps or deficiencies
Precinct 13 MacDonnell Street		Historic Area Overlay: Baro13 MacDonnell Street, Tanunda Historic Area Statement (Baro13)	Action Review and update Historic Area Statements to address gaps or deficiencies
Precinct 14 Tanunda West		Historic Area Overlay: Baro14 Tanunda West Historic Area Statement (Baro14)	Action Review and update Historic Area Statements to address gaps or deficiencies
Precinct 15 Tanunda North		Historic Area Overlay: Baro15	Action

	Development Plan	Planning and Design Code	Comments and actions
		Tanunda North Historic Area Statement (Baro15)	Review and update Historic Area Statements to address gaps or deficiencies
Lyndoch Residential Historic Character Policy Area 5	Identified by Light Blue shading on Policy Area Map Baro/35 Written policies contained in Lyndoch Residential Historic Character Policy Area 5 in Township Zone	Elevated to Historic Area Overlay (Baro16) Lyndoch Residential Historic Area Statement (Baro16)	Action Review and update Historic Area Statements to address gaps or deficiencies
Character areas/precincts			
Precinct 38 Eden Valley Character	Identified on Precinct Map Baro/20 Single Principle of Development Control in Precinct Specific Provisions in Township Zone	Character Area Overlay: Baro-C1 Eden Valley Character Area Statement (Baro-C1)	The character statement appears to have been based on wording previously contained in the PDC. The statement contains no detail relating to building height, materials or fencing, and limited content relating to other themes. Although previously a character precinct, the underlying premise was to protect historic aspects evident in allotment shape, setbacks, scale and materials. Accordingly elevation to Historic Area status seems justified together with enhancements to the character statement. Action Elevate Character Area Overlay: Baro-C1 to Historic Area status and enhance the character statement to address gaps or deficiencies
Precinct 39 Springton Character	Identified on Precinct Map Baro/39 Two Principles of Development Control in Precinct Specific Provisions in Township Zone	Character Area Overlay: Baro-C2 Springton Character Area Statement (Baro-C2)	The character statement appears to have been based on wording previously contained in one of the PDCs. The statement contains no detail relating to materials or fencing, and limited content relating to other themes. Although previously a character precinct, the underlying premise was to

	Development Plan	Planning and Design Code	Comments and actions
			protect historic aspects evident in allotment shape, setbacks, scale and materials. Accordingly elevation to Historic Area status seems justified together with enhancements to the character statement. Action Elevate Character Area Overlay: Baro-C2 to Historic Area status and enhance the character statement to address gaps or deficiencies
Angaston Character Area	N/A	Character Area Overlay: Baro-C3 Angaston Character Area Statement (Baro-C3)	This Character Area is in five segments, yet a single character statement applies. The statement contains no detail relating to allotment patterns, building height or fencing, and limited content relating to other themes. As discussed elsewhere, the extent of the Character Area needs reviewing (see separate discussion). In any case if the Character Area continues to apply the individual segments should be within their own Character Area with a unique character statement.
Historic Conservation Guidelines	Table Baro/2 Linked to General Section: Historic Conservation Area policies	Nil	Council previously requested without success that the guidelines be transitioned into the Code. A review should be undertaken to confirm the previous contribution the guidelines made in the assessment process and what impacts have arisen due their removal (e.g. loss of diagrams to assist with interpretation). If considered necessary, liaise with the State Planning Commission to reintroduce the guidelines in the Code with application at the local or even State level. Action

	Development Plan	Planning and Design Code	Comments and actions
			Review if the previous historic conservation guidelines should be reintroduced and, in liaison with the State Planning Commission, determine whether they could apply at the local and/or State level
Contributory places	Entire property shaded on Heritage and Character Preservation District Overlay Maps. Table Baro/4 listed the property address but contained no detail regarding what contribution the building made to the corresponding Historic Conservation Area. <i>Note: several properties were shown as a contributory place despite not being within a Historic Conservation Area - see separate discussion</i>	Place/building identified (as a Representative Building) by Red dot on Historic Area Overlay or Character Area Overlay	A number of properties in Angaston were previously identified as a contributory place despite not being within a previous Historic Conservation Area, noting that a number of those contributory places in Angaston were previously a Residential Historic (Conservation) Zone which 'disappeared' from the Development Plan in 2002 (see separate discussion). Four other 'standalone' contributory buildings are now covered by the Character Area Overlay, with the unusual result being the designation of an "area" applying to a single property. It would be appropriate to review how the subject properties were originally designated, what contribution they currently make or what they currently represent. Possible review outcomes include removing the Representative Building designation and associated Character Area Overlay or elevating the property from Representative Building to local heritage status - see separate discussion and actions.
Local heritage places	Table Baro/5 listed the property and associated heritage citation Property identified by Blue dot on Heritage and Character	Property identified on Local Heritage Place Overlay Individual places listed in Part 11	A number of properties (predominantly in Angaston) are shown as both a Local Heritage Place and as a Representative Building. Although the listing might apply to different buildings on the

	Development Plan	Planning and Design Code	Comments and actions
	Preservation District Overlay Maps		land, the potential dual listings need to be reviewed and changes made where necessary. Action Review properties shown as both a Local Heritage Place and as a Representative Building and adjust where necessary
State heritage places	Table Baro/6 Property identified by Red dot on Heritage and Character Preservation District Overlay Maps	Property identified on State Heritage Place Overlay Individual places listed in Part 11	A number of properties are shown as both a State Heritage Place and as a Representative Building with one or more also shown as both State and Local heritage. Although the listing might apply to different buildings on the land, the potential dual listings need to be reviewed and changes made where necessary. Action Review properties shown as both a State Heritage Place and as a Representative Building and/or Local Heritage Place and adjust where necessary

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20709471

10 October 2023

Mayor Michael Lange
The Barossa Council



STATE
PLANNING
COMMISSION

Level 10
83 Pirie Street
Adelaide SA 5000

GPO Box 1815
Adelaide SA 5001

1800 752 664
saplanningcommission@sa.gov.au

By email: mayor.lange@barossa.sa.gov.au

Dear Mayor Lange

Guidance on updating Historic Area and Character Area Statements

I write in relation to previous correspondence from both myself and the Minister for Planning, the Hon Nick Champion MP, regarding the ongoing protection and management of our important Historic and Character Areas. You will remember the commitment made to enabling Councils to update their Historic Area and Character Area Statements (Statements) to address gaps and enhance design guidance which is bespoke to local areas.

There is a need to establish a clear set of rules to maintain a level of consistency and compatibility with the way in which the Historic Area Overlay and Character Area Overlay work. This being the case, I provide the following guidance to assist those Councils wishing to progress Code Amendments to update their Statements.

Format

To ensure consistency, the current tabular format of Statements, and elements identified, will remain unchanged, ie:

- Eras, themes and context
- Allotments, subdivision and built form patterns
- Architectural styles, detailing and built form features
- Building height
- Materials
- Fencing
- Setting, landscaping, streetscape and public realm features
- Representative Buildings.

Eras, themes and context

Councils may elaborate on the eras, themes, and context of areas. For example, discussion can be provided about the establishment of an area. Councils should ensure that the information included is succinct and has a role in assisting the development assessment process.

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Numerics

Technical and Numeric Variations (TNV) at the zone level remain a good option for identifying allotment sizes, frontages, setbacks and building heights where there are homogenous built form patterns in an area. However, to further reinforce this, Councils may include the prevailing measurements within Statements, expressed in square metres and metres, respectively.

For those locations where there is a diversity in allotment sizes, frontages and setbacks, Statements may include an expression of the range, for example:

'Allotments are generally between xx and yy square metres'
'Frontages / setbacks are generally between aa and bb metres'.

Given the Statements sit within Overlays, if there is a discrepancy between any zone policy / TNV and numerics expressed in the Statement, the Statement will prevail.

With regards to building heights, it is accepted that further clarity could be provided to guide the placement of two-storey additions. This being the case, Councils may continue to use building height TNV and identify numeric building heights within the Statements (including number of storeys and wall / ceiling heights) but may also include additional direction with regards the placement of additions. For example:

'Second storey development located within the roof space or to rear of dwellings behind ridgeline of roof'
'Predominantly single storey, with two storey additions within roof space to rear of buildings.'
'Typical proportions of Victorian-era cottages with wall heights of around 3.3 to 3.6 metres and ridge heights of around 5.0 to 5.5 metres.'
'Wall Height in the order of 3.6 metres. Total Roof Height in the order of 5.6 metres; and Roof Pitch in the order of 27 degrees and 35 degrees. Verandahs, on earlier styles in the order of 2.1 metre fascia height and 3.0 metre pitching height, and on later styles incorporated as part of principle building main roof extension.'
'Up to two storeys, with development presenting a single storey appearance on street frontages.'

Diagrams and Images

Planning and Land Use Services (PLUS) is currently in the process of procuring a library of diagrams to assist in the understanding and interpretation of architectural styles and built form, including:

- Alterations and additions
- Setbacks and built form patterns
- Placement of signage
- Fencing styles.

PLUS are working to have this library available by the end of 2023, and will make these available as soon as possible for review.

- 2 -

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Suggestions regarding other images are welcomed, particularly for more unique situations, and where appropriate will be commissioned as part of the library. It is intended that diagrams will sit under each relevant heading within the Statement tables.

With regards the use of images (e.g. photos of materials), PLUS is working through the technicalities of whether such can be included in the Planning and Design Code, recognising that file size may have a detrimental impact on loading time. However, Councils may choose to include such images within their own guidance materials and further, images will continue to play an important role in the various guides published on the PlanSA website – again, these are in the process of being updated.

Next Steps

Please note that there is no requirement for Councils to undertake this work should they be satisfied with the current content of their Statements. For those Councils that do wish to progress Code Amendments, be advised that they will not incur fees. Please submit any Proposals to Initiate a Code Amendment via the PlanSA website:

https://plan.sa.gov.au/resources/learning_and_toolkits/request_a_change_to_the_code

I would also like to remind any Councils contemplating the creation of new Historic or Character Areas, and/or the listing of new Local Heritage Places, that a suitable level of justification is still required to underpin a Code Amendment.

Guidance materials are being updated, however, in the interim I encourage you to contact the Code Amendment Team within PLUS to discuss information requirements email CodeAmendmentCoordination@sa.gov.au, or phone Nadia Gencarelli, Team Leader – Code Amendments on (08) 7133 2311.

Yours sincerely



Craig Holden
Chair

cc Mr Martin McCarthy, Chief Executive Officer, The Barossa Council



STATE
PLANNING
COMMISSION

Protecting Heritage and Character

Policies in the Planning and Design Code



Image: Classic Country Drive by Andy Rasheed

October 2022



Government of South Australia
Department for Trade
and Investment

PRESERVING HERITAGE AND CHARACTER IN THE PLANNING AND DESIGN CODE

INTRODUCTION

Heritage and character plays an important role in the social and cultural fabric of South Australia's metropolitan and regional communities.

This brochure provides an overview of the policy related to heritage and character and highlights how the Planning and Design Code (the Code) will preserve and protect South Australia's unique heritage and character for generations to come.

BENEFITS OF A NEW APPROACH

There are many benefits to the introduction of a new policy approach to protect heritage and character. For the first time, the Code allows us to:

- accurately map all places of significance within the planning system in a way that is more transparent and accessible (State Heritage, Local Heritage and Representative Buildings)
- consistently apply demolition controls to State Heritage Places, Local Heritage Places and Historic Areas (which include Representative Buildings) in a way that is equitable and fair
- consistently apply policy to guide development adjacent to a Heritage Place (these areas are now mapped and easily identified)
- elevate the role of the Minister for Sustainability, Environment and Conservation in State Heritage planning decisions
- elevate the role of State Heritage Guidelines and Statements of Significance for State Heritage Areas (such as Hahndorf and Colonel Light Gardens) and State Heritage Places within the planning system
- build in local policy that reflects the character of an area through the use of Historic Area and Character Area Statements (i.e. era, built form, architectural styles, street patterns etc) that underpin the Overlays, and Technical and Numeric Variations (TNV) that address matter such as building heights and site areas within zones
- provide clear and easy to read Historic Area Statements and Character Area Statements, which describe what is significant in an area (i.e. the elements to be protected or complemented).

HOW DOES THE CODE WORK

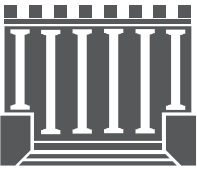
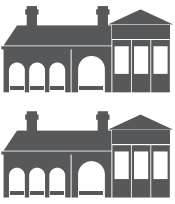
The Planning and Design Code is fully electronic and can be accessed at <https://code.plan.sa.gov.au/>. This means you can search on an address, or a suburb, or a particular development type to obtain the specific planning rules that apply. Sitting behind the rules are a number of Heritage and Character policy layers, which include:

- STATE HERITAGE PLACE OVERLAY – protects individual State Heritage Places listed under the *Heritage Places Act 1993* such as Parliament House, Mount Lofty House and St Peter's Cathedral
- STATE HERITAGE AREA OVERLAY – protects State Heritage Areas identified under the *Heritage Places Act 1993* such as Burra, Hahndorf and Colonel Light Gardens
- LOCAL HERITAGE PLACE OVERLAY – protects Local Heritage Places identified by local government – such as the Clock Tower in Elizabeth, the former munitions factories in Hendon and many former council chambers and institute buildings across Council areas
- HERITAGE ADJACENCY OVERLAY – to address the potential impact of development on land adjacent to heritage-listed places
- HISTORIC AREA OVERLAY (see maps) – protects places that contribute to the historic character of the neighbourhood and contains most of the 'Representative Buildings' (these areas were previously known as Historic Conservation Zones or similar) such as Toorak Gardens or Strathalbyn
- CHARACTER AREA OVERLAY (see maps) - protects neighbourhood character streetscapes such as Novar Gardens or Glandore, and includes some Representative Buildings

Most development in these areas is Performance Assessed (assessed on their merit) and will therefore be assessed by a Council Assessment Panel (where publicly notified) or Council's Assessment Manager (where not publicly notified). Councils will also have the opportunity to offer Local Design Review in these areas.



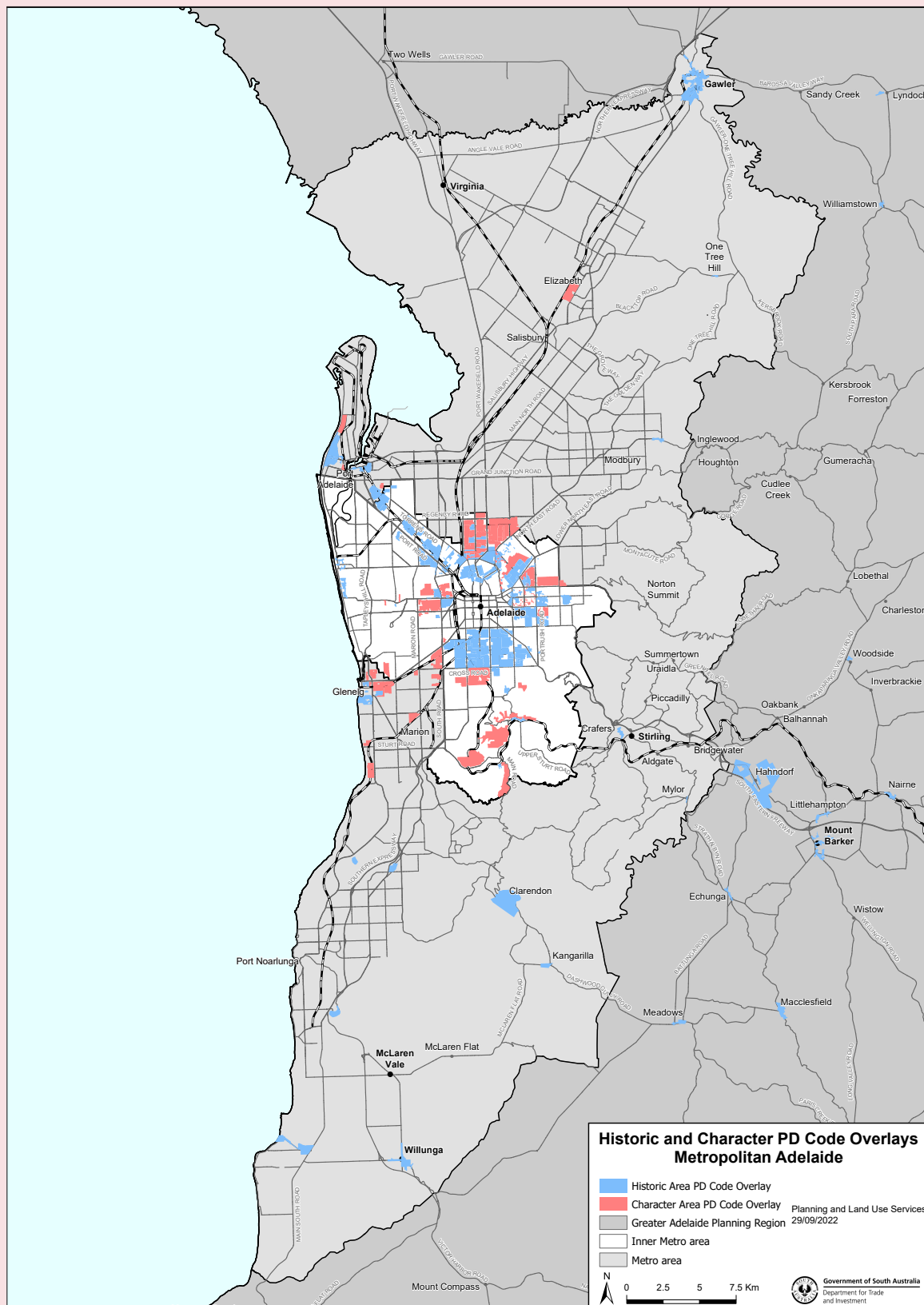
Image: Early Inter-War Tudor, photo by DASH Architects 2021

1a STATE HERITAGE AREAS  Policy State Heritage Area Overlay Various Zones Local Content Statement of Significance (Heritage Places Act) Heritage Guidelines TNVs* (where appropriate)	Demolition Control ✓	Referral to Minister ✓
1b STATE HERITAGE PLACES  Policy State Heritage Place Overlay Various Zones Local Content Statement of Significance (Heritage Places Act) Heritage Guidelines TNVs* (where appropriate)	Demolition Control ✓	Referral to Minister ✓
2 LOCAL HERITAGE PLACES  Policy Local Heritage Overlay Various Zones Local Content Extent of Listing TNVs* (where appropriate)	Demolition Control ✓	Referral to Minister ✗
3 HISTORIC AREAS INCLUDING REPRESENTATIVE BUILDINGS IN SOME LOCATIONS  Policy Historic Area Overlay Most in Established Neighbourhood Zone Local Content Historic Area Statements TNVs* (where appropriate)	Demolition Control ✓	Referral to Minister ✗
4 CHARACTER AREAS INCLUDING REPRESENTATIVE BUILDINGS IN SOME LOCATIONS  Policy Character Area Overlay Most in Established Neighbourhood Zone Local Content Character Area Statements TNVs* (where appropriate)	Demolition Control ✗	Referral to Minister ✗

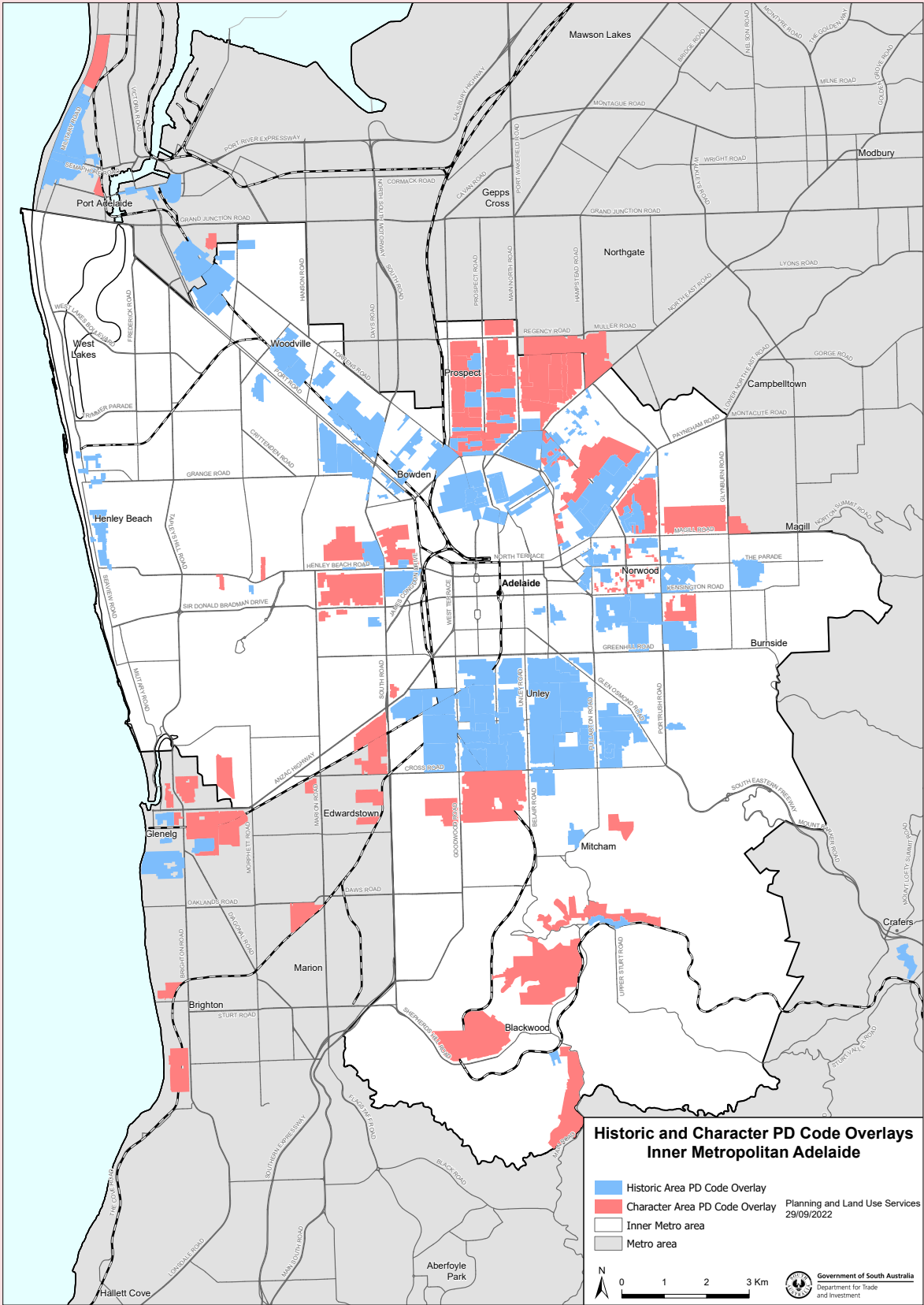
*Technical and Numeric Variations



Adelaide Metropolitan Area - Historic and Character Areas



Adelaide Inner Metropolitan Area - Historic and Character Areas



South Australia - Historic and Character Areas

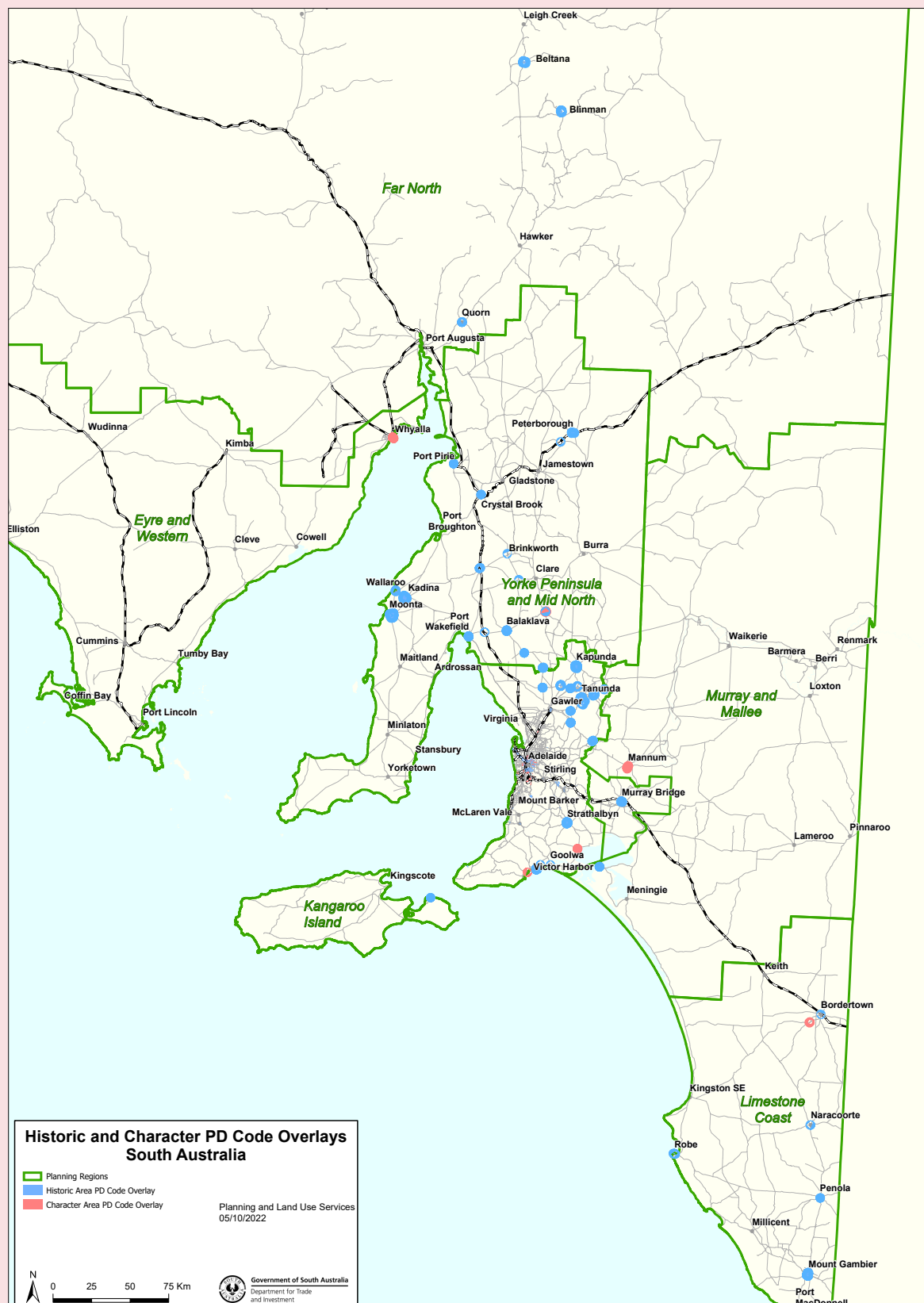




Image: Sparkke at the Whitmore, Troppo Architects, photo by Aaron Citti

REPRESENTATIVE BUILDINGS

Previously known as contributory items, Representative Buildings display characteristics of importance in a particular area.

In 2021, nearly 12,000 contributory items were transitioned into the Code as Representative Buildings.

All Representative Buildings located in the Historic Area Overlay have demolition control.

Those Representative Buildings located in the Character Area Overlay do not have demolition control, however, the Overlay does seek to ensure the ongoing protection of the valued characteristics of the area.

Where buildings had demolition control prior to the Code, they continue to have demolition control under the Code.

Representative Buildings are identified in the South Australian Property and Planning Atlas (SAPPA) and referenced in the Character Area and Historic Area Statements.

DEMOLITION CONTROL

The demolition controls in the Code reflect the hierarchy of heritage protection in South Australia; in particular, demolition controls are stronger for State Heritage Places and Areas and Local Heritage Places.

- The Minister responsible for State Heritage has the power to direct decisions on applications seeking demolition of State Heritage Places or within State Heritage Areas.
- Demolition of State and Local Heritage Places, or within State Heritage Areas, will be assessed against a building's existing heritage values as well as its structural condition and risk to safety.
- Demolition within Historic Areas will be assessed against the building's historic characteristics and whether the proposal is reasonable.

2,300 STATE HERITAGE PLACES 17 STATE HERITAGE AREAS	PROTECTION UNDER THE CODE	
	STATE HERITAGE PLACES OVERLAY & STATE HERITAGE AREAS OVERLAY	DEMOLITION CONTROL Heritage Minister - increased power to direct decision making ✓
7,250 LOCAL HERITAGE PLACES	PROTECTION UNDER THE CODE	
	LOCAL HERITAGE PLACES OVERLAY	DEMOLITION CONTROL ✓
12,050 REPRESENTATIVE BUILDINGS	PROTECTION UNDER THE CODE	
	HISTORIC AREAS OVERLAY	DEMOLITION CONTROL ✓
	CHARACTER AREAS OVERLAY	DEMOLITION CONTROL ✗

LOCAL POLICY CONTENT

The Code references the State Heritage Guidelines for Development for each State Heritage Area (where available) and provides location-specific guidance on how development can be undertaken to ensure heritage values are protected. These documents also include a Statement of Significance. These Guidelines and other materials prepared by Heritage SA in the Department for Environment and Water (DEW) have been proclaimed in the *Planning, Development and Infrastructure (General) Regulations 2017*, granting them statutory status.

The Historic Area Overlay and Character Area Overlay are supported by Historic Area Statements and Character Area Statements respectively. These set out what is important and what should be protected or complemented.

In many locations, the two Overlays work in concert with the Established Neighbourhood Zone, which provides local policy around site area, frontage width, site coverage, side setbacks and building height.

The following non-statutory Guidelines will assist applicants and assessment authorities in the interpretation of policy:

- Historic Area Overlay Design Advisory Guideline
- Character Area Overlay Design Advisory Guideline
- Style Identification Advisory Guideline.

ADAPTIVE REUSE

Adaptive reuse of existing buildings has significant value in the retention of heritage places. Heritage buildings can pose challenges due to their age and the way they were constructed; for example they may not meet current building standards for disability access or fire prevention. They may also require significant upgrade and renovation to suit modern lifestyle or business needs, depending on the type of activity they were originally used for.

The new planning system makes it easier for Heritage Places to be adapted for modern uses, with a view to retaining them in the community and giving them new purpose. The Overlays will ensure that adaptive reuse is undertaken in a way that respects and references the original use of the Place. For example – an old barn, shop or warehouse could be converted to a dwelling; however, it would need to be done in a way that retains and references the heritage values of a place. This will help promote the retention of buildings, rather than replacement.



Image: Gawler Civic Centre, MPH Architects, photo by Dan Trimboli



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PlanSA Service Desk on 1800 752 664

DEBATE REPORT

7.4 Development and Community Services

7.4.2 STRATEGIC PLANNING REVIEW OF THE BAROSSA CHARACTER AREA - UPDATE REPORT

**Author: Manager Development Services
23/115695**

PURPOSE

To seek Council endorsement of the Update Report prepared by Paul Mickan associated with the Strategic Planning Review of the Barossa Character Area and provide support to commence engagement with the State Planning Commission and the Character Preservation District Councils in initiating a Code Amendment to amend the Character Preservation Overlay.

RECOMMENDATION

That Council:

- (1) Endorse the Update Report, prepared by Paul Mickan associated with the Strategic Planning Review of the Barossa Character Area, contained in Attachment 1.
- (2) Support commencing engagement with the State Planning Commission (SPC) and Councils affected by the Character Preservation District Overlay in initiating a Code Amendment to amend the Character Preservation Overlay.
- (3) Acknowledge that resourcing to support SPC in preparing the Code Amendment will be subject to separate report of Council to be presented in 2024, following engagement with SPC and affected Councils.

REPORT

Background

In January 2022, the Wine Arts Food Tourism Local Government Cluster Group (WAFTL) initiated a project called the *Strategic Planning Review of the Barossa Character Area*. Representatives from Barossa Australia, The Barossa Council and Light Regional Council comprised the membership of WAFTL.

The *Strategic Planning Review* was initiated due to perceived gaps between the intent of Character Preservation legislation introduced in 2013 and new planning policies and processes introduced through the Planning and Design Code, and how to best cater for future residential and employment opportunities.

In June 2022, a joint roundtable discussion with the State Planning Commission (SPC) was held to discuss options to strengthen policy with respect to Character Preservation

and achieve outcomes to improve the economic, social and environmental prosperity of the Barossa region.

Following the Roundtable, the Chair of the SPC, Mr Craig Holden, wrote to The Barossa Council, providing support to being the proponent for a Code Amendment to amend the Character Preservation Overlay. A copy of the letter is contained within Attachment 2.

In May and June 2023, Council undertook a significant community engagement exercise that brought together the Strategic Planning Review of the Barossa Character Area and the Growth and Infrastructure Investment Strategy. Council received in excess of 700 pieces of feedback during the high level consultation.

There was strong community feedback supporting the strengthening of the Character Preservation District Overlay. The Consultation Summary, prepared by URPS, was endorsed by Council, at the Ordinary Council Meeting held on 19 September 2023.

Introduction

At the conclusion of the consultation period, Mr Paul Mickan, planning consultant and former policy planner of The Barossa Council, prepared an Update Report associated with the Strategic Planning Review of the Barossa Character Area. The Update Report is contained in Attachment 1 and seeks to:

- Identify any new actions arising from the concurrent Growth and Character consultation;
- Provide a consolidated suite of recommended actions contained within the previous character review reports;
- Identify the next steps in advancing a future Code Amendment, to be undertaken by the SPC with support from Character Preservation Councils;
- Confirm other character preservation related actions to be undertaken.

The Update Report is presented to Council for endorsement. Council is also requested to give support to the next steps in commencing engagement with the SPC and Character Preservation Councils to initiate the Code Amendment to amend the Character Preservation Overlay.

Discussion

The Update Report makes key recommendations for the future Code Amendment, contained within Section 3, and these are focused on the following three key areas:

- Character Preservation District Overlay.
- Value-adding, hospitality and tourism, mostly impacting the Rural Zone.
- Rural dwellings, also mostly impacting the Rural Zone.

The Character Preservation Overlay is clearly the main focus for the Code Amendment but other policies within the Code, mostly contained within the Rural Zone are also identified for review. The scope of the Code Amendment will be subject to further collaboration with the SPC and Planning & Land Use Services.

The recommendations contained within the earlier Strategic Directions Paper and Summary Report, prepared by Paul Mickan are reflected within the Update Report, together with the following additional recommendations which have been incorporated into the report with respect to:

- Explore potential to apply a minimum allotment size for tourist accommodation and other commercial developments within the Character Preservation Overlay in the same way that is applied to dwellings.
- Introduce policy restricting additional allotments within the settlements of Bethany and Krondorf.
- Apply the Limited Dwelling Overlay to areas outside of townships.
- Address the current inconsistency between building heights of tourist accommodation, shops and dwellings within the Rural Zone.

The Update Report identifies the 'Next Steps' for the project within Section 4. It is proposed that Council endorse the Update Report and give support to commencing engagement with the SPC and Character Preservation Councils to initiate the Code Amendment. This will also include the City of Onkparinga, as they will be impacted by the splitting of Barossa and McLaren Vale which is presently one Overlay.

Section 4 also considers other actions that are in addition to the Code Amendment itself and these actions are as follows:

- As noted earlier, engage with SPC to determine the scope of the Code Amendment.
- Participate in consultation and make submission to the SPC when the anticipated interface Code Amendment is released for consultation.
- Advocate with the SPC and/or State Government to initiate review of and changes to the *Character Preservation Act 2012*.
- Initiate a Miscellaneous Enhancements Code Amendment to rectify spatial zoning and overlay issues identified through the Planning Reform transition.
- Implement a Design Review to enhance the level of design consideration as part of development assessment.
- Ensure policy within the Planning Strategy Addendum relating to homogenous suburban style subdivisions and policy seeking predominantly low scale development at the town edges is embedded in the Growth Strategy.

The above policy program is significant. Noting that Council is also progressing the Growth and Infrastructure Investment Strategy, that, if ultimately endorsed, will make further strategic planning recommendations, it is proposed to present a separate report to Council in 2024 to identify priorities and allocate resources for all future strategic planning work.

Summary and Conclusion

Council is requested to endorse the Update Report prepared by Paul Mickan associated with the Strategic Planning Review of the Barossa Character Area and provide support to commence engagement with the State Planning Commission and Character Preservation Councils in initiating a Code Amendment to amend the Character Preservation Overlay.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES

- | | |
|--------------|---|
| Attachment 1 | Strategic Planning Review of the Barossa Character Area - Update report 6 December 2023   |
| Attachment 2 | Letter from State Planning Commission - Barossa Partnership - Barossa Character Area Planning   |

Supporting references

Nil

COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTSCommunity Plan**Natural Environment and Built Heritage****Infrastructure**

The Barossa has sustainable farmland providing diverse and stable returns, while protecting the unique natural environment and biodiversity of the region.

The history of our region including aboriginal sites is reflected in our streetscapes and our historic buildings are maintained for future generations.

The Barossa maintains and develops infrastructure that meets the needs of the region and is efficient.

Legislative Requirements

Planning, Development and Infrastructure Act 2016

Character Preservation Act 2012

FINANCIAL, RESOURCE AND RISK MANAGEMENT CONSIDERATIONS

The SPC have requested Council provide resource support in form of a policy planner to enable the Code Amendment process. Additional resources will need to be allocated to advance the project. Further engagement with affected councils is necessary to determine their capacity to contribute to the funding of the Code Amendment. It is proposed to bring a further report to Council in 2024.

COMMUNITY ENGAGEMENT

The Code Amendment process will be subject to public consultation that must be undertaken in accordance with a consultation program prepared in accordance with the Community Engagement Charter.

Strategic Planning Review of the Barossa Character Area

Update report including response to character related submissions received during concurrent Barossa Growth and Investment Strategy Issues Paper and character consultation

Prepared by Paul Mickan, Consultant

6 December 2023

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1. Introduction

1.1 *Strategic Planning Review of the Barossa Character Area project status*

In early 2022 the Wine Arts Food Tourism Local Government Cluster Group (WAFTL) initiated a project called the *Strategic Planning Review of the Barossa Character Area* project. That project was initiated due to concerns regarding gaps between the intent of character preservation legislation introduced in 2013 and new planning policies in the Planning and Design Code and associated processes introduced through the State Government's planning reforms which had taken effect in early 2021. The project also sought to consider how to best cater for future residential and employment opportunities within the character preservation environment. The project identified a number of issues with the new policies, but also reaffirmed previously identified issues with, and opportunities to improve, the legislation itself and associated State Planning Policies. Following a roundtable with members of the State Planning Commission, this project reached a point where the State Planning Commission have provided in principle support to initiating an amendment to the Character Preservation District Overlay.

1.2 *Barossa Growth and Infrastructure Investment Strategy consultation*

In early 2023 The Barossa Council engaged URPS to prepare a *Barossa Growth and Infrastructure Investment Strategy* with an Issues Paper being prepared for community engagement. This project was initiated to provide strategic direction for land use planning and infrastructure within the Council area. In May and June 2023 concurrent engagement was undertaken on the *Barossa Growth and Infrastructure Investment Strategy Issues Paper*, a *Strategic Planning Review of the Barossa Character Area Summary Report* and a *Barossa Character Preservation Districts Strategic Directions Summary* paper.

The community was invited to respond to a survey which contained questions regarding township growth and infrastructure, together with questions regarding preserving Barossa's character. Opportunity was also provided to 'pin' comments on an online mapping tool. Council also held seven community listening posts and two community forums.

URPS prepared a subsequent *Barossa Growth and Infrastructure Investment Strategy Issues Paper Engagement Summary Report* (the "Growth and Infrastructure consultation report") dated 14 August 2023 prepared by URPS which provided a high level summary of survey responses and pinned comments received regarding potential future township growth and character matters.

1.3 *Consolidated actions from previous reports and recent growth and investment strategy consultation*

This document represents an 'extension' to the URPS Growth and Infrastructure consultation report and specifically focuses on those survey responses, submissions and other comments received relating to character preservation. Where relevant, those responses and comments have been aligned against the various actions identified in the earlier *Strategic Planning Review of the Barossa Character Area* project.

The intent is for this report to:

- Identify any new actions arising from the Growth and Infrastructure consultation report.
- Provide a consolidated suite of actions from previous character review reports and the Growth and Infrastructure consultation report.
- Identify the next steps in advancing a future Code Amendment, to be undertaken by the State Planning Commission with support from the character preservation Councils.
- Confirm other character preservation-related and other actions to be undertaken.

2. Review of character related comments from Growth and Infrastructure consultation report and alignment against previously identified strategic directions and actions

2.1 Planning for growth and infrastructure in the Barossa survey response summary

The Issues Paper Engagement Summary Report observed the following:

“Importance of the Barossa Character Preservation District

The large majority of respondents felt that the Barossa Character Preservation District (CPD) is very important in preserving what is special about the Barossa – including heritage, the natural environment, agricultural land, iconic heritage and rural views and rural township character. Most are heavily against realigning the CPD boundaries to facilitate any population growth. Some would like to see this (sic) Character Overlay, planning policies and legislation strengthened to further ensure development is in line with the character of the Barossa.

Development

There was a high level of support for small scale tourist accommodation/B&Bs, cellar doors and wineries in the rural areas of the Barossa CPD. However, almost all respondents were strongly against large scale commercial or residential developments, hotels or function centres such as the Oscar Hotel within the CPD boundary. Respondents felt that ‘ancillary developments’ should be of an appropriate scale, and remain ancillary to agriculture, rather than dominant over it.

There was support for higher density housing within existing townships over realigning the CPD boundaries to allow for residential growth. Respondents emphasised the importance of ensuring infill development fits local character, maintains liveability, and maintains the quaint and unique feel of the townships. Respondents do not support infill development that makes the Barossa region feel like an Adelaide suburb, and do not want to encourage a high level of residential growth.

Respondents highlighted that protecting heritage buildings is important to them, which may include using heritage places for sensitive tourism such as cafes/restaurants/shops/B&Bs etc.

Respondents would like residential growth to be focused on Concordia where possible.

Many noted the importance of maintaining distinction between each township so they each retain their unique identities, rather than allowing urban sprawl to connect townships together.” (emphasis added)

2.2 Growth and Infrastructure feedback

Several submissions acknowledged the potential for future scale and density to vary between townships.

It is essential that consideration of future opportunities for infill, new residential development, and redevelopment within existing township boundaries has regard to relevant policies in the planning strategy addendum, in particular the following policies relating to the built form of townships as they relate to the character preservation district:

- Maintain a separation between the towns in the district and surrounding areas.
- Retain and enhance the individual character and identity of each township.
- Maintain and manage the interface between primary production, industrial and residential activities.
- Avoid homogenous suburban style subdivisions or 'codified' developments that detract from the special character of townships.
- Enhance key gateways to towns to provide attractive transitions into each town environment.
- Reinforce the predominantly low scale development at the town edges, both inside the town boundary and in the adjoining rural areas.
- Promote higher density housing and mixed-use development located within the centre of selected townships.

When preparing changes to character preservation policies further consideration needs to be given to the policy relating to homogenous suburban style subdivisions and the policy seeking to reinforce predominantly low scale development at the town edges. In regard to the latter, it is considered this applies to all forms of development, not only residential – e.g. commercial and industrial development at town edges.

Submissions support the notion of maintaining the uniqueness of each township, a policy which is clearly recognised in the planning strategy addendum. Previously, Development Plans contained desired character statements which not only described existing character but also painted an image of the desired future character of a township, locality or neighbourhood. That desired character might have envisaged minimal or no change to existing character through to significant change. The Planning and Design Code does not appear to provide scope to include desired character statements and seemingly was prepared on the assumption that future character could be explained through a Desired Outcome or Performance Outcome.

It is noted that the Code does provide for statements for Historic Areas and Character Areas; however in order to give proper effect to character policies in the planning strategy addendum, it is recommended that at the very least the Code accommodates desired character statements are included within the Character Preservation District Overlay, but also at other levels within the Code.

Recommended new actions

1. When preparing future changes to character preservation policies, address policies in the planning strategy addendum relating to homogenous suburban style subdivisions; and the policy seeking to reinforce predominantly low scale development (of any nature) at the town edges.
2. Engage with the State Planning Commission to seek support to implement potential structural changes to the Planning and Design Code to provide for inclusion of desired character statements within, at the very least, the Character Preservation District Overlay

but also at the Zone, Sub-zone and all Overlay levels. This approach is recommended on the basis that it does not appear possible to properly implement character preservation policies contained in the character preservation legislation, relevant State planning policies or planning strategy addendum solely within a Desired Outcome or Performance Outcome.

2.3 Preserving the Barossa's character feedback

2.3.1 Importance of the character preservation district

The consultation supported The Barossa Council's endeavours to strengthen the character preservation 'regime' in respect to fine tuning and enhancement of the legislation itself and enhancement of the relevant State planning policies. To ensure these matters are not forgotten but eventually addressed it is recommended they be formally presented to the State Planning Commission for action.

Although not specifically referred to in the consultation documents, it is noted the future of the planning strategy addendum and associated policies, for both the McLaren Vale and the Barossa Valley character preservation districts, is still unknown.

It is considered that the critical importance of the addendum policies and its position at the third 'tier' in the character preservation suite has not been properly acknowledged to date. The suite of policies is as follows:

1. Top tier: the *Character Preservation (McLaren Vale) Act 2012* and *Character Preservation (Barossa Valley) Act 2012*;
2. Second tier: the *State Planning Policy 21 Character Preservation (Barossa Valley) Act 2012* and *State Planning Policy 22 Character Preservation (McLaren Vale) Act 2012*;
3. Third tier: the planning strategy addendum which contains specific unique policies for each district;
4. Fourth tier: the Planning and Design Code including the Character Preservation District Overlay.

As reported in the *Strategic Planning Review of the Barossa Character Area* project, in addition to some issues in the legislation and gaps in the State planning policies, the Character Preservation District Overlay policies are sparse and have limited connection or 'flow-through' with the planning strategy addendum. In this context the review noted how it seemed that the planning strategy addendum was not given regard when preparing the Overlay policies rather the few policies within the two State Planning Policies were instead used to inform the Overlay content. In the absence of the addendum policies, which among other things seek to define the 'special character' of the districts, the current character preservation policies in the Code are considered somewhat meaningless.

In this context, it is noted that the *Greater Adelaide Regional Plan Discussion Paper* which recently underwent public consultation does not mention the Addendum nor does it indicate how the policies contained in the addendum will be carried forward. It is understood that Council raised this issue in its submission on the discussion paper; however immediate follow up is recommended regarding the future intended placement of the various policies.

Recommended new actions

3. Follow up with the State Planning Commission regarding the future intended placement of policies within the planning strategy addendum including how they will be incorporated into the Greater Adelaide Regional Plan.

2.3.2 Land uses in the character preservation district

As indicated in the Growth and Infrastructure consultation report, support exists for small scale tourist accommodation, cellar doors and wineries in the rural areas of the character preservation district; however there was opposition expressed to large scale commercial developments, hotels or function centres. Similarly several respondents strongly indicated that ‘ancillary developments’ should be of an appropriate scale, and remain ancillary to agriculture, rather than dominate over it. Submissions also noted the need to define ‘small scale’.

One submission expressed concern regarding existing Planning and Design Code desire for a shop, tourist accommodation or function venue to simply be located on the same allotment or an adjoining allotment used for primary production or primary production related value adding industries. The concern is that there is no obligation for the adjoining allotment to be in the same ownership with this potentially leading to the incremental erosion of rural land.

A submission also expressed concern with the scale and intensity of tourist accommodation with multiple accommodation units able to be developed with the potential to significantly impact upon existing primary production activity on the land. The submission also noted that the concept of what constitutes a ‘facility’ is confusing in respect to determining the number of accommodation units and the potential establishment of enterprises comprising multiple ‘facilities’ and consequent impacts on the viability of primary production being undertaken on the land.

Each of the above comments appear valid however it is likely that the associated issues are being experienced beyond the Barossa and that any solutions might benefit other rural and peri-urban regions. In this context, these issues and potential solutions should be discussed with the State Planning Commission in conjunction with discussion about the scope of a future Code Amendment to improve character preservation policies.

Several respondents expressed concern that although there are policies that restrict new dwellings on rural land (e.g. through a minimum lot size) it is inconsistent to permit commercial developments such as tourist accommodation, cellar doors and function centres on the very land that dwellings are restricted on. To this end, a suggestion was made that the minimum lot size should also be applied to tourist accommodation and other commercial developments – e.g. if a dwelling is subject to a minimum 25 ha allotment size, then likewise a tourist accommodation facility should be on the same sized allotment. This approach is recommended to be explored.

One submission suggested greater consideration is needed in regard to “terroir” and the fact that Barossa is home to unique and varied terroir for varietal premium wines. It is assumed the concern is that this terroir could be threatened or lost if vineyards are lost and put to alternative uses. This is a concept worthy of further investigation, perhaps in conjunction with the proposal to

insert the Barossa Directions Inset Map contained in the planning strategy addendum with associated policies for the five landscape units.

Recommended new actions

4. Engage with the State Planning Commission to determine the approach to address matters of definitions or intent of expression in respect to 'small scale', 'facility' and 'ancillary' as contained within policies under the Rural Zone of the Planning and Design Code. Performance Outcomes in relation to tourist accommodation, cellar doors and function centres should be amended to be of 'small-scale'.
5. Explore the potential to apply minimum allotment size policies for new dwellings outside of townships to proposals for tourist accommodation and other commercial developments within the character preservation district in the scope of a future Code Amendment to improve character preservation policies.
6. Explore the concept of identifying 'terroir' in the planning system. This could be addressed in conjunction with the proposal to insert the Barossa Directions Inset Map contained in the planning strategy addendum.

2.3.3 Controlling dwellings in rural areas

A review of survey responses suggests a possibility that some respondents interpreted this question as being applied to residential development (new subdivisions) in rural areas as opposed to new dwellings on existing allotments. This view is based on numerous comments expressing opposition to extending town boundaries in their responses to this question.

Several submissions supported the concept of requiring applicants for dwellings in rural areas to demonstrate the connection to the primary production of the land, how the site will be managed and potential impacts on land productivity.

Although there was some support for dwellings to be a Restricted form of development, one submission cautioned against this approach as it would remove decision making from the local level (i.e. to the State Planning Commission). It is acknowledged that within the State Planning Commission there now seems to be a limited appetite to list developments as Restricted with the preference being to rely on Desired Outcomes and Performance Outcomes to restrict inappropriate development. In this context it is recommended that this outcome not be pursued with a more appropriate approach being to apply the Limited Dwelling Overlay. Combined with the Technical and Numeric Variation Overlay (which includes the various minimum allotment sizes) and the need for an applicant to demonstrate links with ongoing primary production, the policies should ensure protection of primary production areas in the long-term.

Recommended new actions

7. Apply the Limited Dwelling Overlay to those areas within The Barossa Council that area subject to the Minimum Dwelling Allotment Size Technical and Numeric Variation (contained within Part 6.12 of the Planning and Design Code).

2.3.4 Limiting land division to residential allotments outside town and in rural areas

A review of survey responses suggests a possibility that some respondents interpreted this question as being applied to land division to create new additional allotments as opposed to realignment of existing allotments to create rural living scale allotments. This view is evident in survey responses which referred to 'sprawl', loss of agricultural land to residential development and restricting housing to townships in their responses to this question.

2.4 Other character related comments received

2.4.1 Identify important views and lookouts to be protected

A number of submissions supported this action, specifically identifying well-known lookouts including Mengler Hill, Trial Hill Road and Steingarten Road, together with a need to protect views to/from popular tourist destinations in The Barossa Council and Light Regional Council.

2.4.2 Suitably recognise Bethany and Krondorf

The proposal to suitably recognise Bethany and Krondorf and to ensure that policy seeking low scale development at the town edges applies to development within these settlements was supported by a local business in Krondorf. That submission also raised concerns with the range of potential land uses in the settlement which appeared to be at odds with the nature of the settlement.

The *Strategic Planning Review of the Barossa Character Area* project noted that the two settlements were not covered by the Limited Land Division Overlay meaning that the previous restriction in the former Development Plan on creating additional allotments no longer applied. This has also created a tension in that whereas the Rural Settlement Zone provides capacity to create additional allotments of 1200 square metres, both townships are actually located within the within the 'rural area' under the *Character Preservation (Barossa Valley) Act 2012* and pursuant to the legislation any land division which creates an additional allotment for residential purposes must be refused.

Policy is needed within the Bethany and Krondorf townships to acknowledge the special character of these settlements and to preclude creation of additional allotments.

Recommended new actions

8. Reinstate previous policy outcomes and introduce new policies for Bethany and Krondorf including the following changes:
 - apply the Limited Land Division Overlay to each township
 - introduce policy that seeks low scale development at the town edges applies to development within these settlements
 - introduce Character Statements for each township within the Character Preservation District Overlay to acknowledge their unique character
9. Request the State Planning Commission to change the designation of Bethany and Krondorf within the *Character Preservation (Barossa Valley) Act 2012* from 'rural area' to

‘township’ noting this ensures a consistent approach applied to other settlements within the Rural Settlement Zone.

2.4.3 Extractive industries

One detailed submission highlighted the long and historic role of quarrying in Barossa’s economy, recommending that this sector needs to be factored in when considering future growth and investment opportunities. In this regard the Groundwork Plus submission: strongly encouraged protection of existing extractive industry and known mineral resources. It is noted that The Barossa Council referred to this subject during preparation of the Planning and Design Code and it would be appropriate to revisit the current situation and how existing extractive industries and known economic reserves have been addressed in the Code.

Recommended new actions

10. Consider the existing and potential future role of extractive industries when preparing the growth and investment strategy.
11. Review existing policies including zoning and overlays that apply to existing extractive industry operations and any known and identified economic resources to identify and gaps or shortcomings with existing policies.

2.4.4 Interface policies

A detailed submission from a primary producer highlighted their ongoing concerns with rural land management and the future viability of primary production in the Barossa. In part their concerns relate to cropping land in proximity to viticulture and sensitive uses – i.e. interface aspects.

This matter was addressed in the character review project with accompanying recommended actions, although arguably the majority of the issues identified would not be unique to the Barossa but the State in general – e.g. separation from beverage production facilities (wineries etc).

In this regard it is noted that the State Government announced in September 2023 that an interface -themed Code Amendment is to be prepared in the near future and it would seem appropriate to suggest to the State Planning Commission that the previously identified interface issues be addressed through that process.

Recommended new actions

12. Request the State Planning Commission to address previously raised interface issues in its forthcoming interface-themed Code Amendment process.

3. Recommendations for future Code Amendment(s)

To ensure that intended character preservation outcomes are achieved through the Planning and Design Code it will be necessary to implement changes at the Zone, Overlay and General development policy levels; however the majority of changes would be to the Character Preservation District Overlay. Changes to the Zone and General development policy levels would however improve policies that impact other rural and peri-urban Councils/areas.

The following are the key outcomes to be sought and issues to take into account when considering the potential scope of a Code Amendment(s):

Character Preservation District Overlay

- Split the Character Preservation District Overlay into two: Barossa Valley Character Preservation District Overlay and McLaren Vale Character Preservation District Overlay.
- Provide further clarity on the envisaged/desired primary production value-adding and tourism activities in the character preservation districts (as recommended by the Character Preservation Acts Review Outcomes Report)
- Revise the envisaged land uses in the Rural Zone and Productive Rural Landscape Zone in areas where the Character Preservation District Overlay applies, where those land uses would detract from the special character of the districts, in particular where those uses involve incompatible land uses and large buildings and structures such as large scale tourism developments, large scale industry, warehouses, transport depots, large scale horticulture, renewable energy facilities, and telecommunication facilities
- Merge or better align the Significant Landscape Protection Overlay with the Character Preservation District Overlay, especially if landscape units are introduced into the Character Preservation District Overlay.
- Introduce new policy to guide land division that involves boundary realignments that create residential or rural living scale allotments within the 'out of township' areas
- Apply terminology in a manner consistent with the character preservation legislation and planning strategy addendum - i.e. "township" and "rural area" in preference to "Township" and "Not in Township" (the latter term appears on the Character Preservation District Overlay spatial layer whereas the Overlay written policies interchangeably use the terms "the rural area" "outside townships" and "outside of townships").
- Suitably recognise Bethany and Krondorf and reinstate previous policy outcomes including the following:
 - applying the Limited Land Division Overlay to reflect the previous restriction on creating additional allotments (previously non-complying) and ensure that policy seeking low scale development at the town edges applies to development within these settlements
 - Introduce Character Statements for each township within the Character Preservation District Overlay to acknowledge their unique character

- Introduce policies for the industrial area on Stockwell Road, Angaston that seek low scale development at its edges and that development is high quality, achieves generous setbacks from boundaries and exhibits high quality landscaping.
- Implement other omitted policies from the planning strategy addendum – i.e.:
 - Insert the Barossa Directions Inset Map with associated policies for the five landscape units
 - Identify important views including lookouts with appropriate policies to protect
 - Identify individual character and identity of each township
 - Identify key gateways shown on the inset map
 - Maintaining a separation between the towns and surrounding areas
 - Policy which promotes higher density housing and mixed use located within the centre of selected townships
- Explore potential to introduce design guidelines or Design Standards which are provided for in the new planning system and/or a Barossa design charter. *Note: aligned with this is the recommendation to initiate a Design Review Scheme either in form of the Design Review Scheme prepared by the Office of Design & Architecture South Australia (ODASA) or a local Design Review service to enhance the level of design consideration as part of development assessment. This would include designation of certain types of development that would qualify for design review.*
- Incorporate more built form policy including use of diagrams into the Character Preservation District Overlay to guide elements or components including the following:
 - siting of buildings
 - height of buildings and structures
 - excavation and filling
 - access
 - building materials and finishes
 - advertising signs
- Address inconsistencies in policies for earthworks between zones and the Character Preservation District Overlay, noting that the Code currently provides less restriction in the Overlay than elsewhere in the Code. Examples include:
 - Overlay policies envisage earthworks of 1.5 m cut or fill which is greater than the General policies (Design Module DTS/DPF 8.1) which refer to 1.0 m cut and fill with a total of 2 m)
 - Earthworks are envisaged in order to reduce visual impact suggesting mounds could be used to screen development; however introduction of mounds in a flat environment like the valley floor is likely to be out of character

Value-adding, hospitality and tourism

- Introduce an appropriate definition or clearer policy as to what “small-scale” means and ensure expressed DPFs clearly translate to a direct and clearly expressed Performance Outcome.

- Amend Performance Outcomes in the Rural Zone and Productive Rural Landscape Zone, and other zones where appropriate, to clearly refer to “small-scale” tourist accommodation, shops, and function centres.
- Strengthen policy in respect to the relationship between tourist accommodation, cellar doors or function venues and that of primary production.
- Consider assigning locations or areas for different scales of tourist accommodation, shops, and function centres – e.g. large-scale tourist accommodation only within a Tourism Development Zone; small-scale tourist accommodation outside townships
- Amend policies to ensure the standard of access is appropriate for the expected traffic volumes and to ensure access is fit for purpose.
- Explore the potential to apply minimum allotment size policies for new dwellings outside of townships to tourist accommodation and other commercial developments within the Character Preservation District.
- Explore the concept of identifying ‘terroir’ within the planning policy. This could be addressed in conjunction with the proposal to insert the Barossa Directions Inset Map contained within the Planning Strategy Addendum.

Rural dwellings

- Reinstate the broad intent of previous minimum lot size and design policies for dwellings in the rural area, by:
 - applying the Limited Dwelling Overlay to the previous restricted zones and precincts
 - tailoring specific and robust policies relating to separation distances from primary production, wineries and other rural industries;
 - applying limits on building height and size
- Address the current inconsistency between building heights of tourist accommodation, shops and dwellings within the Rural Zone (refer DPFs 5.3, 5.4, 6.2 and 6.4)
- Review the appropriateness of dwellings within the ‘out of township’ areas including strengthening the links to primary production on the land and justification for the need to live on the site.
- Introduce a requirement for an applicant for a dwelling to demonstrate their connection with primary production on the land and the need to live on the site, how the land will be managed, potential impacts on productivity of the land and likely impacts on adjacent primary production activities – possibly via a farm management plan prepared by an agronomist or other suitably qualified person

4. Next Steps

A. Character preservation focussed Code Amendment

1. Acknowledge the advice of the State Planning Commission that it will be the proponent of a Code Amendment to amend the Character Preservation District Overlay.
2. Advise the State Planning Commission that The Barossa Council will provide in-kind policy support for a Code Amendment.
3. Seek early engagement with all Councils affected by the Character Preservation District Overlay regarding the need for, and scope of, a Code Amendment and the level of support to be given. This includes specific liaison with the City of Onkaparinga regarding the splitting of the Character Preservation District Overlay.
4. Engage with the SPC regarding potential structural changes to the Planning and Design Code considered necessary to ensure best practice character preservation district policies, including potential insertion of desired character statements or similar at the Zone, Sub-zone and all Overlay levels, in addition to the Character Preservation District Overlay.

B. General Planning and Design Code enhancement

1. Engage with the State Planning Commission to determine the approach to address matters that extend beyond the Character Preservation District Overlay, such as Zone and General policies. For example, the definitions or intent of expression in respect to 'small scale', 'facility' and 'ancillary'; intensity; scale and the like as contained within various zones.

C. Interface policy review

1. Request the State Planning Commission address the following matters when preparing an interface-themed Code Amendment:

Winery and beverage production policies

- Reintroduce previous policies regarding separation of dwellings from wineries and extend to apply to all beverage production facilities (other than where the dwelling is located on the same allotment).
- Amend public notification policies so that wineries and the like are notified of a new sensitive use being established adjacent to existing operations.
- Reintroduce previous policies requiring wineries in rural areas to have a direct connection with the land (e.g. minimum area of vineyard on site).

Buffers and interface between land uses

- Introduce best practice interface between land uses policies into the Planning and Design Code that suitably address interface between different forms of primary production, and suitably protect existing rural industries from encroachment by sensitive receivers.
- Implement planning policy recommendations contained within the Report of the PIRSA Buffers Working Group, 2015-16.

- Strengthen Interface between Land Uses policies with the General Policies and rural focussed zones to require separation of new sensitive receivers adjacent to existing rural industries.
- Introduce policy to ensure that new sensitive uses are located at least 300m from existing beverage production facilities (in particular wineries) and that they do not prejudice their continued operation.

D. Legislative and State planning policies changes and improvements

1. Request the State Planning Commission and/or State government review the preservation district legislation and associated State planning policies so that they are robust and fully integrated across all levels including the following actions:
 - Reinstate the prohibition on 'major project' declaration in rural areas of the character preservation districts – i.e. prohibit a development from being declared as impact assessed development by the Minister under section 108(1)(c) of the *Planning, Development and Infrastructure Act 2016*.
 - Implement all recommendations and directions in the Character Preservation Acts Review Outcomes Report.
 - Facilitate removal of redundant provisions from the character preservation legislation as identified during the Character Preservation Acts Review process.
 - Better align policies within the *State Planning Policy 21 Character Preservation (Barossa Valley) Act 2012* and *State Planning Policy 22 Character Preservation (McLaren Vale) Act 2012* with policies in the planning strategy addendum
2. Request the State Planning Commission and/or State government to change the designation of Bethany and Krondorf within the *Character Preservation (Barossa Valley) Act 2012* from 'rural area' to 'township' noting this ensures a consistent approach applied to other settlements within the Rural Settlement Zone.
3. Request the State Planning Commission to change the designation of the industrial area on Stockwell Road, Angaston within the *Character Preservation (Barossa Valley) Act 2012* from 'rural area' to 'designated area'.

E. Miscellaneous enhancements Code Amendment(s)

1. The Barossa Council to initiate one or more Code Amendments to rectify spatial zoning and overlay issues identified in its various submissions on the draft Code including anomalies created during the Code preparation.
2. Request the State Planning Commission to review existing policies including zoning and overlays that apply to existing extractive industry operations and any known and identified economic resources to identify and gaps or shortcomings with existing policies – e.g. application of the Resource Extraction Protection Area.

F. Implement Design Review

1. Initiate a Design Review Scheme either in form of the Design Review Scheme prepared by the Office of Design & Architecture South Australia (ODASA) or a local Design Review

service to enhance the level of design consideration as part of development assessment.

G. Growth & Infrastructure Investment Strategy

1. Address the Policy in the Planning Strategy Addendum relating to homogenous suburban style subdivisions; and the policy seeking to reinforce predominantly low scale development (of any nature) at the town edges.

OFFICIAL

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5 September 2022

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Dear Martin

Barossa Partnership – Barossa Character Area Planning

Further to my letter of 2 June 2022 regarding the roundtable discussion of the same day between The Barossa Council (the Council), Barossa Australia, the State Planning Commission (the Commission) and Planning and Land Use Services (PLUS), I can confirm that the Commission has discussed Council's proposal to amend the Barossa Character Area Overlay in the Planning and Design Code (the Code).

The preservation of the character of the Barossa Valley is important to ensure its tourism and economic value on a national and worldwide stage. Council has requested support for a Code Amendment to provide a greater level of detail for guiding the assessment of development within the Overlay, particularly in regard to value adding and design. The Commission is supportive of being the proponent for the Code Amendment given it is of State significance. However, in doing so, we respectfully request Council to provide a policy planner to PLUS to allow a suitable level of resourcing.

I encourage Council to further discuss the resourcing of this proposed Code Amendment with Nadia Gencarelli, Team Leader – Code Amendments, PLUS, on 08 7109 7036 or via email at: Nadia.Gencarelli@sa.gov.au.

Local Design Review

I was pleased to read in the *Strategic Planning Review of the Barossa Character Area: Discussion Paper for the State Planning Commission* prepared by Paul Mickan (May 2022) that Council has considered establishing a Local Design Review panel.

Design Review is a respected tool to support good design outcomes that are contextual, inclusive, durable, sustainable, provide value and perform well. Our experience with State Design Review shows that the independent, expert and timely nature of the process builds project certainty for the proponent and relevant authority, supports collaboration and innovation, and provides lasting benefits for future users and the broader community.

OFFICIAL

I am of the view that access to independent design expertise is central to appropriate planning and decision-making for our built environments, as it takes specialised design skills to visualise plans and drawings, identify real-world impacts and how they might be resolved before a development application is lodged.

The [Local Design Review Scheme for South Australia](#) (the Scheme) provides the framework for councils to establish best practice Design Review for certain types of development, as determined by a council. The Commission strongly encourages Council to establish a Local Design Review panel under the Scheme to support high-quality design and enhance the unique character of the Barossa Valley.

The Office for Design and Architecture SA (ODASA) is available to support Council with setting up a Local Design Review panel to help ensure the process is well established from the outset. This would include waiving the registration fee and training Council staff and panel members. Additional support is available in the Local Design Review Best Practice Guide, which simplifies the process and includes all forms and templates to reduce administration. [Part 1 of the Guide](#) is available on the ODASA website.

For more information about Local Design Review, please contact Brad McCormack from ODASA via email at: Brad.McCormack@sa.gov.au.

I also welcome the opportunity to join any further discussions between Council and ODASA about Local Design Review.

Kind regards



Craig Holden
Chair

Cc Sally Smith, Executive Director, PLUS
Kirsteen Mackay, South Australian Government Architect, ODASA

DEBATE REPORT

7.4 Development and Community Services

7.4.3 WIND FARMS

**Author: Director Development and Community Services
23/116075**

PURPOSE

To consider and endorse an approach to providing submissions on two wind farm development applications (variations) that are likely to commence public notification in early 2024.

RECOMMENDATION

That Council endorse the Chief Executive Officer to prepare a submission on the Twin Creek Wind Farm and Palmer Wind Farm variations applications, requesting that the relevant authority have regard to the objectives of the Barossa Valley Character Preservation District as part of their assessment.

REPORT

Introduction

There are currently two approved wind farm development approvals located in Council areas that adjoin The Barossa Council boundaries. Both applications are, or will be, subject to variation applications in the near future and public notification is expected to occur in early 2024.

Discussion

The Twin Creek Wind Farm was granted planning consent in October 2019. The approval was for 51 turbines at a height of 180m to the tip of the blade.

The Palmer Wind Farm was granted planning consent in December 2015 and subject to subsequent ERD Court and Supreme Court appeals which were finalised in November 2019. The approval was for 103 turbines at a height of 165m to the tip of the blade.

Since the time of both approvals, there has been substantial evolution in wind turbine technology and as such, variation applications for both approvals are being prepared to reduce the number of turbines in each proposal and increase the overall height of the turbines.

As part of the variation development application process, public consultation will be undertaken and it is advised that Council's submission should be focussed on ensuring the relevant authority takes into account the objectives of the Barossa Valley Character Preservation District as part of the decision making process.

Summary and Conclusion

Both Wind Farm proposals have valid planning consents. Council will be provided with an opportunity to submit comments on both variation applications, at the appropriate time. It is recommended that Council's comments be limited to ensuring the relevant authority has adequate regard to the Barossa Valley Character Preservation District as part of the assessment process.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES

Nil

Supporting references**COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTS**Community Plan**Natural Environment and Built Heritage**

The Barossa has sustainable farmland providing diverse and stable returns, while protecting the unique natural environment and biodiversity of the region.

Legislative Requirements

Planning, Development and Infrastructure Act 2016

FINANCIAL, RESOURCE AND RISK MANAGEMENT CONSIDERATIONS

During the construction phase traffic management issues may arise that requires coordination with relevant authorities and affected land holders. A Traffic management plan will need to ensure that assets are suitably protected and maintained and suitable arrangements made for contributions towards continuing maintenance or upgrades.

COMMUNITY ENGAGEMENT

The State Commission Assessment Panel will undertake consultation in accordance with legislative requirements.

COVER SHEET

CONFIDENTIAL REPORT

19 December 2023

Council Meeting

8.1 Development and Community Services

8.1.1 BAROSSA GROWTH AND INFRASTRUCTURE INVESTMENT STRATEGY- DRAFT REPORT FOR CONSULTATION

There is strong public interest in enabling members of the public to observe Council's transparent and informed decision-making. This helps to ensure accountability, maintain transparency of public expenditure, facilitate public participation, assist public awareness and allow for the scrutiny of information. Attendance at a Council meeting is one means of satisfying this interest. The public will only be excluded from a Council meeting when the need for confidentiality pursuant to Section 90(2) of the Act outweighs the public interest of open decision-making.

In this matter, the reasons that receipt, consideration or discussion of the information or matter in a meeting open to the public would be contrary to the public interest are that Information relating to future amendment to the Planning & Design Code that may confer a commercial advantage on a person or persons.

On balance, the above reason which supports the need for confidentiality pursuant to Section 90(2) of the Act outweighs the factors in favour of the public interest of open decision-making.

RECOMMENDATION

That Council:

- (1) Under the provisions of Section 90(2) of the *Local Government Act 1999*, make an order that the public be excluded from the meeting with the exception of the Chief Executive Officer, Director Corporate Services and Business Innovation,

Director Development and Community Services, Director Infrastructure and Environment Services, Manager – Development Services and the Minute Secretary, in order to consider in confidence a report relating to 8.1.1 Barossa Growth and Infrastructure Investment Strategy- Draft Report for Consultation being information that must be considered in confidence pursuant to:

Section 90(3)(b) of the Local Government Act 1999:

information the disclosure of which-

- (i) could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or to prejudice the commercial position of the council; and
 - (ii) would, on balance, be contrary to the public interest;
- (2) Accordingly, on this basis, Council is satisfied that public interest in conducting meetings in a place open to the public has been outweighed by the need to keep the information and discussion confidential in order that Information relating to future amendment to the Planning & Design Code that may confer a commercial advantage on a person or persons.