



NOTICE OF ORDINARY COUNCIL MEETING
Tuesday 16 July 2024
in the Council Chambers, 43-51 Tanunda Road, Nuriootpa,
commencing at 5.30pm.

Martin McCarthy
CHIEF EXECUTIVE OFFICER
THE BAROSSA COUNCIL

A D D E N D U M A G E N D A

7. DEBATE REPORTS

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Concordia Growth Area Development 2

DEBATE REPORT

7.1 Office of the Mayor and CEO

7.1.2 HOUSING SUPPORT PROGRAM SUCCESSFUL FUNDING APPLICATION - CONCORDIA GROWTH AREA DEVELOPMENT

**Author: Chief Executive Officer
24/50617**

PURPOSE

To approve the necessary budget variations to support the planning and early implementation works for the Concordia Growth Area Development and recognise the grant funding awarded.

RECOMMENDATION

That Council:

- (1) Request the Mayor to formally write to Hon Catherine King MP, Minister for Infrastructure, Transport, Regional Development and Local Government for this and recent additional funding support to Council, including the Creative Industries Centre Funding and ongoing commitment to Roads to Recovery.
- (2) Approve the inclusion of the grant funds of \$399,746 and expenditure costs of the same amount into the 2024-25 budget as outlined in Attachment 1.

REPORT

Background and Introduction

The Commonwealth Government released funding under the Housing Support Program to assist with planning for and delivering of housing supply. Although the time frame for the submission was short, an application was developed by our Senior Strategy Advisory and 100% of the costs were sought to support the costs to be incurred to support the Concordia Growth Area Development as the major development in the Council.

The driver for this application was multifaceted:

1. To mitigate cost pressure on Councils budget with the demands significantly growing as the project now enters its critical investigation, policy development, structure planning, infrastructure and community planning, infrastructure scheme development within the next 15 months.
2. To ensure business as usual is not impacted by the significant workload in the next 15 months.
3. To ensure necessary expertise is available to Council, the Executive Team, community, and State to support the project.
4. Be ready to commence land division assessments in later 2025 which will be well beyond current resourcing capacity.

5. To ensure we are as well planned with necessary resources to support the development and advocate for sound policy and infrastructure needs and funding arrangements and as the development planning accelerates over the next 12 months to align to the State's.

Discussion

The strategy has been fruitful, and The Barossa Council has been successful in securing federal funding from the Australian Government's \$1.5 billion Housing Support Program under Stream 1.

The Barossa Council secured \$399,746 from the Housing Growth Resourcing Project, the full amount applied for, to support the anticipated resourcing costs for the next 12-18 months. This will continue to increase capacity and capability pertaining to the development of planning policy, assessment, engineering and infrastructure needs attributed to the rezoning of Concordia Growth Area. Concordia is one of South Australia's most significant greenfield development and sits within the Barossa Local Government Area.

The Barossa Council will experience unprecedented growth in population and development due to the rezoning of Concordia, current population growth and a pipeline of significant long term community infrastructure projects. Bridging funding will enable Council to deliver early resource uplift, pre-rate revenue, in anticipation of long-term workforce changes funded through future revenue generation from the Concordia growth area development.

The project will indirectly support the delivery of housing outcomes by increasing the workforce capable of completing planning and related work. This is critical to efficient delivery of South Australia's most significant greenfield development under planning processes in a tightly held and competitive labour market, as well as supporting housing development in existing townships in response to the Draft Barossa Growth and Infrastructure Investment Strategy 2024, which has recently gone out for community consultation.

The Australian Government's Housing Support Program is one of a range of programs designed to help achieve the National Housing Accord target of building 1.2 million new, well-located homes over 5 years from 1 July 2024. The Housing Support Program will support the delivery of increased housing supply by funding projects that seek to deliver enabling infrastructure, provide amenities to support new housing development or improve building planning capability.

There will be long term resource, infrastructure and financing needs well beyond this initial requirement and work is underway to document a workforce plan and financial model parallel to the States investigations and policy work. As this work proceeds Council can expect a ramp up in workshop and report activity over the next 12+ months.

Summary and Conclusion

With the successful funding bid resourcing can now be funded from this grant instead of general budget allocation to support the project.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES

Attachment 1 Concordia Grant Calcs [!\[\]\(4fe57c3593bf1b21d272ae7ac8dfaf77_img.jpg\) !\[\]\(67b4b7a7e28d2fb85c0437cda45ea068_img.jpg\)](#)

Supporting references

[Housing Support Program – Stream 1 List of Successful Projects | Department of Infrastructure, Transport, Regional Development, Communications and the Arts](#)

COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTS

Community Plan



Natural Environment and Built Heritage



Community and Culture



Infrastructure



Health and Wellbeing



Business and Employment

Goal

1. The Barossa has sustainable farmland providing diverse and stable returns, while protecting the unique natural environment and biodiversity of the region.
3. We take a proactive approach in responding to key environmental challenges such as climate change, water security and waste management.
4. 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.
5. We are a strong community that is welcoming, safe and enjoys a quality lifestyle that celebrates our local identities, diversities, cultures and histories including our Aboriginal heritage.
6. The Barossa maintains and develops infrastructure that meets the needs of the region and is efficient.
7. Community infrastructure planning is aligned to both current and the future needs of the community
8. To have a connected and safe transport network that meets the needs of our community
9. Our community has fair and equitable access to the resources and services they need to lead a safe, healthy, inclusive and connected lifestyle
11. The Barossa has a strong local economy that adapts, innovates and thrives on change and strives for a diverse industry base that provides a sustainable range of business and job opportunities for people.

Strategies

- 1.1. 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.
- 3.1. Support community based sustainability initiatives to help reduce the Barossa's contribution to the climate crisis and build on the capacity of local residents and industry to mitigate negative impacts.

- 4.3. Embrace place-making principles when developing community infrastructure and regulate planning and development in public spaces and active recreation.
- 5.2. Create places where people want to live and plan for the future in a coordinated, affordable, appropriate and proactive way.
- 5.3. Create vibrant public spaces that provide places for creative development, cultural interaction and social connections.
- 6.1. Advocate for and identify funding opportunities that support the development of community, cultural, health and other facilities and infrastructure to meet personal and commercial needs of residents and businesses.
- 6.2. Continue to ensure that infrastructure considers place-making is inclusive and accessible for all.
- 6.3. The use of new and emerging technologies, alternative and renewable materials where appropriate and cost effective will be trailed.
- 7.2. Ensure both current and future infrastructure needs are met in a proactive rather than reactive way.
- 8.2. Ensure a high quality road, shared paths and footpath network throughout the Barossa in partnership with all levels of government.
- 9.2. Promote a healthy community through a planned approach to public health, and sustainable access to allied, primary and mental healthcare services and facilities.
- 11.1. Work closely with State Government, Federal Government and other key stakeholders to support economic growth, development and job creation.
- 11.2. Support proactive population growth that is incremental, well managed and is backed up by local planning and development opportunities.
- 11.3. Promote the Barossa as a place for business's to thrive, invest, innovate, take measured risks and prosper.

Corporate Plan

- CS10 Economic Development - Facilitating the economic well-being and quality of life of the local businesses and the community.
- CS3 Assets - Planning, construction, maintenance, and operation of Council's assets (Transport, Bridges, Community Wastewater Management System, Community, Cultural, Recreation and Stormwater)

Legislative Requirements

Section 123 of the Local Government Act

FINANCIAL, RESOURCE AND RISK MANAGEMENT CONSIDERATIONS

The project to support the resourcing needs is now cost neutral due to the grant received being 100% of the estimated costs.

The estimated costs and budget amendments are reflected in Attachment 1.

The budget amendments result in the following outcomes to the financial indicators of Council as follows:

- 1. Net operating surplus – no change the budget amendment is cost neutral.
- 2. Improvement in the net financial liabilities from 93.6 to 92.9%.
- 3. Assets renewal funding ratio – does not change and remains at 129.4%.

COMMUNITY ENGAGEMENT

Nil required or recommended for the resourcing needs. Concordia development engagement processes will be managed by the State.

Concordia Grant Application

Item - Expenses		24/25	Project	Natural Account
Salaries/Contractors		341,472	Q100	628
Insurances		14,134	Q100	628
Phone - Monthly	35.00	1,260	Q100	833
Phone - Purchase	350.00	1,050	Q100	833
Laptop - Lease	822.64	2,468	Q100	690
Desktop Set Up	250.00	750	Q100	690
Software Licensing	500.00	1,500	Q100	700
Admin Costs*	2% of salary	7,112	Q100	Various
Contingency		30,000	Q100	668
Total Expenses		399,746.00		
Item - Revenue		24/25	Project	Natural Account
Commonwealth Operating Grants		-399,746	462	475
Total Revenue		-399,746.00		
Net Operating Budget Impact		0.00		