



NOTICE OF SPECIAL COUNCIL MEETING
Monday 6 January 2025
In the Council Chambers, 43-51 Tanunda Road, Nuriootpa,
commencing at 5.30 pm.



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

Crs Angas, Schilling and Hurn

Not Present

Nil

Leave of Absence

Nil

2. DEBATE REPORTS

2.1 Office of the Mayor and CEO

- 2.1.1 Barossa Creative Industries Centre - Funding Agreement,
Final Design Drawings and Cost Estimate Approval..... 4

3. NEXT MEETING

Tuesday 28 January 2025 at 5.30pm

4. CLOSURE

28 December 2024

Mr Martin McCarthy
Chief Executive Officer
The Barossa Council
43-51 Tanunda Road
Nuriootpa SA 5355

Dear Martin

Re: Calling of a Special Meeting of Council

Pursuant to Section 82 of the Local Government Act 1999, I hereby request that a special meeting of Council be called for 5:30pm, Monday, 6 January 2025.

I request that the agenda shall consist of the following item:

1. Barossa Creative Industries Centre – Funding Agreement, Final Design Drawings and Cost Estimate Approvals.

Please prepare the necessary agenda and distribute.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Bim Lange', with a stylized flourish at the end.

Bim Lange OAM
Mayor
The Barossa Council

DEBATE REPORT

2.1 Office of the Mayor and CEO

2.1.1 BAROSSA CREATIVE INDUSTRIES CENTRE - FUNDING AGREEMENT, FINAL DESIGN DRAWINGS AND COST ESTIMATE APPROVAL

**Author: Chief Executive Officer and Director Development and Community Services
24/116546**

PURPOSE

To approve the funding agreement, final design drawings and revised cost estimate and budget for the construction and operation of the Barossa Creative Industries Centre, a key strategic investment under Council's successful 'The Big Project' vision.

RECOMMENDATION

That Council having reviewed the Funding Agreement, final design drawings, cost estimate and the updated Long Term Financial Plan, and noting a prior prudential management report has been undertaken pursuant to Section 48 of the Local Government Act:

- (1) Authorise the Chief Executive Officer to sign and execute the Funding Agreement with the Minister for Infrastructure and Transport as presented at Attachment 1.
- (2) Authorise the Chief Executive Officer to accept any revisions to the Funding Agreement, the subject of part 1 of this resolution, on condition they do not material change Council's risks.
- (3) Approve the updated and final design drawings as presented at Attachment 2, noting that there will be requirements for changes and amendments as the build proceeds, and any significant matters will be reported to Council.
- (4) Approve the final cost estimate as presented at Attachment 3 as the budget ceiling for the project plus contingency being a budget of \$17,100,000 and authorise the Chief Executive Officer to amend the budgets as outlined in the Long Term Financial Plan and this report.
- (5) Approve the revised Long Term Financial Plan as presented at Attachment 4.
- (6) Require the Project Director, being the Director Development and Community Services to provide at least quarterly updates on progress of the project to Council.

REPORT

Background

The Big Project is Council's long term, intergenerational strategy for community infrastructure redevelopment. The strategic vision extends for a target period of 35

years and touches upon four key areas of service:

- Sport and recreation.
- Culture, the arts, heritage, and history.
- Aquatics.
- Cycling, adventure and leisure.

The Barossa Creative Industries Centre (BCIC) development is one of the first phase priorities and only major investment in the plan under the banner of culture, the arts, heritage and history key area of service for The Big Project.

With the securing of a Growing Regions Fund grant from the Commonwealth Government for \$6.961M the project work has proceeded to bring the vision to reality. The State has also awarded a grant of \$500,000 to the construction of the open spaces associated with the facility.

To date Council has approved various matters leading to starting construction of the Barossa Creative Industries Centre, this report finalises all necessary approvals. Approvals to date are:

- Adoption of the budget on 18 June 2024 allocated the initial funding of \$13.922M over two financial years with grant funding support of \$7.461M
- Appointing the architectural and technical consultants and the project governance model for the project at the meeting of 18 June 2024. Council also received advice that due to the passage of time from the initial estimated provided for the grant application costs would increase and made an initial provision in the long-term financial plan for this impact.
- At the 16 July 2024 ordinary meeting of Council the final rapid design review work undertaken was approved the Chief Executive Officer was instructed to proceed with the implementation of the project. Council also approved a \$100K allocation to support internal costs for relocating services and other establishment costs.
- Council by authorising the updated Long Term Financial Plan at 19 November 2024 also made allocation changes increasing the base budget for the project by 10% and adjusted the timing of expenditure due to anticipated starting date being later than originally forecast due to the timeframe of receiving a funding agreement for the Growing Regions Fund grant.

Introduction

With Council's approval to proceed with implementation the managing contractor has been engaged under the Early Contractor Involvement component of the tender. The managing contractor has been working with the Working Group to develop the project in readiness for commencement. This has involved various meetings to align scope, revise the budget estimates, with the input of the architect, staff and technical consultants revise risk, engineering needs and the like. Minor changes have been made to the rapid design review plans previously approved.

The receipt of the draft funding agreement on 24 December 2024 now allows the project to move towards final contract requirements and execution and delivery.

Discussion**Funding Agreement with Minister for Infrastructure and Transport**

The agreement from the Minister has been reviewed and is appropriate and in alignment with the funding program and the business case that was successful. Whilst the Growing Regions Fund is a Commonwealth program it is being delivered through the State in this case.

The agreement is at Attachment 1.

The agreement provides for greater upfront funding support than budgeted with 50% of the grant to be paid by the actual construction commencement. Please refer to Long Term Financial Plan analysis for more detail as this payment has the effect of deferring borrowings and thus reducing the net financial liabilities ratio.

The funding of \$500,000 from the Minister for Housing and Urban Development from the Open Spaces program has already been received and the agreement executed under delegation.

Early Contractor Involvement Works

As outlined in the introduction work has proceed and reached an advanced state were finalization of the funding agreement and full contract with eh managing contractor will facilitate the next phases being:

- Minor variations requiring planning approval changes, these have already been briefed to the State Planning Department and are confirmed as minor and will be dealt with under delegation. The variation has been submitted and we are awaiting a revised approval shortly/
- Finalisation of contract with the managing contract, all terms and conditions have been agreed it is delayed in its execution pending the funding agreement.
- Full technical drawings, building rules approvals and tendering of sub-contractors (which is undertaken by the managing contractor).
- Commencement of works current targeted commencement onsite on 13 June 2025.
- Practical completion by 24 April 2026 with full hand over with contingency on timelines by 18 June 2026.
- Planning to provide services through alternative arrangements is well advanced and will be provided in due course to Council for review.

The detailed ECI work has resulted in the following design changes to better align usage of the site, and buildings with technical needs. Cost estimates have increased as foreshadowed in prior information which includes contingencies and value management to \$16,927,300, noting the initial estimates were undertaken in February 2023 and construction will now commence more than two years since that time.

The fully revised costing by the cost consultant is at Appendix 3. It is recommended the ceiling for the project be placed at \$17.1M. The updated long term financial plan reflects this amount in its modelling. There are further value management components that have been identified but are still being verified. The estimated value is \$329,000 (with two still to be costed) and are not included in this analysis as the true impact of these changes is still being assessed on service delivery requirements and verification of the cost reduction estimate. There are also two significant risks still being

investigated and they are provided as part of the tables below also. The project ceiling includes significant contingencies, locality loading and price escalation to April 2025 totaling \$2,630,860. The increase to the ceiling is 10.94%.

The main design changes, since presentation of the design to Council on 26 June 2024 are summarised in the following table together with the rationale for these changes:

Appendix 2 provides the updated set of plans.

Item	Reasoning
Creative Art Workshop	
Operable wall removed	To promote engagement between 'Artists in Residence' and the Barossa creative arts community and increase flexibility overall.
Partition Screens between Artist in Residence Studios removed	To create large unencumbered flexible space with mobile screens to be used when greater privacy required
Meeting /Music	
Windows adjusted	To enable placement of large AV screen on short dimension of room to provide necessary meeting resources.
Joinery removed	To maximise useable area for activities such as band music recordings. Moveable cabinets to be investigated as required.
BBBfm Radio	
Reception point created adjacent to carpark entry	To provide space for volunteers to welcome guests appearing on radio programs and increase functionality for Public Radio activities.
Recording Production relocated adjacent to Heritage Centre	To enable shared use with Heritage Centre increasing access for the general public alongside Triple B personnel.
Voice recording booth added to Recording Production area	To provide quiet space for recording e.g. podcasts and voice / sound capture for Heritage Centre / Storybank activities.
Airlock created to entrance to Studio 1 & 2 and to Recording Production	To improve acoustic isolation
Heritage Centre	
Access to Recording Production through shared airlock with BBBfm	To improve acoustic isolation and promote shared use of Recording Production Studio
Amenities	
The toilets, changing places, parent facilities and cleaners' room have been reconfigured to provide an additional toilet pan for both male and female and to create a services area for the main switchboard	An additional toilet to male and female reduces queuing during events. The main switchboard is substantial in size and has been located discretely away from the main circulation to avoid negative impact on visitor experience

Entry / Foyer	
The main entrance doors have been set back by approximately 1.0m	To provide more generous forecourt area for groups to assemble prior to entering building e.g. school groups deposited by bus at front entrance
Bar reconfigured and reduced in size	To maximise foyer area for patrons/event goers, whilst still maintaining functionality of drinks service area.
Kitchen relocated adjacent bar and reduced in size	Co-location with bar facilitates event catering. Kitchen is a new element (not part of original design that received grant funding). Reduced size is compatible with use as a reheat and staging kitchen for functions
Gallery	
Foyer Gallery increased in size	To create positive entrance to gallery and support smaller exhibitions and maintain profile and positioning of visual arts as a key function of the facility (as is the case now).
Retail decreased in size	To enable increase in Foyer Gallery with expectation that retail displays can spill out into foyer
Gallery 1 reduced in size	To enable retention of existing stair to mezzanine seating balcony at southern end and retention of original façade at northern end
Black Box/Digital Gallery reduced in size enabling creation of new Gallery 3	To enable retention of existing walls that were being demolished in previous proposal and provide additional gallery/hanging space to support range of exhibition sizes
Staff Area reconfigured	To create emergency egress path from balcony stair enabling the deletion of the proposed escape stair on the western side of the building
Gallery Collection Store reconfigured to create workspace and store	To utilise opportunity created by removal of formerly proposed escape stair
Gallery Storage reconfigured to create enclosed environmentally controlled storage space with racking system within larger storage/holding area	Environmentally controlled space supports Category A Gallery and preservation of permanent collection and borrowing of artworks of national significance.
Comms Room added, located in close proximity to new NBN connection	Dedicated Comms Room created to meet the data heavy requirements of the Gallery, Heritage Centre and BBBfm
Performance Hall	
Hall stores added adjacent to the Performance Hall	Two stores have been created for chairs and tables for functions and events

	directly accessed from the western hall doors to facilitate easy setup and pack down promoting flexible use of Hall
Backstage Facilities	
Backstage facilities have been consolidated to eliminate extension on southern side of building	2 Changerooms, Green Room and Access WC are still provided but they are slightly smaller. An access door has been created to provide better access to the outdoor Stage
Stage Store has been reconfigured and reduced in area with the loading dock deleted	The reconfiguration is a consequence of the deletion of the southern extension to the building. The smaller area on the western side of the building still accommodates the Grand Piano together with other potential furniture and equipment such as a lectern, microphones etc. The provision of storage for chairs and tables, which can be accessed from the Performance Hall provides a better location and enables a reduction in stage storage. The loading dock has been deleted as it would have required significant build-up of the adjacent ground level compromising access for to the Tanunda Club. The existing loading dock to the Gallery Storage can be utilised if needed.
Access to the below stage area used by the Liedertafel and the Organ Historical Trust (OHTA) has been reconfigured with consolidation of the OHTA & Liedertafels storage needs	The two access stairs have been rationalised to assist with the reconfiguration of the Backstage Area while retaining functionality. Lockable compactus are proposed to provide security for both OHTA and Liedertafel collections.
Outdoors	
The Valley of the Song Courtyard levels have been rationalised to match the Foyer floor levels	This change in floor level has been made possible by the proposed removal of the pine trees and will enable patrons at events to flow out into the courtyard without having to negotiate steps and ramps
Building Elevations	
All building elevations have been updated to reflect the updated planning changes. Key changes include: - Development of Lift overrun - Development of double height element to accommodate stair to Performance Hall - Creation of and screening to plant platform above toilets	All changes to the elevations and 3D form of the building are a consequence of: - changes to the floor layout - development of Services design and size of plant required - facilitating constructability - Building Code requirements - Value management

- Rationalisation of rammed earth wall to contractors accommodate contractors methodology - Retention of existing façade to Gallery - Replacement of twin-wall polycarbonate cladding with fire resistant Barestone to the eastern elevation	
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Value management items worked through and have minor impact to the service outcomes are summarised in the following table.

Value Management Items as discussed during meeting at Phillips Pilkington 6 December 2024		
400	Item 3 - Reduce creative art workshop by 13m2	-51,000
401	Item 4 - Remove x 1 Artist workshop 11m2 reduction	-44,000
402	Item 5 - Reduce meeting / music room by 6m2	-24,000
403	Item 6 - Remove joinery from meeting/music	-10,000
404	Item 7 - Remove joinery from music	-8,000
405	Item 9 - Reduce heritage centre by 25m2	-50,000
406	Item 11 - Reduce joinery to story bank by 50%	-30,000
407	Item 13 - Reduce bar joinery	-30,000
408	Item 14 - Remove back of house extension and associated ramping and floor level changes. 95m2 reduction	-500,000
409	Item 15 - Remove extension to main art gallery. 15m2 reduction. Create display window in existing opening with new glazing	-70,000
410	Item 17 - Remove new escape stair to the west of the performance mezzanine, along with associated two storey extension, and demolition. Retain existing stair, walls, and roof. Allow for internal alternations, new openings, exterior repairs, painting, etc. Construct small new hall storage extension.	-150,000
411	Item 18 - Remove ramping to the west of the stage and reduce the size of the stage storage area (27m2 reduction) and the OHTA archive (29m2 reduction)	-170,000
412	Item 19 - Change the gabion walls behind the outdoor stage to mounding	-100,000
413	Item 20 - Reduce the outdoor stage by 30%.	-60,000
414	Item 21 - Stage the landscape artwork nodes. Deliver only three on the first instance	-33,000
415	Item 22 - Reduce the rusted fins on the east elevation by 30%.	-16,500
416	Item 23 - Reduce the height of the rammed earth walls by 500mm in height - Say 25m2	-40,000
417	Item 24 - Reduce the mullions in the art gallery display window and the entrance glazing	-5,000
418	Item 27 - Relocate the plant enclosures on the roof to the ground - Bestec to confirm if any additional services costs	-75,000

419	Item 29 - Reduce the curtain wall glazing by 30% and replace with solid wall elements. Assume clad with Barestone	-95,000
420	Item 40a - The detention pond	114,000
421	Item 40b - Deck to detention pond	26,400
422	Item 41 - The bi-fold doors - Heritage Centre	71,000
423	Item 45 - Remove wall recesses/straighten them up at roof level (highlighted below) These add additional steelwork	-6,000
424	Item 50 - Lighting changes - Reduce specialist lighting and stage lighting	-260,000
425	Item 51 - Change the mechanical system = Change AC plant from chilled water to VRF for all non critical areas	-550,000
426	Item 52 - AC reduction due to glazing reduction - Nominal Figure (Bestec to confirm)	-50,000
427	Item 53 - Removal of the fire tanks	-330,000
428	Item 57 - Tube stock to be supplied by the client	-20,000
429	Item 58 - Revise edging from Corten to Formboss Redcor	-5,000
430	Item 62 - Proposal for Stage Storage walls to be swapped from concrete to core filled blockwork.	-65,000
431	Item 63 - Proposal for lift shaft to be constructed from core filled brickwork not Precast	-30,000
432	Item 71 - Stair cladding; remove glazed façade and replace with slot windows	-45,000
433	Item 75 - Allowance for Detention storage \$60k, is this covered by the detention pond?	-79,000
434	Item 81 - Can aluminium submains be utilised	-39,600
Total		-2,829,700
Value Management Option Identified But Not Included In Analysis		
8	Reduce BBBfm radio by 8m2 - Saving \$31,000	-31,000
28	Alter the in-situ concrete base element to the eastern elevation – step down, to be a feature around the entrance point, down to 100mm - Saving \$6,000	-6,000
33	Reduce entrance foyer by 17m2 - Saving \$67,000	-67,000
34	Remove the in-ground OHTA archive and relocate the same area to the ground floor level to reduce the extent of excavation, tanking etc. Retain the stair to the lower level. This needs further exploration to test feasibility.	-100,000
35	Reduce the outdoor stage by 50% - an additional 20 % on previously accepted reduction of 30%	-32,000
46	Do not remove load bearing walls in existing structure - Saving \$13,000	-13,000
47	Adopt steel framed primary structure outside of rammed earth wall (in lieu of timber portal frames and steelwork within rammed earth wall) - Saving \$10,000	-10,000
72	Reduce m2 rate/colour layering to rammed earth - Saving \$37,000	-37,000
55	Stage the Landscape works reducing interpretive nodes to three - Saving \$33,000	-33,000
New	Adopt steel framed structure throughout - Saving tbc	To be calculated

New	Reduce extent of External Walls, Fencing, Gates, Steps (current allowance \$314,700) noting that due to the sloping site the need for extensive retaining walls and terraced steps to resolve level changes remains)	To be calculated
Major Risk Items Still Being Investigated		
Power Supply	There are still some outstanding risk issues principally around the powerlines along Basedow Road and their proximity to the existing building which we are working through with SAPN with possible need to modify cables as follows: • Undergrounding of Low Voltage power lines or replacement of Low Voltage power lines with insulated power cables to extent of gallery extension. • Removal of Pole Mounted transformer and supply of adjacent residential properties from new site pad mount transformer. • Replacement of Low High Voltage power lines with insulated power cables to extent of existing gallery. As this is an existing condition, application is being made to the Office of the Technical Regulator (OTR) to maintain the status quo. • Removal of Pole Mounted transformer in front of existing gallery and supply of adjacent residential properties from the new site pad mount transformer • Undergrounding of High Voltage lines.	300,000 (not tested with SA Power Networks yet best estimate from Bestec)
Seismic Upgrades	Seismic Upgrade to existing Building	100,000 (general allowance only)

Long Term Financial Plan

As with Barossa Park development the long-term financial plan is being updated regularly in order to manage the budget impacts on the long-term sustainability of the organisation. Therefore, an updated plan has been developed with as many known conditions at early January 2025 as possible including lower inflation and escalation factors than originally anticipated, decisions of Council up to and including December 2024 and the revised estimates for this project.

The updated plan is at Attachment 4 the major changes are:

- With the adoption of the new Infrastructure and Asset Management Plan and supporting system KPI 4 Asset Renewal Funding Ratio is now presented using the plans estimated required spending to maintain assets at the policy approved level.
- The plan has been updated for a lower inflationary period for the 2025-26 and future years as predicted by the RBA of Australia, with most escalations now placed at the mid-range of the RBA's preferred rate of inflation being 2 to 3% and there 2.5% has been applied to the model except for capital expenditure, water, power and insurance costs which have been placed at the upper limit

of the inflation target range of 3% and wages and salaries at 3%. There has been no change to the rates and service cost escalation rates.

- An additional \$320,000 in depreciation has been added to the 2024-25 budget estimates which has been recalculated from the 2023-24 financial year result.
- Updated estimates for borrowings of the plan, which based on current estimated timing of payments being later than original expected, strong cash flow management especially with Barossa Park, current projections for the operating and capital budget will result in similar (but marginally less) borrowings as forecast at the beginning of the year but stretched over 3 financial years instead of 2. The main contributors to net financial liabilities ratio, one of the key financial sustainability ratios, is revenue amount and borrowings amount. With borrowings deferred and revenue growing it means the net financial liabilities ratio has reduced from 92.9% to 77.8% for the 2024-25 financial year.
- Net financial liabilities peaks in 2025-26 at 89.8% compared to 93.7% in the same year.
- Operating position of Council over the 10-year plan has improved from \$9.393M surplus to \$10.318M surplus. Noting the next two financial years will continue to run moderate to small operating deficits.
- Borrowings peak at \$41.168M in 2025-26 which is compared to the original estimates of \$43.120M in the same year.
- Asset sustainability ratio reduced with the average over the 10-year plan (measured against depreciation) of 103.5% which is compared to the original estimates of 108.4%. The measurement against the infrastructure and asset management plan, the updated KPI which aligns with the legislative standard, is 130.5%.

At Appendix 5 is the current project plan with actual onsite work to commence in mid-June 2025. The financial modelling has been undertaken based on this date, the proposed grant funding payments as structured in the agreement and estimated final payments at the conclusion of the build with practical completion being estimated to occur between 24 April 2026 and 18 June 2026. Variations to schedule will result in cash flow changes.

Summary and Conclusion

With significant preparatory works advanced the final positioning of the project is practically complete and detailed works and final contracts can now be completed.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES

Attachment 1	Funding Agreement for Growing Regions Program (issued under separate cover pursuant to Section 61 of the Local Government Act as the attachment is confidential at this time) ↓ 
Attachment 2	Updated Designs - 19 December 2024 ↓ 
Attachment 3	Cost Estimate - Revision 2 - November 2024 (includes value management items agreed as at 6 December 2024) ↓ 
Attachment 4	Long Term Financial Plan Update as at 2 January 2025 ↓ 
Attachment 5	Project Plan at 18 December 2024 ↓ 

Supporting references

Nil

COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTS

Community Plan



Our Community

Creating a safe and connected community where people have access to sustainable services and service levels and infrastructure they need and feel a sense of belonging.

Strategic Outcome

Our community is welcoming, vibrant and safe.

Our services and facilities are accessible.

We have a healthy respect for our diversity, character and history and are welcoming and supportive of all people.



Our Economy

Implementing economic development strategies to support future growth opportunities and a diversified and resilient economy showcasing the Barossa rural and regional character.

Strategic Outcome

We strive to support income and job stability and growth for the future in support of quality of life outcomes.

We partner with and support local business.

We are a destination of choice.

We look to maximize community economic return.



Our Places

Our places and spaces enhance the liveability, retain rural and regional character and diversity of our communities.

Strategic Outcome

Our places are planned, managed, and sustainable.

We have connected transport infrastructure and networks.

We plan for and deliver infrastructure to enhance our places.



Our Council

We strive to be a leader in regional Local Government and are committed to delivering effective, efficient, and valued services to the community.

Strategic Outcome

We deliver a quality customer experience based on a willingness to innovate and drive change.

We are financially sustainable and take a planned and long-term approach to investment.

We have sound asset management services.

We have strong relationships, and where appropriate, partner with our community, industries, stakeholders, the Local Government sector and Governments.

Corporate Plan

- CS2 Art and Culture - Organising and facilitating the gallery, arts culture and events, including workshops and concerts and support for art-based committees' calendar of events and exhibitions
- CS10 Economic Development - Facilitating the economic well-being and quality of life of the local businesses and the community
- CS11 Events - Management of community development projects and events, including enquiries and logistics. Event management supporting a variety of internal service areas and community that support the delivery of successful, community focused events.
- CS14 Heritage - Support of the heritage network (museums, historical societies), including running events for these and access to historical records and archives. The heritage of the Barossa is internally and externally recorded and provides access to historical records is made available to the community
- CS19 Social Inclusion - Advocate and work in collaboration with core service providers to ensure vulnerable people have increased access and inclusion.
- CS21 Tourism - Provision of a range of tourism services and business and economic development support. This includes managing the nationally accredited Barossa Visitor Centre; development and maintenance of tourism resources both digital and printed.
- CS22 Volunteers - Support of community volunteering through provision of the Volunteer Resource Centre. Provision of volunteer opportunities and engagement of volunteers in Council programs
- BS5 Enterprise Risk - Strategic and operational risk assessment, control and monitoring; internal control and audit; business continuity and disaster recovery planning; organisational emergency management; insurance portfolio management; and Work Health Safety system coordination
- 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
- 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
- BS8 Grants - Support and lead grant applications to lever up budget allocations where appropriate through research, grant writing and letters of support
- BS13 Strategic/Legislative Planning and Reporting - Provision of organisational performance report (outcomes), activity report (outputs), a range of statutory reporting (e.g. public health, tax, superannuation), financial reporting. Transparency and accountability regarding Council activity and expenditure provided

Legislative Requirements

Section 48 and 123 of Local Government Act 1999

FINANCIAL, RESOURCE AND RISK MANAGEMENT CONSIDERATIONS

General summarised outcomes are in the body of the report. All indicator of financial sustainability remain within or better than the key performance indicator standards.

The following tables outline the state of the long-term financial plan and financial sustainability of Council from the updated modelling.

2024-25 Original Budget	Approved LTFP and Original Budget \$'000	Revised LTFP \$'000	Change – Positive / (Negative) \$'000	Indicator
Operating Surplus / (Deficit)	(437)	(704)	(267)	
Borrowings at 30 June 2025	40,605	33,191	7,414	
Net Cash at 30 June 2025	39	58	5	
Operating Surplus Ratio 3 Year rolling	0.0%	(0.7)%	(0.7)%	
Net Financial Liabilities	93.6%	77.8%	15.8%	
Asset Renewal Funding Ratio – Using Depreciation	129.4%	121.7%	(3.9)%	
Asset Renewal Funding Ratio – Using Infrastructure and Asset Management Plan Forecast	N/a	150.2%	N/a	

* Adjusted operating surplus represents the true underlying operating result for council when removing once of adjustments for advanced payment of Financial Assistance Grants for the 2023-24 year paid in the 2022-23 financial year and the impact of revaluation of asset impacts to the operating result from Council subsidiaries. This is calculated as follows:

	\$'000
Operating Surplus / (Deficit)	(\$1,139)
Add Revenue (from Financial Assistance Grants) received and accounted for in the 2022-23 accounts that would normally be in 2023-24 accounts	\$2,084
Adjusted Operating Surplus / (Deficit)	\$945

10 Year Long Term Financial Plan	Approved LTFP \$'000	Revised LTFP \$'000	Change – Positive / (Negative) \$'000	Indicator

Operating Surplus / (Deficit) - Cumulative Result at 30 June 2034	9,393	10,318	925	
Borrowings at 30 June 2034	6,727	5,145	1,582	
Net Cash at 30 June 2034	17	75	58	
Operating Surplus Ratio 3 Year rolling at 30 June 2034	3.1%	3.8%	0.7%	
Net Financial Liabilities at 30 June 2034	18.8%	16.4%	2.4	
Asset Renewal Funding Ratio - Ave - Using Depreciation	104.4%	108.4%	4.0%	
Asset Renewal Funding Ratio - Ave - Using Infrastructure and Asset Management Plan Forecast	N/a	132.5%	N/a	

COMMUNITY ENGAGEMENT

Extensive consultation has previously been undertaken on this project.

The community advisory group (called the agile group under the governance framework for this project) has met once during this early planning stage.

Engagement with neighbours continues and the team is fully cognisant of the interface issues.

The Working Group is meeting regularly, and the Steering Group has not yet met as the project has not proceed to a point requiring that oversight group to commence.

Office of the Mayor and CEO

Attachment 1 - Draft Funding Agreement under the Growing Regional Program

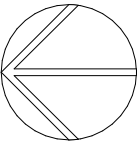
Issued under separate cover pursuant to Section 61 of the Local Government Act as the agreement is currently confidential whilst being negotiated with the State.



Phillips/Pilkington
Architects **P P**
165 MacKinnon Parade, North Adelaide SA 5006
tel: 08 8239 9000 fax 08 8239 9099
Plot Date: 19/12/2024/Volumes/PPA Data/JOB FILES/18559 Barossa Creative Industries Centre/18559 Drawings/CAD Files/Model/2024-12-02 VM Changes/18559 Barossa Creative Industries Centre_2024-12-19.pln

BAROSSA CREATIVE INDUSTRIES CENTRE
3 Basedow Road, Tanunda SA

PROPOSED SITE & LANDSCAPE PLAN
1:500 @ A3



DRAWING BY	BK/ML	DATE:	19/12/2024
CHECKED BY	SP	NOT FOR CONSTRUCTION	
PROJECT NO./DRAWING NO.:		REVISION:	
18559 - SK01		DD01	



Phillips/Pilkington
Architects **P P**

165 MacKinnon Parade, North Adelaide SA 5006
tel: 08 8239 9000 fax 08 8239 9099

Plot Date: 19/12/2024 /Volumes/PPA Data/JOB FILES/18559 Barossa Creative Industries Centre/18559 Drawings/CAD Files/Model/2024-12-02 VM Changes/18559 Barossa Creative Industries Centre_2024-12-19.pln

BAROSSA CREATIVE INDUSTRIES CENTRE
3 Basedow Road, Tanunda SA

GROUND FLOOR PLAN 1:100A

Scale 1:100 @ A1



Drawing By: **BK/ML**
Checked By: **SP**

Project No/Drawing No.:
18559 - SK03

Date: **19/12/2024**
NOT FOR CONSTRUCTION

Revision:
DD10



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Architects P P

165 MacKinnon Parade, North Adelaide SA 5006
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BAROSSA CREATIVE INDUSTRIES CENTRE
3 Basedow Road, Tanunda SA

GROUND FLOOR PLAN 1:100B

Scale 1:100 @ A1

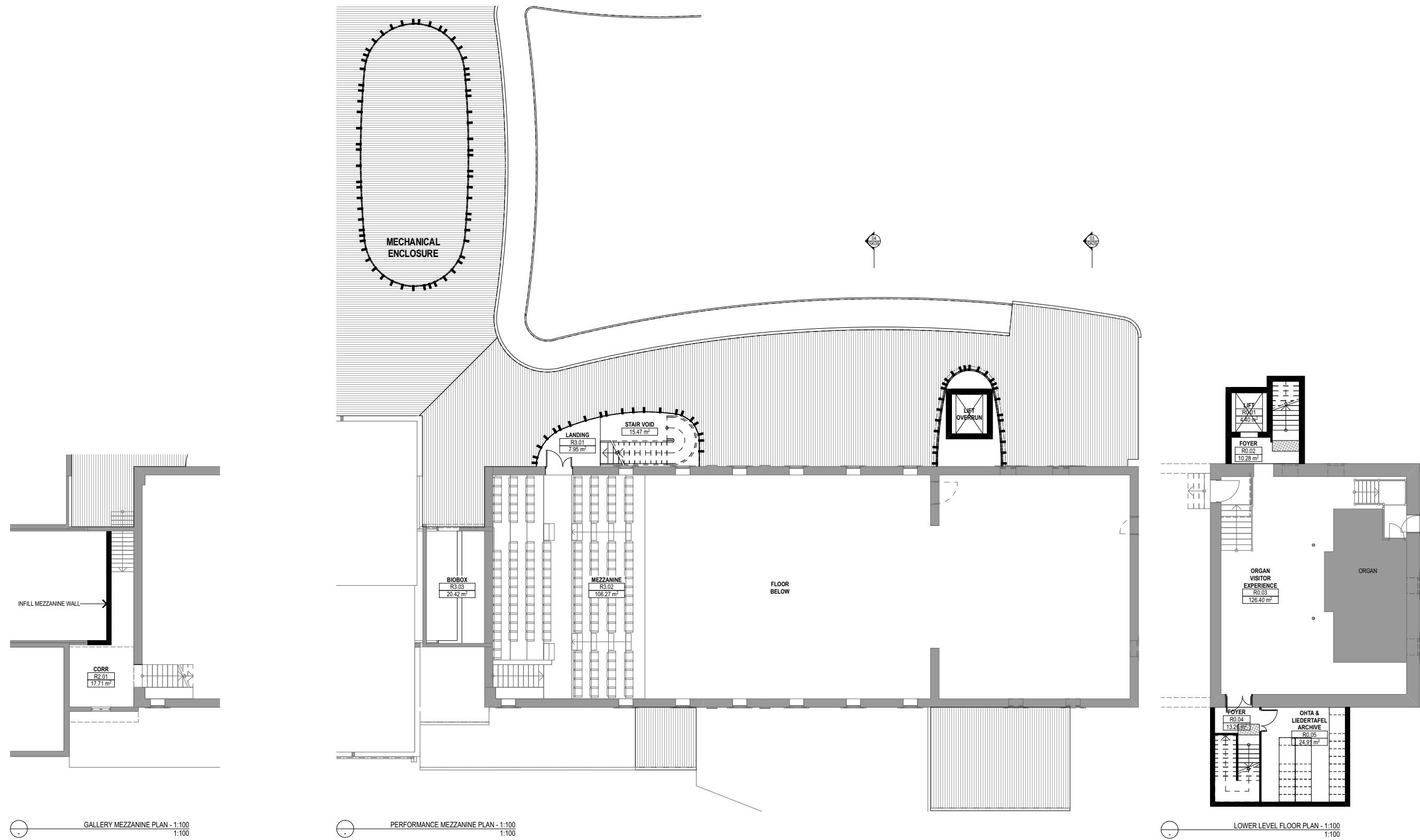


Drawing By: **BK/ML**
Checked By: **SP**

Project No/ Drawing No.:
18559 - SK04

Date: **19/12/2024**
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Revision:
DD11



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Architects **P P**

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BAROSSA CREATIVE INDUSTRIES CENTRE
3 Basedow Road, Tanunda SA

LOWER & UPPER LEVEL FLOOR PLANS 1:100

Scale 1:100 @ A1



Drawing By: **BK/ML**
Checked By: **SP**

Project No/Drawing No:

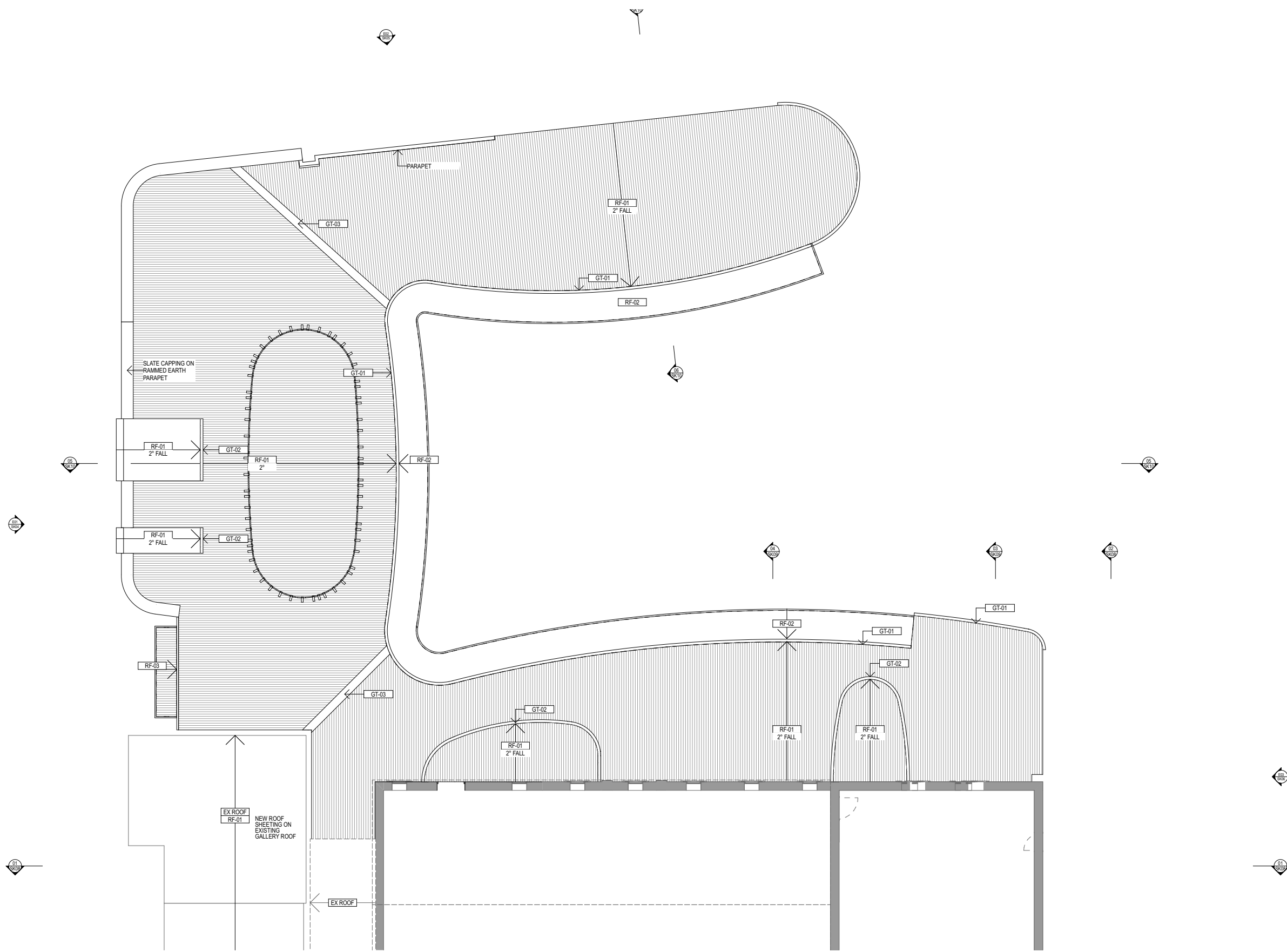
18559 - SK05

Date: **19/12/2024**

NOT FOR CONSTRUCTION

Revision:

DD08



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Architects **P P**

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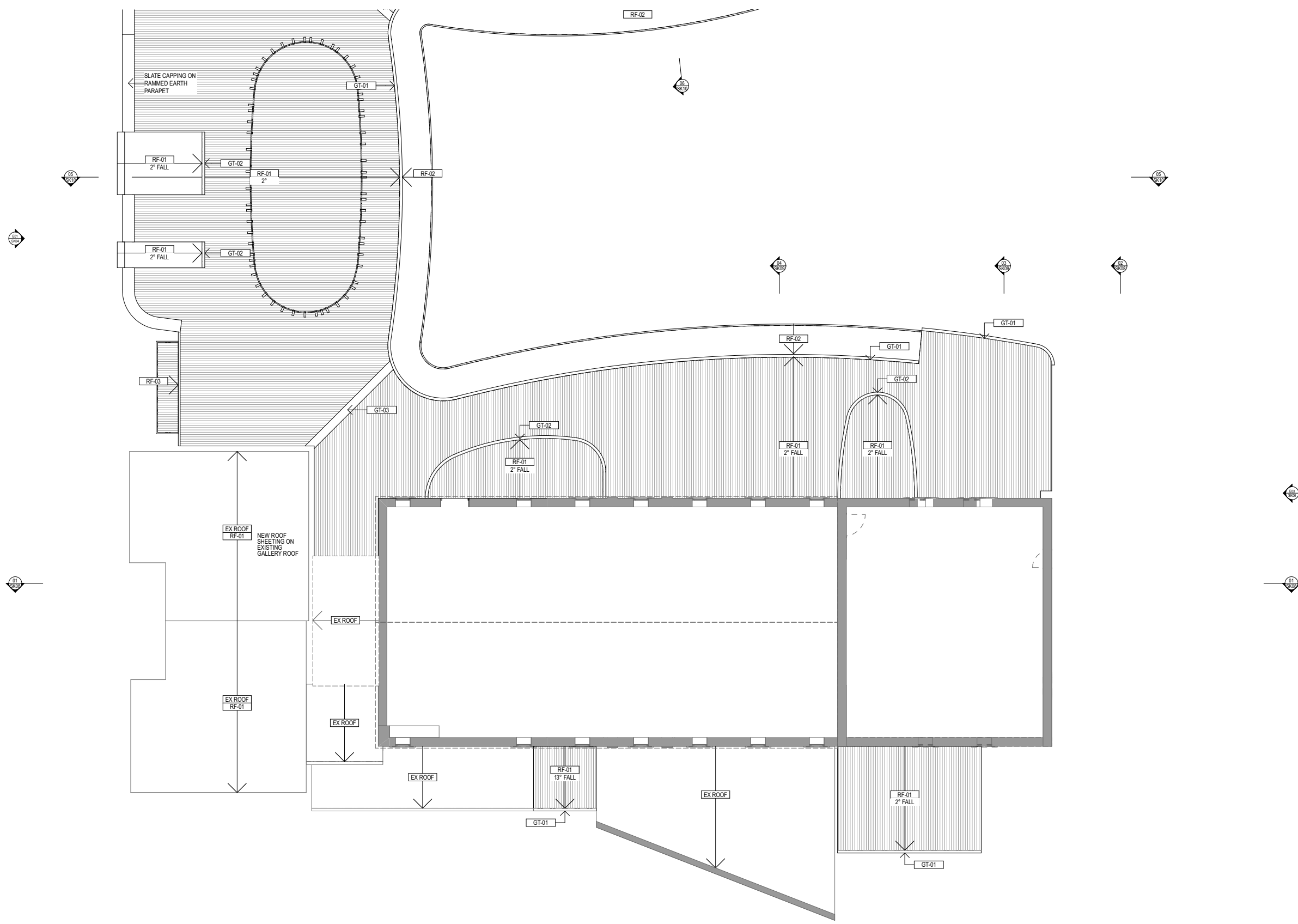
BAROSSA CREATIVE INDUSTRIES CENTRE
3 Basedow Road, Tanunda SA

ROOF PLAN 1:100A

Scale 1:100 @ A1



Drawing By: **BK/ML** Date: **19/12/2024**
Checked By: **SP** **NOT FOR CONSTRUCTION**
Project No/Drawing No.: **18559 - SK06** Revision: **DD08**



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Architects **P P**

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BAROSSA CREATIVE INDUSTRIES CENTRE
3 Basedow Road, Tanunda SA

ROOF PLAN 1:100B

Scale 1:100 @ A1



Drawing By: **BK/ML**

Checked By: **SP**

Project No/Drawing No.:

18559 - SK07

Date: **19/12/2024**

NOT FOR CONSTRUCTION

Revision:

DD06



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BAROSSA CREATIVE INDUSTRIES CENTRE
3 Basedow Road, Tanunda SA

NORTH & EAST ELEVATIONS

Scale 1:100 @ A1



Drawing By: **BK/ML** Date: **19/12/2024**
Checked By: **SP** **NOT FOR CONSTRUCTION**
Project No/Drawing No.: **18559 - SK11** Revision: **DD06**



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Architects **P P**

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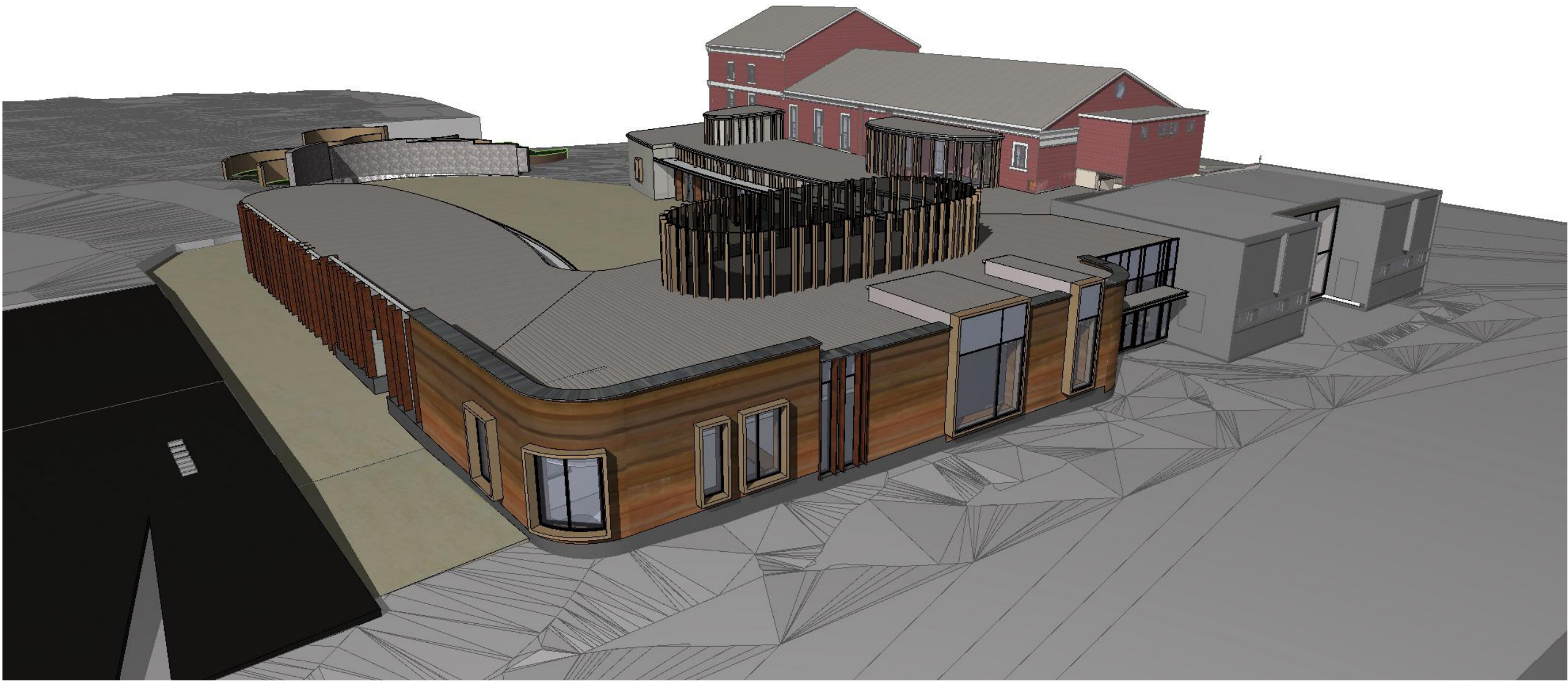
BAROSSA CREATIVE INDUSTRIES CENTRE
3 Basedow Road, Tanunda SA

SOUTH & WEST ELEVATIONS

Scale 1:100 @ A1



Drawing By: **BK/ML** Date: **19/12/2024**
Checked By: **SP** **NOT FOR CONSTRUCTION**
Project No/Drawing No.: **18559 - SK12** Revision: **DD07**



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Architects **P P**

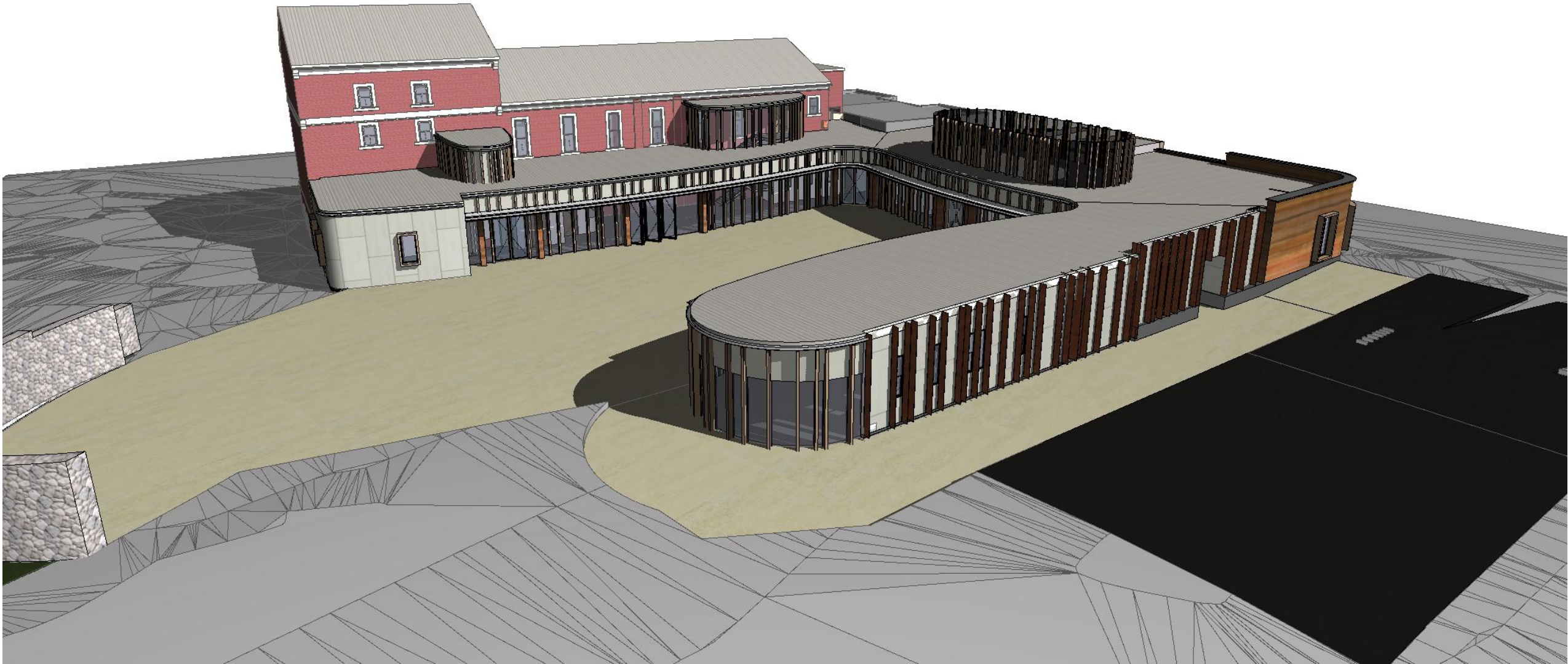
165 MacKinnon Parade, North Adelaide SA 5006
tel: 08 8239 9000 fax 08 8239 9099
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BAROSSA CREATIVE INDUSTRIES CENTRE
3 Basedow Road, Tanunda SA

AERIAL VIEW - STREET

Scale 1:50 @ A1

Drawing By: **BK/ML** Date: **19/12/2024**
Checked By: **SP** **NOT FOR CONSTRUCTION**
Project No/Drawing No.: **18559 - SK13** Revision: **DD04**



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BAROSSA CREATIVE INDUSTRIES CENTRE
3 Basedow Road, Tanunda SA

AERIAL VIEW - COURTYARD

Scale 1:50 @ A1



Drawing By: **BK/ML**
Checked By: **SP**

Project No/Drawing No:

18559 - SK14

Date: **19/12/2024**

NOT FOR CONSTRUCTION

Revision:

DD07



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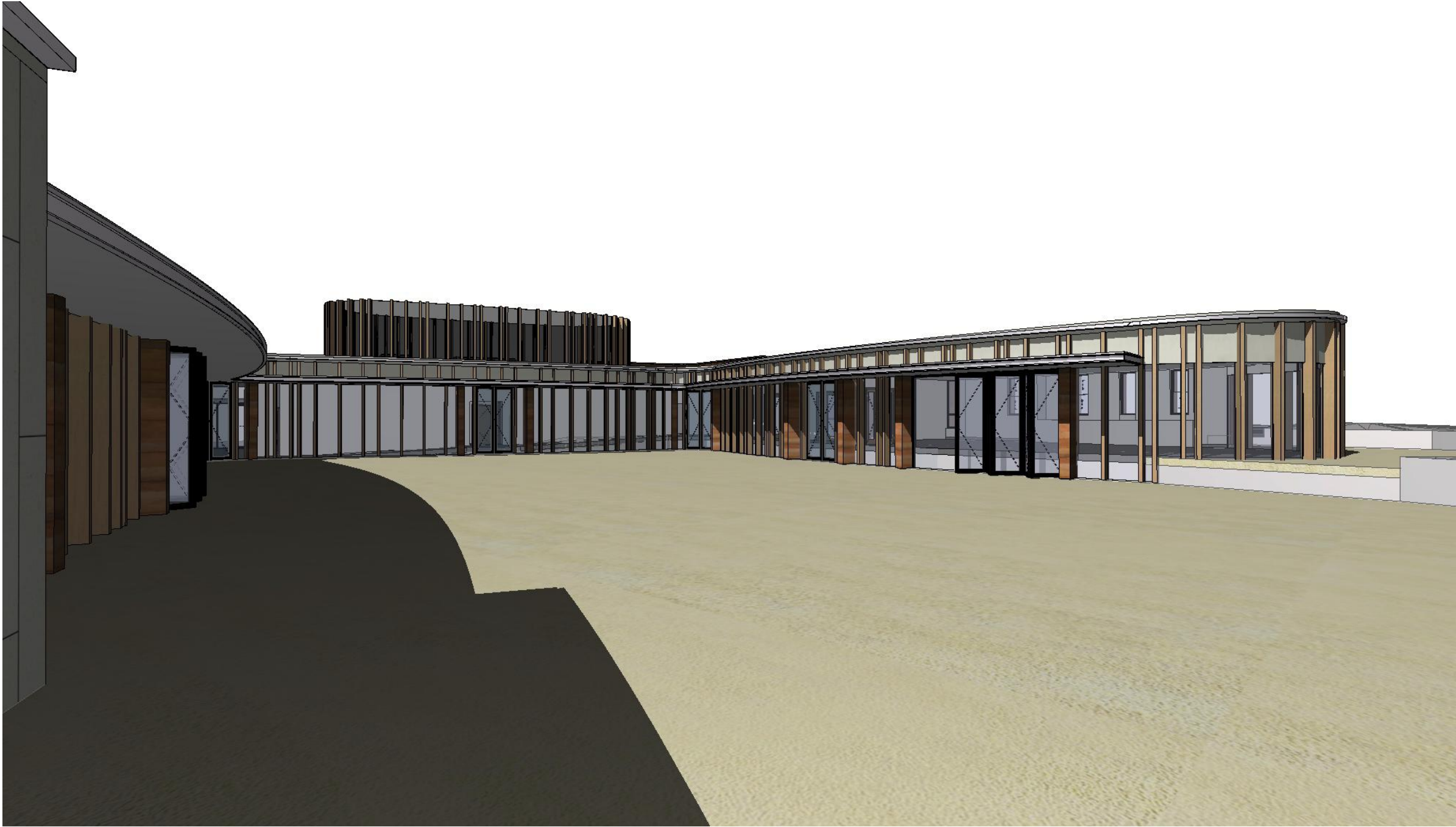
165 MacKinnon Parade, North Adelaide SA 5006
tel: 08 8239 9000 fax 08 8239 9099
Plot Date: 19/12/2024 /Volumes/PPA Data/JOB FILES/18559 Barossa Creative Industries Centre/18559 Drawings/CAD Files/Model/2024-12-02 VM Changes/18559 Barossa Creative Industries Centre_2024-12-19.pln

BAROSSA CREATIVE INDUSTRIES CENTRE
3 Basedow Road, Tanunda SA

PROPOSED STREET VIEW

Scale 1:50 @ A1


Drawing By: BK/ML	Date: 19/12/2024
Checked By: SP	NOT FOR CONSTRUCTION
Project No/Drawing No.: 18559 - SK15	Revision: DD07



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BAROSSA CREATIVE INDUSTRIES CENTRE
3 Basedow Road, Tanunda SA

PROPOSED COURTYARD VIEW

Scale 1:50 @ A1


Drawing By: **BK/ML** Date: **19/12/2024**
Checked By: **SP** **NOT FOR CONSTRUCTION**
Project No/Drawing No.: **18559 - SK16** Revision: **DD07**



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Architects **P P**

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BAROSSA CREATIVE INDUSTRIES CENTRE
3 Basedow Road, Tanunda SA

PROPOSED EAST VIEW

Scale 1:50 @ A1



Drawing By: **BK/ML** Date: **19/12/2024**
Checked By: **SP** **NOT FOR CONSTRUCTION**
Project No/Drawing No.: **18559 - SK17** Revision: **DD04**

Barossa Creative Industries Centre

Concept Estimate

November 2024 (R2) - Including Value
Management



CHRIS SALE
consulting



Barossa Creative Industries Centre

Concept Estimate

November 2024 (R2) - Including Value Management

PROJECT GROUP CONTACTS

- Project:** Barossa Creative Industries Centre
- Client:** The Barossa Council
- Architect:** Phillip Pilkington Architects
- Structural Engineer:** WGA
- Civil Engineer:** WGA
- Services Engineer:** Bestec
- Cost Manager:** Chris Sale Consulting

Project Information					
Job Number:	244634	Revision Number:	2	Issue Date:	November 2024 (R2) -
Checked By:	EF	Controlled Doc	NA	Author:	MT
Distribution:	1 x on file; 1 x electronic copy				

EXECUTIVE SUMMARY

This estimate has been prepared based on the information as listed in Section 4.0 of this report.

This estimate has been priced at current rates - refer to Section 5.0 in regards to tendering and market assumptions.



Barossa Creative Industries Centre

Concept Estimate

November 2024 (R2) - Including Value Management

1.0 SCOPE OF PROJECT

The scope of this project includes the refurbishment of existing Tanunda Memorial Hall and Proposed Extension located on 3 Basedow Road, Tanunda SA

This project is based on the following areas:

FECA (Fully Enclosed Covered Area): 2064 m²

UCA (Unenclosed Covered Area): 165 m²

2.0 INCLUSIONS

This cost estimate includes the following:

- Design Development Contingency at 5%
- Builders Preliminaries and Margin
- Statutory Authority Charges including CITB Levy
- Construction Contingency at 7.5%
- Professional Fees as advised
- CITB Levy
- Locality allowances
- Construction Contingency
- SAPN Augmentation
- Escalation
- Value Management Items as discussed 5 December 2024

3.0 EXCLUSIONS

This cost estimate excludes the following which should be considered when assessing overall project cost:

- Staging
- Contaminated soil removal and remediation
- Rock excavation
- Staging
- Decanting
- Asbestos removal
- Overtime
- Food refrigeration system / coolrooms
- PABX system and telephone handsets
- CCTV system
- Latent conditions
- Relocation of underground services
- GST



Barossa Creative Industries Centre

Concept Estimate

November 2024 (R2) - Including Value Management

4.0 INFORMATION USED IN PREPARING THIS ESTIMATE

The following information was used in preparation of this cost estimate:

- Briefing on 11 Nov 2024
- Architectural drawings by Phillips Pilkington received 6, 14, 20 and 21 September 2024
- Structural drawings by WGA received 12 and 21 November 2024
- Landscaping plan

5.0 COSTING & MARKET CONDITIONS

This estimate is based upon a traditional lump sum contract. The prevailing market is very busy due to the current pipeline of construction works.

Our estimate has been prepared on the basis of current economic and industry circumstances.

Our estimate includes escalation till April 2025. Should the tender programme extend beyond this date we recommend our estimate to be re-assessed and updated.

Yours faithfully,

A handwritten signature in black ink that reads "M. Tomlinson".

Mark Tomlinson
Senior Associate



Concept Estimate

Project:	Barossa Creative Industries Centre	Estimate:	Concept Estimate			
Project No:	244634	Date:	November 2024 (R2) - Including Value Management			
GFA:	2,065 m2					
Code		Description	Quantity	Unit	Rate	Total
	BAROSSA CREATIVE INDUSTRIES CENTRE					
	BUILDING WORKS					
EB	Extension Building		1,256	m2	4,700	5,902,815
RF	Refurbishment		809	m2	1,423	1,151,505
BS	Building Services		2,065	m2	2,363	4,879,000
	Sub-Total Building Works		2,065	m2	5,779	11,933,320
	EXTERNAL WORKS					
SI	Site infrastructure and External works			Item		2,366,125
	Sub-Total External Works			Item		2,366,125
	Sub-Total Building & External Works		2,065	m2	6,925	14,299,445
BW	Building works on costs			Item		3,098,635
	Total Builder's Work		2,065	m2	8,425	17,398,081
PC	Project on costs			Item		2,358,919
VM	Value Management 5 December 2024			Item		-2,829,700
	Total Project Cost (excluding GST)		2,065	m2	8,197	16,927,300
	Below the Line Options					
BTL1	New roof sheeting to existing Gallery Roof			Item		45,846



Concept Estimate

Project: Barossa Creative Industries Centre		Estimate: Concept Estimate				
Project No: 244634		Date: November 2024 (R2) - Including Value Management				
GFA: 2,065 m2						
Extension Building						
Code		Description	Quantity	Unit	Rate	Total
DE	Demolition		1,256	m2	35	43,805
SB	Substructure		1,256	m2	761	955,410
CL	Columns		1,256	m2	98	122,690
UF	Upper Floors		1,256	m2	74	92,550
SC	Staircases		1,256	m2	63	79,500
RF	Roof		1,256	m2	705	884,938
EW	External Walls		1,256	m2	890	1,117,290
WW	Windows		1,256	m2	153	192,382
ED	External Doors		1,256	m2	104	131,000
NW	Internal Walls		1,256	m2	522	655,575
NW	Internal Screens		1,256	m2	53	66,300
ND	Internal Doors		1,256	m2	115	144,850
WF	Wall Finishes		1,256	m2	80	100,355
FF	Floor Finishes		1,256	m2	174	218,585
CF	Ceiling Finishes		1,256	m2	222	278,650
FT	Fitments		1,256	m2	421	528,935
SE	Special Equipment		1,256	m2	115	145,000
YY	Special Provisions		1,256	m2	60	75,000
FE	Furniture, Fixtures and Equipment		1,256	m2	56	70,000
Extension Building					\$ 5,902,815	



Concept Estimate

Project:	Barossa Creative Industries Centre	Estimate:	Concept Estimate
Project No:	244634	Date:	November 2024 (R2) - Including Value Management
GFA:	2,065 m2		

Refurbishment					
Code	Description	Quantity	Unit	Rate	Total
DE	Demolition	809	m2	128	103,605
SB	Substructure	809	m2	65	52,230
CL	Columns	809	m2	36	28,900
UF	Upper Floors	809	m2	25	20,000
SC	Staircases	809	m2	44	35,250
RF	Roof	809	m2	58	46,520
EW	External Walls	809	m2	123	99,525
WW	Windows	809	m2	0	0
ED	External Doors	809	m2	13	10,500
NW	Internal Walls	809	m2	236	190,925
NW	Internal Screens	809	m2	11	8,600
ND	Internal Doors	809	m2	44	36,000
WF	Wall Finishes	809	m2	116	93,930
FF	Floor Finishes	809	m2	79	63,925
CF	Ceiling Finishes	809	m2	110	89,095
FT	Fitments	809	m2	114	92,500
SE	Special Equipment	809	m2	0	0
YY	Special Provisions	809	m2	124	100,000
FE	Furniture, Fixtures and Equipment	809	m2	99	80,000
Refurbishment					\$ 1,151,505



Concept Estimate

Project:	Barossa Creative Industries Centre	Estimate:	Concept Estimate				
Project No:	244634	Date:	November 2024 (R2) - Including Value Management				
GFA:	2,065 m2						
Building Services							
Code		Description		Quantity	Unit	Rate	Total
VT	Vertical Transportation		2,065	m2	58	120,000	
HY	Hydraulics Services		2,065	m2	252	520,000	
ME	Mechanical Services		2,065	m2	1,128	2,330,000	
FP	Fire Protection		2,065	m2	291	600,000	
EL	Electrical Light and Power		2,065	m2	576	1,190,000	
BW	Builder Work in Connection		2,065	m2	58	119,000	
Building Services						\$ 4,879,000	



Concept Estimate

Project:	Barossa Creative Industries Centre	Estimate:	Concept Estimate
Project No:	244634	Date:	November 2024 (R2) - Including Value Management
GFA:	2,065 m2		

Site infrastructure and External works					
Code	Description	Quantity	Unit	Rate	Total
XP	Site Preparation		Item		297,665
XR	Roads, Footpaths & Paved Areas		Item		951,720
XN	Boundary Walls, Fencing & Gates		Item		314,700
XB	Outbuilding and Covered Ways		Item		0
XL	Landscaping & Improvements		Item		511,675
FT	Fitments		Item		50,000
XK	External Stormwater Drainage		Item		240,365
XD	External Sewer Drainage		Item		0
XE	External Electric Light & Power		Item		0
XF	External Fire Protection		Item		0
Site infrastructure and External works					\$ 2,366,125



Concept Estimate

Project:	Barossa Creative Industries Centre	Estimate:	Concept Estimate
Project No:	244634	Date:	November 2024 (R2) - Including Value Management
GFA:	2,065 m2		

Building works on costs

Code	Description	Quantity	Unit	Rate	Total
DC	Design Contingency (5%)		Item		715,000
LL	Allowance for Locality loading (3%)		Item		451,000
ES	Escalation		Item		207,000
PR	Builder's Preliminaries & Margin		Item		1,725,635

Building works on costs **\$ 3,098,635**



Concept Estimate

Project:	Barossa Creative Industries Centre	Estimate:	Concept Estimate
Project No:	244634	Date:	November 2024 (R2) - Including Value Management
GFA:	2,065 m2		

Project on costs					
Code	Description	Quantity	Unit	Rate	Total
CC	Construction Contingency (7%)		Item		1,218,000
SC	Statutory Charges including CITB Levy		Item		303,000
PF	Professional Fees		Item		837,060
RO	Rounding		Item		859
Project on costs					\$ 2,358,919



Concept Estimate

Project:	Barossa Creative Industries Centre	Estimate:	Concept Estimate		
Project No:	244634	Date:	November 2024 (R2) - Including Value Management		
GFA:	2,065 m2				
Value Management 5 December 2024					
Code	Description	Quantity	Unit	Rate	Total
VM	Value Management 5 December 2024		Item		-2,829,700
Value Management 5 December 2024					\$ -2,829,700



Concept Estimate

Project:	Barossa Creative Industries Centre	Estimate:	Concept Estimate				
Project No:	244634	Date:	November 2024 (R2) - Including Value Management				
GFA:	2,065 m2						
New roof sheeting to existing Gallery Roof							
Code		Description		Quantity	Unit	Rate	Total
BTL1	New roof sheeting to existing Gallery Roof			Item			45,846
New roof sheeting to existing Gallery Roof							\$ 45,846



Concept Estimate

Project: Barossa Creative Industries Centre		Estimate: Concept Estimate			
Project No: 244634		Date: November 2024 (R2) - Including Value Management			
Extension Building					
Code	Description	Quantity	Unit	Rate	Total
DE Demolition					
1	Demolish existing change rooms and store	70	m2	125.00	8,750
2	Demolish existing steel stair		Item		2,500
3	Demolish existing ramp including handrail	17	m2	90.00	1,530
4	Demolish existing entry area	11	m2	100.00	1,100
5	Demolish existing kindergarten paving	128	m2	15.00	1,920
6	Demolish existing planter beds and ramp	19	m2	100.00	1,900
7	Demolish brick/block paving	23	m2	35.00	805
8	Demolish medium tree	4	No.	1,200.00	4,800
9	Demolish small tree	14	No.	750.00	10,500
10	Sundry demolition and making good		Item		10,000
11	No allowance for asbestos removal and remediation		Note		Excl.
Sub-Total Demolition					43,805
SB Substructure					
	Basement Works				
12	Bulk excavation for basement areas for lift and OHTA archive	455	m3	150.00	68,250
13	External walls to basement - assumed reinforced concrete walls complete including waterproofing to external face, formwork, concrete, reinforcement etc.	126	m2	1,075.00	135,450
14	Backfill to perimeter compacted gravel complete	133	m3	150.00	19,950
15	Agg drain to perimeter	38	m	95.00	3,610
	Ground Floor Works				
16	Reinforced concrete slab, including excavation, footings, DPM, reinforcement, edge formwork, surface finish etc.	1,273	m2	420.00	534,660
17	Extra over allowance for ramps	52	m2	650.00	33,800
18	Extra over allowance for suspended floor slabs (bondek etc.) - extent TBC	134	m2	150.00	20,100
19	Allowance for setdown to wet areas (Toilet / Change rooms)	82	m2	45.00	3,690
20	Allowance for connections to existing structure	96	m	150.00	14,400
21	Allowance for footings for Lift including excavation, lift pit walls, waterproofing, slab (1 No.)		Item		30,000

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Concept Estimate

Project: Barossa Creative Industries Centre		Estimate: Concept Estimate			
Project No: 244634		Date: November 2024 (R2) - Including Value Management			
Extension Building					
Code	Description	Quantity	Unit	Rate	Total
22	Allowance for footings for feature staircase		Item		25,000
23	Allowance for footings to staircase adjacent to lift		Item		20,000
24	Allowance for termite treatment		Item		36,500
25	Allowance for concrete sundries, plinths, rebates, etc.		Item		10,000
Sub-Total Substructure					955,410
CL Columns					
26	Allowance for structural columns to support roof	1,183	m2	90.00	106,470
27	Allowance for columns to support upper floor	102	m2	110.00	11,220
28	Allowance for fire proofing to columns supporting upper floors		Item		5,000
29	No allowance for fire rating to remaining structural steel		Note		Excl
Sub-Total Columns					122,690
UF Upper Floors					
30	Suspended concrete slab consisting of: - Concrete - Bondek Formwork - Reinforcement - Surface finish etc.	93	m2	450.00	41,850
31	Allowance for structural steel framing to support upper floors (primary/secondary beams)	93	m2	400.00	37,200
32	Allowance for fire proofing treatment to structural floor framing	93	m2	100.00	9,300
33	Allowance for tying slab into existing	28	m	150.00	4,200
Sub-Total Upper Floors					92,550
SC Staircases					
	Foyer				
34	Feature staircase rising from ground floor to level 1 complete including structure, handrails, balustrades	4	m/r	12,000.00	48,000
	Digital Capture Suite				
35	Set of stairs rising from digital capture suite to waiting including structure, handrails, balustrade	1	m/r	4,500.00	4,500
	Lift Lobby				
36	Set of stairs rising from basement to ground floor including structure, handrails, balustrade	3	m/r	4,500.00	13,500

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Concept Estimate

Project: Barossa Creative Industries Centre		Estimate: Concept Estimate				
Project No: 244634		Date: November 2024 (R2) - Including Value Management				
Extension Building						
Code		Description	Quantity	Unit	Rate	Total
	Stage Storage					
37	Set of stairs rising from basement to ground floor including structure, handrails, balustrade		3	m/r	4,500.00	13,500
Sub-Total Staircases						79,500
RF	Roof					
38	RF-01 - New roof including cladding, sarking, insulation, flashings, downpipes		1,184	m2	210.00	248,640
39	RF-02 - New roof including cladding, sarking, flashings, downpipes		155	m2	200.00	31,000
40	RF-03 - New roof including cladding, sarking, flashings, downpipes		11	m2	250.00	2,750
41	GT-01 Eaves gutter (curved)		113	m	150.00	16,950
42	GT-02 Eaves gutter (curved & straight)		36	m	150.00	5,400
43	GT-03 300mm Wide valley gutter		20	m	125.00	2,500
44	Allowance for box gutter to RF-03		8	m	225.00	1,800
45	Allowance for sump to box gutter		2	No.	250.00	500
46	Allowance for works at interface with existing (flashings etc.)		111	m	175.00	19,425
47	Allowance for roof access and safety system			Item		20,000
48	No allowance for fire rating to structural steel			Note		Excl
49	Allowance for roof plant platform to mechanical enclosure		116	m2	450.00	52,200
50	Perforated mesh with timber vertical fins screen to perimeter of plant platform (assumed 2400mm high)		87	m2	1,250.00	108,750
51	Perforated mesh with steel framed screen to perimeter of plant platform (assumed 2400mm high)		43	m2	1,000.00	43,000
52	Gate to plant enclosure screen		4	No.	2,000.00	8,000
53	Allowance for cladding/flushing to rear face of rammed earth wall to roof parapet		22	m2	150.00	3,300
	Structural Framing					
54	CR1 - 200UB22		1.08	t	8,000.00	8,640
55	DH1 - 150x6 SHS		0.19	t	8,000.00	1,520
56	FB1 - 200PFC		1.77	t	10,000.00	17,700
57	R2 - 360UB45		2.15	t	8,000.00	17,200
58	R3 - 200UB22		2.64	t	8,000.00	21,120

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Concept Estimate

Project: Barossa Creative Industries Centre		Estimate: Concept Estimate				
Project No: 244634		Date: November 2024 (R2) - Including Value Management				
Extension Building						
Code		Description	Quantity	Unit	Rate	Total
59	R4 - 250UB25		0.42	†	8,000.00	3,360
60	R5 - 250UB31		1.26	†	8,000.00	10,080
61	R6 - 150PFC		0.41	†	8,000.00	3,280
62	GB1 2/200 PFC		0.92	†	8,000.00	7,360
63	S1 - 89x5 SHS		1.44	†	8,000.00	11,520
64	S2 - 89x5 SHS		0.58	†	8,000.00	4,640
65	BR1 - 75 x 6 EA		2.59	†	8,000.00	20,720
66	WH1 - 150x100x6 RHS		2.00	†	10,000.00	20,000
67	WH2 - 200 PFC		1.08	†	10,000.00	10,800
68	WH3 - 200 PFC		0.90	†	10,000.00	9,000
69	Allowance for loose and attached connections		1.94	†	9,500.00	18,459
70	Allowance for shop paint finish		21.37	†	650.00	13,892
71	Allowance for shop drawings		21.37	†	850.00	18,167
72	Allowance for additional steelwork - not yet documented (10%)		2.14	†	8,000.00	17,098
	Purlins assumed option A					
73	P1 - Z150-12 purlin at 1200 cts		405	m	34.00	13,770
74	P2 - Z200-15 purlin at 1200 cts		524	m	36.00	18,864
75	P3 - Z200-19 purlin at 1200 cts		202	m	38.00	7,676
	Canopy Purlins					
76	CP1 - C15012 purling at 1200 cts - 1 row bridging mid span		173	m	34.00	5,882
	Structural framing to areas not documented					
77	Allowance for structural framing to RF-01 roof areas not yet documented		163	m2	225.00	36,675
78	Allowance for structural framing to RF-03 not yet documented		11	m2	300.00	3,300
Sub-Total Roof						884,938

EW External Walls

79	Rammed earth wall	141	m2	1,200.00	169,200
80	Mataro slate capping to rammed earth walls	36	m	200.00	7,200
81	Feature vertical fins - recycled timber	683	m	225.00	153,675

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Concept Estimate

Project:	Barossa Creative Industries Centre	Estimate:	Concept Estimate
Project No:	244634	Date:	November 2024 (R2) - Including Value Management

Extension Building					
Code	Description	Quantity	Unit	Rate	Total
82	Feature vertical fins - steel	120	m	350.00	42,000
83	Full height aluminium glazed wall - double glazed	43	m2	1,100.00	47,300
84	Aluminium framed glazed wall to first floor staircase and lift	75	m2	1,250.00	93,750
85	Segmented full height aluminium framed glazed wall - double glazed (overlooking Courtyard)	308	m2	1,250.00	385,000
86	Cemintel Barestone lightweight wall cladding including framing, insulation and internal PB lining and paint finish	397	m2	445.00	176,665
87	Allowance for making good to interface with existing		Item		20,000
88	Allowance for film to glazed walls		Item		7,500
89	Allowance for sundry cladding, flashings, sealants etc.		Item		15,000
Sub-Total External Walls					1,117,290

WW Windows

90	Aluminium framed double glazed windows	91	m2	1,100.00	100,100
91	Aluminium framed double glazed curved window	4	m2	1,950.00	7,800
	<u>Structural Framing</u>				
	WF1 and WF2				
92	8mm Flat plate outstand - 750mm Max welded to columns/header/sill	5.93	t	8,000.00	47,440
93	100x6SHS columns and header/sill	2.04	t	8,000.00	16,320
94	Allowance for loose and attached connections	0.80	t	9,500.00	7,572
95	Allowance for shop paint finish	8.77	t	650.00	5,699
96	Allowance for shop drawings	8.77	t	850.00	7,452
Sub-Total Windows					192,382

ED External Doors

	<u>Aluminium Doors</u>				
97	Aluminium framed glazed doors including frame and hardware - Manual	6	No	7,500.00	45,000
98	Automatic double leaf doors to Entry Foyer	1	No	14,000.00	14,000
	<u>Timber Doors</u>				
99	Uneven pair of solid door including frame and hardware to Kitchen and Stage Store	2	No	2,500.00	5,000

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Concept Estimate

Project:	Barossa Creative Industries Centre	Estimate:	Concept Estimate
Project No:	244634	Date:	November 2024 (R2) - Including Value Management

Extension Building

Code	Description	Quantity	Unit	Rate	Total
	<u>Bi-Fold Doors</u>				
100	Allowance for full height alfresco bi-fold door including track for door	30	m2	1,850.00	55,500
101	Allowance for structural support	13	m	500.00	6,500
	<u>Sundries</u>				
102	Allowances for acoustic seals, closers, hardware etc.		Item		5,000

Sub-Total External Doors 131,000

NW Internal Walls

103	Lightweight steel stud framed walls, including insulation, one layer of plasterboard lining to both sides and paint finish	819	m2	245.00	200,655
104	Extra over for walls required to be 60/60/60 FRL	178	m2	190.00	33,820
105	Extra over for moisture resistant lining to wet areas and Amenities	331	m2	25.00	8,275
106	Extra over allowance for acoustic baffle walls to Studio / Recording areas	215	m2	175.00	37,625
107	Lift core walls - assumed precast concrete wall panel including paint finish	92	m2	600.00	55,200
108	Sundry allowances for additional noggings, insulation, nib walls, additional fire and smoke walls and services duct walls etc.		Item		20,000
	Proscenium Wall				
109	PC sum allowance for fire curtain operated automatically or manually - non combustable to withstand 0.5kpa pressure and block smoke		Item		300,000

Sub-Total Internal Walls 655,575

NW Internal Screens

110	Toilet cubicle partition including privacy door	9	No	1,650.00	14,850
111	Urinal division screen	3	No.	650.00	1,950
112	Aluminium framed glazed screens to Record/Studios/Music	13	m2	1,200.00	15,600
113	Aluminium framed glazed screens generally	39	m2	850.00	33,150
114	No allowance for bi-fold wall panel to Heritage Centre and Creative art workshop - not glazed		Note		Excl.
115	Privacy screen to changing places	1	No.	750.00	750

Sub-Total Internal Screens 66,300



Concept Estimate

Project: Barossa Creative Industries Centre		Estimate: Concept Estimate			
Project No: 244634		Date: November 2024 (R2) - Including Value Management			
Extension Building					
Code	Description	Quantity	Unit	Rate	Total
ND	Internal Doors				
	Aluminium Doors				
116	Single glazed door including frame and hardware	7	No	2,850.00	19,950
117	Extra over for acoustic treatment	7	No	1,000.00	7,000
118	Double glazed door including frame and hardware	6	No	4,950.00	29,700
	Timber Doors				
119	Single solid core doors including frame and hardware - Amenities	4	No	1,850.00	7,400
120	Single solid core doors including frame and hardware	4	No	1,850.00	7,400
121	Single solid core sliding door including frame and hardware	1	No.	2,100.00	2,100
122	Uneven pair of solid core doors including frame and hardware	4	No.	3,500.00	14,000
123	Pair of solid core double swing doors including frame and hardware	1	No.	3,800.00	3,800
	Fire Doors				
124	Single solid core fire doors including frame and hardware - Amenities	6	No.	3,500.00	21,000
125	Uneven pair of solid core fire doors including frame and hardware	2	No.	5,750.00	11,500
126	Pair of solid core fire doors including frame and hardware	1	No.	6,000.00	6,000
	Sundries				
127	Allowance for sundry hardwares, door seals, fittings, door hatches etc.		Item		10,000
128	Allowance for sundry cupboard doors etc.		Item		5,000
Sub-Total Internal Doors					144,850
WF	Wall Finishes				
129	Full height wall tiles to Access WC's, Changing Places and urinals only (PC rate \$35/m2)	104	m2	250.00	26,000
130	Tiled splashback to hand basins etc.	24	m2	220.00	5,280
131	Wall tiles around front of bar joinery bench (assumption 1.5m H)	11	m2	185.00	2,035
132	Feature wall tiling to Bar (assume - 2.0m high)	24	m2	350.00	8,400
133	No allowance for plasterboard lining to existing external brick face assumed making good only	288	m2	30.00	8,640
134	Allowance for feature wall finishes		Item		25,000

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Concept Estimate

Project: Barossa Creative Industries Centre		Estimate: Concept Estimate			
Project No: 244634		Date: November 2024 (R2) - Including Value Management			
Extension Building					
Code	Description	Quantity	Unit	Rate	Total
135	Allowance for pinnable wall surfaces		Item		25,000
Sub-Total Wall Finishes					100,355
FF Floor Finishes					
136	Polished concrete finish to Heritage, Creative Art and Corridors	576	m2	150.00	86,400
137	Carpet tiles to record/produce, studio's, music, meeting music	99	m2	80.00	7,920
138	Ceramic floor tiling to Amenities (PC rate \$35/m2)	95	m2	250.00	23,750
139	Vinyl flooring to Staff room, Stores, Control, BOH corridor, Artist/Creative art workshop, kitchen	406	m2	130.00	52,780
140	No allowance for densifier to vinyl flooring areas - excluded as advised		Note		Excl.
141	Flat aluminium/vinyl skirting generally	603	m	25.00	15,075
142	Tiled skirting to wet areas - (PC rate - \$35/m2)	128	m	45.00	5,760
143	Tactile indicators to ramps/steps - assumed stainless steel	12	m2	1,200.00	14,400
144	Allowance for entry mat to Entry Foyers		Item		7,500
145	Allowance for floor thresholds, interfacing etc.		Item		5,000
Sub-Total Floor Finishes					218,585
CF Ceiling Finishes					
146	Flushed plasterboard ceiling including painting - generally	1,006	m2	150.00	150,900
147	Moisture plasterboard ceiling to Amenities	95	m2	170.00	16,150
148	Suspended mineral fibre ceiling tiles to Stores and BOH	138	m2	125.00	17,250
149	Allowance for feature ceiling soffit to recessed window	28	m2	250.00	7,000
150	Lining to external soffits - assumed painted fibre cement sheet on and including suspension framing	166	m2	225.00	37,350
151	Allowance for feature ceiling		Item		20,000
152	Sundry allowance for bulkheads, acoustic treatment etc.		Item		20,000
153	Sundry allowance for access panels and hatches		Item		10,000
Sub-Total Ceiling Finishes					278,650
FT Fitments					
	Joinery				

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Concept Estimate

Project: Barossa Creative Industries Centre		Estimate: Concept Estimate				
Project No: 244634		Date: November 2024 (R2) - Including Value Management				
Extension Building						
Code		Description	Quantity	Unit	Rate	Total
	Entry Foyer					
154	Reception/Welcome desk curved) including rammed earth front, counter top - cupboards under		5	m	5,500.00	27,500
	Story Bank - Heritage Centre - Digital Capture Suite					
155	Full height display cupboard (Heritage Centre)		5	m	3,500.00	17,500
156	Work desk (open under)		15	m	1,200.00	18,000
157	Full height cupboard		5	m	2,100.00	10,500
	Record / Produce					
158	Work desk (open under)		7	m	1,200.00	8,400
	Switchboard					
159	Full height cupboards, double doors to switchboard		5	m	2,000.00	10,000
	Change Places / PAR					
160	Full height storage cupboard		3	m	1,500.00	4,500
161	Allowance for fitments to changing places room including change bench, dispensers etc.			Item		10,000
	Amenities (Male, Female, Cleaner)					
162	Vanity bench		5	m	1,000.00	5,000
163	Bench complete with cupboards under to cleaners		4	m	1,450.00	5,800
164	Mop and bucket holder		1	No.	450.00	450
	Studio 1 and 2					
165	Curved bench / desk open under		9	m	1,500.00	13,500
	Reception					
166	Curved bench complete with upstand and cupboards under		4	m	3,500.00	14,000
	Staff					
167	Bench cupboard with overhead cupboards to Staff room		3	m	1,850.00	5,550
	Music					
168	Full height storage cupboard		4	m	1,500.00	6,000
	Meeting/Music					
169	Full height storage cupboard		5	m	1,500.00	7,500
	Creative Art Workshop					

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Concept Estimate

Project: Barossa Creative Industries Centre		Estimate: Concept Estimate				
Project No: 244634		Date: November 2024 (R2) - Including Value Management				
Extension Building						
Code		Description	Quantity	Unit	Rate	Total
170	Art sink bench cupboard		6	m	1,100.00	6,600
	Store					
171	Full height storage / shelving		4	m	1,000.00	4,000
	Bar / Catering					
172	Bench complete with cupboards under etc.		16	m	3,000.00	48,000
173	Overhead cupboards		8	m	750.00	6,000
	Kitchen					
174	Stainless steel bench complete with cupboards under/open under		15	m	1,750.00	26,250
175	Stainless steel island bench		3	m	2,250.00	6,750
176	Allowance for wall overheads, shelving etc.			Item		5,000
	Change (2 areas)					
177	Vanity bench		7	m	1,000.00	7,000
178	Lockers/storage cupboard to change room		4	m	1,250.00	5,000
	Green					
179	Vanity bench		4	m	1,000.00	4,000
	Stage Storage					
180	Allowance for fitments, storage shelving etc.			Item		5,000
	OHTA Archive - Basement					
181	Allowance for reuse of existing compactus			Item		1,500
	Rehearsal / Green room - Basement					
182	Allowance for joinery unit - scope TBC			Item		5,000
	Sundry					
183	Sundry allowance for joinery not documented			Item		50,000
	Fixtures					
184	Soap dispenser		12	No	350.00	4,200
185	Hand dryer		9	No	1,500.00	13,500
186	Paper towel dispenser		9	No	350.00	3,150
187	Mirrors to hand basin		16	No	250.00	4,000

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Concept Estimate

Project: Barossa Creative Industries Centre		Estimate: Concept Estimate				
Project No: 244634		Date: November 2024 (R2) - Including Value Management				
Extension Building						
Code		Description	Quantity	Unit	Rate	Total
188	Toilet roll holder		11	No	150.00	1,650
189	Disabled grab rail set		2	No	1,000.00	2,000
190	Coat hooks		15	No	35.00	525
191	Allowance for hand rails to ramps		66	m	85.00	5,610
	General					
192	Allowance for signage			Item		50,000
193	No allowance for blinds			Note		Excl.
194	PC sum allowance for Art work			Item		100,000
Sub-Total Fitments						528,935
SE Special Equipment						
195	Allowance for hoist to changing places room			Item		10,000
196	PC Sum allowance for commercial grade equipment to Bar / Catering			Item		25,000
197	PC Sum allowance for commercial grade kitchen appliances to Kitchen			Item		75,000
198	Allowance for AV equipment to Heritage Centre / Story Bank			Item		35,000
Sub-Total Special Equipment						145,000
YY Special Provisions						
199	Provisional sum allowance for Smart Technology			Item		75,000
Sub-Total Special Provisions						75,000
FE Furniture, Fixtures and Equipment						
200	Allowance for loose furniture, fittings and equipment			Item		70,000
Sub-Total Furniture, Fixtures and Equipment						70,000
Extension Building						5,902,815



Concept Estimate

Project: Barossa Creative Industries Centre		Estimate: Concept Estimate			
Project No: 244634		Date: November 2024 (R2) - Including Value Management			
Refurbishment					
Code	Description	Quantity	Unit	Rate	Total
DE Demolition					
201	Demolition of floor finishes	623	m2	25.00	15,575
202	Extra over to demolish floor tiles to wet areas	40	m2	45.00	1,800
203	Extra over to demolish internal ramp and handrails	2	m2	1,000.00	2,000
204	Demolition of ceiling finishes	425	m2	35.00	14,875
205	Allowance to demolish roof	54	m2	50.00	2,700
206	Demolish external wall / window and the likes	79	m2	75.00	5,925
207	Demolish internal lightweight wall	131	m2	65.00	8,515
208	Demolish internal solid wall	50	m2	55.00	2,750
209	Demolish existing joinery /benches etc.	11	m	65.00	715
210	Demolish pairs of doors including frame	4	No	250.00	1,000
211	Demolish single door including frame	17	No	150.00	2,550
212	Demolish toilet cubicle partition	4	No	150.00	600
213	Demolish external concrete paving	26	m2	100.00	2,600
214	Demolish internal staircase from ground level to basement		Item		5,000
215	Demolish concrete step - approx. 2.0m wide x 1.0m high (2 nos.)	1	No	1,000.00	1,000
216	Dismantle compactus at lower level		Item		1,000
217	Remove existing stair to Performance Hall seating area		Item		5,000
218	Sundry demolition and making good		Item		10,000
219	No upgrading works to Performance Hall / Lower level Rehearsal room/ Bi box room		Note		Excl.
220	PC allowance for asbestos removal and remediation		Item		20,000
Sub-Total Demolition					103,605
SB Substructure					
221	Reinforced concrete slab, including excavation, DPM, reinforcement, edge formwork, surface finish etc.	15	m2	450.00	6,750
222	Allowance for slab infill previously demolished internal staircase	6	m2	600.00	3,600
223	Rescreed existing wet areas to prepare for new flooring	20	m2	200.00	4,000
224	Make good and infill floor to previously demolished internal walls	44	m	120.00	5,280

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Concept Estimate

Project: Barossa Creative Industries Centre		Estimate: Concept Estimate			
Project No: 244634		Date: November 2024 (R2) - Including Value Management			
Refurbishment					
Code	Description	Quantity	Unit	Rate	Total
225	Allowance for connections to existing structure	34	m	150.00	5,100
226	Allowance for footings for Staircase (1No)		Item		15,000
227	Allowance for termite treatment		Item		5,000
228	Allowance for concrete sundries, plinths, etc.		Item		7,500
Sub-Total Substructure					52,230
CL Columns					
229	Allowance for making good existing columns	578	m2	50.00	28,900
230	No allowance for fire rating to structural steel		Note		Excl
Sub-Total Columns					28,900
UF Upper Floors					
231	Construct new terraced floor to infill upper seating area	10	m2	2,000.00	20,000
Sub-Total Upper Floors					20,000
SC Staircases					
232	Steel framed fire escape staircase including handrails, landing etc.	5	m/r	7,500.00	35,250
Sub-Total Staircases					35,250
RF Roof					
233	RF-01 - New roof including cladding, sarking, insulation, flashings, downpipes	68	m2	215.00	14,620
234	Allowance for structural framing to RF-01 roof areas not yet documented	68	m2	225.00	15,300
235	Allowance for new roof over new slab extension to digital projection	15	m2	440.00	6,600
236	Allowance to connect new roof with existing including making good		Item		10,000
237	No allowance for roof access and safety system		Note		Excl
238	No allowance for fire rating to structural steel		Note		Excl
239	No allowance for mechanical plant platform		Note		Excl
Sub-Total Roof					46,520
EW External Walls					

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Concept Estimate

Project: Barossa Creative Industries Centre		Estimate: Concept Estimate			
Project No: 244634		Date: November 2024 (R2) - Including Value Management			
Refurbishment					
Code	Description	Quantity	Unit	Rate	Total
240	Full height aluminium glazed wall - double glazed (Digital Projection)	41	m2	1,100.00	45,100
241	Painted plinth wall below glazed wall (North)	8	m2	450.00	3,600
242	Paint finish to existing walls facing Basedow Road to Foyer Gallery and Black Box / Digital Gallery	90	m2	25.00	2,250
243	Metal cladding including framing, insulation and internal PB lining and paint finish - Gallery Production / storage	23	m2	415.00	9,545
244	Metal cladding including framing, insulation and internal PB lining and paint finish - Staircase	32	m2	415.00	13,280
245	Solid wall infill including making good to previous windows (south wall)	9	No	750.00	6,750
246	Solid wall infill including making good to previous door (south wall)	1	No	1,500.00	1,500
247	Infill window to first floor seating area with facing brick to match existing, blockwork infill internally	1	No.	2,500.00	2,500
248	Infill doorway to first floor seating area with facing brick to match existing, blockwork infill internally	2	No.	2,500.00	5,000
249	Allowance for making good to interface between new and existing		Item		10,000
Sub-Total External Walls					99,525
WW Windows					
250	No allowance for windows - Retain existing windows generally		Note		Excl.
Sub-Total Windows					0
ED External Doors					
	Single Doors				
251	Single solid door including frame and hardware to external wall adjacent to Hall Storage	1	No	3,500.00	3,500
	Roller doors				
252	Auto roller door to Holding Bay - 1.6m wide x 2.6m high	1	No	4,500.00	4,500
	Sundries				
253	Allowances for acoustic seals, closers, hardware etc.		Item		2,500
Sub-Total External Doors					10,500



Concept Estimate

Project: Barossa Creative Industries Centre		Estimate: Concept Estimate			
Project No: 244634		Date: November 2024 (R2) - Including Value Management			
Refurbishment					
Code	Description	Quantity	Unit	Rate	Total
NW	Internal Walls				
254	Lightweight steel stud framed walls, including insulation, one layer of plasterboard lining to both sides and paint finish	79	m2	265.00	20,935
255	Lightweight steel stud framed walls, including insulation, one layer of plasterboard lining to one side and paint finish	91	m2	180.00	16,380
256	Create wall opening for single door to upper seating level at new Staircase	1	No	2,000.00	2,000
257	Form opening 2600mm wide in existing solid wall between retail and art gallery, allow for making good reveals and lintel over opening	1	No.	3,500.00	3,500
258	Create wall opening including making good to connect from Refurbishment to new extension	2	No	1,500.00	3,000
259	Wall infill including making good to previously single door opening	4	No	1,000.00	4,000
260	Wall infill including making good to 1700mm wide opening	1	No.	1,750.00	1,750
261	Sundry allowances for additional wall widening, noggings, insulation, nib walls and services duct walls etc.		Item		10,000
	Organ Protection				
262	Allowance for screen to protect organ including scaffolding, plywood lining to one side and plastic lining to both sides	231	m2	560.00	129,360
Sub-Total Internal Walls					190,925
NW	Internal Screens				
263	Aluminium framed glazed screen between retail and staff office (assumed 1200mm high)	3	m2	1,200.00	3,600
264	Allowance for glazed screens - Minimal		Item		5,000
Sub-Total Internal Screens					8,600
ND	Internal Doors				
	Aluminium Doors				
265	Single glazed door including frame and hardware - Staff office	2	No	2,950.00	5,900
266	Single acoustic door including frame and hardware to Upper seating	1	No	4,500.00	4,500
267	Double glazed door including frame and hardware	3	No	4,500.00	13,500
	Timber Doors				

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Concept Estimate

Project: Barossa Creative Industries Centre		Estimate: Concept Estimate				
Project No: 244634		Date: November 2024 (R2) - Including Value Management				
Refurbishment						
Code		Description	Quantity	Unit	Rate	Total
268	Double solid core door including frame and hardware - Store (Lower level)		2	No	2,800.00	5,600
	Sundries					
269	Allowance for sundry hardwares, door seals, fittings, door hatches etc.			Item		3,000
270	Allowance for DB cupboard doors etc.			Item		3,500
271	No allowance for doors to Foyer Gallery and Retail			Note		Excl.
Sub-Total Internal Doors						36,000
WF Wall Finishes						
272	One layer plasterboard board lining including frame/furring to existing wall surface		319	m2	130.00	41,470
273	Allowance for feature wall finishes and pinnable wall finishes			Item		25,000
274	Allowance for acoustic panels to performance hall			Item		25,000
275	Allowance for paint finish to gallery 2 walls		123	m2	20.00	2,460
276	No allowance for painting to Performance hall, upper seating area and organ area			Note		Excl.
Sub-Total Wall Finishes						93,930
FF Floor Finishes						
277	Polished concrete finish generally		343	m2	150.00	51,450
278	Carpet floor finish to new area of upper floor seating area		10	m2	100.00	1,000
279	Allowance for nosings to new new steps etc. to seating area			Item		1,000
280	No allowance for new floor finishes to remaining areas of upper seat area			Note		Excl.
281	Flat aluminium/vinyl skirting generally		219	m	25.00	5,475
282	Allowance for floor thresholds, interfacing etc.			Item		5,000
Sub-Total Floor Finishes						63,925
CF Ceiling Finishes						
283	Flushed plasterboard ceiling including painting - generally		207	m2	135.00	27,945
284	Mineral ceiling tiles to Stores and BOH		141	m2	150.00	21,150
285	No allowance for new ceiling to Gallery 2, Performance hall, organ and upper seat area			Note		Excl.

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Concept Estimate

Project: Barossa Creative Industries Centre		Estimate: Concept Estimate				
Project No: 244634		Date: November 2024 (R2) - Including Value Management				
Refurbishment						
Code		Description	Quantity	Unit	Rate	Total
286	Sundry allowance for bulkheads, acoustic treatment etc.			Item		20,000
287	Allowance for feature ceilings			Item		15,000
288	Sundry allowance for access panels and hatches			Item		5,000
Sub-Total Ceiling Finishes						89,095
FT		Fitments				
	Retail					
289	Full height cupboards		12	m	2,500.00	30,000
290	Retail Island bench complete with cupboards under		3	m	2,000.00	6,000
	Gallery Storage					
291	Full height storage cupboards		4	m	1,500.00	6,000
	Collection Storage / Holding Bay					
292	Allowance for fitments, racks etc.			Item		15,000
	Upper Seating Area					
293	New seat to match existing to area infilled floor area		16	No.	1,500.00	24,000
	General					
294	Sundry allowance for joinery not documented			Item		10,000
295	Statutory and directional signage			Item		1,500
296	No allowance for joinery to Foyer Gallery, Black Box/Digital Gallery, Hall Storage, At Gallery - Assumed loose furniture/shelving			Item		Excl.
Sub-Total Fitments						92,500
SE		Special Equipment				
297	No allowance for upgrade of Performance Hall equipment			Note		Excl.
Sub-Total Special Equipment						0
YY		Special Provisions				
298	Provisional sum allowance for Seismic upgrade			Item		100,000
Sub-Total Special Provisions						100,000

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Concept Estimate

Project: Barossa Creative Industries Centre		Estimate: Concept Estimate			
Project No: 244634		Date: November 2024 (R2) - Including Value Management			
Refurbishment					
Code	Description	Quantity	Unit	Rate	Total
299	Allowance for loose furniture, fittings and equipment		Item		80,000
Sub-Total Furniture, Fixtures and Equipment					80,000
Refurbishment					1,151,505



Concept Estimate

Project: Barossa Creative Industries Centre		Estimate: Concept Estimate			
Project No: 244634		Date: November 2024 (R2) - Including Value Management			
Building Services					
Code	Description	Quantity	Unit	Rate	Total
VT Vertical Transportation					
300	Allowance for lift as per estimate provided by Bestec dated 18 October 2024		Item		120,000
Sub-Total Vertical Transportation					120,000
HY Hydraulics Services					
301	Allowance for hydraulic services as per estimate provided by Bestec dated 18 October 2024		Item		520,000
Sub-Total Hydraulics Services					520,000
ME Mechanical Services					
302	Allowance for mechanical services as per estimate provided by Bestec dated 18 October 2024		Item		2,330,000
Sub-Total Mechanical Services					2,330,000
FP Fire Protection					
303	Allowance for fire protection services as per estimate provided by Bestec dated 18 October 2024		Item		600,000
Sub-Total Fire Protection					600,000
EL Electrical Light and Power					
304	Allowance for electrical services as per estimate provided by Bestec dated 18 October 2024		Item		1,190,000
Sub-Total Electrical Light and Power					1,190,000
BW Builder Work in Connection					
305	Builders work in connection with services		Item		119,000
Sub-Total Builder Work in Connection					119,000
Building Services					4,879,000



Concept Estimate

Project:	Barossa Creative Industries Centre	Estimate:	Concept Estimate
Project No:	244634	Date:	November 2024 (R2) - Including Value Management

Site infrastructure and External works

Code	Description	Quantity	Unit	Rate	Total
XP	Site Preparation				
306	Allowance for site preparation including site clearing, breaking out pavements etc.	11,220	m2	15.00	168,300
307	Allowance for new building plateau	1,221	m2	65.00	79,365
308	Allowance for general cut and fill		Item		50,000
309	No allowance for soil contamination removal / remediation		Note		Excl
310	No allowance for rock excavation		Note		Excl
311	No allowance for relocation of underground services		Note		Excl

Sub-Total Site Preparation **297,665**

XR	Roads, Footpaths & Paved Areas				
	<u>New carpark - 66 Nos.</u>				
312	Asphalt carpark including sub-base	2,382	m2	110.00	262,020
313	Line marking and directional arrows	2,382	m2	5.00	11,910
314	Concrete kerb	387	m	75.00	29,025
	<u>New carpark - (adjacent Kindy)</u>				
315	Asphalt carpark including sub-base	40	m2	110.00	4,400
316	Line marking and directional arrow	40	m2	5.00	200
317	Concrete kerb	18	m	75.00	1,350
	<u>Service yard/driveway</u>				
318	Allowance for new concrete including sub-base	753	m2	175.00	131,775
319	Line marking and directional arrows	753	m2	5.00	3,765
320	Concrete kerb	73	m	75.00	5,475
	<u>Footpaths/ paving</u>				
321	Concrete paving generally	784	m2	150.00	117,600
322	Exposed aggregate to perimeter building - facing courtyard	174	m2	225.00	39,150
323	Block paving to 'Valley of Song' courtyard	803	m2	185.00	148,555
324	Extra over for feature 300mm wide bands in 100x100mm Kanmantoo stone setts	803	m2	75.00	60,225
325	Cement stabilised stone/aggregate within landscaping gardens	772	m2	60.00	46,320
326	Extra over allowance for ramps	42	m2	550.00	23,100

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Concept Estimate

Project:	Barossa Creative Industries Centre	Estimate:	Concept Estimate
Project No:	244634	Date:	November 2024 (R2) - Including Value Management

Site infrastructure and External works

Code	Description	Quantity	Unit	Rate	Total
327	Allowance for pram ramps	2	No	2,500.00	5,000
328	Allowance for making good narrow alleyway between Clubhouse and Existing hall - assumed existing ramp and steps to remain	67	m2	150.00	10,050
	<u>Concrete steps and landings</u>				
329	Concrete steps - approx. 1.2m wide x 1.0m high (4 risers)	1	No	2,500.00	2,500
330	Concrete staircase including handrail/balustrade - approx. 1.2m wide x 3m high 12 risers)	1	No	9,000.00	9,000
331	Tactile indicators to steps (assumed pavers)	5	m2	450.00	2,250
332	Concrete landings	23	m2	350.00	8,050
	<u>General</u>				
333	Allowance for crossover (1 No.) including making good		Item		10,000
334	Allowance for making good council footpath / kerbing etc.		Item		20,000

Sub-Total Roads, Footpaths & Paved Areas **951,720**

XN Boundary Walls, Fencing & Gates

335	600mm High local stone block retaining wall between driveway and pedestrian paving	69	m	750.00	51,750
336	Allowance for low retaining wall / terraced steps to Courtyard - assumed 1.0m high	49	m	850.00	41,650
337	Rammed earth wall to rear of outdoor stage - assumed 3m high	68	m2	1,200.00	81,600
338	Allowance for concrete footing to rammed earth wall - assumed required	23	m	400.00	9,200
339	Gabion wall - Various heights from 0.5m to 3.0m high with cutouts and openings - assumed average 2m high	125	m2	850.00	106,250
340	Allowance for colorbond fencing bin storage	3	m	250.00	750
341	Single gate to bin storage - colorbond	1	No	1,500.00	1,500
342	Pair of gates to bin storage - colorbond	2	No	3,500.00	7,000
343	Allowance for sundry retaining walls		Item		15,000
344	No allowance for fencing as advised - Retain existing		Note		Excl.

Sub-Total Boundary Walls, Fencing & Gates **314,700**

XB Outbuilding and Covered Ways

345	No allowance for roof to outdoor stage including structural frame, columns, pad footings, roof, rainwater goods etc.		Note		Excl.
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Concept Estimate

Project:	Barossa Creative Industries Centre	Estimate:	Concept Estimate		
Project No:	244634	Date:	November 2024 (R2) - Including Value Management		
Site infrastructure and External works					
Code	Description	Quantity	Unit	Rate	Total
346	No allowance for gazebo's or similar to Valley of Song Courtyard		Note		Excl
Sub-Total Outbuilding and Covered Ways					0

XL Landscaping & Improvements

	<u>Valley of Song Courtyard</u>				
347	Mass planted garden beds	75	m2	150.00	11,250
348	Corten steel edging	61	m	125.00	7,625
349	Allowance for sculptural display from artist studio		Item		10,000
	<u>Food & Productive Landscape Node</u>				
350	2 x Timber seating decks	15	m2	1,250.00	18,750
351	Bush tucker plants in garden bed	27	m2	150.00	4,050
352	Raised planter bed along kindergarten fence	70	m2	300.00	21,000
	<u>Archeology Node</u>				
353	1 x Slate scrapers interpretation on ground		Item		5,000
354	5 x Rock boulders as informal seating	5	No.	700.00	3,500
	<u>Writer & Poet Node</u>				
355	Allow for 3 x interpretive screens 1.5 to 3m high with cutouts	8	m	1,500.00	12,000
356	1 x Long timber seat	9	m	950.00	8,550
	<u>History Nodes</u>				
357	No allowance for interpretive sculptures		Note		Excl.
	<u>Ecology Node</u>				
358	Allow for 2 x interpretive screens 1.5 to 2.5m high with visual connection through detention basin	15	m	1,400.00	21,000
	<u>Detention Basin</u>				
359	Detention basin - Excluded - allowance for detention included in stormwater		Note		Excl.
360	1 x Timber circular deck	13	m2	1,500.00	19,500
361	Stepping stones with carvings	4	No.	2,000.00	8,000
	<u>General</u>				
362	Localised mounding around existing trees and neighbours fence. Mound height 500mm max. batter 1:10 max. Mass planted with native and/or Mediterranean species	864	m2	175.00	151,200

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Concept Estimate

Project: Barossa Creative Industries Centre		Estimate: Concept Estimate				
Project No: 244634		Date: November 2024 (R2) - Including Value Management				
Site infrastructure and External works						
Code		Description	Quantity	Unit	Rate	Total
363		Rain gardens with mixed planting / general landscaped areas	726	m2	125.00	90,750
364		Allowance for trees		Item		15,000
365		Allowance to trimming of existing trees	3	No	1,500.00	4,500
		<u>Performance Stage</u>				
366		Allowance for raised performance stage complete including perimeter walls, steps, fill to make up levels, concrete paving etc.		Item		100,000
Sub-Total Landscaping & Improvements						511,675
FT Fitments						
367		Allowance for balustrade, handrails to DDA requirements		Item		25,000
368		Allowance for signage to new carpark		Item		15,000
369		Allowance for bollards		Item		10,000
Sub-Total Fitments						50,000
XK External Stormwater Drainage						
370		90mm HDPE Ag drain including excavation, base compaction, pipework and compacted backfill complete	217	m	95.00	20,615
371		150mm PVC stormwater drain including excavation, base compaction, pipework and compacted backfill complete	142	m	180.00	25,560
372		225mm PVC stormwater drain including excavation, base compaction, pipework and compacted backfill complete	89	m	240.00	21,360
373		300mm PVC stormwater drain including excavation, base compaction, pipework and compacted backfill complete	112	m	240.00	26,880
374		GIP - 450x450mm Grated inlet pit	9	No.	3,100.00	27,900
375		JB - 600mmx600mm Junction Box	1	No.	4,200.00	4,200
376		SIO - Inspection point	3	No.	450.00	1,350
377		Connect to existing side entry pit		Item		2,500
378		Allowance for detention storage		Item		60,000
379		Allowance for undocumented stormwater drainage connections to new building etc.		Item		50,000
Sub-Total External Stormwater Drainage						240,365
XD External Sewer Drainage						
380		Allowance for sewer drainage included in Bestec services estimates		Note		Incl.

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Concept Estimate

Project: Barossa Creative Industries Centre		Estimate: Concept Estimate			
Project No: 244634		Date: November 2024 (R2) - Including Value Management			
Site infrastructure and External works					
Code	Description	Quantity	Unit	Rate	Total
Sub-Total External Sewer Drainage					0
XE External Electric Light & Power					
381	Allowance for external electrical works included in Bestec services estimates		Note		Incl.
Sub-Total External Electric Light & Power					0
XF External Fire Protection					
382	Allowance for external fire infrastructure included in Bestec services estimates		Note		Incl.
Sub-Total External Fire Protection					0
Site infrastructure and External works					2,366,125



Concept Estimate

Project: Barossa Creative Industries Centre		Estimate: Concept Estimate			
Project No: 244634		Date: November 2024 (R2) - Including Value Management			
Building works on costs					
Code	Description	Quantity	Unit	Rate	Total
DC Design Contingency (5%)					
383	Design Contingency (5%)		Item		715,000
Sub-Total Design Contingency (5%)					715,000
LL Allowance for Locality loading (3%)					
384	Locality loading		Item		451,000
Sub-Total Allowance for Locality loading (3%)					451,000
ES Escalation					
385	Allowance for escalation from November 2024 to April 2025 Commencement		Item		207,000
Sub-Total Escalation					207,000
PR Builder's Preliminaries & Margin					
386	Builder's Preliminaries (7.42%) of the estimated build cost		Item		736,504
387	Builder's Overheads and margins (4.48%) of the estimated build cost		Item		444,195
	Additional Prelims and Margin for build costs over and above \$9,924,174				
388	Builder's Preliminaries (5%) of the variance over and above estimated build cost - Subject to confirmation with Cook on agreed additional prelims		Item		287,414
389	Builder's Overheads and margins (4.48%) of the variance over and above estimated build cost		Item		257,523
Sub-Total Builder's Preliminaries & Margin					1,725,635
Building works on costs					3,098,635



Concept Estimate

Project:	Barossa Creative Industries Centre	Estimate:	Concept Estimate		
Project No:	244634	Date:	November 2024 (R2) - Including Value Management		
Project on costs					
Code	Description	Quantity	Unit	Rate	Total
CC	Construction Contingency (7%)				
390	Construction Contingency (7%)		Item		1,218,000
Sub-Total Construction Contingency (7%)					1,218,000
SC	Statutory Charges including CITB Levy				
	CITB				
391	CITB Levy (0.275%)		Item		48,000
	Statutory Authority Charges				
	Allowance for statutory authority fees and charges as per estimate provided by Bestec 18 October 2024		Note		
392	SA Power networks provisional sum cost associated with augmentation, extension and connection works		Item		200,000
393	NBN Co provisional sum cost associated with network connection charges		Item		5,000
394	SA Water corporation 150mm fire service connection		Item		25,000
395	Barossa council CWMS sewer connection and augmentation fee		Item		15,000
396	SA Water corporation 40mm water meter connection		Item		10,000
Sub-Total Statutory Charges including CITB Levy					303,000
PF	Professional Fees				
397	Professional Fees - As advised by Phillips Pilkington 14 November 2024 - including a PC Sum of \$25k for artists/interpretive design consultant fees		Item		797,200
398	Allowance for Fees Contingency (5%)		Item		39,860
Sub-Total Professional Fees					837,060
RO	Rounding				
399	Rounding		Item		859
Sub-Total Rounding					859
Project on costs					2,358,919



Concept Estimate

Project: Barossa Creative Industries Centre		Estimate: Concept Estimate			
Project No: 244634		Date: November 2024 (R2) - Including Value Management			
Value Management 5 December 2024					
Code	Description	Quantity	Unit	Rate	Total
VM	Value Management 5 December 2024				
	Value Management Items as discussed during meeting at Phillips Pilkington 5 December 2024				
400	Item 3 - Reduce creative art workshop by 13m2		Item		-51,000
401	Item 4 - Remove x 1 Artist workshop 11m2 reduction		Item		-44,000
402	Item 5 - Reduce meeting / music room by 6m2		Item		-24,000
403	Item 6 - Remove joinery from meeting/music		Item		-10,000
404	Item 7 - Remove joinery from music		Item		-8,000
405	Item 9 - Reduce heritage centre by 25m2		Item		-50,000
406	Item 11 - Reduce joinery to story bank by 50%		Item		-30,000
407	Item 13 - Reduce bar joinery		Item		-30,000
408	Item 14 - Remove back of house extension and associated ramping and floor level changes. 95m2 reduction		Item		-500,000
409	Item 15 - Remove extension to main art gallery. 15m2 reduction. Create display window in existing opening with new glazing		Item		-70,000
410	Item 17 - Remove new escape stair to the west of the performance mezzanine, along with associated two storey extension, and demolition. Retain existing stair, walls, and roof. Allow for internal alternations, new openings, exterior repairs, painting, etc. Construct small new hall storage extension.		Item		-150,000
411	Item 18 - Remove ramping to the west of the stage and reduce the size of the stage storage area (27m2 reduction) and the OHTA archive (29m2 reduction)		Item		-170,000
412	Item 19 - Change the gabion walls behind the outdoor stage to mounding		Item		-100,000
413	Item 20 - Reduce the outdoor stage by 30%.		Item		-60,000
414	Item 21 - Stage the landscape artwork nodes. Deliver only three on the first instance		Item		-33,000
415	Item 22 - Reduce the rusted fins on the east elevation by 30%.		Item		-16,500
416	Item 23 - Reduce the height of the rammed earth walls by 500mm in height - Say 25m2		Item		-40,000
417	Item 24 - Reduce the mullions in the art gallery display window and the entrance glazing		Item		-5,000
418	Item 27 - Relocate the plant enclosures on the roof to the ground - Bestec to confirm if any additional services costs		Item		-75,000
419	Item 29 - Reduce the curtain wall glazing by 30% and replace with solid wall elements. Assume clad with Barestone		Item		-95,000

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Concept Estimate

Project: Barossa Creative Industries Centre		Estimate: Concept Estimate				
Project No: 244634		Date: November 2024 (R2) - Including Value Management				
Value Management 5 December 2024						
Code		Description	Quantity	Unit	Rate	Total
420	Item 40a - The detention pond			Item		114,000
421	Item 40b - Deck to detention pond			Item		26,400
422	Item 41 - The bi-fold doors - Heritage Centre			Item		71,000
423	Item 45 - Remove wall recesses/straighten them up at roof level (highlighted below) These add additional steelwork			Item		-6,000
424	Item 50 - Lighting changes - Reduce specialist lighting and stage lighting			Item		-260,000
425	Item 51 - Change the mechanical system = Change AC plant from chilled water to VRF for all non critical areas			Item		-550,000
426	Item 52 - AC reduction due to glazing reduction - Nominal Figure (bestec to confirm)			Item		-50,000
427	Item 53 - Removal of the fire tanks			Item		-330,000
428	Item 57 - Tubestock to be supplied by the client			Item		-20,000
429	Item 58 - Revise edging from Corten to formboss redcor			Item		-5,000
430	Item 62 - Proposal for Stage Storage walls to be swapped from concrete to core filled blockwork.			Item		-65,000
431	Item 63 - Proposal for lift shaft to be constructed from core filled brickwork not Precast			Item		-30,000
432	Item 71 - Stair cladding; remove glazed façade and replace with slot windows			Item		-45,000
433	Item 75 - Allowance for Detention storage \$60k, is this covered by the detention pond?			Item		-79,000
434	Item 81 - Can aluminium submains be utilised			Item		-39,600
Sub-Total Value Management 5 December 2024						-2,829,700
Value Management 5 December 2024						-2,829,700



Concept Estimate

Project: Barossa Creative Industries Centre		Estimate: Concept Estimate			
Project No: 244634		Date: November 2024 (R2) - Including Value Management			
New roof sheeting to existing Gallery Roof					
Code	Description	Quantity	Unit	Rate	Total
BTL1	New roof sheeting to existing Gallery Roof				
	Building Works				
	Demolition				
435	Demolish existing roof sheeting and associated flashings etc.	168	m2	25.00	4,200
	Roofing				
436	New roof sheeting including flashings, cappings etc.	168	m2	175.00	29,400
	Sub total building works		Item		33,600
437	Design Contingency (5%)		Item		1,680
438	Allowance for Locality loading (3%)		Item		1,058
439	Statutory Charges CITB Levy (0.275%)		Item		100
440	Escalation		Item		1,640
441	Builder's Preliminaries & Margin		Item		4,569
	Total building works		Item		42,647
442	Construction Contingency (7.5%)				3,199
	Total cost		Item		45,846
Sub-Total New roof sheeting to existing Gallery Roof					45,846
New roof sheeting to existing Gallery Roof					45,846





Update as at 2 January
2025

LONG TERM FINANCIAL PLAN 2024/25 - 2033/34

ASSUMPTIONS AND FINANCIAL INDICATORS

Under the *Local Government Act 1999*, Councils are required to have a **Long Term Financial Plan (LTFP)** (for a minimum period of 10 years). This Long Term Financial Plan (LTFP) has been declared by The Barossa Council as a Strategic Management Plan pursuant to Section 122(8) of the *Local Government Act 1999*. This document subsequently reflects an annual review of Council's Long Term Financial Plan and acts as a starting reference point in the formulation of Council's Annual Business Plan and Budget 2024/25.

The Long Term Financial Plan is designed as a 'high-level' document that summarises the future planning of Council's financial operations – particularly in relation to key components such as rate movements, service levels to our community, major infrastructure asset replacement/renewal, loan indebtedness and internal cash reserves.

On this basis and given the 'high-level' nature of the document, the Plan has been developed based on a number of key assumptions previously discussed and endorsed by Council. Further, Council has also previously endorsed a number of strategic financial policies which have also driven the formulation of the Plan.

Section 122 of the *Local Government Act 1999* also prescribes that Councils must have a Long Term Infrastructure and Asset Management Plan to guide the future replacement, renewal and maintenance of our significant fixed asset base. Council's Infrastructure and Asset Management Plan (IAMP) was adopted by Council in February 2023, with an ongoing review process to provide improved asset data and information.

Consequently, in recognition of this, it is appropriate that a cautious and conservative approach be undertaken with financial modelling as part of the update to the Long Term Financial Plan.

With a significant fixed asset base being predominantly comprised of major community infrastructure such as roads, footpaths, stormwater drainage and community wastewater management systems, it is imperative that there is an appropriate link and consistency between the Infrastructure and Asset Management Plan and the Long Term Financial Plan, towards ensuring that the Long Term Financial Plan provides for the necessary capital outlays (as identified in the Infrastructure and Asset Management Plan) for the renewal and replacement of existing community assets – herein referred to as 'non-discretionary' capital expenditure.

This LTFP has been updated to align to the current budget forecast as outlined in the Quarter 1 Budget review and for the forward estimates based on known factors and future provisions.

GENERAL ASSUMPTIONS

- Long term financial plans (LTFP) have been prepared to measure and check financial sustainability for Council and its component operations.
- The LTFP reflects existing recurrent service levels to our community being maintained. Council's budget process considers on-going service delivery and commitments and new expenditure items or initiatives.
- The LTFP does not include the long term operating and capital outcomes of the Concordia development other than current planning and operating costs for the development, this is currently being modelled and is estimated to be available when adopting of the 2024/25 financial year budget and associated LTFP update.
- 92% of the capital program is achieved (excluding Barossa Park Lyndoch is 100% achieved) and the remainder of 8% is carried forward as works in progress or not commenced, the cash flow estimates align to the 92% capital program spend, historically this is the upper performance outcome.

KEY AMENDMENTS SINCE ADOPTION JUNE 2024

- The revised long term financial plan has included:
 - Updates as presented in the Quarter 1 budget review for the 2024-25 financial year including final adjustments to carry over works from the 2023-24 financial year.
 - Amendments approved by Council since the budget, business plan and long-term financial plan was adopted.

- Anticipation of amendments related to sealing of Neldner Road, budget increase and timing of expenditure for the Creative Industries Centre and the current upper limit cost estimate for Barossa Park – Lyndoch Recreation Park.
 - Anticipated costs for Concordia development in the future years to assist development and resource early stages of development, this is not inclusive of a full financial model for Concordia.
 - Anticipated costs for the establishment of a Deputy CEO combined Director position, and foreshadowed future commitments for reforms of our economic development, event, strategy and planning future direction.
 - General and material changes arising from anticipated structural changes due to organisational vacancies and revision of roles and recently advised Financial Assistance Grants and Roads to Recovery Grants.
 - Update various assumptions given recent inflation expectations and forecast for the future predict lingering inflationary pressures of most note this reflected in salary and wage increases which were predicted to return to the mid level of 2.5% but have been increased to 3.0% for the next three years subject to negotiation.
 - Provisions to support Concordia development initial costs totalling a further \$1.468M, noting revenue streams should commence in 2028-2029 but have not been factored into the plan at this time until greater certainty is realised.
 - Final grant allocations that have been notified as at the end of December 2024.
 - An additional \$320,000 in depreciation has been added to the 2024-25 budget estimates which has been recalculated from the 2023-24 financial year result.
- Actual cash and borrowings position as at 30 November 2024.

KEY FINANCIAL RESULTS CHANGES

The Actual outcomes for 2023-24 and estimated budget outcomes for 2024-25 and the full long term financial plan – the following table provides key changes to the financial statements and financial indicators between the adopted long term financial plan and this revision.

Indicators

Result meets or exceed positively the key performance indicator.	
Result is marginally at or below the performance indicator and is at risk of not being achieved.	
Result does not meet the key performance indicator.	

2023-24 Original Budget	Original Budget \$'000	Actual \$'000	Change – Positive / (Negative) \$'000	Indicator
Operating Surplus / (Deficit)	(2,345)	(1,139)	1,206	
Operating Surplus / (Deficit) Adjusted	(261)	945*	1,206	
Borrowings at 30 June 2024	24,057	15,429	8,628	
Net Cash at 30 June 2024	88	3,153	3,065	
Operating Surplus Ratio 3 Year rolling	1.0%	3.1%	2.1%	
Net Financial Liabilities	66.1%	37.3%	28.8%	

2023-24 Original Budget	Original Budget \$'000	Actual \$'000	Change – Positive / (Negative) \$'000	Indicator
Asset Renewal Funding Ratio	116.8%	109.2%	(7.6%)	

2024-25 Original Budget	Approved LTFP and Original Budget \$'000	Revised LTFP \$'000	Change – Positive / (Negative) \$'000	Indicator
Operating Surplus / (Deficit)	(437)	(704)	(267)	
Borrowings at 30 June 2025	40,605	33,191	7,414	
Net Cash at 30 June 2025	39	58	5	
Operating Surplus Ratio 3 Year rolling	0.0%	(0.7)%	(0.7)%	
Net Financial Liabilities	93.6%	77.8%	15.8%	
Asset Renewal Funding Ratio – Using Depreciation	129.4%	121.7%	(3.9%)	
Asset Renewal Funding Ratio – Using Infrastructure and Asset Management Plan Forecast	N/a	150.2%	N/a	

* Adjusted operating surplus represents the true underlying operating result for council when removing once of adjustments for advanced payment of Financial Assistance Grants for the 2023-24 year paid in the 2022-23 financial year and the impact of revaluation of asset impacts to the operating result from Council subsidiaries. This is calculated as follows:

	\$'000
Operating Surplus / (Deficit)	(\$1,139)
Add Revenue (from Financial Assistance Grants) received and accounted for in the 2022-23 accounts that would normally be in 2023-24 accounts	\$2,084
Adjusted Operating Surplus / (Deficit)	\$945

10 Year Long Term Financial Plan	Approved LTFP \$'000	Revised LTFP \$'000	Change – Positive / (Negative) \$'000	Indicator
Operating Surplus / (Deficit) - Cumulative Result at 30 June 2034	9,393	10,318	925	
Borrowings at 30 June 2034	6,727	5,145	1,582	
Net Cash at 30 June 2034	17	75	58	
Operating Surplus Ratio 3 Year rolling at 30 June 2034	3.1%	3.8%	0.7%	
Net Financial Liabilities at 30 June 2034	18.8%	16.4%	2.4	
Asset Renewal Funding Ratio – Ave – Using Depreciation	104.4%	108.4%	4.0%	
Asset Renewal Funding Ratio – Ave – Using Infrastructure and Asset Management Plan Forecast	N/a	132.5%	N/a	

The revised long term financial plan shows either improvement in all critical areas and all key performance indicators continue to be achieved.

OPERATIONS

- General Rate Revenue and Service Charges increments have been reviewed to ensure funding and service level provision is maintained in line with sustainability requirements.
- Operating Costs for Employee, Contractors and Materials have been based on a recalculation of budgets based on current expenditure trends, contractual arrangements and estimates for inflation and other cost growth.
- Depreciation has been calculated on existing asset classes, structures, valuation, and condition rating; asset componentisation has been included as appropriate to selected asset types. A review of useful lives, asset condition and replacement cost of all assets and components is an ongoing task refining the data.
- The LTFP assumes that the Federal Government budget won't continue to supplement South Australia road funding application through Supplementary Road Funding and thus reflects indexed revenue of \$239K being withdrawn in the 2026-27 financial year.
- The Roads to Recovery (RTR) grant funded program will continue in 2024/25, the Federal Government budget has announced an increase in the roads to recover payment additional funding is being used to increase footpath replacement over the long term financial plan.
- Full Cost Attribution - an allocation of internal services to relevant charge areas has been allocated in the LTFP. This allocation from internal to external service areas does not affect the overall net result.
- Provisions have been estimated for the forward years of salary growth due to increased population and support costs for growth infrastructure that is being built.
- The Long Term Financial Plan has built in target operating savings to be achieved annually through Councils continuous improvement program.

CAPITAL

- Asset Renewal and/or Replacement expenditure is provided for on various buildings, recreation, transport, stormwater, bridge, CWMS and plant & equipment assets and service level changes at \$100.143m providing for future needs and aligned to the Infrastructure and Asset Management Plans.
- The Infrastructure and Asset Management Plans recently adopted by Council have been incorporated into the updated financial modelling and are above the current required renewal and replacement program from the asset models to reflect a target to improve the condition of Councils assets.
- Infrastructure programs for new and upgraded roads, recreation and open space, bike path, bridges, carparks, footpath program, stormwater and the continuous improvement program \$55.818m.

LOAN PRINCIPAL AND INTEREST REPAYMENTS

- Council's loan debt is predicted to peak at \$41.168m in 2025/26. The net loan balance outstanding as at 30 June 2025 is projected to be \$33.191m and a projected balance of \$5.145m by 30 June 2034.
- Financing cost will increase over the 2024/25 and 2025/26 years from the current interest rate percentage of 1.67% (in 2023/24) to 4.27% (in 2025/26) of operating revenue in support of growth infrastructure development and return to 0.41% by 30 June 2034.

FINANCIAL SUSTAINABILITY PERFORMANCE - CHIEF EXECUTIVE OFFICER REPORT

- KPI 1: Operating Surplus. A deficit for three years being 2024/25 to 2026/27; accumulative surplus by year 2033/34 of \$10.318m. The general rate increases for years for 2024/25 to 2026/27 at 4.3%, 3.0% for 2027/28 to 2029/30, 2.75% for 2030/31 to 2032/33 and 2.5% for the remaining years in the 10 year LTFP. Growth for the future is estimated at 0.86% average per annum excluding the Concordia development.
- KPI 2: Operating surplus ratio average 3 years. Council's forecast retrospective results range from (1.8%) to 3.8%; Annual ranges from (1.4%) to 4.1%.
- KPI 3: Net Financial Liabilities. The forecast is 77.8% in 2024/25 and peaks at 89.8% in 2025/26 and by year 2033/34 is projected to be at 16.4%.
- KPI 4: Asset Renewal Funding Ratio. The target is being met over the ten-year period, the average being 108.4%. Council has reviewed its financial parameters for the LTFP including the indexation used for forward projections on income and expenditure.
- In line with Council Policy a regular review of Council's treasury management is undertaken to ensure a positive cash position is maintained.
- All indicators are within or better than the key performance indicators standards set.

FINANCIAL SUSTAINABILITY

The Barossa Council is committed to the principles of financial sustainability. The importance of this is to ensure that each generation 'pays their way', rather than any generation 'living off their assets' and leaving it to future generations to address the issue of repairing worn out infrastructure. Such issues are frequently referred to as 'intergenerational equity'.

With community infrastructure such as recreation and sporting facilities, roads, footpaths and stormwater drainage comprising a major proportion of Council's balance sheet, it is important that Council implement appropriate strategies towards the effective maintenance and renewal of such assets to ensure it is fairly and

equitably funded from current ratepayers (general rate income) and future ratepayers (long term loan borrowings).

Given the importance of ensuring financial sustainability of operations in the longer term, it is a legislative requirement that Council adopt Long Term Financial Management and Infrastructure and Asset Management Plans (minimum 10 years) as part of future planning.

The Long Term Financial Plan is designed as a 'high-level' summarised document towards the future planning of Council's financial operations; particularly in relation to key components such as rate movements, service levels to our community, major infrastructure asset replacement/renewal, loan financing and internal cash reserves. Council conducts an annual review of its Long Term Financial Plan each year.

The financial sustainability of Council is measured by the surplus/deficit (before capital revenues) disclosed in the Income Statement; with a consistent breakeven or operating surplus result indicative of a Council that is financially sustainable in the long term. Other financial sustainability indicators are separately included within this report.

FUNDING PLAN

Council uses a mix of service, user and statutory charges, grants, commercial, other income and loan financing as a means of funding both operating and capital expenditure. Refer to the appendix for funding the long term indexation, financial assumptions and estimates and the review of financial indicators.

To assist in keeping rates affordable, Council is limiting general rates income to an increase per annum to provide required service levels to the community over the life of this Plan, the general rate increases for years for 2024/25 to 2027/28 is 4.3%, 2027/28 to 2029/30 is 3.0%, 2030/31 to 2032/33 is 2.75% and the remainder of the 10 year LTFP is 2.5%. Council is estimating growth will be 0.86% average per annum over the forward estimates. Selected services areas use services charges and service rates to recover the cost, including - Waste services for Refuse, Recycling and Green Organic with 2024/25 at 3.75% and future years range from 2.5% to 3.75%; and CWMS with 2024/25 and all future years at 2.5%.

Council is planning to spend an average of \$15.60m per annum (including indexation and The Big Project) on capital projects and an average of \$44.11m per annum on day-to-day essential services (operational expenditure, excluding interest and depreciation but including indexation) over the next 10 years.

OUR FINANCIAL PRINCIPLES

As part of its commitment to financial sustainability, Council operates under the following key financial principles in preparing the Annual Business Plan:

- Ongoing education and training such that all Council Members and Staff understand and fulfil their financial governance responsibilities
- Policies and practices that support decision making and assessment of performance
- Budget and financial information is presented at a strategic level, succinct and easy to follow
- Budget and financial information is based on the Long Term Financial Plan
- The Asset Management Plans are maintained and reflect whole of life costs
- The Rating strategy is equitable and generates sufficient revenue to meet financial needs
- Financial performance is managed using suitable financial indicators and targets
- A robust audit and internal control process is in place to ensure effective financial and governance compliance
- Information provided to the community is open, transparent and relevant.



APPENDIX 1: KEY PERFORMANCE INDICATORS AND FINANCIAL PARAMETERS 2024/25 TO 2033/34

Consolidated Results: Key Performance Indicators and Financial Parameters		2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
Draft Bud - next years draft; LTFF = Long Term Financial Plan		Actual	Budget	LTFF	LTFF	LTFF	LTFF	LTFF	LTFF	LTFF	LTFF	LTFF
		\$'000 or %	\$'000 or %	\$'000 or %	\$'000 or %	\$'000 or %	\$'000 or %	\$'000 or %	\$'000 or %	\$'000 or %	\$'000 or %	\$'000 or %
Key Performance Indicators (KPI's) - Summary		Adopted target										
KPI 1 - Operating Surplus cumulative forward 10 year period	Surplus year 10	(1,139)	(704)	(1,448)	(1,719)	(1,582)	(551)	1,070	2,716	4,935	7,674	10,318
KPI 2 - Operating Surplus Ratio - Rolling 3 year - retrospective average	(2%) to 10%	2.0%	(0.7%)	(1.8%)	(1.1%)	(0.6%)	0.5%	1.6%	2.4%	2.9%	3.4%	3.8%
KPI 2 - Operating Surplus Ratio - Rolling 5 year - retrospective average	(2%) to 10%	3.1%	2.0%	0.6%	(0.8%)	(1.1%)	(0.3%)	0.6%	1.4%	2.1%	2.9%	3.3%
KPI 2 - Operating Surplus Ratio - Annual		(2.5%)	(1.4%)	(1.4%)	(0.5%)	0.2%	1.8%	2.7%	2.6%	3.4%	4.1%	3.8%
KPI 3 - Net Financial Liabilities ratio	0-100%	37.3%	77.8%	89.8%	84.7%	76.6%	67.0%	56.3%	46.0%	38.1%	28.7%	16.4%
KPI 4 - Asset Renewal Funding Ratio - Annual - Using Asset Management Plan Forecast	80% to 110%	123.0%	150.2%	176.7%	131.0%	127.0%	114.1%	121.5%	134.3%	127.6%	119.5%	123.1%
KPI 4 - Asset Renewal Funding Ratio - Annual - Using Depreciation	80% to 110%	109.2%	121.7%	128.2%	114.1%	105.2%	94.3%	96.6%	96.7%	97.5%	99.6%	99.6%
Financial parameters - Indexation												
RATE REVENUE INCREASES												
General - Rate Revenue Net Increase (excl growth)				4.30%	4.30%	3.00%	3.00%	3.00%	2.75%	2.75%	2.75%	2.50%
Growth-Development - General rates				1.00%	1.00%	1.00%	1.00%	0.75%	0.75%	0.75%	0.75%	0.75%
CWMS - Service Charge & Rates Increase (+ growth 0.5-1.5%)				2.75%	2.75%	2.75%	2.75%	2.75%	2.75%	2.75%	2.75%	2.75%
Refuse, Recycling and Green Organic Services Charge Net Increase (excl growth)				4.00%	4.00%	4.00%	3.00%	2.75%	2.75%	2.75%	2.75%	2.75%
OPERATING REVENUE												
Operating Grants				3.0%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%
Statutory Charges				3.0%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%
User Charges				3.0%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%
Investment Income				1.8%	1.8%	1.8%	1.8%	1.8%	1.8%	1.8%	1.8%	1.8%
Reimbursements				3.0%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%
Other Revenue				3.0%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%
OPERATING EXPENSES												
Service Cost Natural Growth				0.0%	0.0%	0.3%	0.3%	0.5%	0.5%	0.5%	0.8%	0.8%
Employee Costs				3.1%	3.0%	3.3%	3.3%	3.0%	3.0%	3.0%	2.5%	2.5%
Contracts, Materials & Other				2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%
Energy Costs				3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Water Costs				3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Debtenture & Cash Advance Loan interest rate				5.5%	5.0%	5.0%	4.5%	4.5%	4.0%	4.0%	4.0%	4.0%
Insurance				3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
ASSET REVALUATION												
Land Assets				6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%
Building Assets				0.0%	7.5%	0.0%	0.0%	7.5%	0.0%	0.0%	7.5%	0.0%
Recreation Assets				0.0%	7.5%	0.0%	0.0%	7.5%	0.0%	0.0%	7.5%	0.0%
Infrastructure Assets				0.0%	0.0%	7.5%	0.0%	7.5%	0.0%	0.0%	7.5%	0.0%
CWMS				0.0%	7.5%	0.0%	0.0%	7.5%	0.0%	0.0%	7.5%	0.0%
Stormwater Assets				7.5%	0.0%	0.0%	7.5%	0.0%	0.0%	7.5%	0.0%	0.0%
Equipment Assets				3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
ASSET RENEWAL EXPENDITURE												
Infrastructure renewal increments				3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Office fleet vehicles				3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%

Included in Budget Estimates

APPENDIX 2: LONG TERM PLAN FINANCIAL STATEMENTS 2024/25 TO 2033/34

A2-1 Consolidated Results: Budgeted Statement of Comprehensive Income	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
	Actual \$'000	Budget \$'000	LTFP \$'000	LTFP \$'000	LTFP \$'000	LTFP \$'000	LTFP \$'000	LTFP \$'000	LTFP \$'000	LTFP \$'000	LTFP \$'000
REVENUES											
Rates	37,957	39,913	41,920	44,030	45,783	47,570	49,320	51,035	52,809	54,645	56,434
Statutory Charges	830	825	850	871	893	916	938	962	986	1,011	1,036
User Charges	3,827	3,991	4,112	4,215	4,322	4,431	4,543	4,658	4,775	4,896	5,019
Grants, subsidies and contributions	1,903	4,699	4,605	4,627	4,803	4,899	4,997	5,098	5,201	5,307	5,416
Investment Income	217	150	154	158	162	166	170	174	178	183	187
Reimbursements	63	74	63	55	46	38	30	23	17	12	6
Other Income	1,242	664	684	701	719	737	755	774	794	813	834
Net Gain - Joint Venture	0	0	0	0	0	0	0	0	0	0	0
TOTAL INCOME	46,039	50,316	52,388	54,657	56,728	58,757	60,753	62,724	64,760	66,867	68,932
EXPENSES											
Employee Costs	17,817	18,830	19,785	20,629	21,378	22,116	22,878	23,666	24,482	25,259	26,061
Materials, Contracts & Other expenses	17,533	19,176	19,220	20,010	20,504	21,136	21,794	22,525	23,131	23,867	24,621
Depreciation, Amortisation & Impairment	11,010	11,316	11,891	12,293	12,873	13,032	13,234	14,002	14,192	14,467	15,322
Finance Costs	771	1,698	2,236	1,996	1,836	1,442	1,226	885	736	535	284
Net loss - Joint Venture	47	0	0	0	0	0	0	0	0	0	0
TOTAL EXPENSES	47,178	51,020	53,132	54,928	56,591	57,726	59,132	61,078	62,541	64,128	66,288
OPERATING SURPLUS / (DEFICIT)	(1,139)	(704)	(744)	(271)	137	1,031	1,621	1,646	2,219	2,739	2,644
Asset disposal & fair value adjustments	(2,028)	(817)	(648)	(757)	(947)	(991)	(1,040)	(1,071)	(1,130)	(1,182)	(1,278)
Amounts specifically for new or upgraded assets	2,339	6,579	4,346	70	70	70	343	711	70	70	70
Net gain (loss) on disposal or revaluation of assets - subsidiaries	2,302	0	0	0	0	0	0	0	0	0	0
Physical Resources received free of charge	2,832	2,102	2,312	2,425	2,506	2,587	2,040	2,105	2,167	2,211	2,284
NET SURPLUS / (DEFICIT)	4,306	7,160	5,266	1,467	1,766	2,697	2,964	3,391	3,326	3,838	3,720

APPENDIX 2: LONG TERM PLAN FINANCIAL STATEMENTS 2024/25 TO 2033/34 (CONTINUED)

A2-2 Consolidated Results: Budgeted Statement of Financial Position	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
	Actual	Budget	LTFP	LTFP	LTFP	LTFP	LTFP	LTFP	LTFP	LTFP	LTFP
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
ASSETS											
Current Assets											
Cash and cash equivalents	3,153	58	131	216	238	107	74	38	30	14	75
Trade & other receivables	3,248	3,254	3,260	3,255	3,240	3,240	3,239	3,245	3,235	3,221	3,160
Inventories	123	123	123	123	123	123	123	123	123	123	123
	6,524	3,435	3,514	3,594	3,601	3,470	3,436	3,406	3,388	3,358	3,358
Non-Current Assets held for Sale	-	-	-	-	-	-	-	-	-	-	-
Total Current Assets	6,524	3,435	3,514	3,594	3,601	3,470	3,436	3,406	3,388	3,358	3,358
Non-Current Assets											
Financial Assets	1,228	1,108	981	859	752	646	541	429	328	241	214
Equity accounted investments in Council businesses	4,518	4,518	4,518	4,518	4,518	4,518	4,518	4,518	4,518	4,518	4,518
Infrastructure, Property, Plant & Equipment	417,502	457,801	480,115	493,939	508,758	517,002	530,157	545,054	555,554	570,410	610,131
Other Non-Current Assets	0	0	0	0	0	0	0	0	0	0	0
Total Non-Current Assets	423,248	463,427	485,614	499,316	514,028	522,166	535,216	550,001	560,400	575,169	614,863
TOTAL ASSETS	429,772	466,862	489,128	502,910	517,629	525,636	538,652	553,407	563,788	578,527	618,221
LIABILITIES											
Current Liabilities											
Trade & Other Payables	5,355	5,358	5,362	5,366	5,369	5,373	5,377	5,381	5,386	5,390	5,395
Borrowings	3,558	3,351	1,110	3,077	4,513	5,381	5,563	4,235	5,539	6,182	5,145
Provisions	3,292	3,172	3,178	3,185	3,192	3,200	3,207	3,214	3,222	3,229	3,251
Total Current Liabilities	12,205	11,881	9,650	11,628	13,074	13,954	14,147	12,830	14,147	14,801	13,791
Non-Current Liabilities											
Borrowings (External)	11,871	29,840	40,058	37,427	33,128	28,053	22,654	18,577	13,067	6,918	-
Provisions	722	722	722	722	722	722	722	722	722	722	722
Total Non-Current Liabilities	12,593	30,562	40,780	38,149	33,850	28,775	23,376	19,299	13,789	7,640	722
TOTAL LIABILITIES	24,798	42,443	50,430	49,777	46,924	42,729	37,523	32,129	27,936	22,441	14,513
NET ASSETS	404,974	424,419	438,698	453,133	470,705	482,907	501,129	521,278	535,852	556,086	603,708
EQUITY											
Accumulated Surplus	103,727	116,583	121,491	120,396	120,504	121,664	123,430	125,691	128,095	130,858	135,136
Asset Revaluation Reserve	285,675	294,938	303,932	318,554	335,024	345,079	360,588	377,461	388,741	405,339	447,615
Other Reserves	15,572	12,898	13,275	14,183	15,177	16,164	17,111	18,126	19,016	19,889	20,957
TOTAL EQUITY	404,974	424,419	438,698	453,133	470,705	482,907	501,129	521,278	535,852	556,086	603,708

APPENDIX 2: LONG TERM PLAN FINANCIAL STATEMENTS 2024/25 TO 2033/34 (CONTINUED)

A2-3 Consolidated Results: Budgeted Statement of Cash Flows		2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
	Actual	Budget	LTFP	LTFP	LTFP	LTFP	LTFP	LTFP	LTFP	LTFP	LTFP	LTFP
	\$ '000	\$ '000	\$ '000	\$ '000	\$ '000	\$ '000	\$ '000	\$ '000	\$ '000	\$ '000	\$ '000	\$ '000
CASH FLOWS FROM OPERATING ACTIVITIES												
Receipts:												
Operating receipts	50,487	50,166	52,234	54,500	56,567	58,590	60,584	62,550	64,583	66,684	68,746	
Investment receipts	217	150	154	158	162	166	170	174	178	183	187	
Payments:												
Operating payments to suppliers & employees	(39,382)	(38,125)	(38,994)	(40,629)	(41,871)	(43,240)	(44,660)	(46,180)	(47,601)	(49,115)	(50,670)	
Finance payments	(771)	(1,161)	(2,066)	(2,072)	(1,887)	(1,567)	(1,294)	(993)	(783)	(599)	(364)	
Net cash provided by (or used in) Operating Activities	10,551	11,030	11,328	11,957	12,971	13,949	14,800	15,551	16,377	17,153	17,899	
CASH FLOW FROM INVESTING ACTIVITIES												
Receipts:												
Amounts specifically for new or upgraded assets	1,966	6,579	4,346	70	70	70	343	711	70	70	70	
Sale of replaced assets	281	523	519	380	392	403	415	428	441	454	468	
Repayment of loans by community groups	103	115	120	127	122	107	106	106	111	101	87	
Payments:												
Expenditure on renewal/replacement of assets	(6,940)	(9,538)	(11,295)	(8,069)	(9,124)	(9,042)	(9,392)	(10,128)	(10,248)	(11,103)	(11,225)	
Expenditure on new/upgraded assets	(13,651)	(31,652)	(12,224)	(3,204)	(1,026)	(996)	(882)	(1,200)	(2,450)	(1,092)	(1,001)	
Net cash provided by (or used in) Investment Activities	(18,257)	(33,973)	(18,534)	(10,696)	(9,566)	(9,458)	(9,410)	(10,083)	(12,076)	(11,570)	(11,601)	
CASH FLOWS FROM FINANCING ACTIVITIES												
Receipts:												
Proceeds from borrowings	7,419	23,500	8,000	0	0	0	0	0	0	0	0	
Proceeds from Bonds and Deposits	340	0	0	0	0	0	0	0	0	0	0	
Payments:												
Repayment of borrowings	(880)	(3,638)	(714)	(1,176)	(3,383)	(4,624)	(5,425)	(5,506)	(4,311)	(5,601)	(6,237)	
Repayment of Lease	(68)	(14)	(7)	0	0	0	0	0	0	0	0	
Repayment of Bonds and Deposits	(570)	0	0	0	0	0	0	0	0	0	0	
Net cash provided by (or used in) Financing Activities	6,241	19,848	7,279	(1,176)	(3,383)	(4,624)	(5,425)	(5,506)	(4,311)	(5,601)	(6,237)	
Net Increase/(Decrease) in Cash held	(1,465)	(3,095)	73	85	22	(133)	(35)	(38)	(10)	(18)	61	
Cash at beginning of period	4,618	3,153	58	131	216	238	107	74	38	30	14	
CASH AT END OF PERIOD	3,153	58	131	216	238	107	74	38	30	14	75	

APPENDIX 2: LONG TERM PLAN FINANCIAL STATEMENTS 2024/25 TO 2033/34 (CONTINUED)

A2-4 Consolidated Results: Budgeted Uniform Presentation of Finances	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
	Q4 Forecast \$ '000	Budget \$ '000	LTFF \$ '000	LTFF \$ '000	LTFF \$ '000	LTFF \$ '000	LTFF \$ '000	LTFF \$ '000	LTFF \$ '000	LTFF \$ '000	LTFF \$ '000
Operating Revenues	46,039	50,316	52,388	54,657	56,728	58,757	60,753	62,724	64,760	66,867	68,932
less Operating Expenses	(47,178)	(51,020)	(53,132)	(54,928)	(56,591)	(57,726)	(59,132)	(61,078)	(62,541)	(64,128)	(66,288)
Operating Surplus / (Deficit)	(1,139)	(704)	(744)	(271)	137	1,031	1,621	1,646	2,219	2,739	2,644
less Net outlays on existing Assets											
Capital expenditure on renewal and replacement of existing assets	(6,940)	(9,538)	(11,295)	(8,069)	(9,124)	(9,042)	(9,392)	(10,128)	(10,248)	(11,103)	(11,225)
less Depreciation, Amortisation and Impairment	11,010	11,316	11,891	12,293	12,873	13,032	13,234	14,002	14,192	14,467	15,322
less Proceeds from Sale of Replaced Assets	281	523	519	380	392	403	415	428	441	454	468
	4,351	2,301	1,115	4,604	4,141	4,393	4,257	4,302	4,385	3,818	4,565
less Net outlays on New and Upgraded Assets											
Capital expenditure on New and Upgraded Assets	(13,651)	(31,652)	(12,224)	(3,204)	(1,026)	(996)	(882)	(1,200)	(2,450)	(1,092)	(1,001)
less Amounts received specifically for New and Upgraded Assets	1,966	6,579	4,346	70	70	70	343	711	70	70	70
less Proceeds from Sale of Surplus Assets	0	0	0	0	0	0	0	0	0	0	0
	(11,685)	(25,073)	(7,878)	(3,134)	(956)	(926)	(539)	(489)	(2,380)	(1,022)	(931)
Net Lending / (Borrowing) for Financial Year	(8,473)	(23,476)	(7,507)	1,199	3,322	4,498	5,339	5,459	4,224	5,535	6,278

APPENDIX 3: CAPITAL EXPENDITURE 2024/25 TO 2033/34

A3 Consolidated Results: Budgeted Capital Expenditure		2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
		Actual \$' 000	Budget \$' 000	LTFF \$' 000	LTFF \$' 000	LTFF \$' 000	LTFF \$' 000	LTFF \$' 000	LTFF \$' 000	LTFF \$' 000	LTFF \$' 000	LTFF \$' 000
Renewal/Replacement Capital summary: Non-Discretionary												
Land		0	0	0	0	0	0	0	0	0	0	0
Buildings		1,718	3,727	4,198	1,262	1,173	1,185	1,196	1,719	1,389	1,400	1,411
Recreation		1,665	85	1,039	328	325	334	343	352	362	372	382
Transport - Roads & Footpaths		4,607	4,306	3,737	4,268	4,928	5,093	5,262	5,437	5,618	5,804	6,438
Stormwater, Bridges & Floodplain		113	0	312	321	331	341	351	362	373	384	395
CWMS		96	782	774	489	607	692	801	810	961	1,067	964
Equipment - Plant & Vehicles		991	1,351	1,244	973	1,002	1,032	1,063	1,095	1,128	1,161	1,196
Other Assets		195	117	143	146	850	359	408	418	428	989	450
		9,385	10,368	11,447	7,787	9,216	9,036	9,424	10,193	10,259	11,177	11,236
New/Upgrade Capital summary: Discretionary												
Land		1,556	0	0	0	0	0	0	0	0	0	0
Buildings (includes TBP program)		4,285	3,084	11,423	887	0	0	0	341	0	0	0
Recreation (includes TBP program)		4,084	22,015	180	294	185	187	190	192	1,799	198	200
Transport - Roads & Footpaths		1,011	1,691	244	596	97	100	103	106	109	112	115
Stormwater, Bridges & Floodplain		393	1,449	395	403	411	560	429	438	448	457	467
CWMS		535	3,166	271	131	34	33	35	31	81	81	81
Equipment - Plant & Vehicles		0	0	0	0	0	0	0	0	0	0	0
Other		313	916	106	108	111	114	117	120	122	126	129
		12,177	32,321	12,619	2,419	838	994	874	1,228	2,559	974	992
Total Capital Expenditure		21,562	42,689	24,066	10,206	10,054	10,030	10,298	11,421	12,818	12,151	12,228

APPENDIX 4: RECONCILIATION OF CAPITAL EXPENDITUE WITH INFRASTRUCTURE AND ASSET MANAGEMENT PLAN 2024-25 TO 2033-34

Reconciliation of Capital Expenditure with Infrastructure and Asset Management Plan	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	10 Year Forecast
LONG TERM FINANCIAL PLAN SETTINGS	\$' 000	\$' 000	\$' 000	\$' 000	\$' 000	\$' 000	\$' 000	\$' 000	\$' 000	\$' 000	\$' 000
Renewal/Replacement Capital summary											
Land	0	0	0	0	0	0	0	0	0	0	0
Buildings	3,727	4,198	1,262	1,173	1,185	1,196	1,719	1,389	1,400	1,411	18,660
Recreation	85	1,039	328	325	334	343	352	362	372	382	3,922
Transport - Roads & Footpaths	4,306	3,737	4,268	4,928	5,093	5,262	5,437	5,618	5,804	6,438	50,891
Stormwater, Bridges & Floodplain	0	312	321	331	341	351	362	373	384	395	3,170
CWMS	782	774	489	607	692	801	810	961	1,067	964	7,947
Equipment - Plant & Vehicles	1,351	1,244	973	1,002	1,032	1,063	1,095	1,128	1,161	1,196	11,245
Other Assets including Technology and Carports	117	143	146	850	359	408	418	428	989	450	4,308
Sub-total Renewal and Replacement	10,368	11,447	7,787	9,216	9,036	9,424	10,193	10,259	11,177	11,236	100,143
Upgrade Capital summary											
Land	0	0	0	0	0	0	0	0	0	0	0
Buildings (includes TBP program)	0	788	187	0	0	0	0	0	0	0	974
Recreation (includes TBP program)	257	180	24	185	187	190	192	195	198	200	1,808
Transport - Roads & Footpaths	1,587	244	596	97	100	103	106	109	112	115	3,169
Stormwater, Bridges & Floodplain	1,221	395	403	411	420	429	438	448	457	467	5,089
CWMS	3,166	271	131	34	33	35	31	81	81	81	3,944
Equipment - Plant & Vehicles	0	0	0	0	0	0	0	0	0	0	0
Other Assets including Technology and Carports	916	106	108	111	114	117	120	122	126	129	1,969
Sub-total Upgrade	7,147	1,984	1,449	838	854	874	887	955	974	992	16,953
Total Capital Expenditure on Existing Assets	17,515	13,431	9,236	10,054	9,890	10,298	11,080	11,214	12,151	12,228	117,096
New Capital summary											
Land	0	0	0	0	0	0	0	0	0	0	0
Buildings (includes TBP program)	3,084	10,635	700	0	0	0	341	0	0	0	14,761
Recreation (includes TBP program)	21,758	0	270	0	0	0	0	1,604	0	0	23,632
Transport - Roads & Footpaths	104	0	0	0	0	0	0	0	0	0	104
Stormwater, Bridges & Floodplain	228	0	0	0	140	0	0	0	0	0	368
CWMS	0	0	0	0	0	0	0	0	0	0	0
Equipment - Plant & Vehicles	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
Total Capital Expenditure on New Assets	25,174	10,635	970	0	140	0	341	1,604	0	0	38,865
Total Capital Expenditure provisioned in Long Term Financial Plan	42,689	24,066	10,206	10,054	10,030	10,298	11,421	12,818	12,151	12,228	155,961

INFRASTRUCTURE AND ASSET MANAGEMENT PLAN SETTINGS	\$' 000	\$' 000	\$' 000	\$' 000	\$' 000	\$' 000	\$' 000	\$' 000	\$' 000	\$' 000	\$' 000
Land	0	0	0	0	0	0	0	0	0	0	0
Buildings	731	756	735	896	830	831	832	833	834	836	8,114
Carparks	40	0	0	0	152	37	0	0	0	248	478
Footpaths	557	722	724	724	725	346	0	176	729	731	5,437
Kerbing	123	125	200	61	0	0	0	0	0	0	508
Transport - Sealed Roads	1,060	1,097	1,163	1,232	2,311	2,397	2,483	2,574	2,668	2,765	19,750
Transport - Unsealed Roads	1,599	1,655	1,656	1,658	1,658	1,663	1,664	1,667	1,667	1,672	16,559
Stormwater and Bridges*	1,221	707	724	742	761	780	800	821	841	862	8,259
CWMS*	3,948	1,045	620	641	725	836	841	1,042	1,148	1,045	11,891
Equipment - Plant & Vehicles*	1,351	1,244	973	1,002	1,032	1,063	1,095	1,128	1,161	1,196	11,245
Other Assets - IT Renewal*	1,033	249	254	961	473	525	538	550	1,115	579	6,277
Total Capital Expenditure requirement forecast in Infrastructure and Asset Management Plan	11,662	7,601	7,049	7,917	8,667	8,479	8,253	8,791	10,164	9,934	88,517
Net Capital Expenditure Against IAMP (Surplus)/Deficit - Existing Assets	(5,852)	(5,830)	(2,187)	(2,137)	(1,223)	(1,819)	(2,827)	(2,423)	(1,987)	(2,294)	(28,579)
Net Capital Expenditure Against IAMP (Surplus)/Deficit - All Assets	(31,027)	(16,465)	(3,157)	(2,137)	(1,363)	(1,819)	(3,168)	(4,027)	(1,987)	(2,294)	(67,444)
* Based on current projections these are currently under new modelling in 2024-25											
KPI 4 - Existing Assets	150.2%	176.7%	131.0%	127.0%	114.1%	121.5%	134.3%	127.6%	119.5%	123.1%	132.3%
KPI 4 - Total Assets	366.0%	316.6%	144.8%	127.0%	115.7%	121.5%	138.4%	145.8%	119.5%	123.1%	176.2%
Please note this statement is based on budget allocations and 100% capital program delivery, the corresponding cash flow reflects 92% capital program delivery.											

