NOTICE OF ORDINARY COUNCIL MEETING
Tuesday 18 March 2025
in the Council Chambers, 43-51 Tanunda Road, Nuriootpa,
commencing at 5.30pm.

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

Martin McCarthy
CHIEF EXECUTIVE OFFICER
THE BAROSSA COUNCIL

A G E N D A

Welcome by Mayor

1. ATTENDANCE RECORD

1.1 Members Present

Apologies

Nil

Not Present

Nil

Leave of Absence

Nil

2 CONFIRMATION OF PREVIOUS MINUTES

2.1 Minutes of previous meetings – for confirmation:

2.1.1 Council meeting held on Tuesday 18 February 2025 at 5.30pm

2.2 Matters arising from previous minutes

Nil

3 PROCEDURAL ITEMS

3.1 Petitions

Nil

3.2 Deputations/Visitors to the meeting

Volunteer Recognition - Trevor Miller has recently resigned from our Community Transport Program after 24 years
Deputation - Twin Creek Wind Farm

3.3 Notice of Motion

Nil

3.4 Questions with Notice

3.4.1 Question on Notice – Councillor Preece - Various Matters.....5

4. MAYOR

4.1 Mayor's Report 7

5. COUNCILLORS' REPORTS

Nil

6. MATTERS FOR INFORMATION

6.1 Approval of the Community Engagement Charter Amendment 10
6.2 Interim Report - Commonwealth Parliamentary Inquiry into Local Government Sustainability.....12
6.3 Northern and Yorke Local Government Associaiton - Minutes of Meeting of 21 February 2025.....13
6.4 Overview of South Australia's New Bioldiversity Bill 2025 21
6.5 Successful Grant Notification - The Rex and Community Energy Upgrades Fund Round 1 48
6.6 Proposed Regional Landscape Levy for 2025-26.....67

6.7 Sister City Update - Grapevine delegation visit to the Barossa for the Vintage Festival April 2025 70

6.8 Release of Local Government Association of South Australia Draft Strategic Plan 72

6.9 Deputation - Twin Creek Wind Farm Development - Additional Information 73

7. DEBATE REPORTS

7.1 Office of the Mayor and CEO

7.1.1 Management of Discretionary Reserve Balances 74

7.1.2 Australian Local Government Association Federal Election Platform 78

7.1.3 Community Infrastructure Development - Barossa Rams Rugby Club Incorporated Capital Contribution - Loan Funding 82

7.1.4 Community Infrastructure Development - Barossa District Football and Netball Club Incorporated (including Lyndoch Cricket Club) Capital Contribution- Loan Funding 93

7.1.5 2025 Small Towns Conference - Kapunda 106

7.2 Corporate Services, Strategy and Innovation

7.2.1 Monthly Finance Report as at 28 February 2025 113

7.3 Infrastructure and Environmental Services

7.3.1 Barossa Bushgardens - Memorial Tree 116

7.3.2 Consideration and Adoption of Committee Resolutions - Barossa Bushgardens 126

7.3.3 Open Space Resourcing 136

7.4 Development and Community Services

7.4.1 Dog Registration Fees - 2025-2026 139

7.4.2 Green Industries SA (GISA) Council Modernisation Grant Funding Opportunity 146

7.4.3 Draft Barossa Growth and Infrastructure Investment Strategy - Phase 1 151

7.4.4 Gawler River Floodplain Management Authority (GRFMA) - 2025/2026 Draft Annual Business Plan and Draft Budget 328

7.4.5 Relocation of Gallery Services during Barossa Creative Industries Centre Build Time 353

7.4.6 Budget Adjustment - Barossa Cookery Book Reserve Fund 358

8. CONFIDENTIAL REPORTS

8.1 Development and Community Services

8.1.1 Community Battery Initiative 371

9. URGENT OTHER BUSINESS

10. NEXT MEETING

Tuesday 15 April 2025 at 5.30pm

11. CLOSURE

PROCEDURAL ITEMS

3.4.1 QUESTION ON NOTICE – COUNCILLOR PREECE - VARIOUS MATTERS 25/20377

PURPOSE

To consider questions on notice provided in accordance with the Local Government Act by Cr Preece at the 18 March meeting of Council.

RECOMMENDATION

That Council receive and note the response and that the question and response be placed in the minutes.

QUESTION AND RESPONSE

Question

In regards to Barossa Park at Lyndoch who will control it and how much will the up keep be per year?

Response

Council controls and manages the site, as tabled at Council meetings over several years and covered in the various reports presented and approved regarding the funding, business case, prudential report, budget, scope, and arrangements with the State. Those using the site, be it clubs with ongoing planned utilisation or one-off ad hoc hirers, are managed through Council lease and licence policy. Specific assets at the site (such as certain sheds and/or buildings) may be under a lease arrangement with a local stakeholder club or group, who then can manage that asset at their discretion in terms of utilisation and hire arrangements subject to Council conditions. The State, as co-investor, will have access to the site for events like Gather Round.

The annual cost across the site is estimated in the plans already tabled and approved by Council, prior to approval of the project. The information is public and contained in the business case tabled and approved by Council. The current estimated increase in cost, excluding depreciation (that is the cash cost), is $255,989 in year 1 for a total estimated cost in 2025-26 (the first full year) of $352,122 and escalating annually with inflation. The following link provides the independently developed business case tabled and approved by Council in February 2024.

Question

There have been a number of dog attacks on residents recently what is the council doing to protect residents while walking in Parks and Gardens and on our footpaths?

Response

The fundamental principle of any animal ownership is the responsible management by owners. Reported attack incidents year to date in 2024-25 (12) are down on 2023-24 (15) of which 3 are person related and 9 animal to animal related. Any attacks reported are provided the highest priority response. Attacks are investigated and were the level of evidence meets the legislative standard anything from fines, dangerous dog or destruction orders are sought.

Question

When will council start work on Coulthard Reserve to rejuvenate it?

Response

There are no projects approved for Coulthard Reserve by Council or Nuriootpa Centennial Park Authority as known by Councillors therefore there is no start date nor assets identified for renewal. The area is a dry land native and passive recreation area and services are provided to that level service. If Council or the NCPA approve works in its budgets it will be scheduled in the normal annual program works.

Question

As council has various sites with water tanks for Ratepayers to draw down for firefighting ETC does council see the need to increase more Water Tanks?

Response

Three emergency tanks were previously identified as necessary to support community without potable water, whilst they can be used for firefighting purposes that is not their primary purpose. Council is not responsible for water supply in South Australia. These investments were fully funded by the Commonwealth through a prior drought assistance program.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES

Nil

Supporting references
LYNDOCH RECREATION PARK PRECINCT REDEVELOPMENT AND EXPANSION

Mayor's Report - March Meeting 2025

25/19169

MARCH

25/02/2025 Attendance at the Tanunda Show Launch at Rockford Wines.

26/02/2025 Interview with Matthew Turner, The Advertiser at Barossa Park





Photo credit by Russell Millard Photography / The Advertiser

27/02/2025 Meeting with SA Tourism Commission for a tour of Barossa Park.



Pictured with David Koch, SATC Chair and Hitaf Rasheed, SATC Executive Director Events

27/02/2025 Numerous Radio interviews – 5AA morning radio and Sports Timeslot, ABC Radio Afternoon and Drivetime timeslots.

28/02/2025 ABC Radio interview to promote the South Australian Council of Social Service (SACOSS) Regional Round Table session to be held on 3 March 2025.

3/03/2025 Invitation to provide a welcome to the SACOSS Regional Round Table for the Lower North Region with a summary of what are some of the most exciting opportunities and the most challenging social issues facing the broader region.



Pictured with Ross Womersley, SACOSS CEO and Kathy Mickan, Senior Project Officer, Disaster Resilience

3/03/2025 On Saturday 12 April, Tanunda Recreation Park will be hosting the SANFL versus VFL state clash as part of Gather Round Festival of Footy celebrations.



Pictured with Sam Jacobs, Darren Reeves, SANFL State Coach, Sam Mayes and Paul Thomas

5/03/2025 SA Vetaran's Cricket will be holding Barossa 25 tournament at the Tanunda Recreation Park in March 2025 with the Mayors XI playing the Barossa XI.





5/03/2025 The Elected Member's were invited to a tour of the newly completed Barossa Park.

MATTERS FOR INFORMATION

6.1 APPROVAL OF THE COMMUNITY ENGAGEMENT CHARTER AMENDMENT

Author: Manager Development Services
25/17162

The Community Engagement Charter was established in 2018 as part of South Australia's new planning system, to help build community trust and confidence in the planning system by providing an engagement framework which is robust and adaptable.

In June 2024, the State Planning Commission sought feedback on proposed improvements to the Community Engagement Charter, which guides public participation in preparing and amending designated planning policies, strategies and schemes.

Following public consultation, and further changes made following consultation, the Community Engagement Charter has now been approved by the Minister for Planning.

Key updates include reference to the importance of engaging diverse demographic groups, as well as improved processes for regional planning engagement and complying changes.

The Charter can be viewed on the PlanSA website - Community Engagement Charter page

ATTACHMENTS

Attachment 1 Advice from State Planning Commission - Approval of Community Engagement Charter Amendment ⇩

SUPPORTING REFERENCES

Nil.

OFFICIAL

STATE PLANNING COMMISSION

21717611

83 Pirie Street
Adelaide SA 5000

GPO Box 1815
Adelaide SA 5001

08 7109 7466
saplanningcommission@sa.gov.au

11 February 2025

Dear Stakeholder

Approval of the Community Engagement Charter Amendment

I write to advise that the Minister for Planning has adopted the Community Engagement Charter Amendment pursuant to section 45(4) of the *Planning, Development and Infrastructure Act 2016* (the Act).

This follows from the State Planning Commission preparing a Consultation Report, pursuant to section 45(3) of the Act, on the matters raised during consultation, including information about any change to the original proposal that the Commission considered should be made.

The Commission would like to thank everyone who participated in the consultation process. A total of 55 written submissions were received which reflected a range of views. All feedback was considered, and several changes and improvements were made to the final version of the Charter Amendment as a result.

The updated Community Engagement Charter and updated practitioner toolkit which support it are now live on the PlanSA website: Community engagement charter | PlanSA

The Consultation Report and associated attachments are also now live on the website (Attachment E to the Report is a “marked-up” version of the Charter showing the final changes made following consultation).

The Minister for Planning is now required to forward the Charter Amendment to the Environment, Resources and Development Committee under section 46 of the Act (Parliamentary Scrutiny).

Should you require further information, please contact PlanSA via email plansa@sa.gov.au or on 1800 752 664.

Yours sincerely

Craig Holden
Chair

saplanningcommission.sa.gov.au

SOUTH AUSTRALIA

MATTERS FOR INFORMATION

6.2 INTERIM REPORT - COMMONWEALTH PARLIAMENTARY INQUIRY INTO LOCAL GOVERNMENT SUSTAINABILITY

Author: Chief Executive Officer
25/18736

The current parliamentary inquiry has issued an interim report with various emerging themes including expanded role of local government, consequences of cost shifting and impact of eroded Financial Assistance Grants.

The interim report highlights various policy proposal, and the following link provides a link to the interim report. The Committee is now further reviewing the submissions and hearings and proceeding to a final report. It is unknown what the status of the final report will be and if it will be delivered prior to the pending Federal election. Ultimately given the current timing it no doubt will be a future Governments role to respond to any findings.

ATTACHMENTS

Nil

SUPPORTING REFERENCES

Interim report into local government sustainability

MATTERS FOR INFORMATION

6.3 NORTHERN AND YORKE LOCAL GOVERNMENT ASSOCIAITON - MINUTES OF MEETING OF 21 FEBRUARY 2025

Author: Chief Executive Officer
25/19151

The minutes of the ordinary meeting of the Northern and Yorke Local Government Association of 21 February 2025 are hereby tabled for Council information.

ATTACHMENTS

Attachment 1 Minutes of 21 February 2025

SUPPORTING REFERENCES

Nil

NORTHERN AND YORKE LOCAL GOVERNMENT ASSOCIATION

Minutes

Ordinary Board Meeting 21st February 2025

Adelaide Plains Council

Council Chamber, 1 Redbanks Road, Mallala

OPENING OF MEETING

The President Mayor Rodney Reid opened the meeting at 10.03 am and welcomed all attendees.

ACKNOWLEDGEMENT OF COUNTRY & WELCOME

Mayor Wasley also welcomed everyone to the meeting on behalf of the Adelaide Plains Council and provided an Acknowledgement of Country paying his respects to the Kaurna people of the Adelaide Plains; the traditional custodians whose ancestral lands we gathered on. He acknowledged their cultural beliefs and their past, present and on-going connection to the land.

1 ADMINISTRATIVE MATTERS

Present:

Mayors: Rodney Reid, Mark Wasley, Bill Gebhardt, Leonie Kerley, Sue Scarman, Ken Anderson, Allan Aughey, Bill O'Brien, Roslyn Talbot, Ken Anderson, Grant Chapman, Darren Braund, Leon Stephens (online), Stephen McCarthy (online).

CEOs: Paul Simpson, Richard Dodson, Darren Starr, Henry Inat, Dylan Strong, Sean Holden, David Stevenson.

Others: Bridget Ransome (N&YLGA), Angela Ruddenklau (PIRSA), Hon Tony Piccolo MP, Issaac Solomon, Michael French, Dr Amanda Taylor (online), Professor Deborah Turnbull (online), Anthony Fox.

Welcome

Mayor Wasley gave a presentation outlining the challenges that the Adelaide Plains Council has faced in relation to the dispute over appointment of elected members via the electoral commission, advising that the cost to Council has been $90,000 in legal fees to date.

Mayor Wasley also reported on the growth being experienced in the Adelaide Plains region, which has created issues around lack of infrastructure to meet the demands of the growth and the provision of potable water which is hindering progress.

The presentation also included details of the Two Wells main street development incorporating the establishment of a major supermarket and other services; the doubling of the Gracewood housing development; Eden and Liberty housing developments; and the expansion of the local Xavier College which now sees over 1,000 pupils enrolled.

With the anticipated growth and more expansion expected, it is also anticipated that the town of Mallala will be a very different township in the coming years.

1.1 Apologies

Mayor Bim Lange, Mayor Ruth Whittle, Desley Culpin, Peter Ward, Martin Borgas, Martin McCarthy, Andrew Cameron, Peter Ackland, James Miller.

1.2 Leave of Absence Nil

1.3 Conflict of Interest Nil

1.4 Previous meeting minutes Northern and Yorke LGA

The minutes of the Special Meeting held on 9th December 2024 had been distributed.

Motion: That the minutes of the Northern and Yorke Local Government Association Special Meeting held on 9th December 2024 and Circular Motion held on 20 December 2024 be confirmed as a true and correct record.

Moved: Mayor Aughey Seconded: Mayor Scarman CARRIED

1.6 N&YLGA Action List

N&YLGA Meeting – 7 June 2024

Item	Topic	Action	Status	Comment
4.2	Advocacy Plan / consultation with member councils Roads / Transport Plan	The CEO is currently visiting councils to gain a better understanding of their needs in relation to advocacy. HDS has been appointed as consultants and conducted their first workshop on 30th January 2025	On-going On-going	Refer agenda item 4.5
4.7	Forums	Waste	On-going	Date set for CWMS workshop 18th February 2025

DRAFT

1.7 Report Title: Deferred / Adjourned Items Nil

2 PRESENTATIONS

2.1 2025 Small Town Re-Invention Conference

Hon Tony Piccolo MP presented on the 2025 Small Town Re-Invention Conference being held at Kapunda in September this year. Delivered by the Bank of I.D.E.AS. with a focus on sustainability through economic development. The conference will involve showcasing small communities (townships of 5,000 people or less). It was noted that the Northern & Yorke region has a number of small communities, some doing well, some struggling.

The conference will showcase townships and will include a range of speakers, and a range of examples of town re-invention. The focus of the event is to develop and grow a community of leadership to energise local townships. The event is scheduled from 22nd-27th September this year and will be based out of the Kapunda Football Club.

The content will include masterclasses; tours; and councils will be invited from across the mid-North to become involved and to showcase their communities e.g. Light Regional Council arts and tourism. Hon Tony Piccolo invited councils to consider participating in this event and confirmed that the State Government has agreed to become a sponsor.

As well as the conference there is a proposal to create a Community Leaders Program in a lead up to the conference to create local empowerment and build capacity in regional communities.

Attendance is encouraged by mayors, council staff and any members of the community, and regional stakeholders. The organisers seek to provide a manageable registration fee to encourage local attendance.

2.2 Equip Psychological Well-being Project

Dr Amanda Taylor and Professor Deborah Turnbull presented on the Equip program, 'Helping Rural Communities Prepare for Natural Disasters.'

The Equip project is a community-based program designed to improve mental health and psychological well-being in regions impacted by weather events.

The Equip project was originally conducted in New South Wales as a pilot program. The content and delivery goes well beyond disaster recovery as it is about proactive mental health awareness to support regional communities so they can prepare, withstand and adapt to major impacts.

It was noted that in the development of many disaster recovery projects, the psychological piece is often ignored. The Equip program is flexible and community led. The project will train local facilitators and is funded for 5 years. The intention is to employ a local community member to be able to connect locally to meet the needs of each community. Workshops can be run locally to the community members.

The program is structured so that skills learned are embedded over the longer term. With a key focus on physical preparedness and knowing how to respond both for acute and sub-acute events. In this way it makes it more relevant and accessible.

Equip is a research project, so there will be some surveys and communications throughout the project, with funding available for New South Wales, Western Australia and South Australia; there is capacity for 3 locations in South Australia.

The project includes built in incentives for local people to be compensated for their time. A local advisory group will be established for each site, to ensure things are flowing and a local person will be employed to run the project.

Overall, the intended outcome of the project is to increase resilience and increase preparedness as a result of natural disasters. The long-term goal is to also develop on-going local partnerships, ensuring that there is continuation of activities that meet community needs.

2.3 Childcare Model Yorke Peninsula

Michael French presented a model of childcare centres based on his experience as a Registered Training Organisation, with a focus on Early Learning Training which led him to connect with the Yorke Peninsula Council.

The emphasis of the model in Yorke Peninsula was to create a strong partnership approach in establishing, opening and operating new childcare centres. The model also has an emphasis on local workforce creation needs being a key feature of success.

It was noted that it is imperative from the start for regional spaces to access the local community to be trained up to work in local childcare centres.

The key drivers of success, despite the high cost of infrastructure was the need to have shared risk between local government and a private operator. As a training provider that supports workforce creation, it was essential from the start to conduct staff training in a local face-to-face scenario, to ensure practical based training within the community.

Over an 18-month period In Minlaton, 121 childcare places created, 68 staff employed, 200 families have accessed the service which has included $1.8m of wages flowing through to the local economy.

Michael French added that a shared services model through Early Learning Centre, allowed community services to be brought back into the community, e.g. delivering diabetes information, GP attendance and appointments etc. there are a variety of ways to use these facilities for optimum local community benefit.

He noted that one size does not fit all but the model can be replicated, e.g. the hub and spoke model of service delivery where an approved provider can run the service from a central office which can provide all administration aspects as a type of 'back office,' so local centres can focus on local delivery.

This concept also considers when a key staff member leaves, centralised support can ensure continuity of childcare service delivery.

The hub and spoke model can be done in a regional area and with proper planning the service can open when it needs to open. It was noted that the break-even requirement to run childcare should not go below 20 children per day with the largest costs being wages followed by rent.

Meeting adjourned 11.02 am

Moved: Mayor Reid Seconded: Mayor Gebhardt CARRIED

Meeting re-commenced at 12.09 pm

Moved: Mayor Reid Seconded: Mayor Gebhardt CARRIED

3 REPORTS FOR INFORMATION

3.1 Audit & Risk Management Committee

Motion: That the Northern and Yorke Local Government Association receives and notes the Draft Audit and Risk Management Committee Minutes.

Moved: Mayor Kerley Seconded: Mayor Scarman CARRIED

3.2 Executive Committee

Motion: That the Northern and Yorke Local Government Association receives and notes the Draft Executive Committee Minutes.

Moved: Mayor Anderson Seconded: Mayor Talbot CARRIED

3.3 Review of Road Transport Plan

Motion: That the Northern and Yorke Local Government Association receives and notes the update of the Review of the Road Transport Plan.

Moved: Mayor Wasley Seconded: Mayor Kerley CARRIED

4 REPORTS FOR DECISION

4.1 N&YLGA Finance Report Budget Review 3 / 2024-25

Motion: That the Northern and Yorke Local Government Association receives and approves the N&YLGA Finance Report, Budget Review and recommendations.

Moved: Mayor Anderson Seconded: Mayor Chapman CARRIED

DRAFT

4.2 2025 Small Town Re-Invention Conference

Motion: That the Northern and Yorke Local Government Association approves the sponsorship of the 2025 Small Town Re-Invention Conference to an agreed amount of $2,000. N&YLGA CEO Bridget Ransome to provide in-kind support to the Conference.

Moved: Mayor O'Brien Seconded: Mayor Reid CARRIED

4.3 2025 ALGA Conference

Motion: That the Northern and Yorke Local Government Association approves the CEO of N&YLGA Bridget Ransome to attend the 2025 ALGA Conference and report back to all councils relevant information from the conference.

Moved: Mayor Talbot Seconded: Mayor O'Brien CARRIED

4.4 Economic Development Australia Membership

Motion: That the Northern and Yorke Local Government Association approves membership in Economic Development Australia for N&YLGA CEO Bridget Ransome.

Moved: Mayor Talbot Seconded: Mayor Scarman CARRIED

5 MOTIONS AND QUESTIONS

5.1 Motion of which notice has been given

Motion: That in recognition of the fact that Adelaide Plains Council (APC) will be out of pocket on a court matter affecting the sector more broadly, namely the Court of Disputed Returns determination into the 2022 periodic elections error, that the Northern and Yorke Local Government Association lobby SAROC to ensure APC is duly compensated for the balance of the outlay not reimbursed through the costs order issued by the court.

Mayor Talbot asked if Mayor Wasley was disputing the court's decision or wanting reimbursement of funds. Mayor Wasley explained that we need to lobby the LGA to support the council with finance, that this should not be coming from individual councils.

Mayor Aughey commented that the Electoral Commission provides professional services, and we expect consultation from them. Mayor Wasley added that the commission does not just conduct local government elections, they are responsible for other types of elections e.g. State elections.

It was recommended that a letter of encouragement be sent to SAROC to pursue something with the LGA, to recover some of the cost.

Moved: Mayor Wasley Seconded: Mayor Stephens CARRIED

DRAFT

5.2 Motions without notice

Nil

5.3 Questions with notice

Nil

5.4 Questions without notice

Nil

6 MEMBERS' COMMUNICATION

6.1 Chairperson's Report

Motion: That the Chairperson's report for February 2025 be received and noted.

Moved: Mayor Scarman Seconded: Mayor Aughey CARRIED

6.2 Members' Update

7 ANY OTHER BUSINESS Nil

8 CLOSE – NEXT MEETING

The meeting closed at 12.43 pm.

Next Meeting: Friday 6th June 2025 at 10.30am to be hosted by Orroroo Carrieton Council (venue to be advised).

DRAFT

MATTERS FOR INFORMATION

6.4 OVERVIEW OF SOUTH AUSTRALIA'S NEW BIOLDIVERSITY BILL 2025

Author: Senior Environmental Officer
25/19253

The South Australian Government is proposing a new Biodiversity Act that will replace the *Native Vegetation Act 1991* entirely and the wildlife components of the *National Parks and Wildlife Act 1972*. This will become the overarching piece of legislation that will protect biodiversity in South Australia. The State Government went out for consultation between 21 January – 18 February 2025 which did not provide sufficient time for Council to provide direct feedback. However, the LGA prepared an unendorsed submission with key themes due to the time constraints.

This is a significant legislative change which will influence how Council applies the *Planning, Development and Infrastructure Act 2016* (PDI). The LGA remains concerned that the findings and recommendations from the 2023 Expert panel for the Planning System Implementation Review have not resolved conflicting Policy issues between the PDI Act and the NV Act which represents a missed opportunity in the development of this Biodiversity Bill. Therefore, this will continue to create additional administrative burden in the system as applicants and regulators alike will struggle to interpret the various intersecting rules.

Background
Having a strong Biodiversity Act is important, as biodiversity loss and ecosystem degradation continue to worsen, despite several South Australian Acts (*National Parks and Wildlife Act 1972, Native Vegetation Act 1991, Landscape South Australia Act 2019, Wilderness Protection Act 1992)* aimed at protecting biodiversity. These multiple pieces of legislation create complexities due to a lack of cohesion and consistency, and they often overlap with other departments' work in Council and State Government. According to the State of the Environment Report by the Environment Protection Authority, our nation has one of the highest extinction rates, with biodiversity loss and the changing climate causing cascading effects on ecosystems. Biodiversity loss reduces an ecosystems' ability to adapt.
Council's endorsed Roadside Vegetation Management Plan 2023-2026 is a key strategy to preserving biodiversity on roadsides and road reserves in the Barossa, with the Barossa Bushgardens also playing a key role in educating our community about the importance of biodiversity and the provision of local, native plants to restore and revegetate the region.

Possible risks of the new Bill proposed
Some of the key risks to Council's that the LGA have raised to State Government in their unendorsed submission have been summarised below, with the full LGA response included as attachment 1. Administration support this feedback provided.

- Continued ambiguity and confusion where the proposed new Biodiversity Act intersects with the PDI Act,
- Disproportionate impact to regional townships and regional economic development objectives,

- Compromised Community representation, that is currently strong and facilitated through key and relevant peak bodies, if the sole powers are granted to the Minister,
- Increased administrative loads for Council's if the definition of 'native plant' in the Bill is unnecessarily expanded (not all native plants need protecting),
- Increased complexity for local Councils to manage if Schedule 2 definition of 'infrastructure' is expanded to include stormwater infrastructure, roadside plant management, bushfire safety, and fungi and algae, and
- Insufficient control and compensation to Council's if the Minister is given powers to appoint Authorised Officers directly or enforce their appointment.

Summary

Preservation of biodiversity is not just an environmental concern; it's a matter of human wellbeing and is critical to sustain our plant and ourselves. Council's endorsed Roadside Vegetation Management Plan and investment in the Barossa Bushgardens demonstrates Councils commitment to valuing local biodiversity. It is important that the State has a coordinated and strong position about biodiversity that favours protecting our local native vegetation, wildlife and ecosystems and considers economic development. The LGA strongly represented to the State Government that insufficient time was provided to Councils to consider this important new Bill.

Administration will continue to monitor the proposed legislative changes and support the LGA with providing practical examples if further opportunities to engage with the Department for Environment and Water (DEW) are afforded. Administration will monitor this Bill and provide further updates as information becomes available.

ATTACHMENTS

Attachment 1 LGA submission to consultation of the Biodiversity Bill February 2025 ⇩

SUPPORTING REFERENCES

Helping local government
build stronger communities.



Biodiversity Bill

Submission - February 2025

lga South Australia

Document Set ID: 831417
Version: 16, Version Date: 13/02/2025

**Helping local government
build stronger communities.**

Contents

Executive summary **2**
Consultation process **5**
LGA submission **5**
Objects, Principles and General Duty 6
Statutory bodies 8
Funds 10
Significant environmental benefit offsets 12
Planning system 14
Roads 15
Native plants 18
Schedule 2 18
Native animals 21
Enforcement 21
Other matters 23
Conclusion 23

Document Set ID: 831417
Version: 16, Version Date: 13/02/2025

**Helping local government
build stronger communities.**

Executive summary

LGA welcomes the opportunity to provide commentary on the exposure draft of the proposed Biodiversity Bill[1] (the Bill). We appreciate the contemporary regulatory framework that makes this legislation easier to read and navigate. LGA has a range of recommendations to strengthen the Bill and to reduce the potential for unintended consequences for the local government sector.

As the peak body proudly representing 68 councils across South Australia and the Anangu Pitjantjatjara Yankunytjatjara, we champion the needs of our members every single day. With a focus on leadership and representation, our work is driven by a shared passion for making a difference in the lives of South Australian communities.

Through this submission, we outline our recommendations and insights to ensure the Bill delivers a balanced and effective framework for biodiversity management.

As the Bill proposes to absorb the existing *Native Vegetation Act 1991* (NV Act), and all wildlife components of the *National Parks and Wildlife Act 1972* (NPW Act), this will become the overarching piece of legislation protecting biodiversity in South Australia. LGA has a keen interest in native vegetation legislation and has advocated for a substantive review of the NV Act, to effectively resolve longstanding policy conflicts across a range of portfolios.

Through the development of a new Biodiversity Act, our sector remains an advocate for a holistic biodiversity management process that is simple and transparent in application for those administering the Act, decision makers and those seeking to make application for clearance.

We know ongoing biodiversity decline threatens the sustainability and prosperity of our regions. A sophisticated approach to biodiversity conservation and enhancement is needed to ensure the system is balanced and enables our communities to adapt, thrive and grow.

The following statements summarise our submission with full commentary and recommendations set out in the remainder of the submission.



Objects, principles and general duty

LGA strongly urges the state government to adequately consult directly with affected local councils in metropolitan Adelaide where the Bill proposes to expand the spatial application to include 'public land'. Given the limited experience in applying the current NV Act in these locations, it is essential to

[1] South Australia's Draft Biodiversity Bill | YourSAy

Document Set ID: 831417
Version: 16, Version Date: 13/02/2025

**Helping local government
build stronger communities.**

understand the information and training needs across the local government sector.

The state government must also find ways in the objects and principles of the Bill to resolve competing policy aims, such as economic development, road safety and function, and planning alongside protecting and enhancing biodiversity, in an effective way to address community expectations.

While we do not oppose the introduction of a General Duty, the Bill should ensure councils can still act in the interests of public safety.



Statutory bodies

LGA seeks the ability to make nominations direct to the Minister for appointment to the Biodiversity Council and Native Plants Clearance Assessment Committee (NPCAC).



Funds

LGA supports measures to increase accountability and transparency of the new Restoration, Conservation and Administration funds, including mandated Parliamentary reporting on how funds are spent across the state and for what purpose.

Non-administrative funds collected should be used to maximise on-ground benefit for biodiversity conservation and protection in South Australia.

LGA opposes any increase in administrative fees that are likely or will go toward general administrative activities of DEW.



Significant environmental benefit scheme

Consideration should be given to exclude application of the Biodiversity Act in regional townships, to support regional economic development objectives.

The local government sector should also be actively engaged in development of the new significant environmental benefit (SEB) scheme.

LGA recommends the Bill be aligned with other environment protection legislation and provide an avenue of merits appeal.



Planning system

Greater consideration should be given to resolve longstanding policy conflicts between the *Planning, Development and Infrastructure Act 2016* (PDI Act) and

Document Set ID: 831417
Version: 16, Version Date: 13/02/2025

**Helping local government
build stronger communities.**

the NV Act as recommended by the Expert Panel for the Planning System Implementation Review.

Roads

LGA supports the development of new guidance under the Biodiversity Act that simplifies and clarifies the approach to roadside plant management while prioritising the safe movement of people and goods across our road network throughout the state.

This work should be led by a working group of experts from across multiple disciplines including biodiversity, road management and maintenance (state and local), road safety and regional landscape boards.

Liability

LGA strongly recommends liability aspects be addressed through targeted amendments to the Bill, including provision for statutory indemnities to councils that are consistent with existing obligations under the section 7(d) of the *Local Government Act 1999* (LG Act).

Schedule 2

Changes are recommended to Schedule 2 of the Bill addressing stormwater infrastructure, roadside plant management, safety, and fungi and algae as contained in this submission. This should be done along with permitting councils to assess and determine what is maintenance pruning on a case-by-case basis, assisted by experienced arboriculture experts.

Native animals

LGA supports aspects of the Bill designed to provide more targeted and effective frameworks for the management of impact causing native species, including permissible control activities which do not require a permit.

Enforcement

Appropriate statutory immunities must be provided for authorised officers, who are employees of a local council, where an honest act or omission in the discharge of duties leads to a civil liability by an individual authorised officer.

Any council employees the Minister may wish to appoint as authorised officers must be with the consent of council and with appropriate remuneration for these services.

Document Set ID: 831417
Version: 16, Version Date: 13/02/2025

**Helping local government
build stronger communities.**

Consultation process

This submission has not been endorsed by the LGA Board as the consultation timeframes provided by state government did not allow for this process to occur. Therefore, this is a provisional submission prepared by LGA and is informed by:

- existing policy positions of the local government sector in relation to native vegetation.
- limited feedback heard from members during the consultation period.
- analysis of matters that are likely to be consequential to the local government sector by way of additional resourcing, cost, administrative or other impacts.

LGA thanks officers from the Department for Environment and Water (DEW) for their webinar presentation to the local government sector on the development of the Bill, held on 29 January 2025.

LGA observes that consultation timeframes provided by the state government are increasingly ambitious, with many consultation processes on legislative reforms or statewide strategies only allowing four weeks for commentary and submission, including for this Bill.

This is concerning because often items for consultation are complex, multi-faceted and require consideration and thought of the practical application in real world settings. LGA regularly requests a minimum eight week consultation period so that we have adequate time to consult with our members and their communities on the issues raised.

LGA submission

Through developing the Bill, and its proposed framework for administering biodiversity conservation in South Australia, LGA advocates for the state government to resolve longstanding policy conflicts and provide clearer paths for both local and state governments to balance key objectives to:

- enable the provision of safe and functional access to road infrastructure and the corresponding cost-effective maintenance requirements.
- undertake economic development functions to allow our communities to develop, thrive and grow.

Noting the Bill proposes to absorb other legislation, by way of background, LGA made a submission[2] to the process commenced in mid-2024 on Amendments to the NV Act[3]. In

[2] LGA Native Vegetation Act Review - Submission - June 2024
[3] Amendments to the Native Vegetation Act 1991 | YourSAy

Document Set ID: 831417
Version: 16, Version Date: 13/02/2025

**Helping local government
build stronger communities.**

addition, in 2021 LGA also made a submission[4] to the Inquiry into the operation of the NV Act which was held by the Natural Resources Committee of the Parliament of South Australia. Both these submissions remain relevant to the development of this Bill.

Objects, Principles and General Duty

Operation of the Act

Section 6(1) of the Bill provides that subject to that section, the Act applies to the whole of the state. Section 6(2) then provides that in relation to the clearance of native plants (that do not comprise critical habitat), the Act:

> *'…only applies to land (whether public land or otherwise) within the regulated clearance area specified in Schedule 1 and to public land outside the regulated clearance area.'*

Schedule 1 replicates the context of the current NV Act. However, bringing in 'any public land outside of the regulated clearance area' provides a significant expansion of the operation of the Biodiversity Act. The term 'public land' is defined in section 3(1) of the Bill to include community land (within the meaning of the LG Act), and land reserved for, or dedicated to, public purposes. As such, this will have the effect to considerably expand the spatial application of clearance controls to include land not currently controlled.

The underlying principle behind this change may be supported by some of our metropolitan members, who already voluntarily choose to preserve and maintain urban tree canopies and have, alongside LGA, advocated for the introduction of the Urban Greening Strategy[5].

However, the proposed change also provides challenges that must be addressed. The effect of this change will be to bring into this Act, public land within those councils whose areas fall within the Hundreds of Adelaide, Munno Para, Noarlunga, Yatala and Port Adelaide. This will affect just under one third of our member councils, which may never have previously had any interaction with the operation of the NV Act.

We urge the state government to seriously consider and consult directly with these affected councils on:

- what resources may be required to provide adequate clear information and guidance for officers within these council areas who will, for the first time, need to navigate this regulatory framework. This could include DEW delivered training modules, information sessions, training videos, written guidance and/or other guidance materials etc. Consideration could also be given to utilising LGA's strategic partnership with Local

[4] LGA Inquiry into the Native Vegetation Act - Submission - July 2021
[5] Urban Greening Strategy for metro Adelaide | Green Adelaide

Document Set ID: 831417
Version: 16, Version Date: 13/02/2025

Government Professionals South Australia[6] to help deliver some suitable training and information.

- activities that councils must undertake, such as management and maintenance of both open spaces and road corridors, including holistic tree management by arborists (for example, Marion council has a Tree Asset Management Plan[7], how might documents such as this be affected by the application of the Biodiversity Act?).
- liability aspects of councils and in particular the dual responsibilities that councils have under section 7(d) of the LG Act[8] '…to take measures to protect its area from natural and other hazards and to mitigate the effects of such hazards…' and comply with the current NV Act (and moving forward the proposed Biodiversity Act). LGA has previously advocated for bespoke liability issues that affect councils to be considered within the legislative drafting process[9].
- the interaction of this proposed change with the existing 'Community Land' provisions of Chapter 11 of the LG Act, which sets out a complex regulatory scheme for the management of community/public/council-owned land and proposals to change its use.

Further commentary is made in the remainder of this submission about the interaction of other sections of the proposed Biodiversity Act and where the Act itself is proposed to apply across South Australia.

Of further note, the Governor's power to exclude parts of the state by regulation [Schedule 1, clause 1(3)] only apply to the definition of 'regulated clearance area'. As such, this power will be ineffective to exclude areas which are outside the regulated clearance area. For example, new 'public land' areas captured in metropolitan Adelaide for the first time under such legislation. It is unclear if this is by design and may leave a gap in the legislative framework where the state government will be unable to recommend a change be made without a subsequent amendment Bill, even if there is a strong evidence-based case why this may be required after the Act is adopted.

Recommendation 1

The Biodiversity Act proposes to expand the spatial application to include 'public land' across South Australia. LGA strongly urges the state government to adequately consult directly with affected local councils in those areas where there is likely limited

[6] LG Professionals SA - Home
[7] Tree Asset Management Plan | City of Marion
[8] Local Government Act 1999 (legislation.sa.gov.au)
[9] LGA Native Vegetation Act Review - Submission - June 2024 (page 8)

Document Set ID: 831417
Version: 16, Version Date: 13/02/2025

**Helping local government
build stronger communities.**

experience in the application of the current NV Act, to understand and deliver training across the local government sector in applying the proposed Biodiversity Act.

Objects and principles

Through the development of a new Biodiversity Act, LGA remains an advocate for a holistic biodiversity management process that is simple and transparent in application for those administering the Act, decision makers and those seeking to make application for clearance. To this end, LGA does not oppose the objects and principles outlined in the Bill.

However, we would also like to see an acknowledgement that state government has a duty to resolve potentially competing policy objectives in an effective way by seeking to balance and consider competing community priorities.

LGA also makes commentary throughout this submission where improvements can be made to the Bill to better support real world outcomes this legislation seeks to achieve.

Recommendation 2

LGA does not oppose objects and principles of the Bill. However, submits that state government must find ways to resolve competing policy aims in an effective way to address community expectations.

General Duty

LGA understands the General Duty which will apply under the proposed Biodiversity Act, is likely to operate in a similar manner to general duties under other legislation such as the *Environment Protection Act 1993* (EP Act) and the *Landscapes South Australia Act 2019* (LSA Act). On this basis, LGA does not oppose this measure to support the objects and principles of the Act.

The General Duty should not inhibit councils pursuing other activities preserving public safety, that are required or contemplated by statute.

Recommendation 3

LGA does not oppose the introduction of a General Duty in the Bill but seeks to ensure councils can still act in the interests of public safety.

Statutory bodies

LGA notes the intent to establish several new statutory bodies to assist in administering the Act, including a Biodiversity Council, a Native Plants Clearance Assessment Committee

Document Set ID: 831417
Version: 16, Version Date: 13/02/2025

**Helping local government
build stronger communities.**

(NPCAC), a First Nations Expert Biodiversity Committee (FNEBC) and a Scientific Committee. With their roles further described in the Explanatory Guide to the Bill[10].

With the establishment of each of these bodies, the Bill as drafted only outlines the proposed composition of a skills-based Biodiversity Council (section 15), and that consultation will occur with peak bodies, such as LGA, on these appointments. The Bill does not prescribe how this consultation will occur. The required skill sets and appointment processes for the remainder of statutory boards under the Biodiversity Act are proposed to be prescribed later by regulation (sections 18, 21 and 24).

LGA continues to advocate for a process that enables it to have meaningful engagement in appointments to boards under the proposed Biodiversity Act, including in particular the Biodiversity Council and NPCAC.

Enabling this at an initial point of contact within the legislation ensures that a diversity of view points from a range of areas including expertise in local governance, is incorporated into significant and strategic decision making across the state; especially where policy settings are likely to impact the local government sector in consequential ways.

LGA's first preference is to retain the ability to make nominations direct to the Minister for appointment to both the Biodiversity Council and NPCAC. This is an advocacy position that is shared by the Conservation Council SA and Primary Producers SA, which under the Bill as drafted, are similarly disadvantaged by these changes.

If looking to other examples where LGA is consulted on similar board appointments, section 15(5) of the LSA Act outlines that peak bodies, such as LGA, must be provided 21 days to make a submission to the Minister in relation to proposed appointments to regional landscape boards. In practise[11], bringing in LGA for consultation at a point where the Minister is already well advanced in considering the respective nominees, and by only providing minimal information about these nominees (in most cases just their name), limits the ability of LGA to provide meaningful input into this process.

Therefore, LGA advocates for a different consultation model to be considered for statutory bodies to be constituted under the Biodiversity Act. If the Bill is passed in its current form, LGA then seeks further opportunities to make representation to both the Minister and DEW to:

- develop a meaningful engagement process for consultation with LGA and other peak bodies on appointments to the Biodiversity Council.

[10] South Australia's Draft Biodiversity Bill | YourSAy – see link to Explanatory Guide (page 12)
[11] For example, with the current process for appointments to regional landscapes boards.

Document Set ID: 831417
Version: 16, Version Date: 13/02/2025

- make representations and recommendations for inclusion to the proposed regulations outlining the required skill sets and appointment processes for the remainder of statutory boards under the Biodiversity Act.

Recommendation 4

LGA strongly advocates to retain the ability to make nominations direct to the Minister for appointment to the Biodiversity Council, and to include provision for LGA to make nominations for appointment to the NPCAC.

Recommendation 5

We advocate for a process that enables us to have meaningful engagement through appointments to all statutory bodies constituted under the proposed Biodiversity Act.

Funds

LGA notes the intent to establish several funds to support the administration of the Biodiversity Act:

- the Biodiversity Restoration Fund (previously the Native Vegetation Fund).
- the Biodiversity Conservation Fund (previously the Wildlife Conservation Fund).
- the Biodiversity Administration Fund (new).

In general, the LGA seeks transparency and accountability over the collection and expenditure of all funds collected by the state government, including new funds and funds that will serve similar regulatory functions as previous funds (e.g. in the case of the above proposed funds). LGA supports measures to increase accountability and transparency of fund use through mandated Parliamentary reporting (or other reporting as appropriate). LGA also supports measures to provide transparent reporting about how, what and where funds are spent across South Australia for the promotion of positive biodiversity outcomes.

LGA also advocates for the use of the bulk of the funds, and in particular all of the funds collected under the proposed Biodiversity Restoration Fund, to be applied to the maximum direct on-ground benefit to remediate native vegetation/native plants in South Australia.

LGA notes that one of the key income streams for the new Biodiversity Restoration Fund, will be from the payment of significant environmental benefit (SEB) offsets. This is likely to be carried over in the main from the NV Act. However, the Bill requires the development of a new biodiversity policy in relation to SEBs. LGA makes further commentary on this below.

In using funds from both the Biodiversity and Conservation Funds, LGA recommends the state government consider how best to partner with councils in co-design and co-delivery of on-ground programs for the benefit of communities across the state.

Document Set ID: 831417
Version: 16, Version Date: 13/02/2025

**Helping local government
build stronger communities.**

During LGA's 2024 consultation with members on native vegetation matters, some member councils observed that where they had contributed to the (current) Native Vegetation Fund (in the form of an SEB offset), communities were often keen to see how this money was proactively used for an on-ground benefit, within the relevant region and for the direct benefit of the local community. LGA supports measures in the Bill for this to occur.

The Bill separates the funds for administrative purposes from those funds collected for direct on-ground biodiversity benefit works, which is an improvement on the current NV Act. However, the creation of the proposed Biodiversity Administration Fund provides new powers to levy fees for administrative purposes, by permitting the NPCAC to determine amounts in respect of administration, monitoring and enforcement measures, actions or requirements to achieve a significant environmental benefit (SEB) offset. It is unclear from the Bill whether increased administration fees may be payable under the new Biodiversity Act in respect of an application for clearance.

We seek further clarity from state government about the proposed process for administrative fee setting under the Bill.

The Bill does not propose other mechanisms to generate revenue or levies to support any additional administrative or other activities that may now be in scope of the Biodiversity Act that were previously not within scope of the NV Act. As such, there is concern the Biodiversity Administration Fund may be used as a mechanism to raise these funds if needed. This has the ability of directly and disproportionately affecting those applying for land clearances, and this will only occur in areas where the Biodiversity Act itself is now to apply. This would be an unfair approach, particularly in regional locations, and for councils which own and/or maintain 'public land'.

Recommendation 6

LGA supports measures to increase accountability and transparency of fund use through mandated Parliamentary reporting, including how funds are spent across the state and for what purpose.

Recommendation 7

LGA advocates for non-administrative funds collected to be used to maximise direct on-ground benefit for biodiversity conservation and protection.

Recommendation 8

LGA opposes any increase in administrative fees that are likely or will go toward general administrative activities of DEW, noting some administrative fees may be required for certain activities to support the administration of the Act. These should be minimal.

Document Set ID: 831417
Version: 16, Version Date: 13/02/2025

**Helping local government
build stronger communities.**

Significant environmental benefit offsets

The operation of the significant environmental benefit scheme (SEB policy) is inherently linked to both the collection and use of funds collected in the administration of the Biodiversity Act and the consideration of where the Act itself applies (as outlined under 'Operation of the Act' above).

Section 161 of the Bill outlines that the Minister may make a range of biodiversity policies for the purpose of the Act. With section 161(4)(c) relating to a policy on significant environmental benefit scheme (the SEB Policy) which must be made by the Minister. The Bill does not go into details about how this SEB Policy will be crafted and implemented, beyond high level statements that an SEB may be achieved through measures by an individual or third party, or by applying a value for the environmental offset.

As outlined in detail in LGA's submission[12] to the process commenced in mid-2024 on Amendments to the NV Act[13], LGA advocates for native vegetation overlays (and consequently now, biodiversity overlays) to be considered as part of a strategy to seek proactive engagement within current regional planning processes being run by the State Planning Commission[14], in partnership with the local government sector.

The six regional plans (Kangaroo Island, Yorke and Mid North, Eyre and Western, Far North, Limestone Coast and Murray Mallee) will set the direction for future planning and development of regional South Australia.

Part of this engagement and review could also consider whether to provide an exclusion of the application of the NV Act (and consequently now, the Biodiversity Act) in a 'township' (as defined in section 4 of the LG Act). This approach would need to provide adequate protections:

- for preserving and maintaining existing areas of strategic remnant native vegetation within townships.
- against rezoning of townships for the purpose of avoiding the native vegetation or biodiversity overlays.

This approach needs to be considered in conjunction with reviewing the current regulatory framework of the NV Act, which the LGA contends is not fit for purpose for adoption under the Biodiversity Act as it:

[12] LGA Native Vegetation Act Review Submission June 2024 (see page 14 – 19)
[13] Amendments to the Native Vegetation Act 1991 | YourSAy
[14] Plan SA - Digital Regional Plans

Document Set ID: 831417
Version: 16, Version Date: 13/02/2025

- requires most applications to be assessed by experts who are accredited by the regulator, being the Native Vegetation Council (NVC) (with administrative support from DEW). This could arguably be seen as stifling the ability for those experts to provide frank and fearless advice about the true context and value of the respective individual parcel of land with remnant vegetation, for the risk of removal of accreditation for this purpose.
- effectively prohibits the NVC from making a decision which is 'seriously at variance' to the Principles of Clearance [section 29(1)(b) of the NV Act], even where it may arguably be of most holistic community benefit to do this.
- provides no ability within the NV Act itself for an appeal or review process, leaving applicants with limited options to attempt to reach a resolution.

The Bill will allow applicants to receive feedback (section 53) and resubmit a clearance application for further assessment (section 48), in lieu of a formal review process for decisions made by the NPCAC. While this may go some way to improving transparency, a right of merits appeal would help to ensure administrative decision-makers remain accountable for decisions. In this way, the Bill remains an outlier in terms of equivalent environment protection legislation. For example, the EP Act, the LSA Act and the PDI Act, all of which provide an avenue of merits appeal against decisions made in relation to applications for consent or permission under the relevant Act.

Further, it will not address the fundamental issues with the current SEB scheme. The current Policy for an SEB[15] and Guide for calculating an SEB[16] are lengthy and complicated and can only be understood and applied by consultants (at considerable cost).

LGA submits that a regulatory system under the Biodiversity Act would work more effectively if it was simplified so that decision-making about whether a clearance should or should not proceed, could be undertaken by appropriately trained and experienced officers, with clear and simplified guiding documentation/instructions. What this would do is enable greater confidence in the system that it is working to both achieve the objectives of the Biodiversity Act, while providing avenues for legitimate developments to proceed where a clear community benefit outcome is certain.

Further, in the case of the local government sector, a simplified process enables these outcomes to be more readily understood by local government elected members, administrative officials and the communities they serve. This will increase transparency and confidence in the SEB scheme.

[15] Native Vegetation Significant Environmental Benefit Policy - 1 July 2020
[16] Native Vegetation Significant Environmental Benefit Guide - 1 July 2020

Document Set ID: 831417
Version: 16, Version Date: 13/02/2025

**Helping local government
build stronger communities.**

Recommendation 9

LGA advocates for consideration to be given to excluding the application of the Biodiversity Act in regional townships, to support regional economic development objectives.

Recommendation 10

LGA seeks more information about the proposed process to develop the SEB Policy and, as a key stakeholder, a commitment to be part of the process to both develop the SEB Policy and for a minimum 8-week consultation period for member councils to have their say on any new SEB Policy developed.

Recommendation 11

The Bill should be aligned with other environment protection legislation and provide an avenue of merits appeal.

Planning system

The Expert Panel for the Planning System Implementation Review made a recommendation at item #36[17] that the state government should '...review and refine the intersection between the PDI Act and the NV Act to remove confusion within the community and development sector, to ensure native vegetation is retained'.

LGA contends the work done by this Bill, while improving some aspects, still has some way to go to align these Acts to simplify the regulatory scheme, particularly to clarify exemption criteria such as:

- prescribed buildings
- planted trees
- 20 metre fire hazard reduction
- dead trees
- urgent tree removal

The time afforded to provide a response to this draft Bill consultation means that LGA has not gone into detail in this submission about the current limitations of these aspects. However, LGA can provide further detailed commentary to DEW after the consultation closes.

LGA has previously provided in principle support to the findings of the Expert Panel for the Planning System Implementation Review, which stated that further investigation is required into the intersection of the NV Act and PDI Act and that while larger policy and legislative

[17] Final report - Expert Panel for the Planning System Implementation Review (page 111)

Document Set ID: 831417
Version: 16, Version Date: 13/02/2025

reform is considered, the preparation of appropriate guidance materials should be progressed as a matter of priority.

That these matters are not resolved through the development of the Bill represents a missed opportunity for harmonisation of this aspect which has caused issues for regulators and applicants alike.

Recommendation 12

LGA seeks greater consideration to resolving longstanding policy conflicts between the PDI Act and the NV Act as recommended by the Expert Panel for the Planning System Implementation Review.

Roads

Significant environmental benefit offsets for road management purposes

Any new SEB Policy to be adopted under the Biodiversity Act also needs to consider activities that are only performed by government bodies, for example in the care and control of state and local roads, road reserves and (in the case of local councils) roadside verges. Of particular interest to the local government sector is in ensuring road safety, function and management is prioritised for our communities, especially as we observe a stubbornly high rate of fatalities and serious injury crashes on our road network in South Australia[18].

LGA asks for similar provisions to be applied for roads that are under the care and control of local councils, as outlined in section 50(12)(a) of the Bill which states that consent can be given by the NPCAC for 'clearance of native plants incidental to work being undertaken by or on behalf of the Commissioner of Highways'.

In addition, LGA is advised by regional members that there are longstanding issues with accessing rubble pits for suitable road base for road construction purposes. To ensure cost benefit ratios are achieved, these need to be suitably located within a reasonable distance of the end location for use. The cost of transporting road base material for roads over long distances is prohibitive and significantly increase the cost per kilometre of road building and maintenance.

In some areas, such as the Eyre Peninsula, most remaining suitable road rubble is located under remnant native vegetation, with most arable land already in use and not containing material suited to this purpose. SEB offset payments are increasingly making the material

[18] SAPOL - Traffic statistics

Document Set ID: 831417
Version: 16, Version Date: 13/02/2025

**Helping local government
build stronger communities.**

cost prohibitive to extract and use. Feedback indicated that some additional regard to native vegetation clearances for this purpose should be considered.

Recommendation 13
LGA seeks amendments to the SEB scheme that facilitates the use of rubble pits, with native vegetation/plant considerations accounted for in an efficient manner.

Roadside and rail corridor plant management

As outlined in detail in LGA's submission[19] to the process commenced in mid-2024 on Amendments to the *Native Vegetation Act 1991* (NV Act)[20], the current guidelines for the Management of Roadside Native Vegetation and Regrowth Vegetation[21] present issues to member councils in their practical application.

Schedule 2, Part 2 of the Biodiversity Bill discusses clearance of native plants. Section 8 ('Roadside or rail corridor plant management') of Schedule 2 outlines that new guidelines for this purpose will be created. LGA supports a process to make new guidelines for the management of plants in roadside and rail corridors that takes a risk management approach.

This represents a significant positive opportunity to establish simplified and clear guidance about managing biodiversity, while balancing a key need of councils to provide safe and functional access for the community to our road networks across the state.

With the remaking of the guidelines, LGA continues to recommend that:

- consideration be given to establishing new guidelines with expert input from an independent road advisory body (e.g. Austroads or National Transport Research Organisation) and road and vegetation experts across the local government sector, to harmonise road safety and function more closely with the requirements to manage and maintain native plants in roadside verges.
- the proposed new Biodiversity Council engage in a continual renewal and improvement process for all guidelines issued, including regular periodic review and input by a multi-discipline panel of subject specialists from a range of areas, including with local government representation, to ensure guidelines remain current and fit for purpose.

However, it is noted that subclause 8(1)(d) provides that the relevant guidelines adopted under section 61 may also require preparation of a native plant management plan that is subject to the approval of the NPCAC. In keeping with LGA's desire to see a simplified

[19] LGA Native Vegetation Act Review Submission June 2024 (see page 14 – 19)
[20] Amendments to the Native Vegetation Act 1991 | YourSAy
[21] Guidelines for the Management of Roadside Native Vegetation and Regrowth Vegetation (September 2020)

Document Set ID: 831417
Version: 16, Version Date: 13/02/2025

**Helping local government
build stronger communities.**

framework for biodiversity management, if the relevant guideline document is fit for purpose, there should be no need to require councils to individually prepare a native plant management plan. Preparation of such plans is likely to come at significant cost to the sector (for example to engage consultants), while also introducing regulatory uncertainty if either the Biodiversity Council or the NPCAC delays or refuses to approve a native plant management plan.

Recommendation 14

LGA supports a process for making new guidance under the Biodiversity Act that simplifies and clarifies the approach to roadside plant management, while prioritising the safe passage of people and goods across our road network throughout the state.

Recommendation 15

LGA recommends in making new guidance, this work should be led by a working group of experts from across multiple disciplines including biodiversity, road management and maintenance (state and local), road safety and regional landscape boards.

Recommendation 16

LGA strongly advocates to amend and simplify Schedule 2, subclause 8 so it provides a full exemption for clearance of roadside plants, provided the clearance is undertaken in accordance with relevant guidelines adopted by the Biodiversity Council. As above, these should be developed in close consultation with a range of subject matter experts to ensure they are clear and concise.

Liability

In addition, LGA's prior submission sought to address the needs of the dual responsibilities that councils have (e.g. under the current NV Act and the LG Act). Section 7(d) of the LG Act[22] states a function of council is: 'to take measures to protect its area from natural and other hazards and to mitigate the effects of such hazards…'. The existing application approval pathway under the NV Act provides a barrier for the local government sector to provide effective and timely remediation of safety risks or 'immediate hazards' (e.g. foreseeable risk of injury or death) that do not fall within the established clearance envelopes outlined in the Guidelines for the Management of Roadside Native Vegetation and Regrowth Vegetation. Ensuring this matter is addressed under new legislation is essential.

[22] Local Government Act 1999 (legislation.sa.gov.au)

Document Set ID: 831417
Version: 16, Version Date: 13/02/2025

**Helping local government
build stronger communities.**

Recommendation 17

LGA continues to recommend that liability aspects be addressed through targeted amendments to the Bill, including provision for statutory indemnities to councils that are consistent with existing obligations under the section 7(d) of the LG Act. If agreed in principle, LGA proposes meeting with DEW officers to confer on potential legislative solutions and wording.

Native plants

LGA notes the definition of 'native plant' in the Bill. In contrast to the NV Act, which defines the term 'native vegetation' by reference to plants which are indigenous to South Australia, the Bill proposes to expand the definition to also include other plant species indigenous to Australia.

The legislative framework needs to contemplate the management of native plant species that may not be suited to South Australian environments. Not all native plants to Australia are suitable to be protected if found in South Australia, and indeed in some cases, some Australian native plants may be considered invasive species. Similar to the provisions for impact causing native animals, the Bill should address management avenues for any impact causing native plant species.

In addition, with the proposal in the Biodiversity Bill to include the broader definition of 'native plant', LGA is concerned the threshold to make an application for clearance may be increased where legitimate and worthy goals are being pursued, particularly by local councils for the benefit of their local community and particularly in regional settings, including in townships.

LGA flags the potential impacts of this change may not have been fully considered in the context of the activities conducted by the local government sector. This also needs to be considered in conjunction with the expanded spatial application of the Biodiversity Act to 'public land', which will bring in areas of metropolitan Adelaide that were previously excluded from the application of the NV Act.

Recommendation 18

LGA recommends that state government further consider the scope of the definition of 'native plant' in the Bill.

Schedule 2

Schedule 2 lists act and activities that are specified as not being regulated, which means they are exempt from clearance consents.

Document Set ID: 831417
Version: 16, Version Date: 13/02/2025

**Helping local government
build stronger communities.**

Some proposals for amendments that LGA believes should be considered for Schedule 2 include:

- Maintenance of infrastructure, Schedule 2, clause 5. It is noted that the treatment or disposal of stormwater is not included in the definition of 'infrastructure', section 3(1)(a) of the Bill. While 'flood mitigation works' are included at section 3(1)(d) of the Bill. LGA contends there is uncertainty about whether the definition of infrastructure includes stormwater infrastructure, even if it's related to flood mitigation. Specific inclusion of 'stormwater' to the definition would clarify and resolve this issue.
- Roadside plant management in Schedule 2, clause 8 is discussed above under 'Roads' heading.
- Safety, Schedule 2, clause 18. This exemption applies to clearance of a native plant exceeding 2 metres in height which is posing a risk of personal injury or damage to property. While exemption may be able to be used by local government, the requirement for assessment by a plant health expert (subclause (d)) followed by preparation of an expert report for approval by the NPCAC (subclause (e)) is unnecessary and oppressive in relation to local government. This is because in general, the sector relies on qualified and experienced staff to make informed, risk-based decisions around tree management. LGA therefore seeks an amendment to exclude local councils from the requirements of subclauses (d) and (e). LGA also seeks further consideration to be given to aligning the requirements of this exemption with the terms of section 136 of the PDI Act which allows for the urgent removal of a regulated tree.
- Fungi and algae, Schedule 2, clause 22. This exemption applies to native fungi and algae 'on private land'. By implication, approval may be required to clear fungi and algae on public land, which is likely to place an unreasonable burden on local government, therefore LGA seeks removal of the phrase 'on private land'.

Recommendation 19

LGA recommends making changes to Schedule 2 of the Bill addressing stormwater infrastructure, roadside plant management, safety, and fungi and algae as contained in this submission.

Maintenance pruning

LGA is supportive of the exemption provided in Schedule 2, clause 29 which discusses maintenance pruning. It is preferrable that the Bill remains as drafted for this section as similar attempts to define this in the PDI Act have led to increased confusion and uncertainty. For example, in 3H(6) of the PDI Regulations, an attempt was made to control pruning by

Document Set ID: 831417
Version: 16, Version Date: 13/02/2025

**Helping local government
build stronger communities.**

limiting it to 30 per cent of the tree canopy, together with other requirements. Experience has shown that it is difficult to apply the quantitative element in practice.

Recommendation 20

Councils should have the ability to independently assess and determine what is maintenance pruning on a case-by-case basis, assisted by experienced arboriculture staff or consultants as necessary.

Mitigation hierarchy

LGA is concerned about including the mitigation hierarchy in the Biodiversity Act. As per our previous submission[23], introducing the mitigation hierarchy as a tool for the assessment of clearance applications may be problematic in so far as it seeks, as the number one priority, to avoid clearance. Therefore, if the hierarchy applies to all clearance applications, it may have the unintended consequence of establishing a de facto presumption in the minds of decision-makers that applications should be refused, except in exceptional circumstances. This may inadvertently result in perverse outcomes, such as conflicting policy objectives and delays in development and infrastructure.

LGA has considered this in conjunction with the proposal to '...improve protections for planted native plants by introducing new protections after they reach 20 years old, such that they will be subject to the same native plant clearance consent processes and exemptions as existing native plants.'[24]

On the face of it, these changes may increase the clearance approval threshold and increasingly disadvantage regional economic development and growth, pending further guidance to be developed under section 61 of the Biodiversity Bill for the application of the mitigation hierarchy.

Recommendation 21

LGA submits that under the Biodiversity Act, there should not be an increase in requirements for clearance processes and that processes should be able to consider holistic regional economic and social benefit for communities where there is a clear need and benefit.

[23] LGA Native Vegetation Act Review Submission June 2024 (see page 5)
[24] South Australia's Draft Biodiversity Bill | YourSAy – see link to Explanatory Guide (page 17)

Document Set ID: 831417
Version: 16, Version Date: 13/02/2025

**Helping local government
build stronger communities.**

Native animals

LGA notes the intent of the Bill to continue enabling management of impact causing species[25].

While by no means the only example of an impact causing species, the management and control of little corellas has long been a frustration of state and local governments and demonstrates why such management frameworks are required. LGA has long been an advocate for a statewide management strategy for little corellas and included further commentary about them and a range of other species of concern in a 2018 submission[26] to the Inquiry into overabundant and pest species conducted by the Natural Resources Committee of the Parliament of South Australia.

Acknowledging the continuing impact of little corellas in regional and peri-urban settings, in November 2024, LGA committed funds from its Research and Development Grant Scheme towards a project on this matter. The funding recipient was the Department for Primary Industries and Regions, which is investigating development of a new bait for pest birds of the grains industry[27].

It is noted also as an example, that Schedule 4 allows the taking of a dingo for the safety of people and livestock.

> *Recommendation 22*
> LGA supports aspects of the Bill, for example the creation of further exempted acts, designed to provide more targeted and effective frameworks for the management of impact causing native species, including permissible control activities (e.g. culling where necessary) which do not require a permit.

Enforcement

As one of the three tiers of Australian government, it is generally not appropriate for local government to be subject to the criminal justice system for breaches of legislation aimed at enhancing social and environmental outcomes. The statutory scheme should instead encourage parties to collaborate. If breaches occur, there should be a statutory mechanism for a council to rectify the issue rather than, for example, paying a monetary penalty.

[25] South Australia's Draft Biodiversity Bill | YourSAy – see link to Explanatory Guide (page 18)
[26] LGA submission - Overabundant Species Inquiry 2018
[27] Developing a new bait for pest birds of the grains industry | LGA South Australia

Document Set ID: 831417
Version: 16, Version Date: 13/02/2025

**Helping local government
build stronger communities.**

Authorised officers

LGA notes the proposed powers of 'authorised officers' under the Biodiversity Act are largely taken from those provided in the NV Act, the NPW Act and the LSA Act.

The Minister currently has the option, under section 33A(1) of the NV Act, to appoint authorised officers who are employees of a local council. LGA is of the understanding that there are no current council employees who are authorised officers for the purpose of the NV Act. Further, this specific provision has not been brought across to the Biodiversity Bill, with section 102 differing from the NV Act. However, it is noted the Minister may still appoint 'a person' under section 102 of the Biodiversity Act to be an authorised officer and this may be an employee of a local council.

Local councils are independent decision-making authorities. LGA does not have a position on whether council officers should perform the function of an authorised officer under the Biodiversity Act, as there may be individual cases where this is appropriate, depending on the needs and wants of the community a council serves. However, any nomination of an authorised officer who is a person employed by a local council should only be undertaken with the express written consent of the administrative or elected body of that council; and be someone who has received adequate and appropriate training to perform this function.

In general, LGA's position is that if local council employees are engaged to perform functions as an authorised officer (as per authorisation pathways available under a range of other state legislation) the cost of undertaking these services on behalf of the state government should be appropriately compensated or remunerated to the council providing these resources.

Indeed, with the possibility of bringing in 'public areas' to the spatial application under the Biodiversity Act, there may be circumstances where individual councils may wish to have appointed, authorised officers for the purposes under the new Act. Given these circumstances, LGA contends that it is even more essential that:

- individual statutory immunities are provided to authorised officers who are also council employees.
- the respective council approves the appointment of these employees as an authorised officer.
- where these functions would otherwise be conducted by DEW, remuneration to council for these services is provided.

The Bill should contemplate these aspects regardless of whether it is proposed that the Minister may appoint authorised officers who are also council employees to undertake enforcement and compliance actions under the Biodiversity Act.

Document Set ID: 831417
Version: 16, Version Date: 13/02/2025

**Helping local government
build stronger communities.**

A suitable example of an appropriate indemnity clause appears in section 260(6) of the LG Act, which states: 'No civil liability attaches to an authorised person for an honest act or omission in the exercise, performance or discharge, or purported exercise, performance or discharge, of powers, functions or duties under this or other Acts.'

Expressly bringing this provision from the LG Act to the Biodiversity Act would make the intention of the Parliament clear and provide a supportive framework for councils to consider appointments of authorised officers if requested by the Minister in the future.

Recommendation 23

A statutory indemnity clause for local government should be considered to provide adequate coverage for any council employees who are appointed as 'authorised officers' under the Biodiversity Act.

Recommendation 24

Any council employees the Minister may wish to appoint as authorised officers must be with the consent of council and with appropriate remuneration for these services.

Other matters

LGA notes that the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) is currently undergoing an extensive reform process in response to the Samuel review[28]. Given this process, it is difficult to determine any impacts of the intersection of the proposed South Australian Biodiversity Act and the EPBC.

Recommendation 25

To the extent that it is possible, the regulatory framework for both state and federal biodiversity conservation should be harmonised.

Conclusion

LGA looks forward to further active and collaborative engagement from state government over the coming months as the Bill is finalised and enters State Parliament for discussion and debate.

[28] Second Independent Review of the EPBC Act - DCCEEW

Document Set ID: 831417
Version: 16, Version Date: 13/02/2025

(08) 8224 2000

lgasa@lga.sa.gov.au

148 Frome St Adelaide SA 5000

GPO Box 2693 Adelaide SA 5001

lga.sa.gov.au

lga. South Australia

Helping local government build stronger communities.

Document Set ID: 831417
Version: 16, Version Date: 13/02/2025

MATTERS FOR INFORMATION

6.5 SUCCESSFUL GRANT NOTIFICATION - THE REX AND COMMUNITY ENERGY UPGRADES FUND ROUND 1

Author: Sustainability Officer
25/19757

At the 19 March 2024 Council meeting, Council supported a grant application for Community Energy Upgrades Fund Round 1 for facility upgrades at The Rex (decision 2022-26/1). The application was successful, and the Chief Executive Officer will now enter into a grant agreement with the Department of Industry, Science and Resources.

The grant co-contribution of $242,000 (50% of the total project cost) is already provided for in this financial year's capital budget. This grant means that the budget originally put aside for the pool boiler and heat pump reconfiguration only, will now allow for other energy and cost reducing activities to also be achieved. These activities will include upgrading the Building Management System (BMS), automatic lighting controls, and a structural airlock to improve the efficiency of HVAC. Heating, cooling, and ventilation equipment contributes to over 60% of the yearly electrical consumption and cost at The Rex.

Electricity is Council's highest contributor to corporate carbon emissions per the Barossa Council Emissions Summary Report: baseline financial year 2022 – 2023. Reducing energy consumption will reduce Council's corporate carbon emissions.

Subject to availability of equipment and trades, the scope of works will be completed by 30 June 2026.

ATTACHMENTS

Attachment 1 Final Baseline Inventory Carbon Emissions Summary Report for Financial Year 2022 - 2023 prepared by Dsquared - reference 2932 - July 2024 ⇩

SUPPORTING REFERENCES

CM 24/50131 Barossa Council Emissions Summary Report: baseline financial year 2022 – 2023.

dsquared



LGA Net Zero Accelerate Program

Barossa Council

Emissions Summary Report

The Barossa Council

dsquared

Document Control

Issue	Date	Change	Checked	Approved
01	08/05/24	First draft issue	AD	JP
02	01/07/24	Second issue with emissions reduction section	AD	JP
03	02/09/24	Final issue with transport emissions updated	BH	JP

This Emissions Summary Report has been prepared by dsquared on behalf of the Local Government Association (LGA) of South Australia as part of the LGA Net Zero Accelerate Program, with funding provided by the Department for Environment and Water (DEW). Support has also been provided by a Technical Working Group which consists of LGA, DEW and local council representatives and we would like to acknowledge and thank the Technical Working Group for their time.

Local Government Association of South Australia

Government of South Australia
Department for Environment and Water

About dsquared

Our Vision is to **think beyond the square.**

Our Mission is to create spaces, places, and communities that are positive for both the environment and for people. We will do this by providing our clients with sustainable and bespoke solutions that are innovative, challenge perceived ideas, and push the boundaries of achievement and excellence.

We confirm that all work has been undertaken in accordance with our ISO 9001 accredited quality management system.

Acknowledgement of country

The dsquared team wish to acknowledge the Traditional Custodians of all country throughout Australia, and their cultural, spiritual, physical, and emotional connection with their land, waters, and community. We pay our respects to all Elders past, present, and emerging.

D Squared Consulting Pty Ltd
Trading as dsquared
ACN 159 612 067
ABN 38 159 612 067

Level 1, 199A Rundle Street
Adelaide SA 5000
T: 0488 220 022
E: jacob@dsquaredconsulting.com.au
W: www.dsquaredconsulting.com.au

Project Number: 2932

dsquared

Contents

Contents 3
Introduction 4
Purpose 4
National and State context 4
Council context and achievements 5
Carbon management hierarchy 6
Standards 6
What is Net Zero Emissions 7
Emissions boundary 8
Scope 1, 2 and 3 emissions 9
Data Sources 10
Emissions Profile 11
FY23 emissions inventory 11
Electricity Emissions 13
Top 5 Emissions 13
Emissions Reduction 14
Key initiatives 14
Emissions Reduction Pathway 16
Appendix A CWMS Emissions 17
Appendix B Community Emissions 18



Introduction

Purpose

This Emissions Summary Report has been prepared to assist Barossa Council in understanding and managing its current corporate greenhouse gas (GHG) emissions footprint and to set a plan to reduce corporate emissions, as part of the Local Government Association (LGA) Accelerate Net Zero Program.

The scope of this Report is the Council's greenhouse gas (GHG) emissions for FY22/23 as a result of their corporate operations and does not include community related emissions such as kerbside waste to landfill. The aim is to develop a holistic emissions profile for the Council's operations which will then be used to work towards reducing emissions while also informing initiatives for the community.

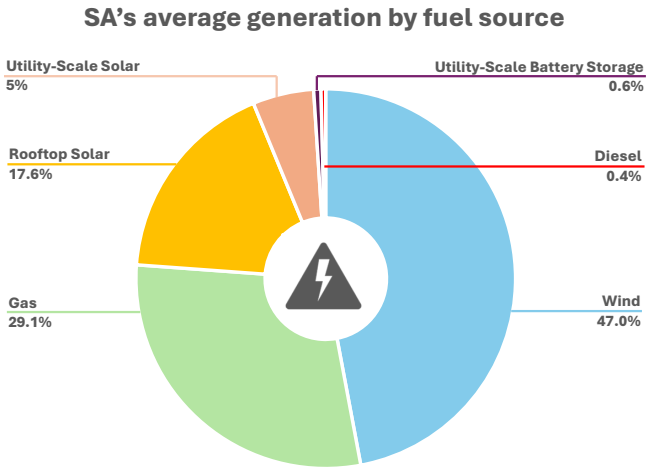
The report recommends targets and milestones for the Council to work towards, while acknowledging that this is a long-term process and changes in the markets and technological advancements may provide additional emission reduction opportunities over the coming years.

National and State context

Since 2009, Australia has decarbonised its economy by an average of 12 $MtCO_2$-e per year. In 2022 the Australian Government increased its commitment under the COP21 Paris Agreement to reduce emissions by 43% below 2005 levels, as well as committing to the goal of achieving net zero emissions by 2050, enshrined in the Climate Change Act 2022. Australia has also signed the Global Methane Pledge to collectively reduce global methane emissions by 30% by 2030.

In South Australia, the State Government has similarly set goals to reduce GHG emissions by more than 50% below 2005 levels by 2030 and achieve net zero emissions by 2050. SA has been a national leader in the renewable energy transition, transforming its energy system to a share of 70% renewables in 2022. The Australian Energy Market Operator forecasts this could rise to approximately 93% by 2025/2026, on track to meet the State Government's aspiration to achieve 100% net renewables by the end of 2027. In 2023, there were 289 days in which renewables met all of the state's operational demand for part of the day, and rooftop solar alone has met all state demand on occasions.

Australia's decarbonising of its energy sources within government, non-government and private industry, means electricity emissions will continue to reduce over time. Therefore, recommendations in this Report reflects a potential pathway for electricity emissions, to ensure emission reduction initiatives and capital is not over invested in electricity emissions related initiatives.



Source: Australian Energy Update 2023, Department of Climate Change, Energy, the Environment and Water

dsquared

Council context and achievements

Barossa Council is committed to supporting a sustainable region, as outlined in the Council's Community Plan 2020-2040, which is an important framework on the net zero journey. The below summarises context of Barossa Council and some initiatives that have supported emission reduction outcomes and taking action on climate change in the region.

Context

Land area: 894km^2
Population: 25,569
Distance from Adelaide: 40km NE

Barossa RDA Climate Change Plan

Barossa Regional Development Australia undertook an assessment for the wider region, identifying climate adaptation actions.

Solar PV systems

360kW of Solar PV installed across the Rex Aquatic Centre and Council offices in Nuriootpa.

Barossa Bushgardens

Showcasing 130 local Barossa plant species, the Bushgardens support biodiversity and critically endangered plants. Tubestock grown in the nursery supplies revegetation and grassland restoration. The Natural Resource Centre (NRC) provides information to the community on sustainable living, land management and climate change adaption.

Waste and recycling

Council operates a three-bin kerbside collection service, alongside provision of kitchen organics caddy. A waste transfer station at Springton also offers recycling of hard waste, e-waste and drumMuster containers. Council offers limited kerbside collections as part of the 'Declutter and Save' program to support waste diversion from landfill.

Water security

Following community and stakeholder workshops led by DEW, in partnerships with industry and neighbouring Councils, the Barossa Water Security Strategy was released in November 2022. The strategy seeks to secure agriculture and viticulture, natural heritage and biodiversity through diversified water supply and land management practices, whilst adapting to the changing climate.

Electric vehicle charging

Public EV charging stations are available at the Soldiers Memorial Hall in Nuriootpa and Barossa Visitor Centre in Tanunda.

Cycling & Walking

The Barossa Cycle Hub offers shower and change facilities, encouraging use of the 40km of continuous sealed shared-use paths.

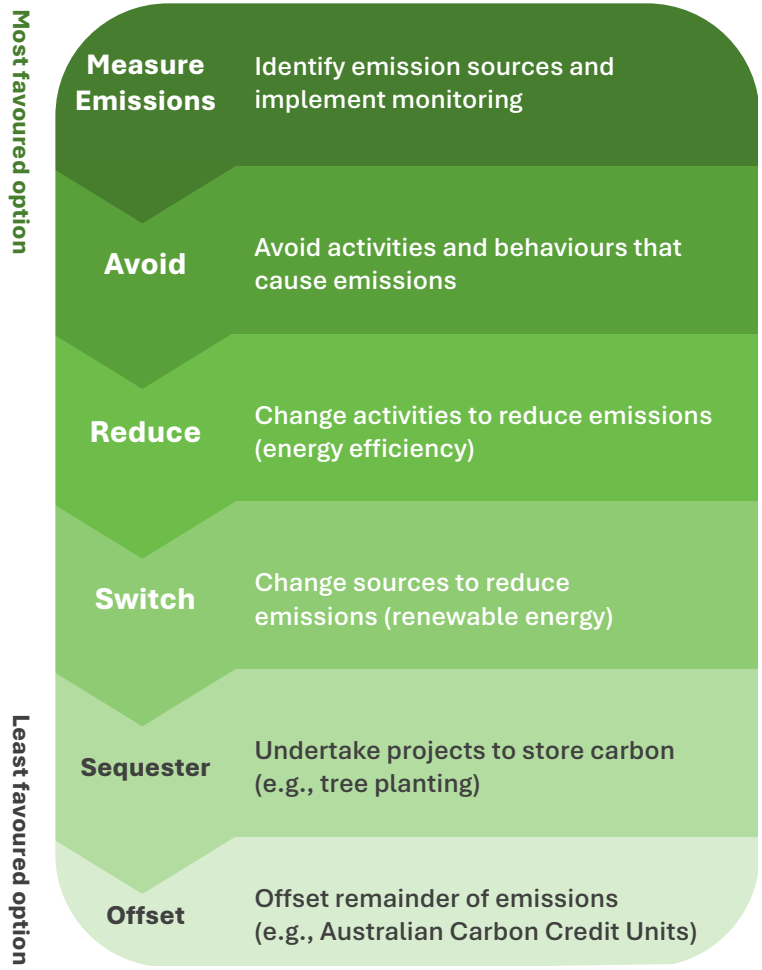
Premier wine region

The region is home to over 550 wine grape growers and 170 wineries, including some of the world's oldest continually-producing vines.

dsquared

Carbon management hierarchy

To ensure the Council is following an established pathway, this plan has been developed based on the adjacent carbon management hierarchy with the aim to reduce emissions by measuring, avoiding, reducing, and switching sources. However, it is also acknowledged that there will be remaining emissions associated with the Council's operations that the Council will not be able to reduce to net zero emissions without using carbon offsets.



Standards

This plan has been developed in line with the GHG Protocol Corporate Standard, Climate Active Carbon Neutral Organisation Standard, and Science Based Targets Manuals and reference documents. The GHG Protocol and Climate Active are the main standards used in this Plan and are summarised below.

The **GHG Protocol** is an internationally accepted set of standards and resources for GHG emissions accounting and reporting and is used by both public and private entities. The GHG Protocol is referenced by many GHG emissions tools and certifications including Climate Active and the Science Based Targets initiative (SBTi). Although the GHG Protocol includes setting emissions reduction targets, the SBTi standards provide further guidance on setting a target in line with the Paris Agreement.

Climate Active Carbon Neutral Organisation Standards and Technical Guidance Manuals have been used throughout the development of this plan and associated emission calculations, including setting an emissions boundary and baseline year, to ensure that in the event Council pursues certification, the emissions inventory and initiatives will meet the minimum requirements.

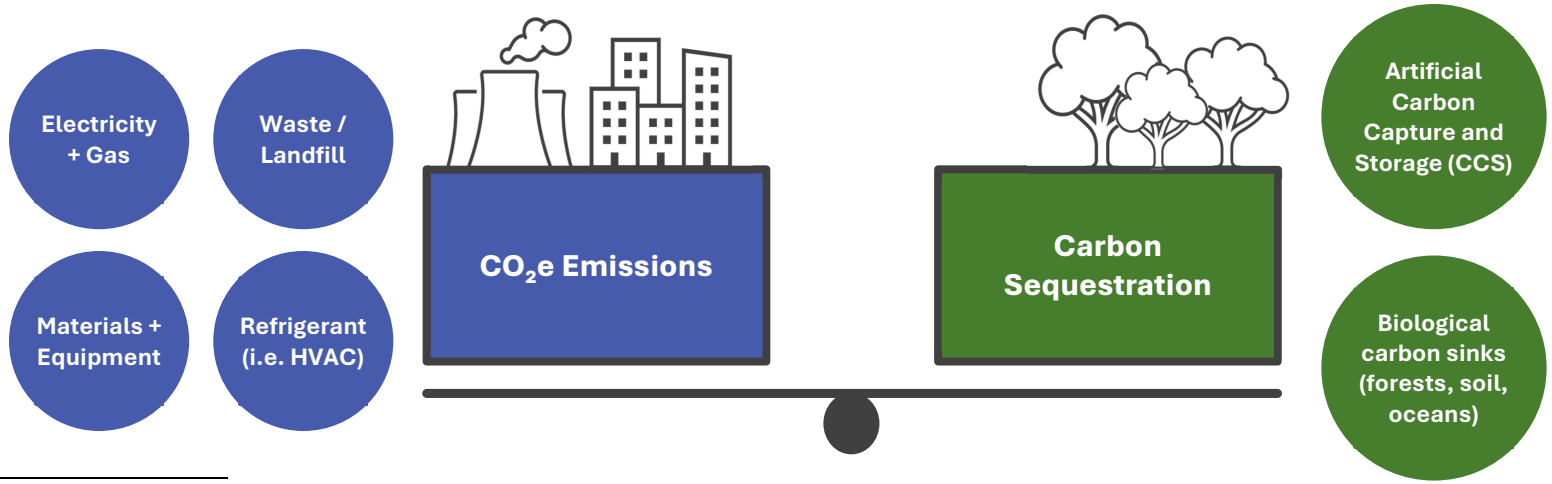
What is Net Zero Emissions

The net zero emissions definition is[1]:

"net zero means cutting greenhouse gas emissions to as close to zero as possible, with any remaining emissions re-absorbed from the atmosphere"

The process of re-absorbing emissions is known as carbon sequestration and can occur through biological carbon sinks such as forests, soil and oceans, or through artificial Carbon Capture and Storage (CCS) initiatives, which involves technological interventions. Carbon sequestration projects are independently verified to produce accredited carbon offsets, which Council can purchase to neutralise the remaining emissions to achieve net zero.

This plan recommends implementing direct emission reduction initiatives that will reduce the Council's emissions as close to zero as possible, with a review to be undertaken in 3-5 years to confirm when and how net zero emissions could be achieved based on global and Australian progression on the net zero emissions transition.



[1] United Nations Climate Action – Net zero definition <https://www.un.org/en/climatechange/net-zero-coalition>

dsquared

Emissions boundary

For all councils in the LGA Net Zero Accelerate Program, an Operational Control approach was used to define the emissions boundary.

This approach captures all emissions which are in council's direct control or where council can influence operations and emissions as part of its policies and procedures.

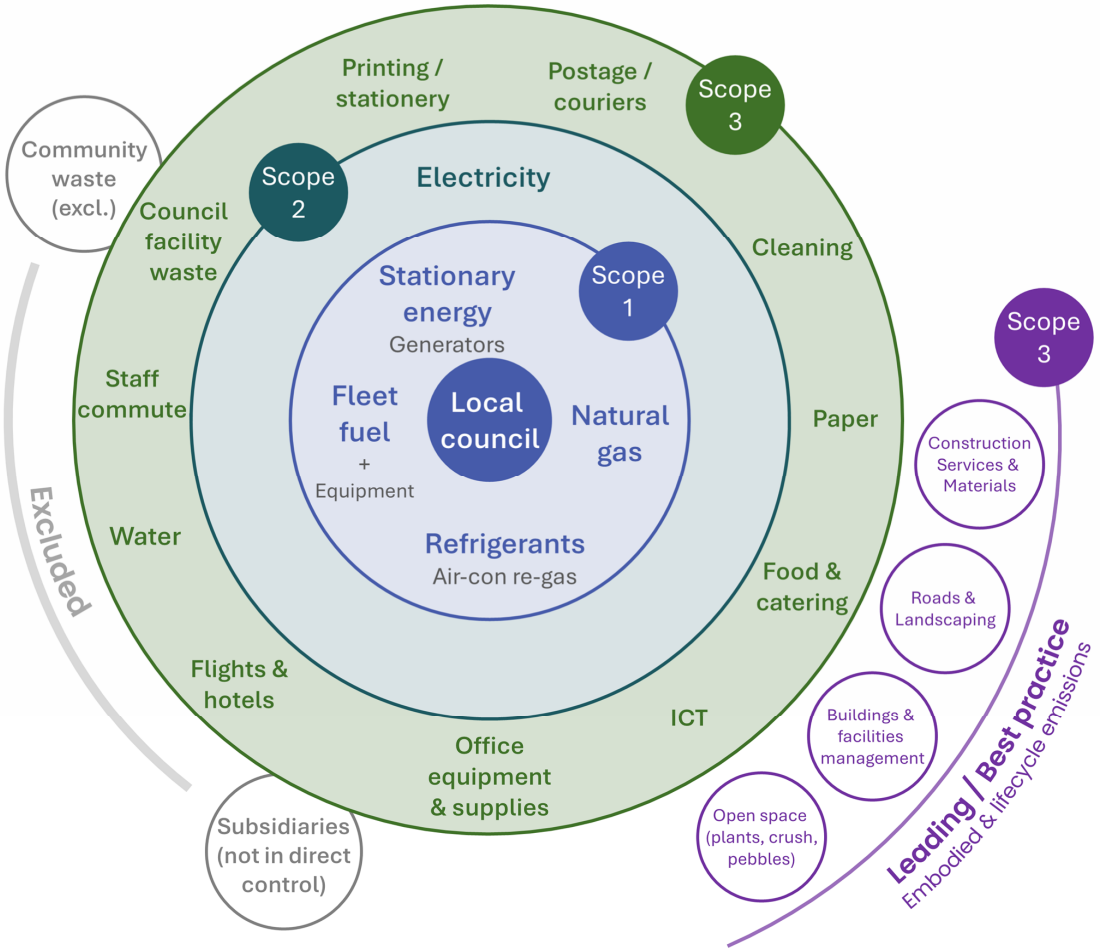
In addition to the Operational Control approach, local councils are in a unique position where they have emissions associated with their corporate operations, while also providing services and infrastructure to the community. As a result, developing a council emissions inventory is typically separated into:

- **Corporate emissions** relating to the council's corporate operations, similar to a commercial company. Corporate emissions are typically included in the inventory.
- **Community emissions** relating to services and infrastructure provided to the community e.g., kerbside waste services. Community emissions are typically excluded from the inventory.

For the purpose of this report, *corporate emissions* only have been included in the boundary.

Refer to the LGA Best Practice Guide for further details on defining the emissions boundary

Refer to the following page for more information on Scope 1, 2, and 3 emission sources.



dsquared

Scope 1, 2 and 3 emissions

The baseline emissions profile includes Scope 1, 2 & 3 emissions for emissions sources associated with the Council's corporate operations (refer adjacent summary). Scope 3 emissions have been incorporated to enable the Council to demonstrate leadership by including indirect emissions from its operations and enable the Council to influence emissions across their supply chain.

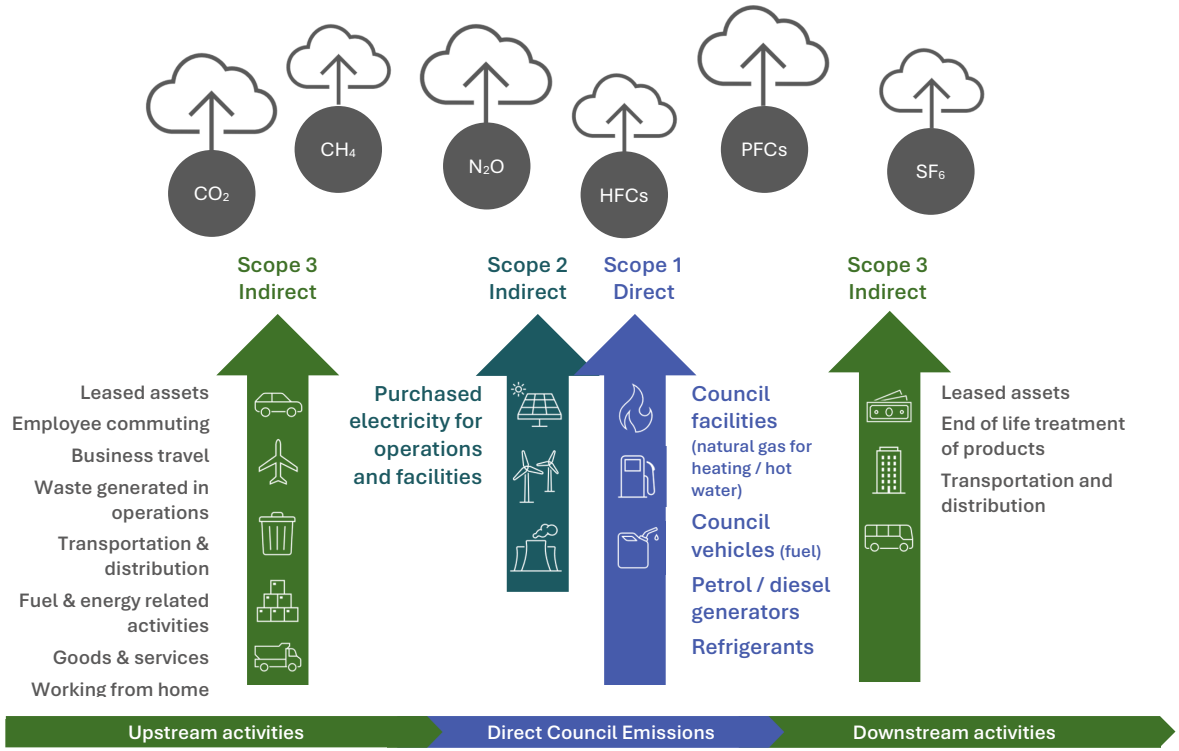
Scope 3 emissions are becoming increasingly important as Scope 1 and 2 emissions reduce and as data availability improves. Based on typical organisations that develop emissions inventories, approximately 90% of emissions are from Scope 3 indirect emissions which highlights that supplier and embodied emissions are a key priority for identifying emission reduction opportunities, as well as working with suppliers to reduce emissions and environmental impacts over time.

Emissions scopes are categorised as follows:

Scope 1: Direct GHG emissions occur from sources that are owned or controlled by the reporting organisation.

Scope 2: Indirect GHG emissions associated with the purchase of energy (electricity, steam, heat, or cooling).

Scope 3: Scope 3 emissions are the result of activities from assets not owned or controlled by the reporting organisation, but that the organisation indirectly impacts in its value chain, including embodied carbon.



dsquared

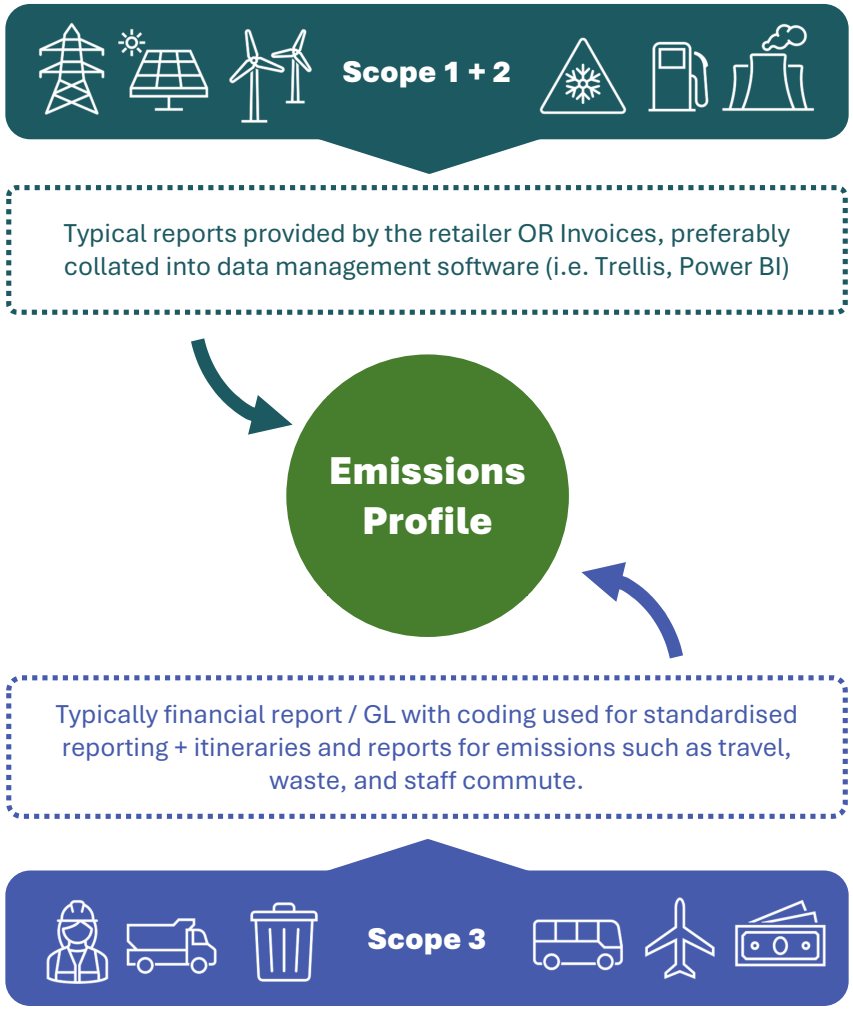
Data Sources

Financial reporting (money spent), energy retailer reports, vehicle fuel reports and water supply reports are the primary sources of data used in developing the emissions profile for Barossa Council.

Based on the data received from Council, the following recommendations are provided to improve ongoing data tracking and capture, as well as emissions accuracy and scope.

Data improvement recommendations:

- Track actual solar generation, use and export per site. This will provide an understanding of solar utilisation and guide future solar and storage investments.
- Record waste (landfill) and recycling volumes generated in Council facilities. For example, onsite staff or cleaners could weight bins and maintain a physical log for each time bins are emptied, or Waste Contractor can provide reports on bin size, weight and pick-up frequency.
- Record HVAC and equipment refrigerant re-gassing in maintenance records, including confirmation of the refrigerant used and quantity provided by the contractor.
- Undertake staff survey to collate a list of daily commuting distance, travel/vehicle type (i.e. car, bus, motorcycle), FTE and average days that the staff member would typically work from home.
- Maintain a record of flight itineraries, including departure, destination, number of staff and class travelled. Consider utilising a corporate travel partner (agent) for all flight bookings that can provide an annual travel summary.



Emissions Profile

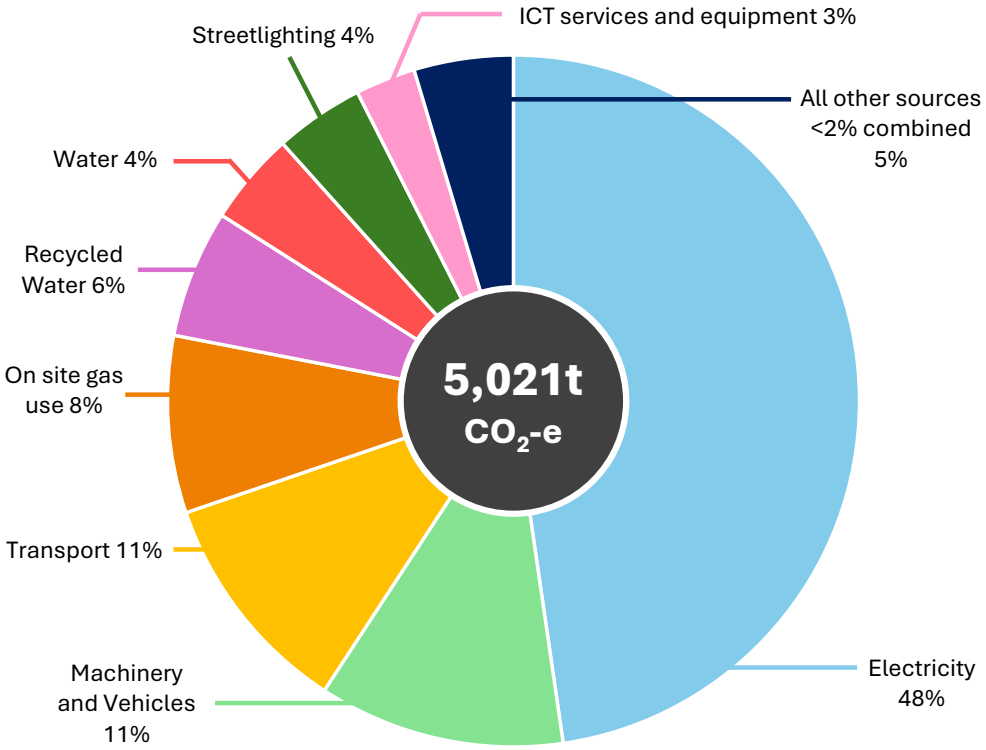
FY23 emissions inventory

The 2022/23 corporate greenhouse gas (GHG) emissions profile for Barossa Council is outlined below.

Emission Category	Total Emissions (tCO_2-e) FY23
Electricity	2,395
Machinery and vehicles	578
Transport	530
On site gas use	416
Recycled Water	300
Water	218
Streetlighting	210
ICT services and equipment	141
Waste	88
Office equipment and supplies	36
Wastewater*	31
Cleaning and chemicals	26
All other sources combined	52
TOTAL	**5,021**

*Note: Emissions associated with the operation of the CWMS have been excluded for comparison to other metropolitan based councils. However, emissions from the CWMS are significant and increase total emissions by over 75%. Refer to summary in Appendix A.





The main emission categories are classified as follows:

Electricity and Gas
Energy is split into electricity and gas which is used to power buildings, facilities and streetlights including hot water and pool heating. Energy is a significant component to the Council's emissions totalling over 50%. The Rex Aquatic Centre contributes to over 95% of total on site gas use.

Waste
Operational waste from the Council's corporate facilities has been included with landfill methane emissions a significant source of greenhouse gas (GHG) emissions. Community kerbside waste collection is not included however is an important part of the community's emissions profile.

Transport – fleet vehicles and business travel
Transport includes fuel used in the Council's corporate fleet vehicles, maintenance vehicles and equipment (e.g. tractors and mowers). Flights are also included. Transport is the Council's largest single emission source and as a result is one of the largest opportunities for emission reduction outcomes. Diesel powered vehicles and equipment contributes to 40% of total transport emissions and produce pollutants and particulate matter that are harmful to human health.

Water
The Council uses a significant volume of water to operate its corporate and community facilities and irrigate parks and reserves for community use. Emissions associated with water include pumping and water treatment and wastewater treatment. A large amount of recycled water is expected to be supplied for irrigation, which contributes to the majority of the Council's water emission. Other emissions are associated with potable water supply and wastewater treatment for sites connected to the sewer network.

Transport - staff commute
Emissions associated with employee travel to and from work has been incorporated based on anonymous postcode data and average Australian Bureau of Statistics (ABS) commute to work data. Working from home days have been removed from the calculations. Sustainable transport modes (i.e. bike/walk/bus) can reduce commuting emissions.

Refrigerants
Refrigerants are used as a coolant in air-conditioning systems which can leak over time can and have a significantly higher Global Warming Potential (GWP) than CO_2. Although refrigerants only total 0.4% of the Council's emissions, they will become increasingly important as the Council works towards net zero emissions.

Machinery and Vehicles
Supply chain emissions from the purchase, maintenance and repair of Council's corporate fleet vehicles, including passenger and utility vehicles, trucks, heavy machinery and equipment. This category also accounts for hired vehicles.

Supply chain – multiple categories
Supply chain emissions from telecommunications, IT equipment, stationery, paper, catering, cleaning, accommodation and offices supplies have been included and represents almost 5% of the Council's emissions.

dsquared

Electricity Emissions

A **market-based approach** has been used to estimate electricity emissions from purchased electricity. This means that an emissions factor based on the electricity market that the electricity has been purchased from has been used and an emissions reduction has been applied if the Council purchases accredited renewable energy products (i.e. electricity contracts with Green Power or voluntarily surrendering Large-scale Generation Certificates as part of a Power Purchase Agreement).

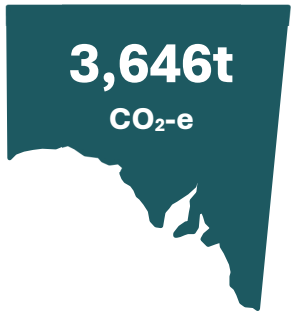
Alternatively, a **location-based approach** uses an emissions factor based on the local South Australian electricity grid, which has a higher proportion of renewable energy generation.

Total corporate GHG emissions under each approach are provided alongside for comparison and reference. As emission reduction initiatives are implemented and as the Australia's electricity becomes greener with increasing renewable energy generation, the emission profile will change over time. As a result, the Council will need to continually update emissions data and track progression over time.

Market - based approach



Location - based approach



Top 5 Emissions

The Council's top 5 emissions in 2022/23 are as follows and equate to over 80% of the Council's emissions and are therefore a priority for reduction initiatives.

1. Electricity for buildings.
2. Machinery and vehicle purchase, hire, maintenance, and repair.
3. Fuel used in fleet vehicles and staff travel, including commute.
4. Onsite gas use, including for Rex Aquatic Centre Swimming Pool.
5. Recycled water supply.

Emissions Reduction

Key initiatives

Emission reduction strategies that address Council's top 5 emissions have been grouped into two priority focus areas. Recommended emission reduction strategies that will have the largest impact on the Council's corporate emissions, while providing social, cultural, economic, and environmental benefits are outlined below for Council to consider. It is recommended that Council review and develop detailed business cases and implementation plans for initiatives that will have a large capital or operational cost impact.

Renewable Powered and Electrified Assets

Plan for the replacement of natural gas assets and petrol and diesel fleet vehicles with hybrid and all-electric alternatives.

Sustainable Supply Chain and Policies

Implement Council policies that support low emissions procurement and sustainable practices in Council operations.

Transport and Machinery





Low emission fleet

Review current vehicle fleet. Optimise and downsize fleet by prioritising smaller, low emission vehicles and equipment where suitable. For example, consider vehicle usage and switch larger utility vehicles to smaller passenger alternatives where practical.

Aim to further reduce fuel consumption through transition of light passenger and medium vehicles to hybrid and electric vehicles (over 3-5 years).

Plan for petrol and diesel powered equipment, machinery and heavy vehicles to transition to hybrid and electric alternatives as suitable options become available in the longer term (5-10 years).

Optimise transport procurement

Review fleet vehicle replacement frequency.

Flights 100% emissions offset at booking.

Reduce staff travel

Encourage practices that reduce fuel consumption for fleet and staff travel and commute, including:

- vehicle sharing (between staff) and car-pooling
- working from home / virtual meetings and conferencing
- provide public transport concessions / EOT facilities

dsquared

Buildings and Assets





Improve building efficiency

Undertake a review of Council owned facilities, including energy audits or assessments for the facilities with the highest energy consumption, to identify opportunities for energy and water reduction.

Opportunities may include:

- thermal improvements, such as insulation, glazing and building sealing activities.
- Replacement or upgrade of building services equipment, such as lighting, fixtures, building plant.
- Installation of smart metering and energy management systems.

Natural gas transition

Transition assets to all-electric equipment as part of facilities maintenance and replacement programs. Transition pool heating from gas to electric heat pump or solar.

Mandate all-electric services for new capital works.

Council Operation



Procure renewable energy

Transition to 100% renewable energy via a mixture of onsite renewable (Solar PV) and decarbonisation of the electricity grid.

Undertake an assessment of available rooftop, energy demand and benefit analysis for the installation of rooftop solar PV and/or battery storage solutions where viable (payback < 7 years)

Consider procuring 100% renewable energy supply contract, pending Power Purchase Agreement (PPA) cost / benefit review.

Reduce embodied energy

Improve data capture for Scope 3 emissions for capital works projects including:

- asphalt for road replacement
- concrete for curbs and pedestrian pathways, and
- steel in capital works and maintenance.
- Landscaping, including crush, pebbles and plants.

Engage with suppliers and investigate opportunities to use recycled and low emission materials, such as low emission and carbon neutral concrete, recycled aggregates and supplementary cementitious material (SCMs) and warm mix asphalt.

Request low emission options for consideration as part of tender documentation for capital works projects.

Refrigerants

Low Global Warming Potential (GWP) refrigerants used on new builds and as part of asset replacement programs. Aim for refrigerants with GWP<10.

Sustainable products and services

Undertake supplier review to identify opportunities that reduce non-essential procurement. Investigate lower emissions options, such as carbon neutral certified companies and products, local suppliers, products with recycled content or reuse items. Develop sustainable procurement policies and KPIs.

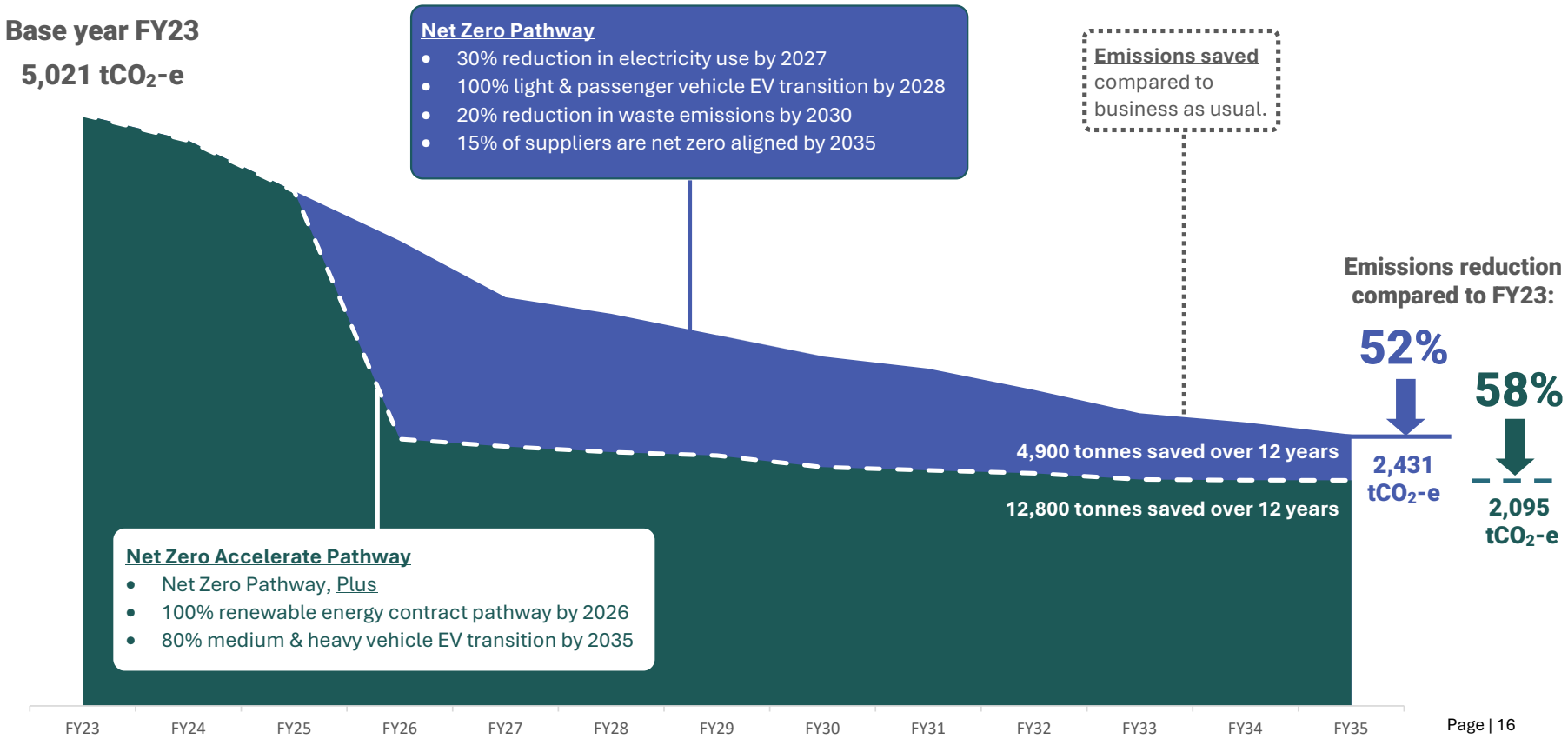
Reduce waste

Support operational waste reduction, by offering additional separated recycling streams and encouraging digital practices.

dsquared

Emissions Reduction Pathway

Based on the above initiatives, the following recommended targets have been developed to demonstrate the estimated emissions reduction that could be achieved by FY35. Two scenarios have been developed for comparison: 'Net Zero Pathway' and 'Net Zero Accelerate Pathway'. The Net Zero Pathway includes priority actions, whilst the Net Zero Accelerate Pathway includes additional initiatives to drive further change, faster. Emissions reduction initiatives have been sequenced in the pathway over time with consideration of feasibility for implementation, budgeting and availability of services and products/equipment.



Appendix A CWMS Emissions

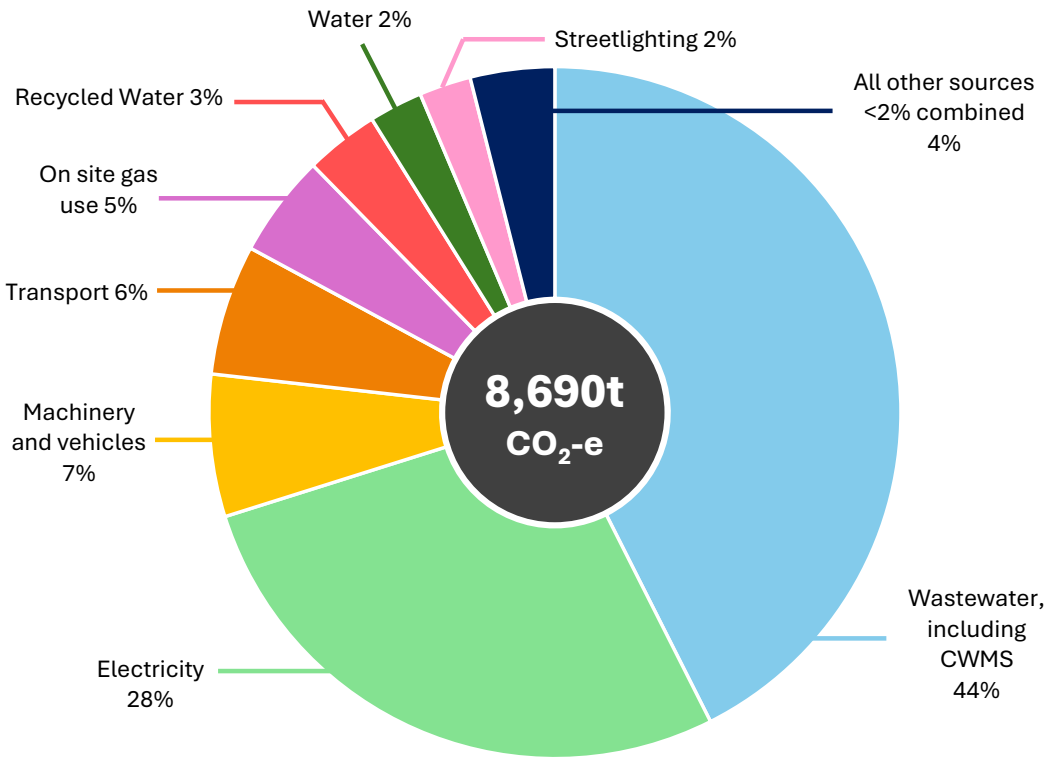
The Barossa Council operates a Community Waste Management System (CWMS). Given that this system services the community, it has been excluded from the main corporate emissions profile provided above. This allows for alignment with other councils that do not operate a CWMS, particularly metropolitan councils, for comparison purposes.

However, the CWMS is a significant source of scope 1 emissions, as a result of methane gases, **increasing total Council greenhouse gas (GHG) emissions by over 75%, or 3,669 tCO_2-e for FY2022/23.**

Given the CWMS is within Council's operational control, it is recommended that opportunities to reduce methane emissions are investigated, such as:

- Ensuring proper containment of methane (preventing leaky valves, pipes, etc.).
- Alternative wastewater treatment methods, such as switching from anaerobic to aerobic treatment, or changing from sludge disposal to composting sludge and land application.
- Capturing methane and precise methane flaring for beneficial use (i.e. electricity generation) for digestor systems.
- Utilise treated water discharge for irrigation of crops, sportsfields, and/or parks and reserves (ensure compliance with safety regulations).

It is important to note that CWMS emissions are required to be included in the emissions inventory for formal Climate Active Carbon Neutral certification.



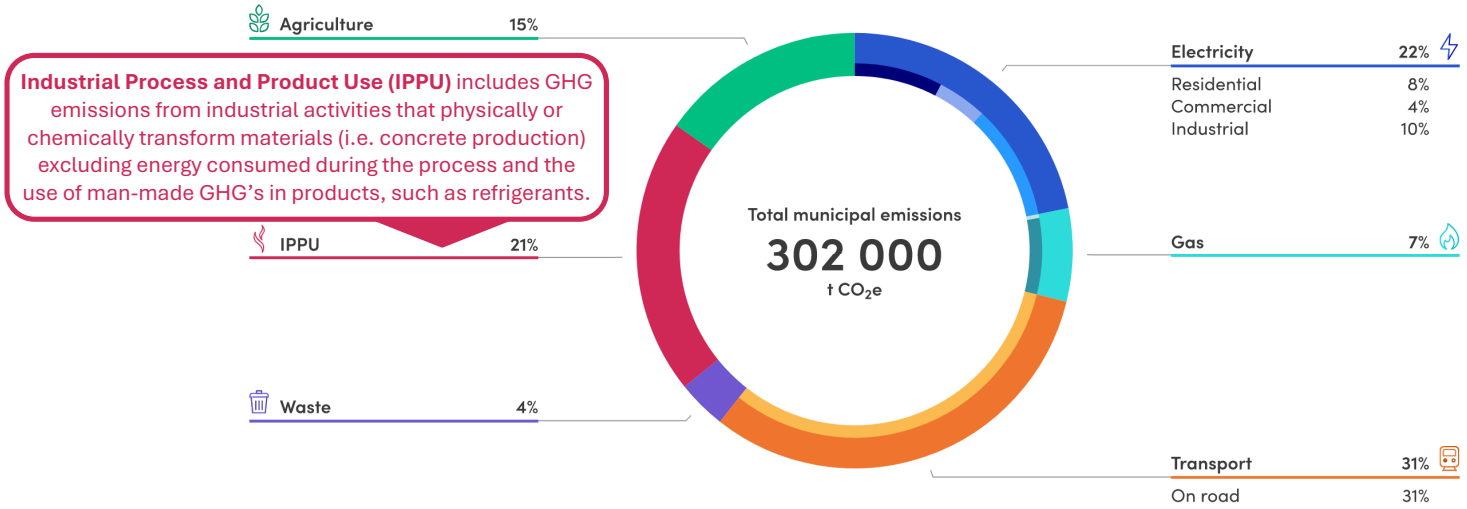
dsquared

Appendix B Community Emissions

The Council's emissions inventory is based on corporate emissions and operations and excludes community emissions which are a major source of GHG emissions and provided below for information. In FY22, community emissions totalled approximately 302,000 tCO_2-e with Council emissions equating to almost 1.6% of community emissions. This highlights that by demonstrating leadership to the community and implementing projects that can inform and educate the community, Council can play a key role in supporting the community in reducing emissions.

338t CO_2-e per km^2

11.8t CO_2-e per person



Council can support the community through programs that demonstrate leadership, educate and incentive, such as:

- Outcomes of installed Solar PV and energy monitoring systems demonstrating the contribution of renewable energy from onsite systems and the SA electricity grid.
- Energy and water efficiency improvements such as insulation, shading and more efficient equipment and appliances which can be replicated at home.
- Hybrid and electrical vehicles which reduce both emissions and operating costs.
- Support sustainable agriculture practices and waste management.

MATTERS FOR INFORMATION

6.6 PROPOSED REGIONAL LANDSCAPE LEVY FOR 2025-26

Author: Chief Executive Officer
25/19795

Correspondence has been received and is attached outlining the landscape levy collection requirements for 2025-26 financial year.

The levy basis has not changed and the indexation factor applicable is 3.2%.

The draft budget for the 2025-26 financial year had estimated the levy to be $877,326 however the proposed levy has reduced, due to comparative valuation changes across the 15 Councils to $828,505 a reduction of $48,821 on the forecast. The proposed levy is also a reduction to that paid for the 2024-25 financial year of $21,607.

As members are aware Council is simply acting as a tax collector for the levy and has no control over what the funds are allocated to and the strategic directions of the Board.

The reduction does not alter Councils operating budget or cash position.

ATTACHMENTS

Attachment 1 Landscape Levy Proposed Collections for 2025-26 

SUPPORTING REFERENCES

Nil

03 March 2025

Northern and Yorke Landscape Board

151 Main North Road
Clare SA 5453
Tel 08 8841 3444

ABN 83 450 552 896

ny.landscapeboard@sa.gov.au
www.landscape.sa.gov.au/ny

Mr Martin McCarthy
Chief Executive Officer
Barossa Council
PO Box 867
Nuriootpa SA 5355

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

Dear Mr McCarthy,

In accordance with the *Landscape South Australia Act 2019* (the Act), the Northern and Yorke Landscape Board (the Board) write to advise the details of the landscape levy arrangements for the 2025-2026 financial year.

The Act outlines that the Board must publish in their annual business plans the amounts to be collected by Councils on behalf of the Board, through the regional landscape levy. The levy supports the delivery of the programs and projects in the annual business plan, within the priorities of Communities, Biodiversity, Water, Sustainable Agriculture and Pest Plants and Animals.

For the 2025-2026 financial year, there are no proposed changes to the basis of the levy. The total regional landscape levy has been increased by 3.2% in accordance with the September CPI (All groups index, Adelaide, September 2024). The total regional landscape levy is apportioned to each council based on their share of the capital value of rateable properties across the whole region. The capital value data was extracted from SAILIS in January 2025 and non-rateable properties removed from the calculations. As capital values change, each councils' share of the total regions' capital value also vary, and therefore the levy contribution varies. Individual council contributions for the 2025-2026 financial year, collected on behalf of the Board, are shown in Attachment A. The Northern & Yorke Landscape Board will invoice councils quarterly for their respective levy contributions.

Councils may also collect a fee from the Landscape Board for the administrative costs of collecting the Regional Landscape Levy. For 2025-2026 the fee has been calculated using a fixed fee of $3,114.00 plus $0.31 per rateable assessment. The estimated collection fee for each council is shown in Attachment A.

We thank you and your staff for collecting the landscape levy, and we look forward to continued partnerships between the Board and Council in delivering the objectives of the Regional Landscape Plan.

If you have any queries regarding the landscape levy or collection fees, please contact Mr Chris Martin on 8841 3444 or at **Chris.Martin3@sa.gov.au**.

Yours sincerely,

Tony Fox
General Manager, Northern and Yorke Landscape Board

www.landscape.sa.gov.au/ny

Attachment A - **Regional Landscape Levy to be collected by Councils on behalf of the Northern and Yorke Landscape Board for 2025/2026, including collection fees claimable by Councils.**

Local Government Area	*Levy distributed by capital value*	*24/25 Collection Costs*
ADELAIDE PLAINS	*371,545.92*	*5,032.28*
BAROSSA	*828,505.16*	*7,412.46*
BARUNGA WEST	*289,302.42*	*4,068.18*
CLARE & GILBERT VALLEYS	*501,125.80*	*5,472.17*
COPPER COAST	*585,723.46*	*7,122.92*
GAWLER	*638,047.84*	*7,158.26*
GOYDER	*266,924.44*	*4,701.51*
LIGHT	*577,807.65*	*5,889.43*
MOUNT REMARKABLE	*143,078.13*	*4,271.23*
NORTHERN AREAS	*348,571.86*	*4,603.55*
ORROROO CARRIETON	*43,664.47*	*3,635.73*
PETERBOROUGH	*35,092.15*	*3,718.19*
PORT PIRIE	*364,122.91*	*6,636.84*
WAKEFIELD	*439,470.86*	*5,001.90*
YORKE PENINSULA	*1,340,707.58*	*7,905.67*
TOTAL	***6,773,690.64***	***82,630.32***

www.landscape.sa.gov.au/ny

MATTERS FOR INFORMATION

6.7 SISTER CITY UPDATE - GRAPEVINE DELEGATION VISIT TO THE BAROSSA FOR THE VINTAGE FESTIVAL APRIL 2025

Author: Executive Business Partner
25/20103

The official Grapevine delegation has confirmed their upcoming visit to the Barossa with the start of their official visit from 24 April – 30 April 2025.

The Barossa Council and The City of Grapevine have been working together to provide various experiences as part of the Barossa Vintage Festival 2025, with a special nod to our friends for the Touch Down & Taste Off event sponsored by the Barossa Rams Rugby Club, celebrating Barossa Council's sister city relationship. American Football SA will present an exhibition match and there will be some fine American and German fare to enjoy. The Nuriootpa High School Marching Band will kick of the event with our wine making and beer brewing prowess being put to the test with a Barossa vs Grapevine blind tasting.

Their itinerary will incorporate opportunities for community connections, such as visiting Nuriootpa High School hosted by the Principal David Marino, including the teachers and students visiting Grapevine as part of the Study Tour in September.

They will be hosted for a BBQ by the Rotary Club of Barossa Valley, attend a 'Meet the Makers' Trade Show to promote local businesses, experience, markets, local art & music, footy games, historical sites, paying their respects on ANZAC day and much more.

In addition, they will be assisting to present the award recipient of the Barossa Young Ambassador on behalf of the Sister Cities Advisory Committee who are supporting the Ambassador to attend (travel) to 'Grapefest' September 2025 in Grapevine, as our official young ambassador. Grapevine Convention and Visitors Bureau have will kindly support the winner by covering all costs associated with the Grapevine/'GrapeFest' portion of the Young Ambassador's time in Grapevine.

We are working on making their visit to the region a memorial one, and to build upon the Sister City relationship with Grapevine Texas objectives:

- Facilitate the sharing of best practice and exchange of new ideas and successful experiences across a range of disciplines to improve capability and build more vibrant cities and local government authorities.

- Foster trade and investment initiatives that promote business development, provide accelerated access and open doors into key markets to connect our cities more effectively with buyers and sellers.

- Promote each other's cities as visitor destinations, cross participation in festivals

and events and facilitation of the exchange of destination marketing expertise and experience to enhance the tourism market intelligence of both cities.

- Facilitate of education, cultural and sporting exchanges that empower our youth, support the education sector, celebrate our unique heritage, create opportunities for artistic expression and activate community participation.

- Enhance each other's reputation and capacity to meet emerging policy issues facing our cities in addition to capitalizing on opportunities to explore innovations and improvements in science and technology, viticulture, rural and urban design, public infrastructure and sustainability.

- Foster friendship, mutual regard, and understanding among the citizens of our communities.

The Sister Cities Advisory Committee have funded a 'G'day Mates' Sister City Friendship Float in the Barossa Vintage Parade. The tractor, trailer and driver have kindly been provided by Committee Member, Louise Hickinbotham. Our delegates will receive this kind gesture as they watch this quintessential Aussie parade.

It will be a wonderful opportunity for delegates to meet our community and experience the wonderful Barossa hospitality.

ATTACHMENTS

Nil

SUPPORTING REFERENCES

Nil

MATTERS FOR INFORMATION

6.8 RELEASE OF LOCAL GOVERNMENT ASSOCIATION OF SOUTH AUSTRALIA DRAFT STRATEGIC PLAN

Author: Chief Executive Officer
25/20456

Members should have received correspondence from Scyne, the company assisting the review of the LGA Strategic Plan and inviting you to provide response on the draft plan by Friday 9 May 2025.

As the Elected Body are the members of the association this report is to alert you to the opportunity and if members wish it can be listed for conversation at the next workshop meeting or you can provide comment directly via the link provided in the correspondence.

ATTACHMENTS

Nil

SUPPORTING REFERENCES

Nil

MATTERS FOR INFORMATION

6.9 DEPUTATION - TWIN CREEK WIND FARM DEVELOPMENT - ADDITIONAL INFORMATION

Author: Chief Executive Officer
25/20459

The Mayor has approved the above deputation.

To assist Council on this matter it has already received and considered a report in relation to the development.

Council has already resolved to make a submission on the following grounds.

MOVED *Cr Preece*

That Council endorse the Chief Executive Officer to prepare a submission on the Twin Creek Wind Farm and Palmer Wind Farm variations applications, requesting that the relevant authority have regard to the objectives of the Barossa Valley Character Preservation District as part of their assessment.

SECONDED *Cr Angas* ***CARRIED 2022-26/331***

Now that public consultation is open the submission has been made as instructed.

ATTACHMENTS

Nil

SUPPORTING REFERENCES

Nil

DEBATE REPORT

7.1 Office of the Mayor and CEO

7.1.1 MANAGEMENT OF DISCRETIONARY RESERVE BALANCES

Author: Chief Executive Officer
25/17077

PURPOSE

To consider and approve a process of finalising discretionary reserve balances held on Council Statement of Financial Position as equity.

RECOMMENDATION

That Council approve the treatments outlined in Attachment 1 and authorise the Chief Executive Officer to give effect to those treatments and thereby increase the budget (net of any revenues received in 2024-25 financial year) by $75,022.

REPORT

Background and Introduction
The Barossa Council prior to August 2014 had over 40 section 41 committees that had various roles and operations. After undertaking an extensive engagement, research and review project it was recommended and accepted that the section 41 model of service delivery would be ceased for a raft of reasons outlined in an extensive paper to Council at its meeting of 19 August 2014.

As part of the reform process and how the council operated budgets at that time there were funds still being held in reserve, the result of either prior underspends in budgets allocated to the committees, fundraising, gifts and donations or commercial activity. These funds were either returned to some committees, but the majority were quarantined to support future projects. There are still funds remaining some 10 years later and effectively:

- Due to time and inflation the purchasing power of these funds is diminishing.
- The purpose of funds should be applied to various projects under The Big Project which have not and which is consistent with the adopted recommendations in 2014.
- Others like the Barossa Cookery Book are an ongoing program.

Discussion
The quarantining of the funds for future projects and activities is now over 10 years since the decision of Council. Continuing to quarantine the funds is counterproductive to the purchasing power they have and is administrative burdensome.

Noting the intent of the background has been honoured it is prudent to bring the reserves to a conclusion for the majority. This is proposed to be achieved in two ways:

1. Where the funds remain available and can be forwarded to an appropriate organisation they shall be drawn down and invoiced in the 2024-25 financial year, with the requirement for those groups to acquit the funds when they have been exhausted through a report on what they funds have been used for.
2. Allocate funds to ongoing and or completed projects mainly under the auspice of The Big Project.

An analysis has been undertaken of all community reserve balances and presented at Attachment 1.

It should be noted that reserves that are statutory or required by accounting standards shall remain, that is the asset revaluation reserve, development fund, reserves associated with waste and wastewater management, and the accumulated surpluses will remain as ongoing reserves.

The current balances of general reserves is $773,177. Of this amount:

1. $75,022 is proposed to be returned to identify groups subject to consultation with those groups. This will require a budget amendment and approval by Council.
2. $109,822 will remain in reserves as either an ongoing program, no identifiable group or no other investment has occurred to credit the reserve to; the reserves that fall into this class are the Barossa Cookery Book, Curdnatta Recreation Park Reserve and the Tanunda Town Committee Reserve.
3. The balance of funds will be applied to past, current and future projects already identified and funded.

The treatments are outlined in Attachment 1.

Summary and Conclusion
With the quarantining of past funds now extending past 10 years it is prudent to resolve the remaining balances and close the accounts to preserve purchasing power and reduce administrative needs.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES

Attachment 1 Reserve Information and Treatments Proposed for Resolution of Balances ⇩

Supporting references
Nil

COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTS

Corporate Plan
BS6 Finance - Transparency and accountability regarding Council activity and expenditure. Provision of organisational performance report (outcomes), activity report (outputs), a range of statutory reporting (e.g. public health, tax, superannuation), financial reporting

Legislative Requirements
Section 123 of the Local Government Act

FINANCIAL, RESOURCE AND RISK MANAGEMENT CONSIDERATIONS

A budget expenditure net of any 2025-26 revenue of $75,022 will be required to transfer funds as outlined in Attachment 1.

This will have a minor impact on the operating position of Council and increase the operating deficit by the above amount but will have no substantial impact on the net financial liabilities of Council.

COMMUNITY ENGAGEMENT

Engagement under the Redefining Community Committees was undertaken in support of the disbanding of the Section 41 Committees. Where funds are proposed to be returned to relevant organisations engagement with them will be undertaken post Council direction.

Reserve Balances At 30 June 2024

Prior Committee Reserves	*30/6/24 Balance*	*Proposed Transfer for 2024-25*	*Estimated Closing Balance 30/6/2025*	*Investigations / Notes*	*Is Additional Cash Budget Needed*	*Net Cash Impact*
899 - Barossa Regional Gallery Cookbooks	-91,202.00	TBD	-91,202.00	Portion to support BCIC Upgrade - does not include any sales made during 2024-25 and is an ongoing program.	No	0.00
900 - Angaston Youth Action Group Reserve	-9,923.00	9,923.00	0.00	Transfer funds against prior Barossa Adventure Station development as a youth focussed investment.	No	0.00
934 - Angas Recreation Park Reserve	-28,843.00	28,843.00	0.00	Transfer funds against prior Angas Recreational Park upgrade.	No	0.00
935 - Angaston Hall Reserve	-13,201.00	13,201.00	0.00	Part of normal budget operations and capital works - remove reserve to bottom line and close.	No	0.00
936 - Lyndoch Town Hall Reserve	-6,349.00	6,349.00	0.00	Part of normal budget operations and capital works - remove reserve to bottom line and close.	No	0.00
937 - Moculta Hall Reserve	-25,147.00	25,147.00	0.00	Part of normal budget operations and capital works - remove reserve to bottom line and close.	No	0.00
938 - Mt Pleasant Hall Reserve	-12,266.00	12,266.00	0.00	Part of normal budget operations and capital works - remove reserve to bottom line and close.	No	0.00
939 - Nuriootpa Hall Reserve	-90,722.00	90,722.00	0.00	Part of normal budget operations and capital works - remove reserve to bottom line and close.	No	0.00
940 - Old Union Chapel Reserve	-70,423.00	70,423.00	0.00	Part of normal budget operations and capital works - remove reserve to bottom line and close.	No	0.00
941 - Rowland Flat CC Reserve	-29,614.00	29,614.00	0.00	Part of normal budget operations and capital works - remove reserve to bottom line and close.	No	0.00
942 - Stockwell Hall Reserve	-680.00	680.00	0.00	Part of normal budget operations and capital works - remove reserve to bottom line and close.	No	0.00
945 - Barossa Regional Art Gallery Reserve	-110,076.00	110,076.00	0.00	Transfer funds against BCIC development.	No	0.00
946 - Wtown Historical Society Reserve	-3,219.00	3,219.00	0.00	This is no longer under Council umbrella undertake to transfer funds to volunteer group. Recently an additional bequeath has been received for the value of $50,000 and this too will be returned to the group once a bank account is established.	Yes	3,219.00
947 - Lyndoch Street Party Reserve	-5,203.00	5,203.00	0.00	Transfer funds against bottom line as funding and operational support provided directly each year.	No	0.00
948 - Sculpture Park Reserve	-14,224.00	14,224.00	0.00	Transfer funds against BCIC development.	No	0.00
949 - Curdnatta Recreation Park Reserve	-10,138.00	0.00	-10,138.00	To remain in place until project identified for its use	No	0.00
952 - Stockwell Park Reserve	-64,160.00	64,160.00	0.00	$10160 remains available in this reserve and is from a family bequeath proposed to pay that to the Stockwell Community Association Inc for project at Stockwell Park	Yes	10,160.00
954 - Tanunda Recreation Park Reserve	-54,687.00	54,687.00	0.00	Transfer funds against prior Tanunda Rec Park development.	No	0.00
955 - Wtown QVJ Park Reserve	-62,975.00	62,975.00	0.00	Transfer funds against tree management issue at the park.	No	0.00
956 - Angaston Management Grp Reserve	-10,000.00	10,000.00	0.00	This is no longer under Council umbrella undertake to transfer funds to new body and close.	Yes	10,000.00
957 - Lyndoch & Districts Community Committee Reserve	-25,682.00	25,682.00	0.00	No longer Council propose to transfer to Southern Barossa Alliance and close.	Yes	25,682.00
959 - Mt Pleasant Xmas Parade Reserver	-6,649.00	6,649.00	0.00	No longer Council propose to transfer to Mt Pleasant Inc and close.	Yes	6,649.00
960 - Tanunda Town Reserve	-99,684.00	0.00	-99,684.00	Unknown what to do with this reserve Tanunda Town Group no longer exists, further investigations to occur as to future use - previously focussed on township economic development, events, beutification.		
961 - Wtown Community Council Reserve	-19,312.00	19,312.00	0.00	No longer Council propose to transfer to Southern Barossa Alliance and close.	Yes	19,312.00
General Reserves	**-773,177.00**	**663,355.00**	**-109,822.00**			**75,022.00**
Statutory Service Reserve Accounts						
966 - Developers Contributions Reserve	-641,335.52	0.00	-641,335.52	Is adjusted as funds are received from developers and allocated to and spent on relevant development needs for open space.	No	0.00
974 - CWMS Reserve	-13,706,048.00	4,111,710.00	-9,594,338.00	Adjusted annually based on the program outcomes of capital and operating.	No	0.00
919 - Refuse Collection Reserve	-4,758.00	682.00	-220,788.00	Adjusted annually based on the program outcomes of capital and operating.	No	0.00
927 - Recyclables Collection Reserve	-140,010.00			Adjusted annually based on the program outcomes of capital and operating.	No	0.00
928 - Green Waste Collection Reserve	-75,338.00			Adjusted annually based on the program outcomes of capital and operating.	No	0.00
Statutory Reserves	**-14,567,489.52**	**4,112,392.00**	**-10,456,461.52**			**0.00**
Council Other Reserve Accounts						
909 - Community Transport Sch Reserve	-139,933.00	139,933.00	0.00	This reserve has simply acted as a pool of surplus funding from vehcile change overs. There is no funding requirements related to the funding agreemetns with the State/Commonweakthy that require this reserve to be in place. It has not be active for over two years and fundamentally serves not accounting needs or budget needs - with vehicles being purchased and chagned over within thte normal budget allocations. Transfer funds against prior vehicle purchases and remove any surplus against the bottom line	No	0.00
Other Reserves	**-139,933.00**	**139,933.00**	**0.00**			**64,862.00**
Grand Total	**-15,480,599.52**	**4,915,680.00**	**-10,566,283.52**			

DEBATE REPORT

7.1 Office of the Mayor and CEO

7.1.2 AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION FEDERAL ELECTION PLATFORM

Author: Mayor
25/20232

PURPOSE

To review and endorse the Australian Local Government Association (ALGA) Federal Election Platform.

RECOMMENDATION

That Council having reviewed the correspondence from ALGA support the Federal Election Platform proposed and that the Mayor write to the President expressing our support.

REPORT

I have received correspondence as provided at the Attachment seeking support of the ALGA Federal Election Platform "Put Our Communities First". The full platform link is also provided in the report below in supporting references.

The relevance of the requests is to better support community needs in infrastructure, housing supply and emergency management.

The requests are understood to be supplementary to existing funding programs and are based on cross State needs, not specific local needs.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES

Attachment 1 Australian Local Government Association Federal Election Campaign Correspondence ⇩

Supporting references
Federal Election Campaign Resources – Australian Local Government Association

COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTS

Corporate Plan

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
Nil

FINANCIAL, RESOURCE AND RISK MANAGEMENT CONSIDERATIONS

Nil

COMMUNITY ENGAGEMENT

Nil

From: Jaimee Bell
Sent: Tuesday, March 4, 2025 10:17 AM
To: MBX Barossa <barossa@barossa.sa.gov.au>
Subject: [EXTERNAL] Subject: Request to endorse ALGA's 2025 federal election funding priorities

Dear Mayor Lange,

I am writing to seek your council's support for ALGA's 2025 federal election priorities, and our national *Put Our Communities First* advocacy campaign.

The ALGA Board has endorsed five local government funding priorities for the next Australian Government, which are:

- $1.1 billion per year for enabling infrastructure to unlock housing supply
- $500 million per year for community infrastructure
- $600 million per year for safer local roads
- $900 million per year for increased local government emergency management capability and capacity, and
- $400 million per year for climate adaptation.

We want to see these new funding programs distributed across all councils, on a formula-basis, similar to the way Financial Assistance Grants or Roads to Recovery funding have been provided for many years.

This would support all of us to deliver local-place based solutions to the challenges our nation is facing in affordable housing, road safety, natural disasters and climate change.

ALGA has developed a suite of resources that will support your council to endorse these funding priorities and participate in a national advocacy campaign, which you can find here. The password to access these resources is ALGAelection2025.

In particular I would urge you to consider using the council report template we've developed to pass a motion of support at your next meeting.

Participating in this campaign does not preclude you from also advocating for state or territory or local funding priorities. There is strength in the complementary nature of our push for significant increased funding at the national level, and the specific asks that your communities also seek.

For more information on this campaign and our funding priorities visit www.putourcommunitiesfirst.com.au.

If you have any questions please contact ALGA's Executive Director Advocacy Darren Hunter at darren.hunter@alga.asn.au.

Finally, to sign up for ALGA News, and get local government updates emailed directly to you every second Monday, please click here.

Thank you for your support.



Mayor Matt Burnett
ALGA President

DEBATE REPORT

7.1 Office of the Mayor and CEO

7.1.3 COMMUNITY INFRASTRUCTURE DEVELOPMENT - BAROSSA RAMS RUGBY CLUB INCORPORATED CAPITAL CONTRIBUTION - LOAN FUNDING

Author: Chief Executive Officer
25/20270

PURPOSE

To consider advancing access to a community loan through the Local Government Funding Authority to support the development of The Barossa Council Rugby facility.

RECOMMENDATION

That Council having reviewed the financial model and position of the Barossa Rams Rugby Club:

(1) Approve a Local Government Finance Authority Community Loan of $300,000 over a maximum period of 10 years.

(2) Authorise the Mayor and Chief Executive Officer to sign seal and execute any relevant documentation to give effect to part 1 of this resolution including the requisite loan funding agreement, application, debenture documentation and statutory declaration to the Local Government Finance Authority.

REPORT

Background
The Barossa Rams Rugby Club (BRRC) has worked extensive with Council in achieving one of the high priority phase 1 projects under The Big Project. Indeed, their commitment to assisting fund the project was a key benefit in seeking government funding support for the new development at the rear of the Rex and adjacent to the Tanunda Primary School. Strategically this investment was also critical in the ability to development Barossa Park.

Discussion
The Club during the planning and development phases have contributed both financially and in-kid to set up the new facility that will bring social and community benefit and tourism spending when clubs visit. The club also made a commitment to support the capital construction cost through a community loan facility. The club has now written to Council seeking to access a community loan of $300,000, see Attachment 1 which also includes clarification of their committees support and approval.

Officers have worked with the club to assist with modelling their financial accounts and understanding the loan types available and how they function with the Local Government Finance Authority.

The proposal is consistent with The Big Project financial estimates and budget settings. The loan funds support the committed cash contribution to the Rugby development.

Council is alerted that community borrowings are in essence access to our sectors borrowing capacity, but should they not be paid by the club, the liability falls to Council. In terms of Councils financial indicators, the borrowing costs and repayments in terms of principal and interest are neutral. They are neutral as the interest and principal owed is reimbursed to Council over the life of the loan, and in terms of the balance sheet the loan (being a liability) is offset by a debt owed to Council (an asset) and these values balance off to zero each financial year.

A due diligence assessment has been undertaken and financial model developed and that is provided at Attachment 2. We are in receipt of multiple years of financial information, and this is reflected in the financial model. With the facility already operating well beyond expectations the revenue growth factored into the model is considered conservative. The financial model demonstrates capacity to repay the funds over the requested 10-year loan period. There is one further step that the club needs to take to access the loan in accordance with Policy and that is to enter into a loan agreement with Council which will be completed once the loan is approved, and the payment schedule and final interest rate are known. The draft agreement is at Attachment 3.

The loan is in alignment with clause 3.2.2 of the Treasury Management Policy. Eligibility criteria under 3.2.2.8 are met with significant fit out, furniture and other club related costs already borne by the club to set up the site for use. They also are paying a lease and licence fee in alignment with the Lease and Licence Policy.

Summary and Conclusion
The club has and continues to strongly support and the community with The Big Project and the long-term benefits that brings the club and community. Having demonstrated capacity to service the borrowings it is recommended to support the Club's request.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES

Attachment 1 Barossa Rams Correspondence and Committee Approval ⇩
Attachment 2 Financial Model ⇩
Attachment 3 Community Loan Agreement ⇩
Attachment 4 Community Loan Balance as at 7 March 2025 ⇩

Supporting references
Treasury Management Policy - THE BAROSSA COUNCIL

COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTS

Corporate Plan
CS3 Assets - Planning, construction, maintenance and operation of Council's assets (Transport, Bridges, Community Wastewater Management System, Community, Cultural, Recreation and Stormwater)
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.

CS12 Facility and Community Land - Management of buildings, maintenance and occupancy, including inspections and advice to enable safe, accessible, fit for purpose and well managed community facilities, office spaces and community land

CS19 Social Inclusion - Advocate and work in collaboration with core service providers to ensure vulnerable people have increased access and inclusion.

CS20 Sport and Recreation - Provide a broad range of sporting, recreational and leisure facilities/ services/programs at a range of facilities, parks and open space areas

BS6 Finance - Transparency and accountability regarding Council activity and expenditure. Provision of organisational performance report (outcomes), activity report (outputs), a range of statutory reporting (e.g. public health, tax, superannuation), financial reporting

Legislative Requirements
Local Government Act 1999 sections 121, 122, 123

FINANCIAL, RESOURCE AND RISK MANAGEMENT CONSIDERATIONS

There are no impacts on Councils key financial indictors as outlined in the body of the report.

With this loan community loan funding and those anticipated in the future will reach 3.59% of revenue well under the maximum amount of 7.5%. The calculations and current position of community loans is presented at Attachment 4.

COMMUNITY ENGAGEMENT

The current budget and long-term financial plan anticipate revenue from this source to assist with The Big Project implementation, and thus was consulted upon as part of the annual business plan and budget and long-term financial plan processes completed in June 2024. Extensive engagement was undertaken on The Big Project through its planning, prioritisation, and master planning processes.

OFFICIAL

FAO: The Barossa Council
ABN: 47749871251
43-51 Tanunda Road
Nurioopta
5355

On behalf of: The Barossa Rams Rugby Club
ABN: 39385615502
Magnolia Road
Tanunda

RE: Loan Agreement Schedule

Summary of Meeting ot the Barossa Rams Rugby Club Committee to discuss the Loan Agreement Schedule with The Barossa Council - 25/1/2025 6pm via Microsoft Teams.

Present: Fraser Vivian (Pres.), *Alan Bland (V.P.), Bernadette McCann (Sec.), Nigel Peters (D.O.R.), Mark Cooper, Mel Donohue, Ali McMillan,
Apologies: Brenton Baker, Hayley MacDonald (Treas.), Paul Brown

All members present agreed with the following: We accept the Council's proposal of the $300,000 line with the two-yearly repayments at the Fixed Loan Rate of 5.85% (estimate at this point) per annum for 10 years(as outlined in the L.A.S). Proposed by Mark Cooper and Seconded by Bernadette McCann. All members present have agreed with this motion *also agreed by Alan Bland when he arrived shortly after the meeting.

Yours Sincerely,

Fraser Vivian
Club President
Barossa Rams Rugby Club

Bernadette McCann
Club Secretary
Barossa Rams Rugby Club

OFFICIAL

Financial Modelling - Rugby Accounts - Operating Position

Rugby

PROJECT YEARLY COST NET (GST Exclusive) SharePoint		Year 1 Base	Year 2 2025	Year 3 2026	Year 4 2027	Year 5 2028	Year 6 2029	Year 7 2030	Year 8 2031	Year 9 2032	Year 10 2033	Year 11 2034	Year 12 2035
Net Operating Result Profit/(Loss)		**38,541**	**39,988**	**1,899**	**3,450**	**5,056**	**6,719**	**8,441**	**10,224**	**12,070**	**13,980**	**15,958**	**57,593**
Total Operating Revenue		154,733	159,375	164,156	169,081	174,153	179,378	184,759	190,302	196,011	201,891	207,948	214,186
Total Operating Expenses		116,191	119,386	162,257	165,630	169,097	172,658	176,318	180,078	183,941	187,911	191,990	156,593
Opening Cash Balance		150,000	188,541	228,529	230,428	233,878	238,935	245,654	254,095	264,319	276,389	290,369	306,327
Yearly Result		38,541	39,988	1,899	3,450	5,056	6,719	8,441	10,224	12,070	13,980	15,958	57,593
Closing Cash Balance		188,541	228,529	230,428	233,878	238,935	245,654	254,095	264,319	276,389	290,369	306,327	363,920
Revenue Indexation Rate			3.00%	3.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Expenditure Indexation Rate			2.75%	2.75%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
Operational													
Operating Revenue													
	Bank Adjustments	160	165	170	175	180	186	191	197	203	209	215	222
	Bar Income	22,200	22,866	23,552	24,259	24,987	25,736	26,509	27,304	28,123	28,967	29,836	30,731
	Interest	3,690	3,801	3,915	4,032	4,153	4,278	4,406	4,538	4,674	4,815	4,959	5,108
	Merchandise	5,595	5,763	5,936	6,114	6,297	6,486	6,681	6,881	7,088	7,300	7,520	7,745
	Social Events Senior	181	187	192	198	204	210	216	223	230	236	244	251
	Canteen Income	46,184	47,570	48,997	50,467	51,981	53,540	55,147	56,801	58,505	60,260	62,068	63,930
	Income	703	724	746	768	791	815	840	865	891	918	945	973
	Sponsorship	59,735	61,527	63,373	65,274	67,232	69,249	71,326	73,466	75,670	77,940	80,278	82,687
	Fundraising Income	6,829	7,034	7,245	7,462	7,686	7,917	8,154	8,399	8,651	8,910	9,178	9,453
	Club Fees Received	6,939	7,147	7,361	7,582	7,809	8,044	8,285	8,534	8,790	9,053	9,325	9,605
	One Hundred Club	2,653	2,732	2,814	2,898	2,985	3,075	3,167	3,262	3,360	3,461	3,565	3,672
	Misc	(137)	(141)	(146)	(150)	(154)	(159)	(164)	(169)	(174)	(179)	(184)	(190)
Operating Expenses													
	Competitions/Games	2,781	2,858	2,936	3,017	3,100	3,185	3,273	3,363	3,455	3,550	3,648	3,748
	Player Registration	7,562	7,770	7,984	8,203	8,429	8,661	8,899	9,143	9,395	9,653	9,919	10,191
	Cluba nd Committee Meetings Expenses	107	110	113	116	119	122	126	129	132	136	140	144
	Small Plan and Equip	10,696	10,990	11,292	11,602	11,921	12,249	12,586	12,932	13,288	13,653	14,029	14,415
	Bar Other Costs	2,913	2,993	3,075	3,159	3,246	3,336	3,427	3,522	3,618	3,718	3,820	3,925
	100 Club	950	976	1,003	1,031	1,059	1,088	1,118	1,149	1,180	1,213	1,246	1,280
	IT	479	492	506	519	534	548	564	579	595	611	628	645
	Reimbursement	(1,982)	(2,036)	(2,092)	(2,150)	(2,209)	(2,270)	(2,332)	(2,396)	(2,462)	(2,530)	(2,600)	(2,671)
	Merchandise Expense	20,380	20,940	21,516	22,108	22,716	23,341	23,983	24,642	25,320	26,016	26,732	27,467
	Trophies Badges and Awards	1,102	1,133	1,164	1,196	1,229	1,262	1,297	1,333	1,369	1,407	1,446	1,486
	Line Mark Paint	753	773	794	816	839	862	886	910	935	961	987	1,014
	Social Events	(3,849)	(3,955)	(4,064)	(4,175)	(4,290)	(4,408)	(4,529)	(4,654)	(4,782)	(4,914)	(5,049)	(5,187)
	Club Cleaning	4,258	4,375	4,496	4,619	4,746	4,877	5,011	5,149	5,290	5,436	5,585	5,739
	Club Equipment	2,473	2,541	2,610	2,682	2,756	2,832	2,910	2,990	3,072	3,156	3,243	3,332
	Medical Supplies	6,155	6,324	6,498	6,677	6,860	7,049	7,243	7,442	7,647	7,857	8,073	8,295
	Coaching Fee Contribution	2,771	2,847	2,926	3,006	3,089	3,174	3,261	3,351	3,443	3,538	3,635	3,735
	Coach Training	1,588	1,631	1,676	1,722	1,769	1,818	1,868	1,919	1,972	2,027	2,082	2,140
	Sports Vouchers	(485)	(498)	(512)	(526)	(541)	(555)	(571)	(586)	(603)	(619)	(636)	(654)
	Canteen Expenses	26,275	26,998	27,740	28,503	29,287	30,092	30,920	31,770	32,643	33,541	34,464	35,411
	Bar Expenses	4,758	4,889	5,023	5,161	5,303	5,449	5,599	5,753	5,911	6,074	6,241	6,412
	Council Expenses	208	213	219	225	231	238	244	251	258	265	272	280
	Stationary Printing & Office Supplies	211	217	222	229	235	241	248	255	262	269	276	284
	Insurance	1,051	1,080	1,110	1,140	1,171	1,204	1,237	1,271	1,306	1,342	1,379	1,416
	Bank & Merchant Fees	604	620	637	655	673	691	710	730	750	770	792	813
	Event & Fundraising Expenses	2,928	3,008	3,091	3,176	3,263	3,353	3,445	3,540	3,638	3,738	3,840	3,946
	Expenses	(112)	(115)	(118)	(121)	(125)	(128)	(132)	(135)	(139)	(143)	(147)	(151)
	Repairs and Maintenace	626	643	661	679	698	717	737	757	778	799	821	844
	Sundry Expenses	19,702	20,244	20,801	21,373	21,960	22,564	23,185	23,822	24,477	25,151	25,842	26,553
	Utilities	208	213	219	225	231	238	244	251	258	265	272	280
	Discretionary Expenses	708	727	747	767	789	810	833	855	879	903	928	954
	Entertainment Expenses	12	13	13	13	14	14	15	15	15	16	16	17
	Investment	364	374	384	395	406	417	428	440	452	465	478	491
Loan Repayments													
	Loan Interest	-	-	15,169	13,782	12,317	10,768	9,132	7,403	5,575	3,644	1,603	-
	Loan Principle	-	-	24,418	25,805	27,270	28,819	30,455	32,185	34,012	35,944	37,985	-

Financial Modelling - Rugby Accounts - Operating Position

Rugby

PROJECT YEARLY COST NET (GST Exclusive) SharePoint			Year 13 2036	Year 14 2037	Year 15 2038
Net Operating Result Profit/(Loss)			**59,712**	**61,906**	**64,176**
Total Operating Revenue			220,612	227,230	234,047
Total Operating Expenses			160,900	165,324	169,871
Opening Cash Balance			363,920	423,632	485,537
Yearly Result			59,712	61,906	64,176
Closing Cash Balance			423,632	485,537	549,713
Revenue Indexation Rate			2.00%	2.00%	2.00%
Expenditure Indexation Rate			2.50%	2.50%	2.50%
Operational					
Operating Revenue					
	Bank Adjustments		229	235	243
	Bar Income		31,653	32,602	33,580
	Interest		5,261	5,419	5,582
	Merchandise		7,977	8,217	8,463
	Social Events Senior		258	266	274
	Canteen Income		65,848	67,823	69,858
	Income		1,003	1,033	1,064
	Sponsorship		85,167	87,722	90,354
	Fundraising Income		9,737	10,029	10,330
	Club Fees Received		9,893	10,190	10,495
	One Hundred Club		3,782	3,895	4,012
	Misc		(196)	(201)	(208)
Operating Expenses					
	Competitions/Games		3,851	3,957	4,066
	Player Registration		10,472	10,760	11,056
	Cluba nd Committee Meetings Expenses		148	152	156
	Small Plan and Equip		14,811	15,218	15,637
	Bar Other Costs		4,033	4,144	4,258
	100 Club		1,316	1,352	1,389
	IT		663	681	700
	Reimbursement		(2,745)	(2,820)	(2,898)
	Merchandise Expense		28,222	28,998	29,795
	Trophies Badges and Awards		1,526	1,568	1,612
	Line Mark Paint		1,042	1,071	1,100
	Social Events		(5,330)	(5,477)	(5,627)
	Club Cleaning		5,897	6,059	6,225
	Club Equipment		3,424	3,518	3,615
	Medical Supplies		8,523	8,757	8,998
	Coaching Fee Contribution		3,838	3,943	4,052
	Coach Training		2,198	2,259	2,321
	Sports Vouchers		(672)	(690)	(709)
	Canteen Expenses		36,385	37,386	38,414
	Bar Expenses		6,589	6,770	6,956
	Council Expenses		287	295	303
	Stationary Printing & Office Supplies		292	300	308
	Insurance		1,455	1,495	1,537
	Bank & Merchant Fees		836	859	882
	Event & Fundraising Expenses		4,054	4,166	4,281
	Expenses		(155)	(159)	(163)
	Repairs and Maintenace		867	891	915
	Sundry Expenses		27,283	28,033	28,804
	Utilities		287	295	303
	Discretionary Expenses		980	1,007	1,034
	Entertainment Expenses		17	18	18
	Investment		504	518	532
Loan Repayments					
	Loan Interest		-	-	-
	Loan Principle		-	-	-

LOAN AGREEMENT SCHEDULE

Council: **THE BAROSSA COUNCIL** ABN 47 749 871 215
43-51 Tanunda Road, Nuriootpa, 5355

1. Borrower:

Name: Barossa Rams Rugby Club Inc ABN 39 385 615 502

Address: TBA

2. Agreement

The Council agrees to lend to the Borrower who agrees to borrow the Principal on the terms stated in this Schedule and following.

3. Principal: Total $300,000

4. Advance/s

Unless the Borrower notifies the Council it requires advances only in stated instalments and times, the Council must advance the whole of the Principal to the Borrower on execution of this Agreement.

5. Purpose

To Capital funding support for development of the new Barossa Rugby facility.

6. Repayment Term

Fixed Loan:
Repayments are due on receipt of an invoice from the Council (and subject to any written demand by the Council after an event of default), in [insert amount of payments – current estimate is 10 year loan therefore 20 payments] equal half yearly instalments of [Current estimate is $19,793.69] from the [Estimate 15 November 2025] as follows:

(a) [$19,793.69] on or before [15 November 2025]
(b) [$19,793.69] on or before [15 May 2026] and each half year thereafter with the final instalment of [$19,793.69] due on or before [15 May 2035]. A schedule of total repayments of principal and interest is included at the end of this agreement in Appendix 1.

7. Redraw: Not available

8. Interest: Fixed loan [5.60 estimate at present] per annum.

9. Security: Nil.

10. Special Conditions:
(Any special conditions prevail over other provisions of this Agreement to the extent of any necessary inconsistency.)

10.1. For the term of this Agreement the Borrower must consult the Council before any decision to:

10.1.1. materially change the nature or scope of the Purpose as now envisaged;

10.1.2. suspend or cancel the Purpose;

10.1.3. grant a security interest to a third party (where a ***security interest*** means mortgage, charge (fixed or floating); pledge, hypothecation, lien or other security interest) over the assets of the Borrower;

10.1.4. dispose, sell or otherwise deal with its key assets (where ***key assets*** mean any of the Borrower's current or future assets which are fundamental to the Purpose).

10.2. Any use by the Borrower of the Council's name or logo requires prior specific approval by the Council. Such use must always be limited to promoting the Purpose.

10.3. The Borrower will supply Council with annual financial documents including a bank statement showing all transactions in the preceding year until all loan repayments have been repaid to Council.

10.4. The Borrower must submit annual audited financial statements for the life of the loan to Council's Manager Financial Services.

10.5. The Borrower must promote/manage the Purpose in conformity with applicable laws and codes of practice.

10.6. Any damage or destruction to the Barossa Rams Rugby facility and/or associated surrounding infrastructure and buildings does not release the Borrower from repayment obligations under the Loan Agreement.

10.7. For CAD loans, the Borrower will apply to Council to transfer the loan to a Principle Interest loan within (x) years of receiving the CAD payments or repay all Principal outstanding on or before [insert date]. The Principal Interest loan will be for no more than …… (x) years in duration.

10.8. An annual administration fee will be applicable as set out in the Fees and Charges Register.

10.9. The parties acknowledge that the Council procured funds equal to the Principal Sum from the Local Government Finance Authority (LGFA) and that it is the intention of the parties that the on lent funds (being, the Principal Sum) will be advanced to the Borrower on the same material terms as the LGFA Loan.

10.10. The Borrower may request to repay all or part of the Principal Sum early in a lump sum or by one or more instalments. The Council must not unreasonably withhold approval for the Borrower to make an early repayment, however the Borrower acknowledges that the Council will need to consider the implications of any early repayment under the LGFA Loan before the Council advises the terms on which it will accept any early repayment, including any loan break out costs, payable by the Borrower.

10.11. While the Principal Sum or any part of it remains outstanding, the Borrower must give to the Council notice of each general meeting of the Borrower as if the Council were a member of the Borrower. After each general meeting the Borrower must immediately give to the Council a copy of the minutes of the meeting.

EXECUTED as an agreement

By the Council

SIGNED by **insert name and title** under delegated authority in the presence of:	
.....	.....
Signature	Signature of witness
Date: ___/___/___	.....
	Name of witness (print)
	Date: ___/___/___

By the Borrower:

Signed by **insert name** in the presence of:	
.....	.....
Signature of witness	Signature of partner
.....	Date: ___/___/___
Name of witness (print)	
.....	
Address of witness (print)	
Date: ___/___/___	

Signed by **insert name** in the presence of:	
.....	.....
Signature of witness	Signature of partner
.....	Date: ___/___/___
Name of witness (print)	
.....	
Address of witness (print)	
Date: ___/___/___	

A person signing on behalf of a party warrants they have authority to bind that party for that purpose.

DRAFT

TERMS

1. **Advance/s:** The Council must advance the Principal to the Borrower in the instalments and times stated in the Schedule.
2. **Purpose:** The Borrower must use the Principal only for the Purpose stated in the Schedule. Any of the Principal advanced and not promptly used for that Purpose must be promptly repaid.
3. **Security:** If any security is stated in the Schedule, that security must be provided to the Council before any advance of the Principal. The Borrower bears any costs of preparing, registering or discharging that security.
4. **Voluntary repayment:** At any time and without penalty or notice, the Borrower may repay the whole or any of the Principal advanced in permanent reduction of the loan – this will not change the overall amount of principal and interest owed to Council as shown in Appendix 1.
5. **Mandatory repayment:** The Borrower must repay the Principal advanced in the instalments and at the times stated in the Schedule for such repayment (as to which time is of the essence).
6. **Events of default:** The Borrower must repay the Principal outstanding and any interest at that time accrued but unpaid upon written demand by the Council following an event of default. Council reserves the right to vigorously pursue any outstanding balances in accordance with the governing legislation.

An ***event of default*** means:

6.1 the Borrower fails to remedy their material breach of this Agreement within 30 days after written notice from the Council identifying the breach and requiring its remedy;

6.2 the Council acting reasonably believes the Borrower has ceased to trade or is insolvent; or

6.3 the Borrower amalgamates, merges or joins with another entity without first seeking the consent of the Council in writing.

7. **Interest:** The Borrower must pay to the Council interest on Principal outstanding at the rate/s and time/s stated in the Schedule for such payment.
8. **About payments:** Instalments of Principal and interest are payable without need for demand. The Borrower must not for any reason withhold a payment nor deduct an amount from a payment under this Agreement. A cheque is not payment until the cheque clears.
9. **About this Agreement:** This Agreement:

9.1 may be executed in counterparts; each executed counterpart is deemed an original of this Agreement;

9.2 is the whole contract between the parties about its subject matter and supersedes any prior contract or obligation between the parties about its subject matter;

9.3 may be modified only by written agreement of all parties.

10. **Interpretation:** Words or expressions given meaning in the Schedule or elsewhere in this Agreement have those meanings. In this Agreement: singular includes plural and *vice versa*; reference to a person includes a body politic or corporate and an individual and *vice versa*; headings do not affect construction; no rule of construction applies to the disadvantage of a party because that party put forward this Agreement or any portion of it.
11. **Notices:** To be effective, a notice under this Agreement must be in writing. A notice to the Council must be given in a manner as *Local Government Act 1999* allows and must be marked "Attention: Chief Executive Officer". A notice to the Borrower may be given by sending it by pre-paid letter post addressed to the Borrower care of the mailing address stated in the Schedule or as last notified, and is served when the letter would arrive in the ordinary course of post.
12. **Costs:** A party bears its own costs in connection with the preparation of this Agreement. The Council may recover from the Borrower any proper costs incurred in preparing or serving a notice of default or demand under this Agreement, or incurred in attempting a recovery under this Agreement.
13. **Other Agreements:** The Borrower is also bound by all terms in the Loan Agreement.

Community Loans as at 7 March 2025	Who	Debenture Number	Settlement Date	Maturity Date	Current Principal
Barossa DL, Credit Foncier	Barossa Valley Hockey Association	108	15/01/2014	15/01/2034	-308,786
Barossa DL, Credit Foncier	Tanunda Tennis and Netball Clubs	109	15/09/2014	15/09/2029	-52,909
Barossa DL, Credit Foncier	Tanunda Bowling Club	112	15/12/2017	15/12/2027	-62,146
Barossa DL, Credit Foncier	Barossa Valley Mechinery Shed Club	113	15/02/2018	15/02/2028	-27,835
Barossa DL, Credit Foncier	Angaston Football Club	120	15/07/2022	15/07/2032	-238,518
Barossa DL, Credit Foncier	Nuriootpa Futures Association	122	15/05/2024	15/05/2032	-94,990
Barossa DL, Credit Foncier	Nuriootpa Bowling Club	124	15/07/2024	15/07/2039	-230,020
Barossa DL, Credit Foncier	Tanunda Football Club	126	15/01/2025	15/01/2035	-300,000
			Total Community Loans		**-1,315,204**

Clause 3.2 Treasury Policy Calculation of Maximum Community Loans

Total 24-25 Q2 Operating Revenue Budget	50,590,582
Limit for Community Loans	7.50%
Maximum Community Loans Alowance	3,794,294
Balance Available	**2,479,090**
Less	
Application - Rugby	300,000
Application - Barossa Districts	200,000
Forecast Balance Available	**1,979,090**
Resulting Community Loans as % of Revenue	**-3.59%**
Resulting Community Loans Balance	**-1,815,204**

DEBATE REPORT

7.1 Office of the Mayor and CEO

7.1.4 COMMUNITY INFRASTRUCTURE DEVELOPMENT - BAROSSA DISTRICT FOOTBALL AND NETBALL CLUB INCORPORATED (INCLUDING LYNDOCH CRICKET CLUB) CAPITAL CONTRIBUTION- LOAN FUNDING

Author: Chief Executive Officer
25/20289

PURPOSE

To consider advancing access to a community loan through the Local Government Funding Authority to support the development of The Barossa Council Barossa Park – Lyndoch facility.

RECOMMENDATION

That Council having reviewed the financial model and position of the Barossa District Football and Netball Club Incorporated (Including Lyndoch Cricket Club) (the Entity):

(1) Approve a Local Government Finance Authority Community Loan of $200,000 over a maximum period of 10 years on condition the relevant Committees endorse the loan.

(2) Authorise the Mayor and Chief Executive Officer to sign seal and execute any relevant documentation to give effect to part 1 of this resolution including the requisite loan funding agreement, application, debenture documentation and statutory declaration to the Local Government Finance Authority.

REPORT

Background
The Entity, and broader community, has worked extensive with Council in achieving one of the high priority phase 1 projects under The Big Project – Barossa Park - Lyndoch. Indeed, their commitment to assisting fund the project was a key benefit in seeking government funding support for the new development as a collaborative community development with shared funding for the precinct.

Discussion
The Entity during the planning and development phases have contributed both financially and in-kid to set up the new facility that will bring social and community benefit and tourism and economic development outcomes. The Entity also made a commitment to support the capital construction cost through cash and a community loan facility. The Entity has written to myself outlining their next steps for approval but will seek a community loan of $200,000. Final certification from the respective Committees will be undertaken in the near future and as part of implementation of Councils decision evidence will be sought before finalising any loan. However due to the advanced nature of the facility and Entity conversations and only 3 months

remaining until the end of the financial year, it is timely to consider a request and if satisfied approve with conditions so as to progress the final components under administrative delegation.

Officers have worked with the Entity to assist with modelling their financial accounts and understanding the loan types available and how they function with the Local Government Finance Authority.

The proposal is consistent with The Big Project financial estimates and budget settings. The loan funds support the committed cash contribution to the development.

Council is alerted that community borrowings are in essence access to our sectors borrowing capacity, but should they not be paid by the Entity, the liability falls to Council. In terms of Councils financial indicators, the borrowing costs and repayments in terms of principal and interest are neutral. They are neutral as the interest and principal owed is reimbursed to Council over the life of the loan, and in terms of the balance sheet the loan (being a liability) is offset by a debt owed to Council (an asset) and these values balance off to zero each financial year.

A due diligence assessment has been undertaken and financial model developed and that is provided at Attachment 1. We are in receipt of multiple years of financial information, and this is reflected in the financial model. With the facility already operating well beyond expectations the revenue growth factored into the model is considered conservative. The financial model demonstrates capacity to repay the funds over the requested 10-year loan period. There is one further step that the club needs to take to access the loan in accordance with Policy and that is to enter into a loan agreement with Council which will be completed once the loan is approved, and the payment schedule and final interest rate are known. The draft agreement is at Attachment 2.

The loan is in alignment with clause 3.2.2 of the Treasury Management Policy. Eligibility criteria under 3.2.2.8 are met with significant fit out, furniture and other club related costs already borne by the club to set up the site for use. They also are paying a lease and licence fee in alignment with the Lease and Licence Policy.

Summary and Conclusion
The club has and continues to strongly support and the community with The Big Project and the long-term benefits that brings the club and community. Having demonstrated capacity to service the borrowings it is recommended to support the entities request.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES

Attachment 1 Financial Model
Attachment 2 Community Loan Agreement Draft
Attachment 3 Community Loans Balance as at 7 March 2025

Supporting references
Treasury Management Policy - THE BAROSSA COUNCIL

COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTS

Corporate Plan

CS3 Assets - Planning, construction, maintenance and operation of Council's assets (Transport, Bridges, Community Wastewater Management System, Community, Cultural, Recreation and Stormwater)

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.

CS12 Facility and Community Land - Management of buildings, maintenance and occupancy, including inspections and advice to enable safe, accessible, fit for purpose and well managed community facilities, office spaces and community land

CS19 Social Inclusion - Advocate and work in collaboration with core service providers to ensure vulnerable people have increased access and inclusion.

CS20 Sport and Recreation - Provide a broad range of sporting, recreational and leisure facilities/ services/programs at a range of facilities, parks and open space areas

BS6 Finance - Transparency and accountability regarding Council activity and expenditure. Provision of organisational performance report (outcomes), activity report (outputs), a range of statutory reporting (e.g. public health, tax, superannuation), financial reporting

Legislative Requirements

Local Government Act 1999 sections 121, 122, 123

FINANCIAL, RESOURCE AND RISK MANAGEMENT CONSIDERATIONS

There are no impacts on Councils key financial indictors as outlined in the body of the report.

With this loan community loan funding and those anticipated in the future will reach 3.59% of revenue well under the maximum amount of 7.5%. The calculations and current position of community loans is presented at Attachment 3.

COMMUNITY ENGAGEMENT

The current budget and long-term financial plan anticipate revenue from this source to assist with The Big Project implementation, and thus was consulted upon as part of the annual business plan and budget and long-term financial plan processes completed in June 2024. Extensive engagement was undertaken on The Big Project through its planning, prioritisation, and master planning processes.

Financial Modelling - Barossa District Football and Netball Club Inc - Operating Position

Rugby

PROJECT YEARLY COST NET (GST Exclusive) SharePoint		Base	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
Net Operating Result Profit/(Loss)		**25,036**	**224**	**1,864**	**3,567**	**5,335**	**7,170**	**9,074**	**11,050**
Total Operating Revenue		406,314	416,472	426,884	437,556	448,495	459,707	471,200	482,980
Total Operating Expenses		381,278	416,248	425,020	433,989	443,160	452,537	462,126	471,930
Opening Net Cash Balance		248,240	173,276	173,500	175,364	178,931	184,266	191,436	200,510
Yearly Result		25,036	224	1,864	3,567	5,335	7,170	9,074	11,050
Less Contribution from Cash		(100,000)							
Closing Cash Balance		173,276	173,500	175,364	178,931	184,266	191,436	200,510	211,560
Revenue Indexation Rate			2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
Expenditure Indexation Rate			2.25%	2.25%	2.25%	2.25%	2.25%	2.25%	2.25%
Operational **Operating Revenue**									
	From Input Sheet	353,317	362,150	371,203	380,483	389,995	399,745	409,739	419,982
	Estimated Additional Revenue from the New Facility	52,997	54,322	55,680	57,073	58,499	59,962	61,461	62,997
Operating Expenses									
	From Input Sheet	339,950	347,598	355,419	363,416	371,593	379,954	388,503	397,244
	Estimated Additional Cost - Cleaning	5,000	5,113	5,228	5,345	5,465	5,588	5,714	5,843
	Estimated Additional Cost - Stock	25,000	25,563	26,138	26,726	27,327	27,942	28,571	29,213
	Estimated Additional Cost - Maintenance	10,000	10,225	10,455	10,690	10,931	11,177	11,428	11,685
	Saving in Electricity	(13,672)	(13,979)	(14,294)	(14,616)	(14,944)	(15,281)	(15,625)	(15,976)
	Council Lease - Final Calcuation Still Being Completed	15,000	15,338	15,683	16,035	16,396	16,765	17,142	17,528
Loan Repayments									
	Loan Interest	-	10,987	10,113	9,188	8,211	7,179	6,088	4,935
	Loan Principle	-	15,404	16,279	17,203	18,180	19,213	20,304	21,456

Financial Modelling - Barossa District Football and Netball Club Inc - Operating

Rugby

PROJECT YEARLY COST NET (GST Exclusive) SharePoint		Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Net Operating Result Profit/(Loss)		**13,100**	**15,226**	**17,431**	**46,109**	**48,479**	**50,936**	**53,483**
Total Operating Revenue		495,054	507,431	520,116	533,119	546,447	560,108	574,111
Total Operating Expenses		481,954	492,204	502,685	487,010	497,968	509,172	520,628
Opening Net Cash Balance		211,560	224,660	239,887	257,318	303,427	351,907	402,843
Yearly Result		13,100	15,226	17,431	46,109	48,479	50,936	53,483
Less Contribution from Cash								
Closing Cash Balance		224,660	239,887	257,318	303,427	351,907	402,843	456,326
Revenue Indexation Rate		2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
Expenditure Indexation Rate		2.25%	2.25%	2.25%	2.25%	2.25%	2.25%	2.25%
Operational								
Operating Revenue								
	From Input Sheet	430,482	441,244	452,275	463,582	475,172	487,051	499,227
	Estimated Additional Revenue from the New Facility	64,572	66,187	67,841	69,537	71,276	73,058	74,884
Operating Expenses								
	From Input Sheet	406,182	415,321	424,666	434,221	443,991	453,981	464,196
	Estimated Additional Cost - Cleaning	5,974	6,109	6,246	6,387	6,530	6,677	6,827
	Estimated Additional Cost - Stock	29,871	30,543	31,230	31,933	32,651	33,386	34,137
	Estimated Additional Cost - Maintenance	11,948	12,217	12,492	12,773	13,060	13,354	13,655
	Saving in Electricity	(16,336)	(16,703)	(17,079)	(17,463)	(17,856)	(18,258)	(18,669)
	Council Lease - Final Calcuation Still Being Completed	17,922	18,326	18,738	19,160	19,591	20,032	20,482
Loan Repayments								
	Loan Interest	3,717	2,429	1,068	-	-	-	-
	Loan Principle	22,675	23,962	25,323	-	-	-	-

THE BAROSSA COUNCIL

DUE DILIGENCE REPORT - LEVEL 2 - PROJECT FEASIBILITY STUDY (Sections A to E)

Related Policy/Process		**TBCPOC4400 Budget &**
Document Owner:		**Director Corporate Services, Strategy and Innovation**
Document Control:		**Manager Financial Services**
Date Approved:		**41,962.00**

Financial Modelling - Rugby Accounts - Operating Position

Rugby

PROJECT YEARLY COST NET (GST Exclusive)			**Year 1**	**Year 2**	**Year 3**	**Wieghted Estimated Annual**
			25%	**25%**	**50%**	**For Modelling**
			2022	**2023**	**2024**	
Net Operating Result Profit/(Loss)			**18,869.00**	**-39,747.46**	**37,173.26**	**13,367**
Total Operating Revenue			350,509.00	305,549.91	378,603.79	353,317
Total Operating Expenses			331,640.00	345,297.37	341,430.53	339,949
Operational						
Operating Revenue						
	Ex Admin Play Payment Football		0.00	0.00	6,300.00	3,150.00
	Ex Admin Play Payment Netball		0.00	0.00	5,240.00	2,620.00
	Ex Misc Income		0.00	0.00	229.90	114.95
	Colts Trohy Sponsor		722.00	0.00	888.10	624.55
	Coffee Van		487.00	122.96	510.22	407.60
	Female Canteen		2,287.00	3,412.00	788.73	1,819.12
	Football Bar Sales		51,547.00	52,467.37	55,977.64	53,992.41
	Football Canteen		28,283.00	33,416.91	43,823.70	37,336.83
	Football Colts Presentation		3,800.00	2,181.82	0.00	1,495.46
	Football Gate		19,510.00	17,805.41	28,238.11	23,447.91
	Football Memberships		1,118.00	1,681.75	163.64	781.76
	Football Mechandise		27,260.00	15,829.38	15,509.33	18,527.01
	Football Player Sponsor Colts		1,114.00	181.83	0.00	323.96
	Football Player Sponsor Seniors		109.00	327.24	0.00	109.06
	Football Player Subs Colts		7,766.00	7,313.49	81.81	3,810.78
	Football Player Subs Female Senior		1,477.00	1,545.45	0.00	755.61
	Football Player Subs Male Senior		13,486.00	12,027.04	37,994.71	25,375.62
	Football Player Subs Female Junior		2,615.00	3,215.13	0.00	1,457.53
	Football Presentation Night		4,596.00	5,454.54	6,073.01	5,549.14
	Football Square Sales		73.00	0.00	-372.11	-167.81
	Junior Player Subs		10,068.00	10,340.63	125.45	5,164.88
	Juniors Fundraising		0.00	2,511.37	109.09	682.39
	Netball Canteen		11,617.00	10,808.09	16,853.53	14,033.04
	Netball Junior Presentation		876.00	0.00	0.00	219.00
	Netball Mech and Uniform		10,900.00	3,067.00	5,871.04	6,427.27
	Netbal Registration		26,380.00	35,829.71	27,242.49	29,173.67
	Saturday Dinners		3,466.00	2,659.56	5,800.77	4,431.78
	Thursday Dinners		11,523.00	11,400.01	7,925.02	9,693.26
	Womens Presentation Night		1,743.00	1,790.91	1,719.10	1,743.03
	Womens Trophy Sponsor		464.00	222.73	0.00	171.68
	Interest		57.00	941.32	650.68	574.92
	Female Football Fundraising		1,526.00	0.00	0.00	381.50
	Female Football Sponsorship		500.00	0.00	0.00	125.00
	Football Fundraising (and player fundraising)		8,477.00	1,518.00	21,375.98	13,186.74
	Football Other Income		4,253.00	1,097.52	705.64	1,690.45
	Football Rump and Red		10,625.00	10,644.10	7,118.76	8,876.66
	Football Sponsorship		63,467.00	27,960.46	61,198.09	53,455.91
	Football WFI Commissions		6,449.00	7,331.19	7,225.45	7,057.77
	Football Teas Income		0.00	1,877.27	0.00	469.32
	Netball Donations		2,774.00	130.00	305.00	878.50
	Neball Facility Income		55.00	2,688.51	0.00	685.88
	Neball Fundraising		3,944.00	6,299.96	5,360.33	5,241.16
	Netball Interest Income		1,339.00	295.71	537.45	677.40
	Netball Sponsorship		3,756.00	8,804.54	5,341.83	5,811.05
	Netball Carnival player paymnts		0.00	160.00	0.00	40.00
	Netball Photo Income		0.00	0.00	455.00	227.50
	Netball Tshirts		0.00	0.00	1,236.30	618.15
	Netball Umpires		0.00	75.00	0.00	18.75
	Netball BLGNA dinner payment		0.00	114.00	0.00	28.50
Operating Expenses						
	Bar Staff		1,975.00	1,617.50	2,638.35	2,217.30
	BLGW Medal Count Dinner		338.00	1,067.00	1,155.00	928.75
	Canteen Expeses - Women		124.00	0.00		31.00
	Club Affiliation Fee		200.00	500.00	500.00	425.00
	Colts Football Presentation		3,633.00	2,982.04	0.00	1,653.76
	Executive Consulting and Accounting		2,109.00	1,870.56	2,973.80	2,481.79
	Executive Council Fees - Curdnatta		450.00	409.09	409.09	419.32
	Executive Council Fees - Williamstown		3,080.00	2,800.00	2,800.00	2,870.00
	Executive General Expenses		3,614.00	1,475.81	2,303.87	2,424.39
	Executive Insurance		3,309.00	3,568.18	3,619.98	3,529.29
	Executive Lght, Power and Heating		6,956.00	15,195.38	16,267.98	13,671.84
	Executive Telephone and Internet		1,032.00	1,036.32	1,094.38	1,064.27
	Executive Exec Expense		0.00	0.00	-400.00	-200.00
	Female Football - General Expenses		-332.00	307.95		-6.01
	Female Football - Presentation Expenses		413.00	1,928.26	368.18	769.41
	Football SANFL Registration		1,182.00	1,127.16	90.91	622.75
	Football Bank Fees		15.00	35.00	1.69	13.35
	Football Bar Purchases		21,650.00	26,724.71	22,204.88	23,196.12
	Football Canteen Expenses		19,287.00	27,652.05	29,081.61	26,275.57
	Football Cleaning		2,859.00	2,626.23	4,641.33	3,691.97
	Football Coach Colts		190.00	0.00		47.50
	Football Coach Juniors		472.00	0.00		118.00
	Football Coach Seniors		25,500.00	16,920.00	28,170.46	24,690.23
	Football Colts Expenses		1,788.00	0.00		447.00
	Football Entertainment		1,345.00	0.00	1,781.98	1,227.24
	Football Equipment Colts		4,220.00	578.65	0.00	1,199.66
	Football Equipment Juniors		0.00	995.00	152.73	325.12
	Football Equipment Seniors		4,261.00	163.53	7,641.83	4,927.05
	Football Equipment Womens Seniors		255.00	289.08	0.00	136.02
	Football Fundraising Exp		6,539.00	250.00	17,943.56	10,669.03
	Football Gate Exp		55.00	5,777.27	7,529.99	5,223.06
	Football Incentive Op Exp		9,552.00	8,226.00	4,233.27	6,561.14
	Football Maint Exp		2,913.00	1,140.00	4,311.28	3,168.89

THE BAROSSA COUNCIL

DUE DILIGENCE REPORT - LEVEL 2 - PROJECT FEASIBILITY STUDY (Sections A to E)

Related Policy/Process		**TBCPOC4400 Budget &**
Document Owner:		**Director Corporate Services, Strategy and Innovation**
Document Control:		**Manager Financial Services**
Date Approved:		**41,962.00**

Financial Modelling - Rugby Accounts - Operating Position

Rugby

PROJECT YEARLY COST NET (GST Exclusive)			**Year 1**	**Year 2**	**Year 3**	**Wieghted Estimated Annual**
			25%	**25%**	**50%**	**For Modelling**
			2022	**2023**	**2024**	
	Football Medical		3,101.00	6,508.90	4,986.87	4,895.91
	Football Medical - Womes		518.00	0.00		129.50
	Football Merch Exp		38,161.00	15,034.55	9,121.89	17,859.83
	Football Op Payments Seniors		2,133.00	3,387.81	180.00	1,470.20
	Football Op Payments Colts		0.00	49.09	0.00	12.27
	Football Op Payments Womens Seniors		91.00	50.00	0.00	35.25
	Football Op Payments Womens Juniors		91.00	266.00	0.00	89.25
	Football Play HQ Rego Fee		496.00	487.00	0.00	245.75
	Football Player Payment		34,900.00	33,780.00	51,330.37	42,835.18
	Football Player Travel		0.00	6,710.00	1,105.00	2,230.00
	Football Presentation		5,913.00	9,345.46	636.36	4,132.80
	Football Printing and Stationary		42.00	1,475.36	290.91	524.80
	Football Repairs and Maintenance		255.00	1,362.26	579.27	693.95
	Football Rump and Red		11,055.00	8,925.52	5,740.01	7,865.14
	Football SANFL Registration Fee Colts		2,305.00	586.52	0.00	722.88
	Football SANFL Registration Fee Juniors		27.00	1,665.44	170.91	508.57
	Football Sponsorships		6,085.00	5,330.79	6,000.87	5,854.38
	Football Square Fees		1,660.00	2,894.51	1,436.38	1,856.82
	Teas		7,412.00	8,819.23	823.16	4,469.39
	Football Trainers Course (womes)		288.00	185.18	304.93	270.76
	Football Player Memberships to BDNFC		0.00	0.00	5,400.00	2,700.00
	Football Umpires Fees Womens Seniors		1,300.00	1,181.82	0.00	620.46
	Football Umpires Fee Colts		3,745.00	2,816.00	0.00	1,640.25
	Football Umpires Fee Junior		1,120.00	1,693.00	0.00	703.25
	Football Umpires Fees Seniors		7,300.00	8,733.00	17,430.00	12,723.25
	Football Umpires Fees Womens Juniors		1,413.00	1,536.36	0.00	737.34
	Football Volunteer Stipen Canteen		1,500.00	1,500.00	0.00	750.00
	Football Volunteer Stipen Head Bar		1,000.00	1,500.00	1,529.00	1,389.50
	Football Volunteer Stipen Head Trainer		2,000.00	2,000.00	2,000.00	2,000.00
	Football Photos		0.00	200.00	0.00	50.00
	Football Canteen Volunteers		0.00	1,300.00	1,948.80	1,299.40
	Football Clubrooms History		0.00	2,467.05	0.00	616.76
	Football Trophy Costs		0.00	2,681.06	231.00	785.77
	Football Gift Cards		0.00	0.00	42.73	21.37
	Guernsey Exp Colts		195.00	0.00	1,020.00	558.75
	Guernsey Exp Seniors		0.00	483.00	2,673.00	1,457.25
	Guernsey Exp Womens		1,584.00	1,380.00	0.00	741.00
	JLT Inusrance Premium		4,118.00	4,117.50	3,242.50	3,680.13
	Juniors - BBQ Exp		434.00	420.10	179.85	303.45
	Juniors - Presentation Exp		90.00	1,169.55	0.00	314.89
	Junior Fundraising		0.00	786.36	0.00	196.59
	Junior Trophy Exp		789.00	650.09	1,044.05	881.80
	Junior Gen Exp		0.00	133.82	0.00	33.46
	Members Draw Exp		145.00	422.80	0.00	141.95
	Netball - Int Junior Presentation Dinner		60.00	66.76	0.00	31.69
	Netball Association Exp		2,106.00	945.50	2,239.27	1,882.51
	Netball Bank Fees		162.00	0.00	5.00	43.00
	Netball Banners		0.00	1,645.00	0.00	411.25
	Netball Fines		0.00	80.00	60.00	50.00
	Netball Canteen Exp		7,100.00	10,037.94	7,872.59	8,220.78
	Netball Canteen Manager Payment		909.00	1,000.00	1,000.00	977.25
	Netball Carnivals		0.00	378.97	63.64	126.56
	Netball Clinnic		0.00	763.64	690.91	536.37
	Netball Club Gifts		33.00	68.18	32.69	41.64
	Netball Club Trophies		90.00	1,088.55	733.36	661.32
	Netball Club Coaches		1,818.00	3,000.00	0.00	1,204.50
	Netball Tshirts		0.00	0.00	1,183.96	591.98
	Netball Club Donations		-9.00	0.00	0.00	-2.25
	Netball Club Equip		0.00	3,528.63	745.98	1,255.15
	Netball Club Facility		1,333.00	0.00		333.25
	Netball Club Fundraising		5,290.00	2,962.74	1,117.34	2,621.86
	Netball GDNA and Mid Hills Registration		14.00	3,319.80	1,459.54	1,563.22
	Netball General Exp		91.00	4,930.67	520.76	1,515.80
	Netball First Aid		0.00	11.36	0.00	2.84
	Netball Jnr Pres		1,962.00	0.00		490.50
	Netball Mech/Uniform		14,045.00	5,398.92	8,716.63	9,219.30
	Netball Mech Fees		0.00	39.84	219.79	119.86
	Netball Office Exp		816.00	-75.27	60.50	215.43
	Netball Photos		1,590.00	2,779.09	390.47	1,287.51
	Netball HQ		0.00	0.00	190.61	95.31
	Netball Incentives		0.00	100.00	0.00	25.00
	Netball Player Membership to BDNFC		0.00	0.00	5,240.00	2,620.00
	Netball Player Payments		0.00	5,255.36	2,454.57	2,541.13
	Netball Player Reg		11,294.00	16,995.26	13,775.52	13,960.08
	Netball Repairs and Maint		1,861.00	0.00		465.25
	Netball Senior Pres		825.00	527.27	129.09	402.61
	Netball Starplex		0.00	107.00	260.00	156.75
	Netball Training/Course Exp		1,710.00	54.55	60.00	471.14
	Netball Umpires		4,969.00	8,789.71	8,978.97	7,929.16
	Netball Exp		737.00	0.00		184.25
	Schluter Medal Count		500.00	0.00		125.00
	Womens Pre exp		1,673.00	200.00	1,811.82	1,374.16
	Womens trophy exp		410.00	0.00	453.51	329.26
Rounding			1.00			0.25
Not Included In Analysis						
	Grants		-3,000.00	-4,084.51	-4,363.64	
	Beyond Blue Fundraising		-9,534.00	0.00	0.00	
	BB Donation		6,737.00	0.00	0.00	

THE BAROSSA COUNCIL

DUE DILIGENCE REPORT - LEVEL 2 - PROJECT FEASIBILITY STUDY (Sections A to E)

Related Policy/Process		**TBCPOC4400 Budget &**
Document Owner:		**Director Corporate Services, Strategy and Innovation**
Document Control:		**Manager Financial Services**
Date Approved:		**41,962.00**

Financial Modelling - Rugby Accounts - Operating Position

Rugby

PROJECT YEARLY COST NET (GST Exclusive)			**Year 1**	**Year 2**	**Year 3**	**Wieghted Estimated Annual**
			25%	**25%**	**50%**	**For Modelling**
			2022	**2023**	**2024**	
	Beyond Blue Exp		2,797.00	0.00	0.00	
	Grand Final Income		0.00	-84,754.71	-3,462.19	
	Grand Final Expesnses		0.00	45,357.26	5,698.34	
Reconciliation to Source Documents						
Net Profit - From Above			21,869.00	3,734.50	39,300.75	
Net Profit - From Source Information			21,869.00	3,734.50	39,300.75	
Difference			0.00	0.00	0.00	

LOAN AGREEMENT SCHEDULE

Council: **THE BAROSSA COUNCIL** ABN 47 749 871 215
43-51 Tanunda Road, Nuriootpa, 5355

1. Borrower:

Name: Barossa District and Netball Club Inc ABN 25 940 900 652

Address: TBA

2. Agreement

The Council agrees to lend to the Borrower who agrees to borrow the Principal on the terms stated in this Schedule and following.

3. Principal: Total $200,000

4. Advance/s

Unless the Borrower notifies the Council it requires advances only in stated instalments and times, the Council must advance the whole of the Principal to the Borrower on execution of this Agreement.

5. Purpose

To Capital funding support for development of the new Barossa Rugby facility.

6. Repayment Term

Fixed Loan:
Repayments are due on receipt of an invoice from the Council (and subject to any written demand by the Council after an event of default), in [insert amount of payments – current estimate is 10 year loan therefore 20 payments] equal half yearly instalments of [Current estimate is $13,195.80] from the [Estimate 15 November 2025] as follows:

(a) [$13,195.80] on or before [15 November 2025]
(b) [$13,195.80] on or before [15 May 2026] and each half year thereafter with the final instalment of [$13,195.80] due on or before [15 May 2035]. A schedule of total repayments of principal and interest is included at the end of this agreement in Appendix 1.

7. Redraw: Not available

8. Interest: Fixed loan [5.60 estimate at present] per annum.

9. Security: Nil.

10. Special Conditions:
(Any special conditions prevail over other provisions of this Agreement to the extent of any necessary inconsistency.)

10.1. For the term of this Agreement the Borrower must consult the Council before any decision to:

10.1.1. materially change the nature or scope of the Purpose as now envisaged;

10.1.2. suspend or cancel the Purpose;

10.1.3. grant a security interest to a third party (where a ***security interest*** means mortgage, charge (fixed or floating); pledge, hypothecation, lien or other security interest) over the assets of the Borrower;

10.1.4. dispose, sell or otherwise deal with its key assets (where ***key assets*** mean any of the Borrower's current or future assets which are fundamental to the Purpose).

10.2. Any use by the Borrower of the Council's name or logo requires prior specific approval by the Council. Such use must always be limited to promoting the Purpose.

10.3. The Borrower will supply Council with annual financial documents including a bank statement showing all transactions in the preceding year until all loan repayments have been repaid to Council.

10.4. The Borrower must submit annual audited financial statements for the life of the loan to Council's Manager Financial Services.

10.5. The Borrower must promote/manage the Purpose in conformity with applicable laws and codes of practice.

10.6. Any damage or destruction to the Barossa Rams Rugby facility and/or associated surrounding infrastructure and buildings does not release the Borrower from repayment obligations under the Loan Agreement.

10.7. For CAD loans, the Borrower will apply to Council to transfer the loan to a Principle Interest loan within (x) years of receiving the CAD payments or repay all Principal outstanding on or before [insert date]. The Principal Interest loan will be for no more than …… (x) years in duration.

10.8. An annual administration fee will be applicable as set out in the Fees and Charges Register.

10.9. The parties acknowledge that the Council procured funds equal to the Principal Sum from the Local Government Finance Authority (LGFA) and that it is the intention of the parties that the on lent funds (being, the Principal Sum) will be advanced to the Borrower on the same material terms as the LGFA Loan.

10.10. The Borrower may request to repay all or part of the Principal Sum early in a lump sum or by one or more instalments. The Council must not unreasonably withhold approval for the Borrower to make an early repayment, however the Borrower acknowledges that the Council will need to consider the implications of any early repayment under the LGFA Loan before the Council advises the terms on which it will accept any early repayment, including any loan break out costs, payable by the Borrower.

10.11. While the Principal Sum or any part of it remains outstanding, the Borrower must give to the Council notice of each general meeting of the Borrower as if the Council were a member of the Borrower. After each general meeting the Borrower must immediately give to the Council a copy of the minutes of the meeting.

EXECUTED as an agreement

By the Council

SIGNED by **insert name and title** under delegated authority in the presence of:	
.....	.....
Signature	Signature of witness
Date: ___/___/___	.....
	Name of witness (print)
	Date: ___/___/___

By the Borrower:

Signed by **insert name** in the presence of:	
.....	.....
Signature of witness	Signature of partner
.....	Date: ___/___/___
Name of witness (print)	
.....	
Address of witness (print)	
Date: ___/___/___	

Signed by **insert name** in the presence of:	
.....	.....
Signature of witness	Signature of partner
.....	Date: ___/___/___
Name of witness (print)	
.....	
Address of witness (print)	
Date: ___/___/___	

A person signing on behalf of a party warrants they have authority to bind that party for that purpose.

DRAFT

TERMS

1. **Advance/s:** The Council must advance the Principal to the Borrower in the instalments and times stated in the Schedule.
2. **Purpose:** The Borrower must use the Principal only for the Purpose stated in the Schedule. Any of the Principal advanced and not promptly used for that Purpose must be promptly repaid.
3. **Security:** If any security is stated in the Schedule, that security must be provided to the Council before any advance of the Principal. The Borrower bears any costs of preparing, registering or discharging that security.
4. **Voluntary repayment:** At any time and without penalty or notice, the Borrower may repay the whole or any of the Principal advanced in permanent reduction of the loan – this will not change the overall amount of principal and interest owed to Council as shown in Appendix 1.
5. **Mandatory repayment:** The Borrower must repay the Principal advanced in the instalments and at the times stated in the Schedule for such repayment (as to which time is of the essence).
6. **Events of default:** The Borrower must repay the Principal outstanding and any interest at that time accrued but unpaid upon written demand by the Council following an event of default. Council reserves the right to vigorously pursue any outstanding balances in accordance with the governing legislation.

An ***event of default*** means:

- 6.1 the Borrower fails to remedy their material breach of this Agreement within 30 days after written notice from the Council identifying the breach and requiring its remedy;
- 6.2 the Council acting reasonably believes the Borrower has ceased to trade or is insolvent; or
- 6.3 the Borrower amalgamates, merges or joins with another entity without first seeking the consent of the Council in writing.

7. **Interest:** The Borrower must pay to the Council interest on Principal outstanding at the rate/s and time/s stated in the Schedule for such payment.
8. **About payments:** Instalments of Principal and interest are payable without need for demand. The Borrower must not for any reason withhold a payment nor deduct an amount from a payment under this Agreement. A cheque is not payment until the cheque clears.
9. **About this Agreement:** This Agreement:
   - 9.1 may be executed in counterparts; each executed counterpart is deemed an original of this Agreement;
   - 9.2 is the whole contract between the parties about its subject matter and supersedes any prior contract or obligation between the parties about its subject matter;
   - 9.3 may be modified only by written agreement of all parties.
10. **Interpretation:** Words or expressions given meaning in the Schedule or elsewhere in this Agreement have those meanings. In this Agreement: singular includes plural and *vice versa*; reference to a person includes a body politic or corporate and an individual and *vice versa*; headings do not affect construction; no rule of construction applies to the disadvantage of a party because that party put forward this Agreement or any portion of it.
11. **Notices:** To be effective, a notice under this Agreement must be in writing. A notice to the Council must be given in a manner as *Local Government Act 1999* allows and must be marked "Attention: Chief Executive Officer". A notice to the Borrower may be given by sending it by pre-paid letter post addressed to the Borrower care of the mailing address stated in the Schedule or as last notified, and is served when the letter would arrive in the ordinary course of post.
12. **Costs:** A party bears its own costs in connection with the preparation of this Agreement. The Council may recover from the Borrower any proper costs incurred in preparing or serving a notice of default or demand under this Agreement, or incurred in attempting a recovery under this Agreement.
13. **Other Agreements:** The Borrower is also bound by all terms in the Loan Agreement.

Community Loans as at 7 March 2025	Who	Debenture Number	Settlement Date	Maturity Date	Current Principal
Barossa DL, Credit Foncier	Barossa Valley Hockey Association	108	15/01/2014	15/01/2034	-308,786
Barossa DL, Credit Foncier	Tanunda Tennis and Netball Clubs	109	15/09/2014	15/09/2029	-52,909
Barossa DL, Credit Foncier	Tanunda Bowling Club	112	15/12/2017	15/12/2027	-62,146
Barossa DL, Credit Foncier	Barossa Valley Mechinery Shed Club	113	15/02/2018	15/02/2028	-27,835
Barossa DL, Credit Foncier	Angaston Football Club	120	15/07/2022	15/07/2032	-238,518
Barossa DL, Credit Foncier	Nuriootpa Futures Association	122	15/05/2024	15/05/2032	-94,990
Barossa DL, Credit Foncier	Nuriootpa Bowling Club	124	15/07/2024	15/07/2039	-230,020
Barossa DL, Credit Foncier	Tanunda Football Club	126	15/01/2025	15/01/2035	-300,000
			Total Community Loans		**-1,315,204**

Clause 3.2 Treasury Policy Calculation of Maximum Community Loans

Total 24-25 Q2 Operating Revenue Budget	50,590,582
Limit for Community Loans	7.50%
Maximum Community Loans Alowance	3,794,294
Balance Available	**2,479,090**
Less	
Application - Rugby	300,000
Application - Barossa Districts	200,000
Forecast Balance Available	**1,979,090**
Resulting Community Loans as % of Revenue	**-3.59%**
Resulting Community Loans Balance	**-1,815,204**

DEBATE REPORT

7.1 Office of the Mayor and CEO

7.1.5 2025 SMALL TOWNS CONFERENCE - KAPUNDA

Author: Mayor
25/20461

PURPOSE

Recently I attended a briefing on the hosting of the 2025 Small Towns Conference in Kapunda and have also now received the correspondence at Attachment 1. I write to table the information and determine what support Council may provide.

RECOMMENDATION

That Council receive and note the correspondence and support Light Regional Council with their hosting of the event through reasonable in-kind support including hosting a tour where the organisers identify one and attendance of relevant officers and Elected Members at the conference.

REPORT

The information provided at the Attachment outlines the general conference aims.

I understand from the Chief Executive Officer that some relevant staff from Community Development are likely to attend and support the event in that way.

Other activities are planned to visit locations of interest to delegates and we can support that once the organisers identify what activities / locations they wish to view.

It is my view that we support the event through in-kind support such as access to our VIC services support or hosting a tour such as outlining The Big Project strategy or other components of interest.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES

Attachment 1 Correspondence

Supporting references
Nil

COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTS

Corporate Plan

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.

Legislative Requirements
Nil

FINANCIAL, RESOURCE AND RISK MANAGEMENT CONSIDERATIONS

There are no financial impacts and resource impacts are not expected to be of any materiality. If a tour is taken up by Light Regional Council some support for hosting, locations and attendance by myself and a senior officer would be the extent of the investment.

COMMUNITY ENGAGEMENT

Nil recommended or required.

News Release

Light Electorate Office
A 148 Murray Street, Gawler SA 5118
P (08) 8522 2878
F (08) 8523 1392
E light@parliament.sa.gov.au

Tony Piccolo MP

State Member for Light
Labor Duty Member for Frome

Tuesday, 11 March 2025

SMALL TOWN SUCCESS STORIES

Kapunda will host the 2025 National Small Town Reinvention Conference in September.

The conference, organised by the Bank of I.D.E.A.S., is designed to bring together local government, and community leaders, entrepreneurs and innovators to share ideas and strategies for breathing new energy, ideas and innovation into small towns committed to thriving futures.

Australia has 1,614 country towns with populations under 5,000, including 1,088 with fewer than 1,000 people.

Despite over 80% of these small towns facing stagnation or decline, they continue to serve as crucial hubs for agriculture, mining, and tourism, supporting a population of 1,131,600 and making their reinvention of national significance.

This event aims to inspire and empower communities to take charge of their own destinies and create sustainable, thriving futures.

This year's conference is scheduled to take place from the 22nd to the 25th of September 2025, with the announcement made in Kapunda today as organisers and key stakeholders were briefed on the opportunities the conference offers the local region.

The theme for the 2025 conference is *Prosperity through Connection, Collaboration and Community*.

Member of Parliament Tony Piccolo MP successfully lobbied for Kapunda to host the event and said it's a tremendous honour to be selected – not just for the town, but the whole region.

"This event will shine a spotlight on our community, showcasing our rich history and our commitment to innovation and growth," said Mr Piccolo.

"It's a fantastic opportunity for us to learn from others based on their experiences, but also share our own successes."

The conference will bring together from across Australia some of the brightest minds and most passionate individuals dedicated to the future of small towns.

"It's a chance for us to gain new insights, build valuable connections and explore innovative and sustainable solutions to the challenges we face."

For more information, contact Tony Piccolo on 8522 2878

"The goal is to help small rural communities to build prosperous futures, by building on their strengths, harnessing the resilience of their communities, and by collaborating with likeminded neighbouring communities"

The Inaugural National Small-Town Conference was held in Pickering Brook, a rural community in the Perth Hills, WA in 2024.

Founder and director of the Bank of I.D.E.A.S Peter Kenyon praised Mr Piccolo for his advocacy and congratulated the Kapunda community for their compelling case to be this year's hosts.

Mr Kenyon said the event last year attracted 120 participants from over 60 small towns across Australia.

"Attendees left inspired and equipped with practical tools and strategies to apply in their own communities".

"It was certainly a unique experience of sharing and learning from the amazing creativity that is occurring across small-town Australia, as rural communities instigate initiatives to respond to demographic and business decline," said Mr Kenyon.

"The need for such an annual experience that highlights small-town innovation was a common theme of participant feedback."

"I am so excited that this event this year will occur in South Australia, especially in a region with a long history of innovation and community building passion.'

This year's event promises to build on that success, offering even more opportunities for learning and collaboration.

For more information about the National Small Town Reinvention Conference and to stay updated on event details, visit bankofideas.com.au

END

For further comment please contact Mr Peter Kenyon on 0417 183 719 or the local co-ordinator Tony Piccolo on 0418 846 795

Any person, community group, or organisation who would like to deliver a paper or make a presentation at the conference should, in the first instance, send an email to pk@bankofideas.com.au with an outline of their proposal.

Information about the Bank of I.D.E.A.S can be found at Bank Of Ideas | Community Consultancy and you can access their current newsletter at NEWSLETTER | Bank Of Ideas

Details of the inaugural conference held in 2024 in WA can be found at Small Town Re-Invention | Bank Of Ideas

For more information, contact Tony Piccolo on 8522 2878

2025 National Small Town Reinvention Conference

Theme: "Prosperity Through Connection, Collaboration and Community"

Dates: 22-25 September 2025

Venue: Kapunda, South Australia. Conference activities throughout Barossa, Light and Adelaide Plains Regions.

Conference Sponsorship Opportunities

Platinum - $10,000 plus gst or equivalent in kind

Two sponsorship opportunities with the following investment benefits-

- Major recognition of sponsorship throughout the Conference including at Conference Sundowner, Opening, Dinner and Closing Event.
- High visibility acknowledgement in the Conference Flyer, Conference Program and Welcome Note.
- Recognition of sponsorship in all social media shout-outs.
- Display banner(s) erected at front of Conference room space.
- Speaking opportunity – 5-minute address or 3-minute promo video.
- Two free Conference attendee passes including Sundowner and Dinner.
- Organisational flyer/information sheet in Conference kit.
- Regular sponsorship recognition on Conference main screen.
- Copy of full electronic participant attendance list (subject to participant opting in).
- Recognition of sponsorship in all 2025 '*Community and Economic Matters'* Newsletters - circulation of 14,000 persons.

Gold- $5000 plus gst or equivalent in kind

Four sponsorship opportunities with the following investment benefits-

- Recognition of sponsorship at Conference Sundowner, Opening, Dinner and Closing Event.
- Acknowledgment in Conference Flyer, Conference Program and Welcome Note.
- Recognition of sponsorship in all social media shout-outs.
- Display banner(s) erected in Conference room space.
- One free Conference attendee pass including Sundowner and Dinner.
- Organisational flyer in Conference kit.
- Regular sponsorship recognition on Conference main screen.
- Recognition of sponsorship in all 2025 '*Community and Economic Matters'* Newsletters - circulation of 14,000 persons.

Silver- $2000 plus gst or equivalent in kind

Four sponsorship opportunities with the following investment benefits-

- Acknowledgment in Conference Flyer, Conference Program and Welcome Note.
- Two free invites to Conference Sundowner and Conference Dinner.
- Recognition of sponsorship in social media shout-outs.
- Display banner(s) erected in Conference room space.
- Organisational flyer in Conference kit.
- Regular sponsorship recognition on Conference main screen.

Conference Sundowner Sponsorship- $5000 plus gst

One sponsorship opportunity with the following investment benefits-

- Exclusive Conference Sundowner branding - logo prominently displayed on all Sundowner signage and promotions.
- Speaking opportunity to introduce or close the Sundowner – 5-minute address or 3-minute promo video.
- One free Conference attendee pass.
- Three free Sundowner attendee passes.
- Acknowledgment in Conference Flyer, Conference Program and Welcome Note.
- Display banner(s) erected in room space.
- Recognition of sponsorship in social media shout-outs.
- Organisational flyer in Conference kit.
- Regular sponsorship recognition on Conference main screen.

Conference Dinner Sponsorship- - $7500 plus gst

One sponsorship opportunity with the following investment benefits-

- Exclusive Conference Dinner branding - logo prominently displayed on all Conference Dinner signage and promotions.
- Speaking opportunity to introduce or close the Conference Dinner – 5-minute address or 3 - minute promo video.
- One free Conference attendee pass.
- Three free Conference Dinner attendee passes.
- Acknowledgment in Conference Flyer, Conference Program and Welcome Note.
- Display banner(s) erected in room space.
- Recognition of sponsorship in social media shout outs.
- Organisational flyer in Conference kit.
- Regular sponsorship recognition on Conference main screen.

For Further Information/Contact: **Peter Kenyon** **M:0417183719** **IIE:** pk@bankofideas.com.au

3

DEBATE REPORT

7.2 Corporate Services, Strategy and Innovation

7.2.1 MONTHLY FINANCE REPORT AS AT 28 FEBRUARY 2025

Author: Senior Accountant
25/20192

PURPOSE

The monthly finance report as at 28 February 2025 provides information on the financial position and performance of the Council, including notes on material financial trends and transactions.

RECOMMENDATION

That Council receives and notes the monthly finance report as at 28 February 2025 as provided in Attachment 1.

REPORT

The monthly finance report as at 28 February 2025 is attached. This report has been prepared comparing the year-to-date actuals at the end of the period, to the original adopted 2024-2025 Budget, as well as revised quarter 2 budget.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES

Attachment 1 Monthly Finance Report to Council - as at 28 February 2025

Supporting references
Nil

COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTS

Corporate Plan

BS6 Finance - Transparency and accountability regarding Council activity and expenditure. Provision of organisational performance report (outcomes), activity report (outputs), a range of statutory reporting (e.g. public health, tax, superannuation), financial reporting

Legislative Requirements
Nil

FINANCIAL, RESOURCE AND RISK MANAGEMENT CONSIDERATIONS

To enable Council to make effective and strategic decisions, a high-level monthly finance report is provided for Council's noting.

COMMUNITY ENGAGEMENT

Community consultation was undertaken as part of the original budget adoption process for 2024/2025, as required by the relevant legislation. This report is advising Council of the monthly finance position compared that budget.

MONTHLY FINANCE REPORT

AS AT 28 February 2025
For Year Ending 30 June 2025

Uniform Presentation of Finances

	Notes	% Actual Expenditure to Original Budget	Original Budget (Full-Year) $'000	Revised Budget (Q2) (Full-Year) $'000	Actual Result (Year-to-Date) $'000
OPERATING ACTIVITIES:		*Operating*			
Operating revenue			49,517	50,590	46,969
Less: Operating expenses		**64.22%**	(49,954)	(51,393)	(32,079)
Operating Surplus / (Deficit)			**(437)**	**(803)**	**14,890**
CAPITAL ACTIVITIES:					
Net Outlays on Existing Assets		*Capital*			
Capital expenditure on renewal and replacement of existing assets	*2*	46.91%	(11,202)	(10,689)	(5,255)
Add back: Depreciation, amortisation & impairment			10,816	11,136	7,211
Add back: Proceeds from sale of replaced assets			368	368	187
Subtotal			**(18)**	**815**	**2,143**
Net Outlays on New and Upgraded Assets					
Capital Expenditure on new and upgraded assets	*2*	81.29%	(29,484)	(32,139)	(23,968)
Add back: Amounts received specifically for new and upgraded assets	*1*		6,725	8,196	3,851
Add back: Proceeds from Sale of Surplus Assets			-	-	-
Subtotal			**(22,759)**	**(23,943)**	**(20,117)**
Net Lending/(Borrowing) for the Financial Year			**(23,214)**	**(23,931)**	**(3,084)**
Total % Capital Budget Spent		**71.83%**			

NOTES
1) Total Barossa Park SA Government contributions year-to-date excluded from figure - $15.7 million
2) 2024-25 capital expenditure to end of February includes:
- Barossa Park redevelopment (less SA Government contribution) - $20.6m
- Nuriootpa soccer - $1.5m
- Sealed roads - $1.6m
- Unsealed roads - $1.4m

DEBATE REPORT

7.3 Infrastructure and Environmental Services

7.3.1 BAROSSA BUSHGARDENS - MEMORIAL TREE

Author: Manager Infrastructure and Environmental Services
25/18340

PURPOSE

To consider a request from Foundation Barossa for funding to plant a memorial tree at the Barossa Bushgardens in recognition of the late Faces (Fran) Clancy.

RECOMMENDATION

That Council:

(1) Approves the planting of a suitable native tree at the Barossa Bushgardens as a memorial to the late Fran Clancy, in recognition of the contributions she made to Foundation Barossa and the wider community.

(2) Approves the donation of funds from Foundation Barossa to support the purchase, planting, and establishment of the tree, including the installation of a plaque, subject to compliance with the Memorials on Community Land Policy.

REPORT

Background
The installation of memorial symbols within Community Land requires the approval of Council. Council's Memorials on Community Land Policy is attached (Attachment 1) for information.

Introduction
Fran Clancy was a key member of the team that helped establish Foundation Barossa. She served on the board for many years, working hard to build a supportive, inclusive community. In honour of Fran's contributions, her husband, Paul Clancy, has donated $100,000 to Foundation Barossa to create the Fran Clancy Memorial Scholarship, which will be launched in 2025. This scholarship will provide disadvantaged young people with the chance to study in the arts, something that was very important to Fran.

Foundation Barossa has contacted The Barossa Council (Attachment 2) with a request to plant a native tree in Fran's honour. This tree will be a lasting public memorial to the work she did for the community, with the tree planting ceremony being used to launch Fran's legacy through the Fran Clancy Memorial Scholarship.

Discussion
In addition to the scholarship, Foundation Barossa propose planting a native tree in Fran's honour. Foundation Barossa will cover all costs related to purchasing, planting, and establishment of the tree, including a suitable memorial plaque.

If approved, Councils Director, Infrastructure and Environmental Services will work with Foundation Barossa to select an appropriate tree species and location for this tribute, in accordance with the Council's fees and charges and Memorials on Community Land Policy

A small ceremony will be held to plant the tree and announce the launch of the Fran Clancy Memorial Scholarship.

Summary and Conclusion
The letter from Foundation Barossa outlines the connection the late Fran Clancy had to the Barossa as required at 4.1.1 of the policy.

Relevant Council Officers have been consulted regarding this matter and have raised no objections to the proposal.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES

Attachment 1 Memorials on Community Land Policy ⇩
Attachment 2 The Fran Clancy Memorial Tree - Foundation Barossa - application letter - Memorial on community land submission ⇩

Supporting references
Nil

COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTS

Corporate Plan
CS12 Facility and Community Land - Management of buildings, maintenance and occupancy, including inspections and advice to enable safe, accessible, fit for purpose and well managed community facilities, office spaces and community land

Legislative Requirements
Nil

FINANCIAL, RESOURCE AND RISK MANAGEMENT CONSIDERATIONS

Foundation Barossa will cover all costs associated with this proposal.

COMMUNITY ENGAGEMENT

Community consultation is not required under legislation or Council Policy.

SCANNED 20190924 131151

THE BAROSSA COUNCIL MEMORIALS ON COMMUNITY LAND POLICY

Corporate Plan Link:	6.2 Ensure that Council's policy and process frameworks are based on principles of sound governance and meet legislative requirements.		
Policy Owner:	CEO or DCCS	**Previous Approval Date(s):**	20 Oct 2009
Document Control Employee:	Manager Community Projects	**Current Approval Date:**	17 Sept 2019
HPE Content Manager Ref:	19/31010	**Next Review Date:**	By Oct 2023

1. Purpose

The purpose of this Policy is to provide compassionate, consistent and accountable guidance on Council's position regarding:

1.1 Community requests for the installation of Memorials on Community Land.
1.2 Community installations of Road Side Memorials.
1.3 Scattering of ashes on Community Land.

There is no legislative requirement for Council to have a policy in this area; however various sections of the Local Government Act 1999 require that any alterations (including additions) to Community Land and Roads under Council's care and control must be authorised by Council.

2. Scope

The Memorials on Community Land Policy provides guidance for the management and placement of all existing and proposed plaques and memorials (including trees) within the Council area, whether they are in or on buildings or other community facilities, pavements or roadsides, parks, gardens, cemeteries, streets or any other area of council owned or managed public open space.

3. Definitions

Memorial	An object or image including garden beds, trees, park benches, etc. constructed, erected, planted, painted or other indicators commemorating a deceased person.
Roadside Memorial	A symbol with the following criteria: • Not more than 1m2 in size • Non – reflective • Installed with no concrete footings (ie pushed into earth only) • Placed within the road reserve and not on the carriageway or footpath A Roadside Memorial does not include a roadside crash marker (black or red).
Community Land	All local government land (except roads) that is owned by a council or under a council's care, control and management and that has not been excluded as Community Land, or had the Community Land

SCANNED 20190924 131151

	Classification revoked pursuant to Chapter 11, Part 1, Division 3 of the *Local Government Act 1999*.
Road	A public or private street, road or thoroughfare to which public access is available on a continuous or substantially continuous basis to vehicles or pedestrians or both and includes: (a) a bridge, viaduct or subway; or (b) an alley, laneway or walkway
Road Reserve / Verge	The road verge is the area of land between the back of the kerb or road edge and the adjoining property boundary.

4. Policy Statement

4.1 Memorials on Community Land

4.1.1 Memorials on Community Land may be approved for persons who had a significant connection to the Barossa (eg resident, volunteer, community leader) as determined by a report to Council.

4.1.2 The installation of Memorials within Community Land requires the approval of Council. No Memorials depicting personal circumstances are to be located on Community Land, unless approved by Council and must meet the following criteria:

- Be in keeping with any existing master plan or strategy relevant to the site
- Will not adversely impact the existing site use
- Will not compromise the aesthetic or cultural integrity of the site
- Will not compromise either public or personal safety
- Will not be placed in any designated memorial garden
- Applicants are to meet all costs associated with the purchase and installation. Ongoing maintenance thereafter will be at a Service Level determined by Council, as resources permit. Council, at its discretion, may waive the maintenance requirements.
- Replacement or removal of the Memorial due to loss/damage or asset depreciation will be at the discretion of Officers. The longevity and replacement of Memorials is not guaranteed.
- Council may require the family member or applicant to remove, alter or relocate a Memorial at their expense, if it requires maintenance, poses a risk to public or personal safety or is uncompliant with Council's Policies and Processes, master plan or strategies relevant to the site or Land the Memorial is on. If this cannot be achieved, Council reserves the right to remove, alter or relocate Memorials at its discretion. For example: as Community needs change, so may the preferred use of Council reserves / recreation parks / parks. Existing Memorials give families no guarantee that Council may not sell or redevelop the site at any time in the future. Council Employees will notify affected family members wherever possible prior to removal, alteration or relocation.

SCANNED 20190924 131151

- The Memorial will not commemorate a person that is already memorialised within The Barossa Council region (except for a memorial within a cemetery managed by The Barossa Council).
- The Memorial demonstrates sensitivity and will not cause offense.
- Council will use best endeavours to contact relatives in the event that a memorial on community land needs to be removed or relocated.

4.1.3 Application Process

- A person wishing to place or construct a Memorial on Community Land should make a written application to Council, addressed to the Chief Executive Officer via The Barossa Council, 43-51 Tanunda Road, Nuriootpa, SA 5355, or via email barossa@barossa.sa.gov.au. The application will be processed by delegated Officers.
- Acknowledgement of receipt will be provided within 5 working days and the application will be referred to the Director Corporate and Community Services (DCCS) or delegate.
- The application for a Memorial on Community Land (not a Roadside Memorial) will be included in the Council meeting agenda as the Manager's Debate Report to the next Council meeting. Applicants should be aware that the application letter (including any contact details provided) may be attached to the Manager's Debate Report, and that the Council meeting agenda is a publicly available document and will be accessible via Council's website. It is the applicant's responsibility to notify Council within a reasonable period of time if they wish for contact details to be redacted.
- The Council's decision will be reported to the applicant by the DCCS or delegate in writing within seven (7) working days of the next meeting. Council meeting minutes are also available on Council's website www.barossa.sagov.au.

4.2 Roadside Memorials

4.2.1 Roadside Memorials may be placed on the Roadside or Road Reserve in memory of the person who lost their life at that place.

4.2.2 The presence of Roadside Memorials needs to be treated with sensitivity, as they are of significant importance to families and friends that have lost loved ones.

4.2.3 However they can:

- be upsetting to some members of the community
- be distracting to Road users, thereby creating a safety hazard
- result in visitors stopping at Memorials, potentially creating a traffic hazard especially on points of the road network which have been identified as an area of increased risk.
- add complexity to maintenance activity on the Road Verge by increasing the number of obstructions
- complicate and delay the progress of programmed capital and / or maintenance works due to the need to remove or relocate the Memorial.

SCANNED 20190924 131151

4.2.4 Roadside Memorials may be erected in memory of a person/s that has lost their life as a result of a road crash within the Council region and:

- be approached with a flexible, balanced, compassionate approach to individual preferences, road safety considerations, and nearby residents / businesses.
- will be situated as close as practical to the accident location providing that the safety of the public, resources, buildings and fixtures is not compromised.
- shall not obstruct the use of the Road or Road Verge by pedestrians, cyclists or road users.
- has a contact person nominated for inclusion in Council's records.

4.2.5 Time period, appearance, location and installation of Roadside Memorial installations should be:

- temporary in nature, installed for a period of up to 15 months. However, should family or friends of the deceased person wish it to remain in situ for a longer period, this may be negotiated with Council.
- no more than 1m2
- located at least:
  - 1 metre outside the line of any guidepost
  - 2 metres away from the edge of any Road
  - 1 metre from the edge of any public access way or footpath
- not located:
  - where they may obstruct the role of any traffic control item
  - in close proximity to residential dwellings or businesses, without permission from the property owner
  - on landscaped Verges
  - on traffic islands, medians or roundabouts
  - within 30 metres of traffic signals
  - within 30 metres of a curve of the road
  - on any existing Roadside object, structure or within trees or vegetation without permission from Council.
- not to be installed with fixed footings
- not to compromise the health or integrity of any tree or vegetation

4.2.6 Any Roadside Memorial placed which does not meet the criteria above may be removed and stored in accordance with 4.2.10.

4.2.7 If a Roadside Memorial has fallen into disrepair or unreasonably interferes with road management or maintenance activities, in accordance with 4.2.10, Officers will contact the family (where possible) to request that the Memorial be maintained, moved or removed, whatever is appropriate.

4.2.8 Roadworks near Memorials

- Where construction or road works are required to be undertaken and will impact on a Roadside Memorial, including maintenance activities, Officers will remove the Memorial in accordance with 4.2.10.
- The Memorial may be reinstated as close as practical to the original location at the conclusion of the works.

4.2.9 Removal and Storage/disposal

When necessary, either fifteen (15) months after the passing of the person, unless otherwise agreed, or if a Memorial does not comply with this Policy, Officers will attempt to contact the family or friends of the deceased person to arrange for its modification, relocation or removal. In the event that the Roadside Memorial owner cannot be contacted, placing a 'notice of intent to modify, relocate or

SCANNED 20190924 131151

remove' as per attached template, on the Roadside Memorial will be considered and placed on the Memorial for a period of no less than three (3) months. At the conclusion of this time, the Memorial will be photographed and registered in Council's Electronic Records Management System in accordance with Council's Knowledge Management Policy.

Where practical, Memorials will be relocated and stored at a secure location. After a storage period of 12 months, and if the family have not been able to be contacted, a Roadside Memorial may be disposed of.

4.2.10 A Memorial Register will be maintained to document the location, number and contact details of applicants.

4.3 Scattering of Ashes

Requests for scattering of ashes of deceased persons or animals on Community Land will not be approved.

5.	**Supporting Process**

Notice of intent to modify, relocate or remove memorial template Ref: 19/34465

6.	**Related Policies**

Local Government Land By-Law

7.	**Legislation and References**

None

8.	**Review**

This Policy will be reviewed by [the Council / Document Control Employee] in consultation with the relevant stakeholders, within twelve (12) months of each new council or more frequently if legislation or Council's need changes.

9.	**Further Information**

9.1. This Policy is available on Council's website at www.barossa.sa.gov.au. It can also be viewed electronically at Council's Principal Office at 43-51 Tanunda Road, Nuriootpa and all Council branches, during ordinary business hours. A copy of this Policy can be obtained at those venues upon payment of a fixed fee.

9.2. Complaints regarding this Policy or its application can be made to the Customer Support Team on 8563 8444 or barossa@barossa.sa.gov.au at first instance, who will refer you to the most appropriate Employee according to Council's Customer Service Policy and Complaints Handling Process (see clause 9.1 above for availability).

Signed: ..... **Dated:** 24/09/2019.....

[Mayor Michael Lange or
Chief Executive Employee under delegation]

SCANNED 20190924 131151

10.	Policy Version History

Version No:	Approval Date:	Description of Change:
Eg. 1.0	20/10/2009	New Policy
Eg. 2.0	17/09/2019	General review, update to new template and addition of Roadside Memorials Policy and Scattering of Ashes

FOUNDATION
BAROSSA
Giving today to enable tomorrow

ABN: 38559475274
info@foundationbarossa.org.au
www.foundationbarossa.org.au PO Box 616,
Nuriootpa, South Australia. 5353

12th February 2025

Chief Executive Officer via The Barossa Council,
43–51 Tanunda Road,
Nuriootpa,
SA 5355

Dear Martin,

Re: Memorial Tree Fraces (Fran) Clancy at Barossa Bush Gardens

Fran Clancy was a member of the inaugural committee which subsequently formed the Board of Foundation Barossa. Fran served as a member of the Board with Foundation Barossa for many years and worked tirelessly in her role to help create a collaborative, nurturing and inclusive community.

Fran's husband, Paul Clancy, has recently donated $100,000 to Foundation Barossa to create the Fran Clancy Memorial Scholarship, which we will launch in 2025. The scholarship will assist disadvantaged young people the opportunity to study in the arts, two areas close to Fran's heart. As with all Foundation Barossa scholarships, the funds will be invested with the income earned from the capital distributed as scholarships and grants. This will ensure the Fran Clancy Memorial Scholarships will support these young people in perpetuity.

Foundation Barossa would like to plant a tree at Barossa Bushgardens to recognise with gratitude Fran's contribution to the community. We have spoken with the Bushgardens

who would be very receptive to the idea if approved by Council and would help us with the selection of an appropriate native tree.

All costs for the purchase, planting and upkeep of the memorial tree would be met by Foundation Barossa.

We would hold a small tree planting ceremony to recognise Fran's commitment and work for the Barossa and announce the launch of her legacy through the Fran Clancy Memorial Scholarship.

Please do not hesitate to contact me if you have any questions.

Many thanks and best wishes,

Annabelle Travaglione,
Executive Officer, Foundation Barossa.

DEBATE REPORT

7.3 Infrastructure and Environmental Services

7.3.2 CONSIDERATION AND ADOPTION OF COMMITTEE RESOLUTIONS - BAROSSA BUSHGARDENS

Author: Executive and Project Support Officer
25/18428

PURPOSE

The minutes of Council Section 41 Committees are presented here for consideration and adoption by Council.

RECOMMENDATION

That Council having reviewed the minutes of the Barossa Bushgardens S41 Committee meeting held 19 February 2025, adopt the resolutions contained therein.

REPORT

Discussion
The consideration and adoption of recommendations of Council Committees to Council requires assessment by Council to ensure compliance obligations under section 6(a) of the *Local Government Act 1999*. The relevant minutes received in the past month are therefore presented for Council adoption.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES

Attachment 1 Minutes - Barossa Bushgardens Committee Meeting - 19 February 2025 pdf

Supporting references
Nil.

COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTS

Community Plan



Natural Environment and Built Heritage

Goal

1 The Barossa has sustainable farmland providing diverse and stable returns, while protecting the unique natural environment and biodiversity of the region.

3 We take a proactive approach in responding to key environmental challenges such as climate change, water security and waste management.

Strategies

1.3 Build on the conservation of the region's natural heritage including bush eco-systems, grassy woodlands, agricultural landscapes and recreational green spaces.

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

Legislative Requirements

Local Government Act and Regulations
Landscape South Australia Act 2019 and Landscape South Australia (General Regulations 2020

FINANCIAL, RESOURCE AND RISK MANAGEMENT CONSIDERATIONS

Identified in the body of the minutes and is included within endorsed Council budget.

COMMUNITY ENGAGEMENT

Not required by Council.

2025/1

MINUTES OF THE MEETING OF BAROSSA BUSHGARDENS COMMITTEE
held on Wednesday 19 February 2025 commencing at 1:00pm
in the Council Chambers, 43-51 Tanunda Road, Nuriootpa.

M I N U T E S

1. ATTENDANCE RECORD

1.1 Members Present

Louise Mason (Acting Chairperson – on-line), Trevor Waldhuter, Bryce Lillecrapp, Andrew Fairney, Cr Kathryn Schilling, Kate Jenkins, Kim Thompson, Glen Carter, Doreen Von Linde and Brayden Fitzpatrick.

Apologies

Greg Donovan.

Not Present

Nil

Leave of Absence

Penny Devlin.

2. CONFIRMATION OF PREVIOUS MINUTES

2.1 Minutes of previous meetings – for confirmation:

MOVED B Lillecrapp

That the Minutes of the Barossa Bushgardens Committee held on Wednesday 18 December 2024 at 1.00pm and the Barossa Bushgardens Committee held on

2025/2

Wednesday 18 December 2024 at 1:00pm, as circulated, be confirmed as true and correct records of the proceedings of those meetings.

SECONDED K Jenkins **CARRIED**

2.2 Matters arising from previous minutes

2.2.1 MATTERS ARISING FROM PREVIOUS MINUTES
25/14856

The following actions from previous minutes are in progress as detailed below:

Meeting Date	Resolution/Action	Status	Actioning Officer
14 June 2023	Future direction of S41 Committee – Manager, Works and Operations to seek input from key stakeholders to enable the development of a Discussion Paper, examining operating models of like-minded organisations. A report to be presented to a future S41 Committee Meeting.	Ongoing Kim Thompson has had initial discussions with Council's Collaborative Project Officer and will also make contact with representatives of two other former S41 Committees. A report will be submitted to the April S41 BBG Committee meeting.	Senior Environmental Officer
11 October 2023	NRC Coordinator to explore opportunities for cross promotion with the Arid Lands Botanic Gardens Port Augusta.	Ongoing Brayden has spoken to representatives of the Arid Land Botanical Gardens and they are keen to collaborate and are investigating the potential of exchanging 200	NRC Coordinator

		plants and developing a small display garden at the Bushgardens. Discussions will continue.	
10 April 2024	Meet with SA Water to discuss potential support for the Barossa Bushgardens/Seeding Natives tube stock project, either by the supply of discounted water, or meter upgrades.	Complete Andrew has been in contact with SA Water who advised of community partnership grant opportunities, suggesting that this be considered. Grants applications are currently open until 1 April 2025.	Andrew Fairney, NRC Coordinator, Nursery Manager and Senior Environmental Officer
18 December 2024	Barossa Community Labyrinth – MOU to be wound up	Complete – Funds have been transferred	NRC Coordinator
18 December 2024	NCPA promotion of Barossa Bushgardens and Labyrinth	Complete NCPA have been approached and are happy to include information on their website and Facebook page.	NRC Coordinator
19 February 2025	Application to upgrade SA Water metre	Pending Application to be submitted to SA Water to ensure connection is 'fit for purpose' and in excess of current domestic supply line.	NRC Coordinator

2025/4

19 February 2025	Investigate opportunity for community partnership grant funding through SA Water	Pending	NRC Coordinator
19 February 2025	Seek funding assistance from Community Helpers to assist with the provision of the Nature and Natter Program beyond 30 June 2025.	Pending.	NRC Coordinator Senior Environmental Officer

SUPPORTING REFERENCES

Nil

3. MATTERS FOR INFORMATION

3.1 PARTNER PROJECT UPDATES

3.2 MARKETING INITIATIVES AND SALES OPPORTUNITIES

3.3 CORRESPONDENCE

3.4 STRATEGIC PLAN PROGRESS REPORT

3.5 FRIENDS OF BAROSSA BUSHGARDENS UPDATE

3.6 RISK MANAGEMENT/WORK HEALTH AND SAFETY

3.7 VISITATION TO THE BAROSSA BUSHGARDENS

2025/5

4.

DEBATE REPORT

4.1 FOOD FOR WILDLIFE PROJECT
25/14850

MOVED K Jenkins
That the Barossa Bushgardens Committee:
1. Approve the development of the Food for Wildlife project on site at the Barossa Bushgardens.
2. Authorise Manager, Works and Operations to amend the Barossa Bushgardens Masterplan to include the Food for Wildlife Orchard site.

SECONDED A Fairney **CARRIED**

PURPOSE

To seek the Committee's approval to develop a Food for Wildlife project on site at the Barossa Bushgardens.

REPORT

Background
The Food for Wildlife (FfW) project is an initiative whereby specific native plants are grown in an orchard style space to allow easy access for wildlife carers and rescuers to provide native and natural food for injured native animals whilst being rehabilitated. Most of the injured and juvenile fauna in care rely on having fresh, native food supplied daily which can be challenging to find at times. FfW programmes have been supported and implemented by several Councils, including City of Port Adelaide and Enfield, City of Charles Sturt, Light Regional Council and Mount Barker Council, in collaboration with their local animal rescue organisations.

Introduction
The Barossa Wildlife Rescue (BWR) members and other carers permitted by the Department of Environment currently source native browse from our roadsides, road reserves and private properties. This can be a risky activity and may impact the integrity of our roadsides and of our conservation significant sites.

Discussion
The area identified for the orchard is adjacent the track at the entrance to enable easy access by the BWR volunteers and will incorporate an aesthetically pleasing design with interpretation to explain why we have built this and will help to educate the public about the importance of native vegetation for habitat and food resources for our native animals.

The plantings will incorporate a suite of natives that have been approved by BWR to support the native animals predominately in care including koalas, kangaroos, ring-tailed and brush-tailed possums and a variety of seed-eating and nectivorous birds. Training will be provided on correct techniques for coppicing to ensure the aesthetics of the site.

2025/6

Once approved, planning will be underway to facilitate a planting event on World Koala Day (May 3rd, 2025) and will include BWR and other carers to assist with the planting. This will also coincide with our Nursery Plant Sale to maximise exposure and further enhance the educational opportunity.

Summary and Conclusion
Plants are being grown at present to support the project.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES

Attachment 1 Food for Wildlife Project Overview - 2025 copy

Supporting references
Nil.

COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTS

Community Plan

Natural Environment and Built Heritage

Goal
1 The Barossa has sustainable farmland providing diverse and stable returns, while protecting the unique natural environment and biodiversity of the region.
3 We take a proactive approach in responding to key environmental challenges such as climate change, water security and waste management.

Strategies
1.3 Build on the conservation of the region's natural heritage including bush eco-systems, grassy woodlands, agricultural landscapes and recreational green spaces.
3.1 Support community based sustainability initiatives to help reduce the Barossa's contribution to the climate crisis and build on the capacity of local residents and industry to mitigate negative impacts.

Legislative Requirements
Nil.

FINANCIAL, RESOURCE AND RISK MANAGEMENT CONSIDERATIONS

Initial conversations have been undertaken with a local Corporate business who are interested in funding the signage

COMMUNITY ENGAGEMENT

The FfW proposal has been sent to the BWR Committee and members including other DEW permitted carers in our region for their input

2025/7

4.2 FINANCE REPORT
25/14892

MOVED T Waldhuter

That Barossa Bushgardens Committee receive and note the report.

SECONDED Cr Schilling **CARRIED**

PURPOSE

To provide progress on budget income and expenditure as at 31 January 2025.

REPORT

Discussion
At the end of January, the expenditure across most cost centres is progressing well.

Any budget adjustments completed in Quarter 2 are not currently showing in the report.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES

Attachment 1 Bushgardens Financial Statements to 31 January 2025

Supporting references
Nil

COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTS

Community Plan

Natural Environment and Built Heritage

Goal
1 The Barossa has sustainable farmland providing diverse and stable returns, while protecting the unique natural environment and biodiversity of the region.
3 We take a proactive approach in responding to key environmental challenges such as climate change, water security and waste management.

Strategies
1.2 Support tourism development that is sensitive to the natural environment and ensures that the unique character of the rural landscape is appropriately managed and promoted.
3.1 Support community based sustainability initiatives to help reduce the Barossa's contribution to the climate crisis and build on the capacity of local residents and industry to mitigate negative impacts.

2025/8

Legislative Requirements
Local Government Act 1999

FINANCIAL, RESOURCE AND RISK MANAGEMENT CONSIDERATIONS

Nil.

COMMUNITY ENGAGEMENT

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

5. CONFIDENTIAL AGENDA

Nil

6. URGENT OTHER BUSINESS

Review of Strategic Plan – Key Result Areas

The Committee reviewed the Key Result Areas, noting the need to examine:

- Staffing levels
- Staff/volunteer education – iNaturlist development
- Skill sets
- Inclusion of Seeding Native and other potential partnerships

The Committee is requested to provide comments and feedback to Kim Thompson prior to the end of February, so that it can be summarised and a draft prepared for endorsement at the next meeting.

Chairperson position
The Committee were pleased to receive advice from Louise Mason confirming her willingness to Chair the BBG S41 Committee meetings until the end of June 2025, and wished to acknowledge their appreciation of Louise's ongoing support.

7. NEXT MEETING

Wednesday 16 April 2025 at 1:00pm

8. CLOSURE

Louise Mason (Acting Chairperson), declared the meeting closed at 3:15pm..

Confirmed at Barossa Bushgardens Committee Meeting on 16 April 2025

Date:…… Chairperson…….

DEBATE REPORT

7.3 Infrastructure and Environmental Services

7.3.3 OPEN SPACE RESOURCING

Author: Manager Infrastructure and Environmental Services
25/20083

PURPOSE

To consider and approve the addition of one full-time equivalent (1 FTE) position to the Infrastructure and Environmental Operations department. This position is in response to increased maintenance demands in Open Spaces and to ensure the department can meet the required service levels resulting from new land developments and council projects. The increase in FTE will be supported by the existing approved operational budget and will not result in an increase to the 2024/25 adopted council budget as it is effectively in sourcing the work and providing greater flexibility in the workforce.

RECOMMENDATION

That Council approves the addition of 1 FTE in the Infrastructure and Environmental Operations department to accommodate increased maintenance demands and ensure the department can meet the required service levels resulting from new land developments and council projects noting the costs can be absorbed within the existing budget settings through amendments to the existing Infrastructure and Environmental Operations contractor budgets .

REPORT

Background
The Infrastructure and Environmental Operations department has seen an increase in the volume of maintenance work required in Open Space areas due to ongoing land developments and several council projects. As the community grows and new public spaces and infrastructure are developed, there is a need for additional resources to maintain these areas at the service levels expected by council and the community.

Currently, the department relies on contractors or existing staff resource to manage these increased workloads. However, to ensure long-term sustainability and better control over service quality, it is proposed that a new full-time equivalent (FTE) staff position be added to the department. This adjustment is intended to address the current demands of the department as it continues to support the development of new spaces.

Introduction
The recommendation to create one additional FTE position within the Infrastructure and Environmental Operations department aligns with the Barossa Community Plan 2024-2044 Vision - *To create a vibrant and growing community where people support*

one another and come together to have fun and foster a sense of belonging, community spirit and connection to the Barossa.

This initiative is also part of a broader effort to streamline operations by reducing reliance on contractors and employing more permanent, skilled staff to maintain consistency in service levels.

The additional position is necessary to meet the growing demand for maintenance services in newly developed areas and to accommodate the increasing workload that has arisen from ongoing and upcoming projects, including Krieg Park, Sovereign Estate and Barossa Park. It is worth noting that additional resourcing requests will be recommended as part of the upcoming 2025/26 budget process to address Barossa Park.

Discussion
As part of the Infrastructure and Environmental Operations department ongoing resource planning, it has been identified that the addition of a new position is required to address increased maintenance requirements. This proposed new FTE will help reduce the strain on the existing workforce and improve the department's ability to maintain these spaces at the required standard, ensuring that the quality of service remains consistent and equitable across the Barossa.

As new land developments and projects incrementally come on board for Council, regular budget amendments are made. These typically results in increase contractor budgets to service these assets. Once enough new assets and budget are accounted for, a decision is then made on whether to continue contractors or transition to an in-house maintenance delivery model.

The proposed amendment to the budget requires transferring $85,000 from the existing contractor budget, which will not result in an overall increase to the 2024/25 adopted council budget. This financial adjustment will provide the necessary resources to cover the costs associated with the additional position, without impacting other projects or areas of service delivery.

Furthermore, hiring an additional staff member rather than continuing to rely on contractors provides an opportunity for improved continuity, greater efficiency, and a more direct response to maintenance needs as they arise.

Summary and Conclusion
The addition of one full-time equivalent (1 FTE) position to the Infrastructure and Environmental Operations department will allow the department to better manage the increased maintenance demands resulting from new land developments and council projects. The funding for this position will be sourced from within the existing operational budget, meaning there will be no increase to the 2024/25 or forward council budgets.

By approving this recommendation, Council will help ensure that the department can maintain consistent service standards in newly developed areas and continue to meet the needs of the community without placing further strain on the current workforce or relying too heavily on external contractors.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES

Nil

Supporting references
Nil

COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTS

Community Plan



Infrastructure

Goal
7 Community infrastructure planning is aligned to both current and the future needs of the community

Strategies
7.2 Ensure both current and future infrastructure needs are met in a proactive rather than reactive way.

Legislative Requirements
Nil

FINANCIAL, RESOURCE AND RISK MANAGEMENT CONSIDERATIONS

The increase in FTE will be supported by the existing approved operational budget and will not result in an increase to the 2024/25 financial year and forward council budgets.

COMMUNITY ENGAGEMENT

Not required

DEBATE REPORT

7.4 Development and Community Services

7.4.1 DOG REGISTRATION FEES - 2025-2026

Author: Manager Health Services and Community Safety
25/16248

PURPOSE

To consider and approve the proposed annual dog registration fees for the 2025/2026 financial year.

RECOMMENDATION

That Council:

Approves an increase to the current dog registration fees, for the 2025/2026 financial year, as follows.

Non-Standard Dog (Not desexed and not Microchipped)	$91.00
Standard Dog	$45.50
Working Dog	$26.00
Racing Greyhound (Registered with Greyhound Racing SA)	$26.00
Assistance Dogs (No charge, per legislation)	Free
Late Registration Renewal fee (if paid after 31 August)	$26.00

Standard Dog Rebate	50%
Concession Rebate	50%
Puppy Training Rebate (first year of registration only)	10%
Partial Year Rebate (New Registrations - 1 January to 31 May)	50%

REPORT

Introduction
Dog registration fees are set by council at its discretion under the *Dog and Cat Management Act 1995 (the Act)*. Annually a review is undertaken to consider a schedule of dog registration fees, as part of the annual budget processes.

Discussion
It is a requirement of Council to set dog registration fees in keeping with the Act. Council have endorsed the current registration fees until 31 May 2025 and now require fees to be endorsed for 2025-2026 financial year.

In accordance with the Act, all dogs in South Australia must be registered at 3 months of age in Dogs and Cats Online (DACO).

Legislation mandates all dogs to be microchipped by three months of age, and all dogs born after 1 July 2018 to be desexed by six months of age, unless the dog is eligible for an exemption.

To provide consistency across council's, the Dog and Cat Management Board introduced and adopted a 'standard' and a 'non-standard' registration category. This forms the basis of council's registration fees.

Due to the increasing cost to Council meeting its requirement to administer the Act, and animal management in general, in setting the registration fees for the 2025/2026 period it is recommended that the fees should be marginally increased.

The current registration fees have not changed since being endorsed for the 2023/24 financial year.

This recommendation has been formed based on current data of all South Australian Councils dog registration fees for 2024/2025, obtained by the Dog and Cat Management Board, noting particularly where The Barossa Council dog registration fees sit in comparison.

Proposed Dog Registration Fees, Rebates and Charges 2025/2026

Registration Category	Fee description	2024-2025	2025 – 2026 proposed
Non-Standard Dog	Not desexed and not microchipped	$88.00	$91.00
Standard Dog	desexed and microchipped	$44.00	$45.50
Working Dog	Working livestock dog	$25.00	$26.00
Racing Greyhound	Greyhound registered with GRSA	$25.00	$26.00
Assistance Dogs	Free per legislation	$0	$0
Late Registration Renewal fee	If renewed after 31 August	$25.00	$26.00

	Rebates
Standard dog (both desexed and microchipped)	50%
Puppy Training (applies to first year registration only)	10%
Concession	50%
Partial year (1 January to 31 May)	50%

The history of fees, together with the proposed fees for 2025/2026 are provided in the following table.

	Maximum Fee (Non-Standard Dog)	**Standard Dog**
2025/2026	$91.00	$45.50
2024/2025	$88.00	$44.00
2023/2024	$88.00	$44.00
2022/2023	$84.00	$42.00
2021/2022	$84.00	$42.00
2020/2021	$80.00	$40.00

Comparisons to neighbouring council's current 2024-2025 dog registration fees tabled below.

	Non Standard Dog	Standard Dog
Adelaide Hills Council	$110.00	$55.00
Town of Gawler	$100.00	$52.00
The Barossa Council	**$88.00**	**$44.00**
City of Playford	$87.00	$44.00
Mid Murray Council	$83.00	$42.50
Light Regional Council	$79.00	$38.50

A summary of the number of registrations for each of the registration classes are provided below for the current financial year to date 12 February 2025.

Number Dog Registrations per category – 2023/24 YTD		
Registration Type	**Regular**	**Concession**
Standard Dog (Desexed and Microchipped)	3072	1040
Standard Dog (Desexed, Trained and Microchipped)	154	60

Non-Standard Dog (Full Registration)	812	287
Working Livestock Dog	329	
Racing Greyhounds (Registered with Greyhound Racing SA)	27	
Assistance Dogs (No fee)	1	
Late Registration Renewal Fee (if paid after 31 August)	358	

Standard Dog
A standard dog is a dog that is both desexed and microchipped. Council is required to provide a rebate off the 'non-standard' fee for a 'standard' dog registration. The Dog and Cat Management Board (the Board) recommends that this rebate be set at 50%.
This current year, 4112 dogs have been registered as being desexed and microchipped as of 12 February 2025.

Non-Standard Dog
A non-standard dog, is a dog that is neither desexed or microchipped, or a dog that is only desexed (and not microchipped) or only microchipped (and not desexed) is classed as a non-standard dog. The full registration fee applies to this category.

The desexing requirement applies to new generations of dogs and does not apply to dog born before 1 July 2018.

This is designed to encourage dog owners to have their dogs desexed and microchipped in line with the requirements of the State Government, in order to be eligible for a cheaper registration fee.

1099 dogs are registered as non-standard as of 12 February 2025.

Concession Card Holders
The Barossa Council have historically offered a further 50% reduction in fees to concession card holders. This rebate shall be applied after other rebates have been

calculated as is the present case. DACO has the ability to verify the status of a concession instantly through an interface with federal government databases.

In line with the recommendations of the Board, the holder of the following concession cards will be eligible for the concession discount.

- Department of Veteran Affairs – Gold or White Card
- Pensioner Card
- Senior Health Care Card
- Health Care Card

All concessions, except the Health Care Card, will be a permanent concession. The Health Care Card is a temporary concession and will be required to be validated each registration year.

There have been 1387 concession rebates applied as of 12 February 2025.

Training Rebate
The Board no longer provides a recommendation or guidance about the training rebate for dog registrations and has left it to individual councils. Traditionally, a training rebate has been provided to encourage responsible dog ownership via a 10% rebate off the dog registration fee to owners who train their dogs.

As in previous years, it is recommended that this remains to encourage dog owners to attend obedience training by providing a discount on the registration fee**.** The rebate is calculated as a percentage of the maximum fee.

To encourage attendance at puppy pre-school classes, it is proposed that Council will continue to provide a training rebate for the first year of registration to owners that have completed puppy pre-school.

As only a total of 214 dogs received this training rebate this current year.

Working Livestock Dog
Working livestock dogs are those that are kept *primarily* for the purpose of herding, droving, protecting, tending or working stock. It is proposed to continue to provide a set fee for registering working livestock dogs. No other rebates apply.

Working Livestock Dogs are exempt from the desexing requirements. DACO provides a process to validate a working dog's status.

To date, there are 329 dogs classified as working dogs in the council area.

Partial Year Registration Rebate
A partial year rebate is currently offered for new registrations received after 1 January. This rebate acknowledges new ownership and provides incentive to new owners registering their recently acquired dogs during the second half of the registration year.

This rebate is applied after all other applicable rebates have been applied and is currently set at 50% of the fee otherwise payable. It is proposed that this rebate remains at 50% for 2025/26 and does not apply to registration renewals.

60 new partial year registrations have been registered from 1 January to 12 February 2025 February 2024.

Late renewal fee
Currently a $25 late registration renewal fee per dog is applied mid-September, this fee is to cover costs associated with ensuring that all known dogs are registered in DACO and to encourage owners to register their dogs within the renewal period of July and August. Staff recommends this fee be increased to $26.00 for the 25/26 period.

As of 12 February 2025, 358 late fees have been applied.

Dog Management Fund
All South Australian councils are required to pay the State Government, via The Board, a percentage of every dog registration received. For rural councils, which includes The Barossa Council, this contribution is set at 12% rural councils; and 24% for metropolitan councils.

Council's contribution to The Board to date is $28,379.

Exemptions
The legislation enables veterinarians to exempt a dog from microchipping or desexing requirements for reasons which relate to the health, well-being, growth and development of a dog. Council must accept these exemptions.

Exemptions do not alter the registration fees otherwise payable. Meaning that a dog with a veterinary exemption from the requirements to be microchipped or desexed, will attract the relevant fee for a non-standard dog. Owners are exempt from being compliant with the mandatory microchip / desexing requirements as per the Act.

Dog Business Registrations
Section 35 of the Act requires Council to offer the option for owners to register their dogs under a business registration. Which allows owners to register a set number of dogs, rather than individual dogs. In the past this has been used for dog breeders and trainers, but is not commonly used since the inception of DACO.

Other Revenue
Council collects revenue for expiation notice, fines recovered by Fines Enforcement and Recovery Unit and pound fees under the provisions of the Act. These are variable revenue sources and dependent on animals impounded and offences being committed.

19 expiations notices have been issued for owning or keeping an unregistered dog since August 2024.

Summary and Conclusion
Based on the fact that dog registration fees have not been increased for the past two registration periods, this report recommends the fees be marginally increased for the upcoming financial year.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES

Nil

Supporting references
Nil

COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTS

Corporate Plan

CS1 Animals - Management of animal issues including attacks, harassment, complaints, lost companion animals, registration, cage hire and collection, wandering animals, breeders.

CS8 Compliance, Monitoring and Enforcement - Conducting compliance, monitoring and responding to non-compliance associated with planning, building, swimming pool, fire safety, public health and safety.

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

Legislative Requirements
Dog and Cat Management Act 1995

FINANCIAL, RESOURCE AND RISK MANAGEMENT CONSIDERATIONS

A significant effort by officers throughout the course of the 2024-2025 financial year has seen an increase in dog registration revenue. A compliance focus will continue to maximise registrations.

The table below highlights dog management revenue, expenditure, and registration numbers since 2020-2021.

	2020-2021 Actual	**2021-2022 Actual**	**2022-2023 Actual**	**2023-2024 Actual**	**2024-2025**
Registrations Numbers	5,809	5,907	5,754	5859	5793
Registration Revenue (100%)	($227,070)	($240,000)	($257,345)	($273,090)	(236,492) – End Dec 24
Other Revenue *(Dog Pound, expiations)*	($8,020)	($9,150)	($8,935)	($7688)	(6,172)
Total Revenue	**($235,090)**	**($249,150)**	**($266,280)**	**($280,778)**	**(242,665)**
Operational Expenses	$516,015	$498,972	$459,855	$389,392	$180,571 – End Dec 24
Net	**$280,925**	**$249,882**	**$170,244**	**$108,614**	**62,094**
Included in above:					
State Government Contribution (12%)	$27,248	$28,800	$31,312	$32,770	28,379

Resourcing
Council's Community Safety team continues to receive animal related requests for service. A four-year comparison on the number of dog and cat related requests requiring some level of service provision is provided below.

Dog and Cat related requests	
2024-2025	491 so far, this financial year
2023-2024	706
2022-2023	802
2021-2022	657

Risk Considerations
Increasing registration fees raises the risk of adding to financial hardship for some dog owners and an increased possibility of dog owners choosing to not renew their dog registration, this has potential for additional pressure on resources to follow up compliance, and therefore additional compliance costs.

COMMUNITY ENGAGEMENT

Nil

DEBATE REPORT

7.4 Development and Community Services

7.4.2 GREEN INDUSTRIES SA (GISA) COUNCIL MODERNISATION GRANT FUNDING OPPORTUNITY

Author: Sustainability Officer
25/17951

PURPOSE

In December 2024 the Executive Leadership Team provided support to apply for the Green Industries SA (GISA) Council Modernisation Grant Program for a community waste education program. The grant release and due date did not provide sufficient time to bring it to Council before submission, so the application was submitted subject to Council endorsement. The application was successful, and as such it is now presented for Council's endorsement.

RECOMMENDATION

That Council:

(1) Provide support for the project; and

(2) Provide authority for the Chief Executive Officer to execute the grant with Green Industries SA; and

(3) Note Council's 50% co-contribution of $9,485 will come from within existing waste budget (no new budget allocation required).

REPORT

Background
No previous reports have been received by Council about this grant opportunity.

The Barossa Community Plan CS22, Output 2, is Waste Education with the Corporate Plan objective to provide ongoing waste education and awareness to service users as required.

Introduction
The Green Industries SA (GISA) Council Modernisation Grants provides funding for councils to improve waste management and recycling services through the introduction of innovative measures to improve operational efficiencies, customer service and economic development benefits for the community.

Green organic bins were made mandatory in Townships in July 2021 and Council has not audited bins or invested in a coordinated waste education program for residents since this initial rollout. About 3000 tonnes of organic material is currently collected from kerbside bins annually (29% of total kerbside tonnes 2023/ 2024 financial year).

GISA reports from aggregated data from Council bin audits that red bins, even with green bin rollout, on average still contain 40% organic based material[1]. It is unlikely that Barossa Council bins would be significantly different.

The recent Barossa Council Community Wellbeing Survey (2024) told us that residents view access to affordable and healthy food as a priority (85% of survey respondents) and aspire to reduce the impact of daily activities on the environment (53% of survey respondents).

Discussion

The proposed project is to undertake visual bin inspections of 200 household bins and test the effectiveness of different feedback loops to households in maximising food waste diversion. Feedback to residents will be a combination of printed education material, some face-face 'street corner' information drop-in sessions and offering limited cooking classes to teach skills how to reduce food waste before it even gets to the green organics bin.

The visual inspections will take place at intervals over 12 months when the bins are presented on the kerbside for collection (residents will not need to be home). KESAB will be engaged to support this auditing activity with training from Council regarding communication and branding expectations. Waste and recycling will not be removed from the bins, just moved around to look for evidence of food waste in the red waste and green organics bins. Likely 2 – 4 streets will be selected to make up the 200 households. Ideally to achieve an unbiased baseline, we will communicate broadly about the successful grant and initiative, but selected streets will not be informed of the first visual inspection, until after it has occurred. The streets or methodology for selecting street/s has not been confirmed yet. The streets selected can remain de-identified in any reporting.

Getting food waste out of red waste bins and into green organic bins will reduce community carbon emissions, and landfill disposal costs. Currently a levy is applied by the Environmental Protection Authority (EPA) at $81 per tonne of waste sent to landfill, with green organic waste diverted for composting exempt from this charge. In financial year 2023/2024 5050 tonnes of waste was sent to landfill. If through education 5% of food waste currently in red waste bins is shifted to green organic bins, this would be an annual cost saving of $20,000.

Part of the project budget is also allocated to ideally championing local people and local stories that can be shared on Council communication platforms and might encourage others to get involved in getting food waste out of the red waste bin and into the green waste bin.

The Grant requires applicants to contribute 50% of total project costs. The Barossa co-contribution is $9,485 and it will be funded from existing waste budget. The hard waste 'declutter and save' voucher program is always more subscribed than the number of people who use the voucher they are issued.

As part of the GIA grant acquittal process, Council will be required to report and share outcomes of this project, which may be turned into a case study.

[1] [1] South Australia's strategy to reduce food waste - Valuing our food waste 2020 - 2025

The completed GISA Grant Application can be found in Content Manager (CM 24/114906), with the key activities and associated budget extracted from this document as Attachment 1.

Summary and Conclusion

In December 2024, Administration applied for a GISA Council Modernisation Grant to deliver waste education and has now been granted the funding subject to Council endorsement. Green organic bins were made mandatory in Townships in July 2021 and research suggests that there is still opportunity to get food waste out of the red waste bin and into the green organics bin. This grant allows Council to deliver a local education program, that includes data collection through visual bin inspections, at a subsidised cost (50% subsidy). There are many benefits to getting food waste out of landfill including reduced waste disposal costs (5% reduction equals $20,000 per annum) and community carbon emissions because food waste in the green organics bin is turned into compost for re-use instead of being lost to landfill. Fifty three percent (53%) of respondents to the Barossa Council Community Wellbeing Survey 2024 told us that they 'aspire to reduce the impact of daily activities on the environment'. Supporting residents to know that food waste goes in the green organics bin, is one way to support action for this aspiration. As part of the program, we hope to champion local people and stories. The grant co-contribution amount is $9,485 and can be funded from the existing waste budget for FY 2024/2025. The program will run over 12 months, with a likely starting date of May 2025 if Council choses to endorse the program and grant funding.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES

Attachment 1 The Barossa Council - Green Industries SA Council Modernisation Application - Budget information submitted - 13 December 2024

Supporting references

The Barossa Council – submitted application for Green Industries SA Council Modernisation Grant (CM 24/114906).

COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTS

Community Plan



Natural Environment and Built Heritage

Goal

3 We take a proactive approach in responding to key environmental challenges such as climate change, water security and waste management.

Strategies

3.2 Collaborate with partners and our community to support innovative approaches to waste minimisation, and increase reuse and recycling opportunities.

Corporate Plan

CS17 Natural Resources - Regional development and management of the environment including natural resource management to ensure the region is managed sustainably and the environment is protected and enhanced

Legislative Requirements
Nil

FINANCIAL, RESOURCE AND RISK MANAGEMENT CONSIDERATIONS

Program would likely be cost prohibitive without grant funding.
Project will be in collaboration with KESAB.

Education program will be for Townships only, rural residents currently do not have access to a green organics bin service.

COMMUNITY ENGAGEMENT

No consultation required. Project will communicate with selected streets and a broader communications plan will be created to uphold communication and branding expectations, but consultation is not applicable.

OFFICIAL

Expenditure item description (exclude in-kind items – add them to the separate table underneath)	**Delivery date (estimated)**	**GISA funding sought $**	**Applicant contribution $**	**Other funding (specify source) $**	**Total cost of project $ (GST ex)**
Baseline – KESAB visual inspections, data collection and bin-tagging (200 houses)	May 2025	$1,210	$1,210	$0	$2,420
First return visit - KESAB visual inspections, data collection and bin-tagging (200 houses)	June 2025	$1,210	$1,210	$0	$2,420
First community education session for Intervention B sample area only – Street corner/ local reserve information drop-in session	August/ beginning September 2025	$630	$630	$0	$1,260
Second return visit - KESAB visual inspections, data collection and bin-tagging (200 houses)	November 2025	$1,210	$1,210	$0	$2,420
Second community education session for Intervention B sample area only – adapted KESAB Conscious Cooking Session	February 2026	$630	$630	$0	$1,260
Concluding visit - KESAB visual inspections, data collection and bin-tagging (200 houses)	May 2026	$1,210	$1,210	$0	$2,420
KESAB analysis of data, findings, and short form reporting	September 2026	$1,300	$1,300	$0	$2,600
KESAB Project & data management	ongoing	$760	$760	$0	$1,520
Council championing of local stories from participating trial households, linking to WhichBin, including paid print and targeted socials (post code driven).	Ongoing/ staged throughout trial	$1,325	$1,325	$0	$2,650
Totals		**$9,485**	**$9,485**	**$0**	**$18,970**
Green Industries SA funding as % of total funding			50%		

Please provide a breakdown of any in-kind contributions

Project element	**Organisation providing in-kind contribution**	**Value of in-kind contribution**
Printing bin stickers for tagging and education packs.	The Barossa Council	$800
Communications and engagement support	The Barossa Council	$1,000
Additional survey coordination of general resident awareness of green bin for food waste.	The Barossa Council	$250
	Total value of in-kind contribution	$2,050
	Total project budget[1]	**$21,020**

[1] Total project budget is the total cost of the project plus in-kind contributions.

DEBATE REPORT

7.4 Development and Community Services

7.4.3 DRAFT BAROSSA GROWTH AND INFRASTRUCTURE INVESTMENT STRATEGY - PHASE 1

Author: Manager Development Services
25/19566

PURPOSE

To present the Phase 1 Barossa Growth and Infrastructure Investment Strategy to Council for adoption, and to receive the related Appendices document.

RECOMMENDATION

That Council:

(1) Endorse the Phase 1 Barossa Growth and Infrastructure Investment Strategy contained in Attachment 1 and Responses to Submissions Table contained in Attachment 2.

(2) Receive the related Appendices document contained in Attachment 3;

(3) Complete communication with stakeholders and the community more broadly post adoption to close the loop in accordance with the Communications Plan contained in Attachment 4.

REPORT

Background
The phase 1 Growth and Infrastructure Investment Strategy (hereafter 'The Strategy') is a culmination of a significant body of work initiated by Council in early 2023. Planning consultants, URPS were appointed to undertake The Strategy in late 2022 and commenced the project by undertaking stakeholder consultation with key interest groups in February 2023.

Early stakeholder consultation informed preparation of an Options Paper, outlining ideas for Council's future planning and growth, which occurred between May and June 2023. Over 700 pieces of feedback were received through a number of platforms including surveys, submissions, community listening posts and two community forums. A consultation summary report was received by Council in September 2023 and all feedback informed the preparation of a draft strategy.

In December 2023, following several workshops with Council during the year, Council endorsed the release of a draft strategy for community consultation. The draft strategy was endorsed for consultation for a period of 4 weeks, from 7 February 2024

but was subsequently extended by Council until 1 May 2024 to enable greater opportunity for the community to provide feedback.

Substantive community feedback was received in relation to the draft strategy; in total 467 completed survey responses and 88 written submissions were received. The Consultation Summary Report was received by Council at the August 2024 meeting and has been pivotal in informing the strategies, actions and proposals contained within The Strategy. Elected Members have also participated in several confidential workshops and provided further feedback through a survey engagement with staff to communicate their views in relation to a number of draft proposals.

Introduction
This report presents The Strategy, contained in Attachment 1 and Responses to Submissions Table, contained in Attachment 2, to Council for adoption. The related Appendices, contained in Attachment 3, are presented to Council for receipt, noting all of these documents have previously been presented to Council. Their inclusion in Attachment 3 represents the full body of documentation developed in formulating The Strategy.

Discussion
The Strategy is the culmination of significant investigations undertaken by staff in partnership with consultants, URPS, extensive community consultation undertaken through three phases of engagement over period of two years and targeted engagement with Elected Members.

The adopted vision for The Strategy is to "*Coordinate land use planning and infrastructure prioritisation to enhance our premium wine, food and tourism region and its unique lifestyle, heritage and community spirit*". Three key objectives have underpinned the project vision which are:

(1) Provide strategic direction for land use and infrastructure planning;
(2) Provide greater investment certainty about where the Barossa will grow and what infrastructure is necessary to support this growth; and
(3) Enable Council to better target expenditure in infrastructure and align it with growth priorities.

This Strategy is presented as a Phase 1 report. The Strategy has been split into two thus enabling the parts of the draft strategy that received the strongest level of support through the third consultation phase, and which are fundamentally sound recommendations and proposals in line with the four overarching themes outlined in The Strategy. It needs to be noted at this time its is simply a strategy, Council will need to prioritise those strategies it wishes to pursue and undertake the next level of investigations and policy development before anything actually can be put to the Minister for amendment.

This approach enables Council to proceed with the parts of the Strategy that are considered appropriate and provides strategic direction and certainty to staff and community in relation to council's future strategic planning priorities. At the same time, this approach enables the foreshadowed further investigations to be undertaken in relation to proposals that received mixed community support, and

which may or may not ultimately be supported by Council subject to available resourcing.

A number of the proposals outlined in the draft strategy that was released for consultation received mixed or little support. Some of these proposals are identified for further investigation in Phase 2 while some have been withdrawn and will not be pursued. The latter relates to proposals that increase building heights above current Planning & Design Code policies in main streets of townships, proposal to develop several reserves in Lyndoch and proposal to rezone employment land in Angaston along with reinforcing the needs of the Character Area preservation as it currently is and the planning also undertaken parallel to this work to assist in having better policy frameworks to protect the landscape and assist in activation economic opportunity.

Proposals identified for further investigation within Phase 2 are identified in Section 8.3 and are focused predominantly on tourism and employment proposals outside of townships. Importantly, it is noted these proposals do not form part of Phase 1 as they are acknowledged as requiring further investigation. The timeline for undertaking of further investigations for Stage 2 proposals will be further built out post adoption of Phase 1 and it is anticipated this work will continue through 2025 and possibly 2026, in consultation with Council.

Section 8.3 further acknowledges that this is a Living Strategy and therefore must be flexible to adapt and evolve according to changing circumstances and the rapidly changing economy. As such, there will be a need for continual review of the Strategy and this may result in further inclusions and/or exclusions through further strategic planning work that will be undertaken by staff in consultation with Council and community more broadly.

One of the more debated proposals included within The Strategy is the recommendation to rezone land at Kroemers Crossing to Tourism Development. Community feedback in relation to this proposal was mixed with many in support and many in opposition. The Strategy outlines the reasons for inclusion of this proposal. While this proposal is recommended, should Council be of a mind that this proposal should not be included in Phase 1, then Council may amend the resolution.

A critically important recommendation that is included within The Strategy is the proposal to rezone land for employment and/or strategic employment north of Sturt Highway, to the west of the current Service Centre Zoned land. This proposal is considered to represent a sound rezoning to support future employment land in Nuriootpa but clearly requires substantive further investigations.

It is important to restate and note The Strategy is a holistic planning strategy for The Barossa Council for the next 30 years. This Strategy does not of itself change or amend the 'rule book', the Planning & Design Code, which can only be amended through a proposal to initiate a Code Amendment and which is the subject of community consultation and ultimately can only be approved by the Minister for Planning.

In terms of future priorities, Elected Members were asked to identify their priorities for future strategic planning work. Priorities have been identified within The Strategy in Section 8.1 and reflect the need to prioritise future employment land in Nuriootpa and future investigations in relation to residential infill and review of policy settings in townships, principally Nuriootpa, Angaston and Tanunda. It is acknowledged that not all of the proposals can be implemented at one time and will need to balance the

use of limited resources. This matter is further discussed under 'Financial, Resource and Risk Management Considerations' later in this report.

An overarching objective of The Strategy has been to inform and influence the Greater Adelaide Regional Plan (GARP). Council has made submissions in relation to the GARP Discussion Paper and Draft GARP during the consultation processes. In preparing The Strategy, the GARP has been given careful consideration and the proposals outlined within The Strategy are considered to be in alignment with GARP.

Planning and Land Use Services advise the GARP is expected to be adopted at the end of the first quarter 2025. Further, Councils have been asked to undertake local area planning in the 18 months post GARP to meet housing and employment targets and achieve alignment with land use strategies. In this regard, the Strategy represents a key lever in terms of supporting the implementation of GARP, supporting housing supply and employment while also supporting Council's economic, social and environmental objectives.

Summary and Conclusion
This report seeks Council's adoption of the Phase 1 Growth and Infrastructure Investment Strategy contained in Attachment 1, related Responses to Submissions Table contained in Attachment 2 and receipt of the Appendices document contained in Attachment 3.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES

Attachment 1	Barossa Growth and Infrastructure Investment Strategy - Phase 1
Attachment 2	Summary of Submissions Table and Responses
Attachment 3	Barossa Growth and Infrastructure Investment Strategy - Appendices
Attachment 4	Communications Plan

Supporting references
Greater Adelaide Regional Plan | Regional Planning Program

COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTS

Community Plan

Natural Environment and Built Heritage

Goal

1 The Barossa has sustainable farmland providing diverse and stable returns, while protecting the unique natural environment and biodiversity of the region.

2 The history of our region including aboriginal sites is reflected in our streetscapes and our historic buildings are maintained for future generations.

Strategies

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

1.2 Support tourism development that is sensitive to the natural environment and ensures that the unique character of the rural landscape is appropriately managed and promoted.
1.3 Build on the conservation of the region's natural heritage including bush eco-systems, grassy woodlands, agricultural landscapes and recreational green spaces.
2.1 Continue to maintain streetscapes that reflect the character and heritage of the region and facilitate opportunities to repurpose or find alternative uses of built heritage.
2.2 Ensure clearly defined townships are maintained to manage residential and commercial development that is sensitive to the natural environment and areas of historical significance.

Legislative Requirements
Planning, Development and Infrastructure Act 2016

FINANCIAL, RESOURCE AND RISK MANAGEMENT CONSIDERATIONS

The completion of the Phase 1 Growth Strategy is within the existing budget allocation for strategic planning work for the 2024/25 financial year. Phase 2 of the Growth Strategy and implementation of the Phase 1 strategies and actions is subject to future resourcing. A budget allocation for strategic planning work is planned to be included within the 2025/26 budget as well as allocation of resources to recruit a strategic planner to support the implementation of strategic planning priorities under The Strategy and future strategic planning for Concordia.

COMMUNITY ENGAGEMENT

The Strategy has been subject of extensive community engagement as described within the background section of this report. Should Council endorse The Strategy, communication will take place to close the loop with stakeholders and community in accordance with the Communications Plan, contained in Attachment 4.

The Barossa Council

Barossa Growth and Infrastructure Investment Strategy

Phase 1

URPS

Barossa Growth and Infrastructure Investment Strategy – Phase 1

Acknowledgement of Country

We acknowledge and pay respect to the Traditional Custodians of the land and waters, the Ngadjuri, Peramangk and Kaurna peoples whose ancestral lands we meet on. We acknowledge the deep feelings of attachment and relationship of the Ngadjuri, Peramangk and Kaurna peoples to their Country and pay our respects to their Elders past and present. We also extend that respect to all First Nations peoples.

1. Introduction 4
1.1 Why Plan? 5

2. Planning with our Community 6
2.1 Early Council and Stakeholder Engagement 8
2.2 Issues Paper Engagement 10

3. Council Area 12
3.1 Overview 13
3.2 Character Preservation District 14
3.3 Township Overviews (Land Supply) 16
3.4 Community Facilities 18

4. Strategic Overview 20
4.1 Population Projections 21
4.2 Employment Land Demand 24
4.3 Concordia – Code Amendment 25
4.4 Greater Adelaide Regional Plan 27

5. Draft Strategy Consultation 30

6. Our Strategy 34
6.1 Vision 35
6.2 Regional Objectives and Strategies 35
6.3 Infrastructure Priorities 38

7. Township Plans 42
7.1 Angaston & Penrice 44
7.2 Eden Valley 50
7.3 Lyndoch 54
7.4 Moculta 62
7.5 Mount Pleasant 68
7.6 Nuriootpa 74
7.7 Springton 82
7.8 Stockwell 88
7.9 Tanunda 94
7.10 Williamstown 102
7.11 Smaller Settlements 108

8. Implementation 114
8.1 Priorities 115
8.2 Future Considerations 116
8.3 A Living Strategy 118

9. Conclusion 128

URPS

Executive Summary

URPS

The Barossa is a highly desirable place to live, work and visit. This appeal generates pressure for growth and expansion of townships. Growth is important to keep local towns and economies vibrant, however it requires careful planning to ensure local character is conserved. Through this strategy Council have developed an approach to manage and promote appropriate growth outcomes with Council's overarching vision at its core:

> **"Coordinate land use planning and infrastructure prioritisation to enhance our premium wine, food and tourism region and its unique lifestyle, heritage and community spirit."**

Community and stakeholder engagement has been central to this strategy's development. Three stages of engagement were undertaken: early Council and stakeholder discussions; consultation on an issues paper that examined growth and infrastructure opportunities and constraints; and feedback on a draft growth strategy. Various platforms were used to gather insights, which in turn informed the final content of the strategy. This feedback has helped shape the four key pillars: Community, Environment, Economy, and Places.

Growth projections indicate The Barossa Council's local population could grow by as much as 25,228 under a high growth scenario over the next 30 years (inclusive of the Concordia development). Such growth will increase demand for housing, employment, services and infrastructure. Under a high growth scenario, more than 10,000 homes could be required to accommodate this growth, with the below table summarising three potential growth scenarios.

Population Projections - Barossa LGA			
Base population: 25,066 (2021)	**Low Growth**	**Medium Growth**	**High Growth**
Total Population by 2053	37,301 people	44,362 people	50,294 people
Total Population Increase	12,235 people	19,296 people	25,228 people
Average Annual Population Increase	407 people	643 people	840 people
Total Growth Percentage	49%	77%	100%
Annual Growth Percentage	1.25%	1.8%	2.2%

Understanding land supply is critical to accommodating and supporting appropriate growth outcomes. The supply of residential land across the Barossa's townships and settlements varies significantly. Some towns such as Nuriootpa have a residential land supply anticipated to suffice for just over ten years, whilst others such as Moculta has a supply sufficient for more than 280 years. Noting these estimates are based on recent consumption rates and recent development trends suggest future availability of land supply is limited. Despite the growth capacity available in Concordia, demand will not be focussed to this area alone. There will be continued demand for growth in existing Barossa townships and consequently careful planning is required.

The Concordia Growth Area is in the Barossa local government area and is one of the most significant (unzoned) metropolitan fringe/township growth areas in Greater Adelaide. Approximately 978 hectares in size, Concordia is anticipated to yield 10,000-12,000 allotments with a population of approximately 25,000 people. This area is currently the subject of a Ministerial led Code Amendment to rezone the land for residential development. This Code Amendment will be supported by independent investigations which will underpin arrangements to secure necessary infrastructure.

This strategy identifies potential growth options for ten of the Barossa's townships and various out of township areas. The strategy also considers possible opportunities for Growth outside of township boundaries noting this is focussed predominantly on opportunities relating to employment and tourist development. The strategy does not consider expansion of township boundaries for residential development given that community feedback emphasised there was limited appetite for urban growth outside of the character preservation township boundaries.

The provision of employment land across the Barossa is generally limited. While Nuriootpa has a moderate supply, there is almost no available employment land in the other towns within Council's jurisdiction. This shortage creates limited opportunities for industry growth, which will increase pressure on rural areas for employment development. In light of this, the strategy explores options to boost employment land supply. Additionally, land needed for the processing and storage of wine and alcohol manufacturing may be accommodated in the Rural Zone, when associated with vineyards, under certain circumstances.

In October 2023 Council resolved to endorse the following five items as their highest regional infrastructure priorities moving forward:

1. **Water infrastructure** – ensure water supply and infrastructure can support future industry growth in horticulture, viticulture and agriculture enterprises as a well as improved infrastructure to support population growth.
2. **Concordia development needs** – establish a well serviced community in Concordia which is truly integrated with the region. Infrastructure considerations include traffic/public transport, stormwater, utilities, services and open space. As a new development Concordia can be an exemplar of smart city infrastructure.
3. **Lyndoch Sporting Precinct** – deliver upgrades to the Lyndoch sporting precinct which improves services in the region and enhances the ability to host events of state and national scale.
4. **Creative Industries Precinct** – showcase the region's history, heritage and cultural qualities by supporting the creative and development industries.
5. **Freight Task Infrastructure** – work with relevant stakeholders to manage freight movements through the region and improve accessibility for all road users.

These priorities are reiterated in this strategy and further emphasise Council's commitment to future growth and infrastructure planning.

This strategy has been prepared to consider the next 30 years of growth in the Barossa. This aligns with the medium- and long-term growth timeframes utilised by state government when undertaking strategic planning under the Greater Adelaide Regional Plan. Nevertheless, it is recommended this strategy be regularly reviewed, and adjustments made as required. Reviews need to consider development and growth trends, the political climate of the time and any actions completed at the time of the review.

Attachment 1



01 Introduction

URPS

1.1 Why Plan?

The Barossa is a world-renowned premium food and wine region with distinctive character and charm. The region's proximity to Adelaide and appealing lifestyle characteristics makes it a highly desirable place to live, work and visit. Improved transport linkages to the Barossa due to the Northern Connector and Northern Expressway have also improved connectivity to the Barossa. With such appeal comes pressure for growth and expansion of townships. While growth can assist to maintain and enhance local economies and foster vibrant townships, it requires careful planning to ensure the key attributes of each township and the unique and special character of the Barossa are conserved.

The Barossa Growth and Infrastructure Investment Strategy (the Strategy) is a framework that provides strategic direction for land use planning, infrastructure investment and service provision in The Barossa Council. The Strategy will be used to assist Council, State Government, businesses and the community to identify envisaged growth outcomes and how to integrate growth with the strengths of the region, including its idyllic landscapes and natural features, productive land, resilient communities and existing infrastructure.

The Strategy is centred around four key pillars as follows:



Community



Environment



Economy



Places

02 Planning with our Community

URPS

The Strategy has been prepared with input from stakeholders and community over three stages of engagement.

STAGE 1

Early Council and Stakeholder Engagement *(Feb 2023)*

Explore Council and stakeholder values considerations and opportunities for growth and infrastructure.

STAGE 2

Issues Paper Engagement *(May-June 2023)*

Explore community and stakeholder views on where growth should go and what infrastructure is needed.

STAGE 3

Draft Strategy Consultation *(Feb-May 2024)*

Feedback on the draft Strategy including views on potential locations for growth and infrastructure for townships.

2.1 Early Council and Stakeholder Engagement

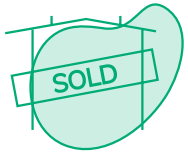
Early engagement was undertaken with Council's Elected Members, stakeholders and Council's administration. A summary of the key issues/feedback received are grouped in the below six themes.

A copy of the Early Stakeholder Engagement Summary Report is contained in **Appendix A**.



HERITAGE AND CHARACTER

- Conserve existing communities and historical villages.
- Development should be sensitive to the region's character.
- Promotion of organic growth around townships/settlements.
- Ongoing consideration of primary production lands which contribute to character and economic growth.



HOUSING SUPPLY AND DEMAND

- Planning for an ageing population / ageing in place / in-home care / aged care facilities require consideration.
- Respond to the increase in number of single person households.
- Requirement for diversity of housing types and price – medium density, smaller dwellings, increased regional housing, modular as well as permanent housing / accessible housing / infill development can all play a role.
- Desire to increase supply of residential land / rental supply.



ECONOMIC DEVELOPMENT

- Foster existing industries and encourage the development of new businesses.
- Increase affordable housing supply to attract and accommodate required workforce.
- Manage land use interface risks.
- Desire to increase supply of residential land / rental supply.



LIVEABILITY

- Development is sustainable, simple, flexible, positive and affordable.
- Enhance community connection, cohesion and wellbeing.
- Foster vibrant main streets and retail strips / placemaking.
- Consideration and integration of new and emerging technologies.
- Improve connectivity – walking and cycling.



INFRASTRUCTURE

- Growth is adequately supported by appropriate infrastructure and services.
- Co-ordinated provision and funding of infrastructure / adequate governance arrangements.
- Appropriate provision of community infrastructure and services – including healthcare and education.
- Sustainable water management – reuse, minimise flooding downstream, environmental flows.



COMMUNITY

- Growth opportunities should meet the expectations of the community.
- Ensure ongoing engagement with community and stakeholders.
- Maintain involvement in broader regional planning.
- Keep the vision for The Barossa Council front of mind.

2.2 Issues Paper Engagement

Preliminary community and stakeholder engagement fostered a range of people to contribute their ideas. An issues paper (March 2023) was prepared to stimulate local community feedback in respect to:

- Where can/should growth be accommodated and why.
- What type of development is required to support the existing and future population.
- What infrastructure is required to support growth.
- Other considerations to be aware of.

Engagement was undertaken from 29 May to 30 June 2023 in a variety of ways including online community survey, interactive mapping tool, written submissions, community listening posts, two community forums and social media. In total, Council received more than 700 pieces of feedback via consultation. A copy of the Issues Paper is contained in **Appendix B** and the Consultation Summary report is contained in **Appendix C**.

Base level investigations were undertaken and outlined within the Issues Paper to assist in establishing context and understand relevant technical information. This analysis identified key drivers of change, population and economic trends, planning constraints and opportunities, key legislative requirements, environment and heritage opportunities and constraints and residential and employment land supply.

Attachment 1



03 Council Area

3.1 Overview

The Barossa is a world-renowned premium food, wine and agricultural region in South Australia, and supports a vibrant tourism sector and successful agricultural industries. The rolling agricultural landscapes, bushland, heritage buildings and close-knit townships present a diverse and interesting area for tourists and locals alike. The Barossa community have strong values and pride in their heritage, as well as a common passion for food and wine. Prior to European settlement, the Barossa region was inhabited by the Ngadjuri, Peramangk and Kaurna people.

The Barossa Council has many townships and settlements (refer to Figure 1). The towns on the western side of the Local Government Area (LGA) including Lyndoch, Tanunda, Nuriootpa and Angaston are the larger townships within the Council area.

Their convenient linkages to metropolitan Adelaide have been a factor in their continued growth and popularity. The townships on the eastern side of The Barossa Council area – Eden Valley, Williamstown, Mount Pleasant, Moculta and Springton, are the smaller townships, generally associated with lesser demand for residential development. The exception is Williamstown which, benefits from convenient linkages to metropolitan Adelaide and is popular with young families and has a younger population.

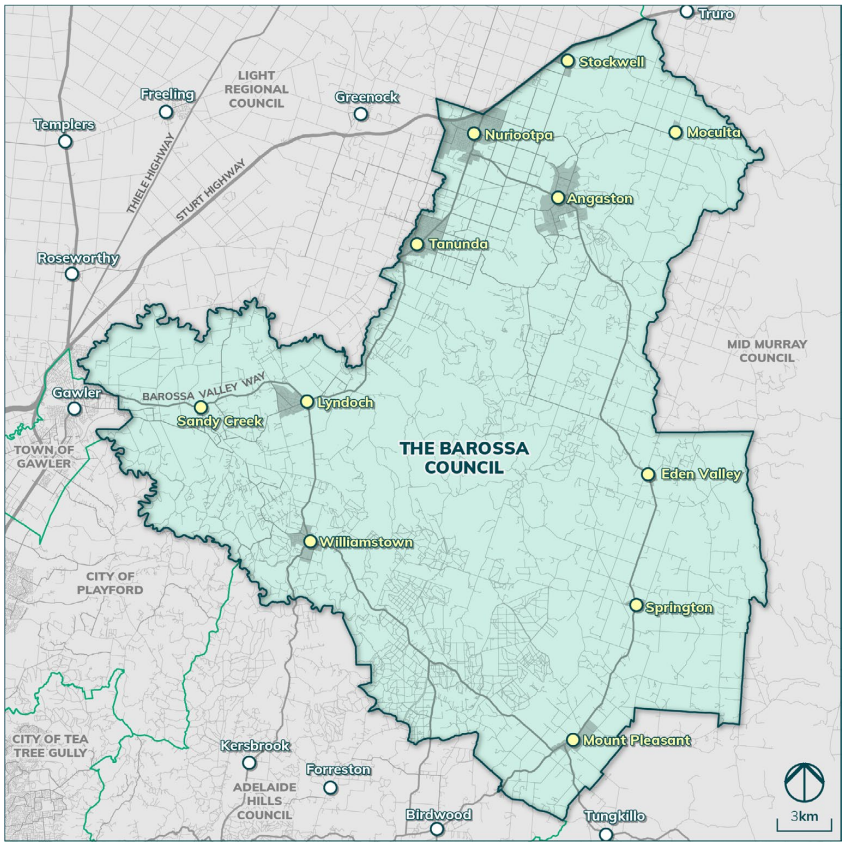


Figure 1: Study Area – The Barossa Council LGA

URPS

3.2 Character Preservation District

The Character Preservation (Barossa Valley) Act 2012 is a special piece of legislation that was enacted to recognise and protect the unique character of the Barossa (refer to Figure 2). In recognition of its special character, the Character Preservation (Barossa Valley) Act 2012 (the legislation) was introduced in 2012. The legislation describes the important character values to be protected for the Barossa Valley district (the District) as follows.

- **the rural and natural landscape and visual amenity of the district**
- **the heritage attributes of the district**
- **the built form of the townships as they relate to the district**
- **the viticultural, agricultural and associated industries of the district**
- **the scenic and tourism attributes of the district.**

This legislation requires any development proposal to be assessed against the Character Values of the District and prevents the creation of additional residential allotments outside of defined townships and rural living areas. This legislation was supported by changes to the South Australian Planning Strategy and (former) Development Plans.

Noting the legislation's objective of preventing the division of land for residential purposes, the Character Preservation (Barossa Valley) Act does not necessarily preclude the division of land creating additional allotments for commercial/employment purposes. However, depending on who the relevant authority is, concurrence with either the State Planning Commission or the Council is required to grant authorisation.

The Character Preservation (Barossa Valley) Act requires the relevant Minister to undertake a review within five years of its commencement. This review was finalised in 2018 and there is no requirement for ongoing reviews. A review of the Environment and Food Production Areas was undertaken in 2021, and consultation was subject of receipt of 10 submissions related to the Character Preservation district. Notwithstanding, the review did not make any recommendations to amend the Character Preservation Act boundaries.

In late 2023, the State Planning Commission (SPC) released the Greater Adelaide Regional Plan (GARP) Discussion Paper for public consultation. This paper noted there was no desire under this iteration of the Planning Strategy for the SPC to review township boundaries within the Character Preservation Area.

Figure 2 identifies the Barossa Valley Character Preservation District and the identified townships within

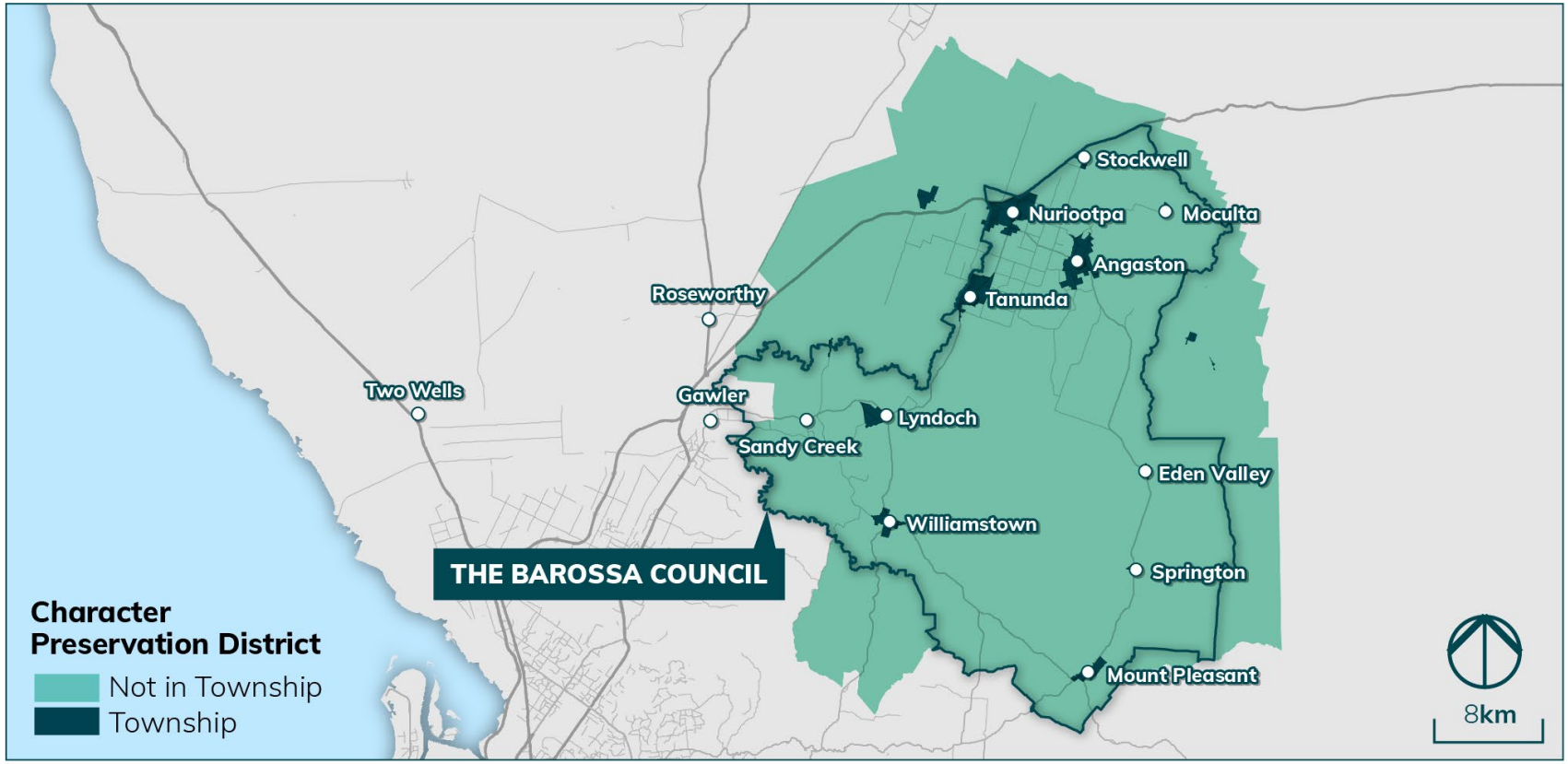


Figure 2: Character Preservation Districts Map

URPS

3.3 Township Overviews (Land Supply)

3.3.1 Our current supply of residential land

Council engaged the services of an external consultant and former Council employee, Mr Paul Mickan to prepare a residential lot supply analysis. The findings from this analysis have informed this strategy. A copy of this analysis is contained in **Appendix D**.

The supply of residential land across the Barossa's townships and settlement varies significantly. For example, based on current township growth trends, Nuriootpa has a residential supply sufficient for just over ten years while Moculta has residential supply sufficient for more than 280 years. Noting these estimates are based on recent land consumption rates.

To align with the State Government objectives of having a rolling 15-year supply of zoned land, good planning principles suggest that Council should maintain a rolling 15-year supply of zoned land in all townships. Via strategic planning processes, options for the 16–30-year horizon could also be explored where possible.

The Concordia growth area provides a significant supply of greenfield residential land in the Barossa. Despite this growth area's potential to accommodate long-term growth, localised pressure in key townships is anticipated to continue, noting that Concordia is a greenfield land development at the western edge of the Council area. As a result, Council will need to play an active role in balancing growth pressures in townships.

The Concordia growth area lies outside the Character Preservation District, offering a distinct opportunity for accommodating for some of the anticipated growth in the Barossa. Unlike the established townships, which have defined boundaries that limit residential sprawl, Concordia provides opportunity for expansion. Whilst the Concordia development is a part of the solution, it is not a panacea. The market offering in Concordia will be different to that of those wanting to develop in traditional townships.

There is a need for smart design and efficient use of land in appropriate locations within townships to cater for some of the anticipated growth. Council's main townships are experiencing high demand for land, and this is anticipated to continue, however with the boundaries of townships fixed by the Character Preservation district boundaries, growth will in the medium to long term be limited. Policy intervention is required to help accommodate for some growth, albeit that medium to long term growth is not possible.

The smaller townships can cater for greater opportunities for expansion, however, trends to date suggest there is limited customer demands for growth and there is challenge in garnering the private investment needed to develop land. There is opportunity for Council to stimulate greater investment in the smaller townships to promote growth.

3.3.2 Residential Infill Development Capacity

The methodology utilised by the residential lot supply analysis focussed on appropriately zoned land greater than 4,000m2. This study did not analyse infill capacity at a finer level.

The residential lot supply analysis identified that The Barossa Council has further capacity within some townships to accommodate infill development on lots less than 4,000m2.

The estimates provided in this report are based on anticipated yields, measured against historical take-up rates. Whilst this gives an indication of theoretical supply, it does not consider the availability of this land. Several townships in the Barossa such as Angaston and Tanunda have significant land parcels zoned for residential development but are not available to the market. This is despite recent data illustrating strong take up rates across various larger land divisions in Nuriootpa, Tanunda and Angaston. This trend further reinforces the view that demand for residential land is strongest in Council's larger townships.

It is recommended further analysis of allotments below 4,000m2 is undertaken and a review of site to capital value ratios occurs in these townships to understand potential yields and anticipated take up rates within townships.

3.3.3 Our current supply of employment land

Employment land is a term which has evolved from previous terms of business or commercial in more recent years to essentially describe modified industrial / business precincts. Employment Zones in the Planning & Design Code are typically former Commercial Zones while Strategic Employment Zones translate to the former Industry Zones. For instance, the Employment Zone's Desired Outcome statement from the Planning and Design Code (Code) refers to "A diverse range of low-impact light industrial, commercial and business activities that complement the role of other zones accommodating significant industrial, shopping and business activities." In years gone by these precincts were largely established to support manufacturing, however, today support a wider spectrum of commercial activities and are reflective of our state's evolving economy.

Supply of employment land is low across the Barossa region. Most zoned land is developed with the undeveloped land predominantly un-serviced and/or not available for development or for sale.

Previous iterations of the Planning Strategy have promoted larger scale employment land supply outside of the Barossa toward Kingsford in the Light Regional Council. While this policy position is acknowledged, feedback from the transport and industry sector has suggested there is demand for land in the Barossa to accommodate warehousing, freight and logistics to better service the wine, food and agri-sectors. In recent years, growth in the wine sector has seen substantial increases in scale of e.g. Treasury (Wolf Blass), Pernod Ricard and Dorrien which are major employers on the Valley floor.

Nuriootpa has the largest supply of employment zoned land. Of this land, 20% remains vacant.

Williamstown, Angaston have no vacant/available employment land remaining and Tanunda only has 0.7% of their employment land left vacant/available.

Lyndoch has 78.4% of its employment zoned land still vacant. However, most of this land is Government owned (Local & Federal) and unavailable for development due to the land being identified as a rail corridor or drainage reserve.

Mount Pleasant, Stockwell, Springton, Eden Valley and Moculta do not have any dedicated employment type zones.

Given the above, there are limited opportunities to accommodate for employment growth under current zoning. Land required for the processing and storage of wine and alcoholic beverage manufacturing more generally can be accommodated in the Rural Zone when in association with vineyards. It is noted that location and site selection are fundamental for large scale facilities to minimise adverse visual impact upon the valley.

3.3.4 Tourist accommodation

The Barossa is a premium wine region and significant tourist attraction. In 2022, the Barossa visitor economy contributed $326 million to the South Australian economy with 319,000 total overnight visits. This appeal as a tourist destination brings competing pressures for accommodation. While purpose-built tourist accommodation is an anticipated form of development within Council's rural areas, facilities are only anticipated of small-scale. Large scale resort sized facilities are not anticipated. Increasingly, there has been a pattern emerging observed in townships of local dwellings being used for tourist accommodation i.e. bed and breakfasts, Air BnB's etc. This pattern of use is placing additional pressure on the availability of houses and compounding housing affordability concerns within the region although its overall effects on housing supply and affordability are not readily known.

3.4 Community Facilities

As part of the investigations underpinning this strategy, A community facilities analysis was prepared and is contained in **Appendix E**. This analysis provides an overview of available infrastructure and services in the Barossa LGA relating to:

- Education
- Health and emergency services
- Community and recreation

3.4.1 The Big Project

The Big Project is the Barossa region's largest and most ambitious community infrastructure project. Designed to shape the future of our region, it provides a comprehensive blueprint for strategic investment in recreation, culture, and social infrastructure over a 35-year horizon. This transformative vision is central to our long-term planning and will redefine the Barossa as a vibrant, connected, and thriving community.

At its core, The Big Project is committed to delivering jobs, fostering economic growth, and enhancing community health and wellbeing. By prioritising sustainable and impactful infrastructure investments, the project seeks to:

- Create employment opportunities and stimulate local economic development.
- Improve access to high-quality recreation, cultural, and social facilities.
- Strengthen community connections and enhance quality of life for residents.
- Support environmental sustainability and responsible land use.

Embedded within Council's Long-Term Financial Plan, The Big Project is structured to leverage third-party funding opportunities by securing partnerships with government agencies, private investors, and community stakeholders. The project follows a staged implementation approach, ensuring investments align with community needs and economic conditions.

The initiative encompasses a broad spectrum of infrastructure improvements, with a strong emphasis on:

- Recreational Facilities: Expanding and enhancing parks, sports complexes, and outdoor spaces to promote active lifestyles.
- Cultural and Arts Infrastructure: Investing in galleries, performance venues, and cultural hubs to celebrate Barossa's rich heritage and artistic community.
- Social Infrastructure: Developing community centres, health and wellness facilities, and inclusive spaces to foster social cohesion and support diverse needs.

Attachment 1



04 Strategic Overview

URPS

4.1 Population Projections

The Barossa Council has experienced strong population growth in recent years. The Australian Bureau of Statistics (ABS) Census data notes population grew by 1.28% annually over the past five years, from 23,558 people in 2016 to 25,066 people in 2021. This rate is slightly greater than the state average of 1.25% annually over the period.

Factors contributing to this growth include:

- Completion of the Northern Connector and Northern Expressway.
- Affordable lifestyle.
- Tree change effect and COVID-19 lifestyle changes.

Every Barossa township experienced growth over the past five years. Growth in each township varied, from as high as 3.14% annually in Eden Valley to 0.08% annually in Moculta. Growth in Eden Valley accounts for an increase in population within the locality (which extends beyond the township).

4.1.1 Regional Projections (PLUS)

The Barossa LGA previously formed part of the 'Mid North Region' but has been superseded by the 'Northern Plains and Barossa Region' (refer to Figure 3).

A set of medium and high population projections have been developed by Planning and Land Use Services (PLUS) from the Department of Investment and Trade for the region. These projections are preliminary in nature. The projections are provided in Table 1.

Population Projections Northern Plains and Barossa				
Series / Year	2021	2031	2041	2051
Medium	38,797	44,443	51,754	60,561
High	38,797	45,744	55,007	64,916

Table 1: Regional Population Projections – Northern Plains and Barossa Region

4.1.2 Projected Growth (The Barossa Council)

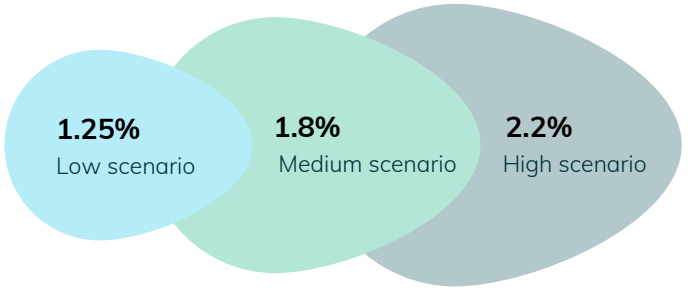
As highlighted in Council's Community Plan 2020-2040, The Barossa Council's population is projected to grow to 33,593 people by the year 2040. This represents a projected population increase of 1.79% per year.

For the purposes of this strategy, three population growth scenarios have been developed for a 30-year period (until 2053) which build on 2016 to 2021 population trends.

The Low Growth Scenario is based on a population growth of 1.25%, which is effectively equal to the current growth rate (as experienced between 2016-2021). This has been set as the Low Growth Scenario due to the significant growth anticipated to occur in Concordia.

The Medium Growth Scenario is based on a population growth rate of 1.8% per annum which is above recent growth trends. This scenario is likely to be realised with the Concordia development anticipated to commence in the near future. Further this scenario aligns with the growth projected in Council's Community Plan 2020-2040.

The High Growth Scenario is based on population growth of 2.2% per annum. This scenario was developed in association with the State Government, at a time they were revising projections as part of the regional planning process (refer to Table 2).



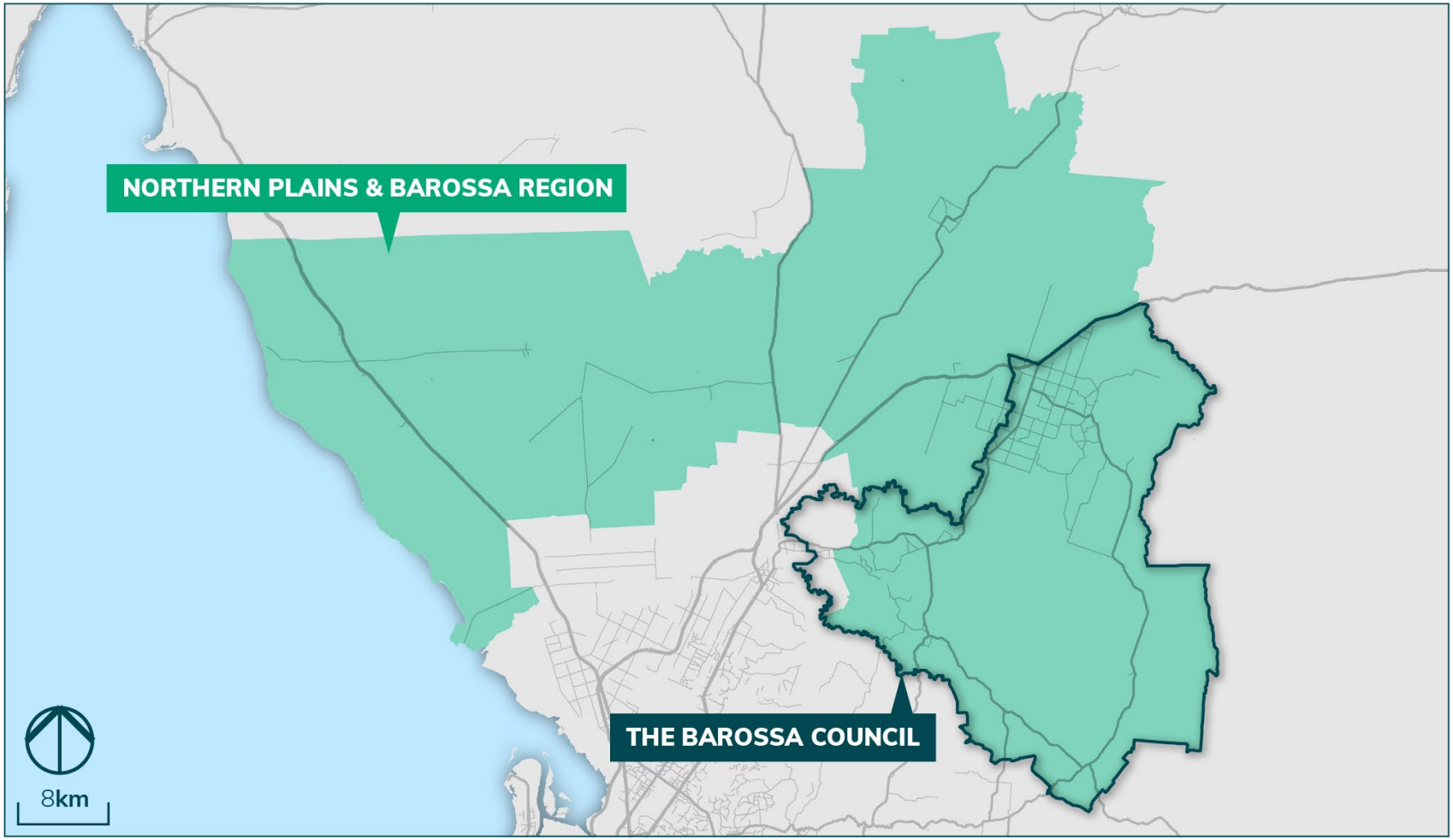


Figure 3: South Australian Population Projection Regions

Given the nature of the region, it is likely different townships and settlements will experience different population growth scenarios.

Population Projections - Barossa LGA			
Measure Base: 25,066 (2021)	Low Growth	Medium Growth	High Growth
Total Population by 2053	37,301 people	44,362 people	50,294 people
Total Population Increase	12,235 people	19,296 people	25,228 people
Average Annual Population Increase	407 people	643 people	840 people
Total Growth Percentage	49%	77%	100%
Annual Growth Percentage	1.25%	1.8%	2.2%

Table 2: Council LGA Growth Scenarios

When comparing the LGA and regional population projections, The Barossa Council makes up a significant portion of the regional growth. However, the Northern Plains and Barossa region doesn't capture the growth areas of Concordia or Roseworthy, as these areas fall within the 'Outer North' region.

4.1.3 Dwelling Demand

The table below explores anticipated dwelling demand to service the population scenarios above. This demand is based on the average household size of 2.4 people per dwelling as per the 2021 Census.

Projected Dwelling Demand - Barossa LGA			
Dwelling	Low – 1.25% (407 people per year)	Medium – 1.8% (643 people per year)	High – 2.2% (840 people per year)
5 Years	2,035 people 848 houses	3,215 People 1,339 houses	4,200 People 1,750 houses
10 Years	4,070 people 1,695 houses	6,430 People 2,679 houses	8,400 People 3,500 houses
15 Years	6,105 people 2,543 houses	9,645 People 4,018 houses	12,600 People 5,250 houses
20 Years	8,140 people 3,391 houses	12,860 People 5,385 houses	16,800 People 7,000 houses
25 Years	10,175 people 4,239 houses	16,075 People 6,698 houses	21,000 People 8,750 houses
30 Years	12,235 people 5,098 houses	19,296 People 8,040 houses	25,228 People 10,511 houses

Table 3: Dwelling Demand

Table 3 indicates that under a medium growth scenario, approx. 8,000 houses will be required to accommodate population growth. The land area required to accommodate this number of dwellings is highly dependent on densities achieved. Whilst it is appropriate to assume medium density development can be achieved in some strategic locations of the Council area, demand for very low density detached dwellings will likely dominate.

Based on an average allotment area of 706m2 a gross density of 9.6 dwellings per hectare can be achieved. Gross Density allows 20% of land area to be used for roads and 12.5% for open space. This approach does not account for non-residential development such as schools and shops. If we apply this generic approach and assume a gross density of 9.6 dwellings per hectare will be achieved for all new development, approximately 837 hectares of land will be required to accommodate 8,040 homes. For context the Concordia growth area is approximately 950 hectares in area.

4.2 Employment Land Demand

Employment development can be affected by numerous factors, including but not limited to:

- The business climate
- Market demand
- Government policies
- New or emerging technologies

Although the rate at which employment land has been consumed over a 5 -10-year period can provide some indication of future demand, it is acknowledged that the amount consumed each year is variable and does not mean that the consumption rate will continue at that level. New employment investment is inherently difficult to project, due to the numerous factors influencing business investment decisions.

The State Government's 'Land Supply Report for Greater Adelaide – Part 3: Employment Land – June 2021' does not contain consumption rates for the Northern Plains and Barossa region although it does contain supply data. Consumption rates for this region are anticipated to be included in the next iteration of the land supply report, which is currently being prepared.

Advice was sought from Regional Development Australia Barossa, Gawler, Light, Adelaide Plains and the Department for Trade and Investment regarding demand for employment lands. However, neither organisation identified an immediate demand or projects in the pipelines which may trigger the requirement for additional employment lands to come online.

Commentary was provided through engagement activities/workshops about where employment land uses would best be accommodated in the Barossa and largely focussed on proximity/access to key transport routes. The Barossa Council has invested significantly in its freight route network to support local industry and to remove heavy vehicles from townships. Further, as previously highlighted, feedback from the transport and industry sector indicates demand for warehousing, freight and logistics closer in the region. Nuriootpa Traders is one such example of a freight and logistics company that is developing a new facility at Samuel Road, Nuriootpa, in the Strategic Employment Zone.

Considering the above, the approach employed by this strategy is to identify areas which are best placed to support industrial/employment type land uses. These areas have been identified as a result of:

- Proximity to key road networks
- Availability to infrastructure
- Being established and significant employment generators
- Minimal sensitive interfaces
- Topography
- Not detrimentally impacting the character values of the district.

Further, a review of areas formerly envisaged to support employment land uses prior to the planning reforms process was undertaken (i.e. Under the Development Plan). Some of these areas already support established industrial and light industrial land uses, with access to services and may provide additional capacity.

4.3 Concordia – Code Amendment

The Concordia Growth Area is one of the most significant unzoned metropolitan fringe/township growth areas in Greater Adelaide (refer to Figure 4). Covering approximately 978 hectares, it is anticipated to yield around 10,000-12,000 allotments, accommodating a population of approximately 25,000 people.

In February 2023, the State Government announced a land release plan aimed at increasing land supply by bringing four key growth areas online, including Concordia. A Code Amendment process to rezone the land for residential development is currently underway, led by the State Government. The Minister for Planning approved the proposal to initiate a Code Amendment in April 2023. As part of this approval, an Infrastructure Scheme is being pursued for the first time.

Additionally, the State Government is developing several strategies to guide future planning for this growth area. The Adelaide North Transport Study will identify critical infrastructure upgrades, including enhancements to the traffic network and public transport to support Concordia. Meanwhile, a Freight and Supply Chain Strategy for South Australia will map key freight routes, ensuring efficient transport of goods. To meet future mobility demands, a review of public transport services will explore potential improvements.

The Concordia Growth Area has the capacity to accommodate nearly all of Barossa's anticipated residential growth for the next 30 years, even under a high-growth scenario. However, despite its capacity, demand will not be concentrated solely in this area. The market offering in Concordia will differ from that of those looking to develop or live in traditional Barossa townships. It is expected demand for growth will continue in Barossa's larger townships.

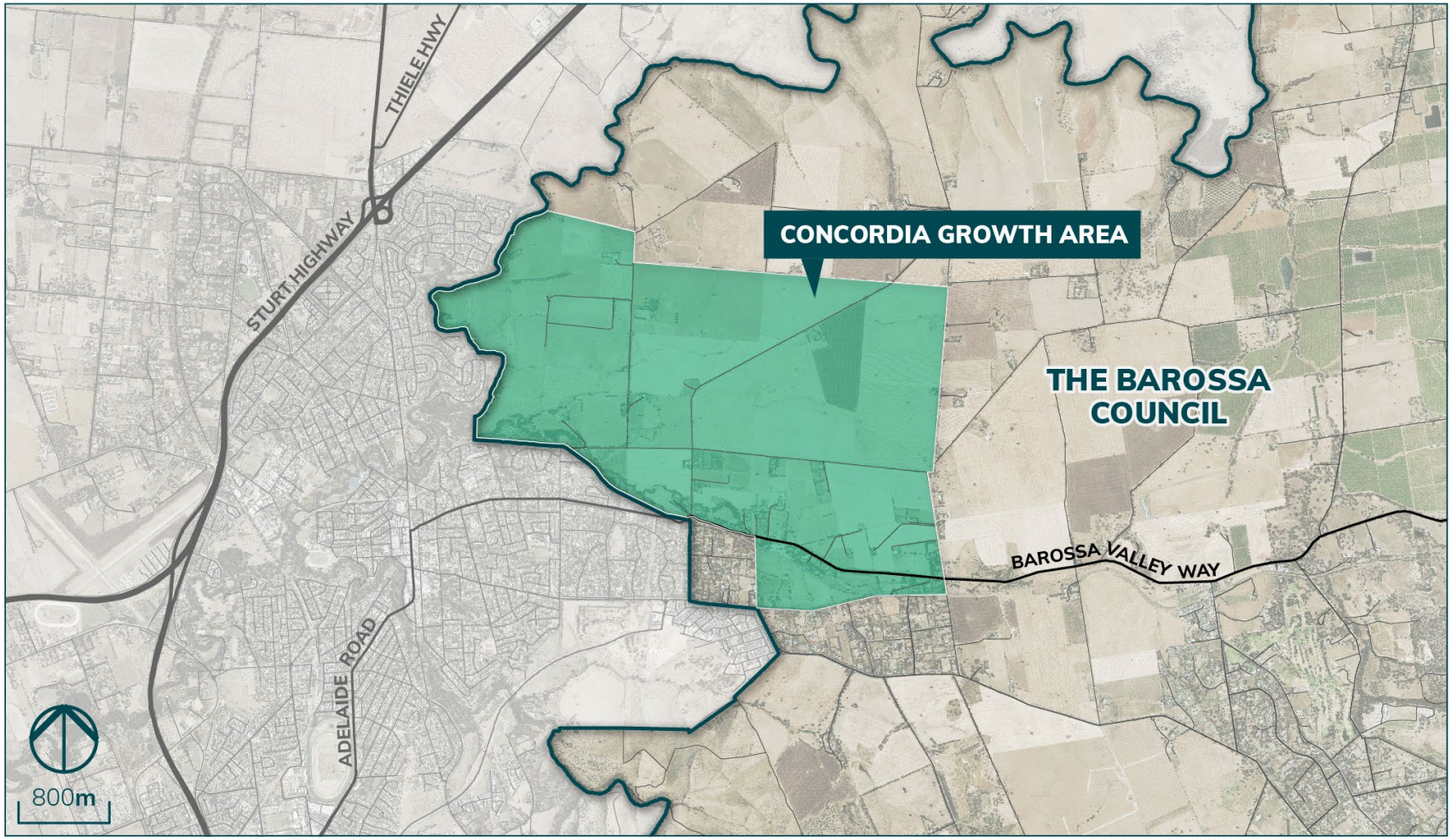


Figure 4: Concordia Growth Area

4.4 Greater Adelaide Regional Plan

At the time that this strategy was developed the SPC released the Greater Adelaide Regional Plan (GARP) Discussion Paper (2023) and subsequently the draft GARP (2024) for public consultation.

The Discussion Paper presented key considerations and trends to be examined in the future GARP. Of note the below diagram outlines key housing supply figures for the region.

Need	300,000 homes required over the next 30 years
Current	Current land supply sufficient for approx. 200,000 homes (0–15-year timeframe)
Future	Need to identify land to accommodate a further 100,000 homes (16–30-year timeframe)

Based on State Planning Policies the SPC proposed the following four outcomes to guide the GARP:

1. A greener, wilder and climate resilient environment
2. A more equitable and socially cohesive place
3. A strong economy built on smarter, cleaner, regenerative future
4. A greater choice of housing in the right places

Below is a list of key matters identified in the Discussion Paper which directly impact The Barossa Council and how it plans for growth.

4.4.1 Concordia

The Concordia development remains a significant growth area for Greater Adelaide, with the growth area anticipated to accommodate in the order of 10,000-12,000 homes.

The discussion paper highlights the rezoning process and supporting investigations are currently underway. The State Government's new 'Growth and Infrastructure Coordination Unit' (GICU) will play a pivotal role in securing the necessary infrastructure to support the envisaged development, with the implementation of an Infrastructure Scheme a fundamental tool in this regard.

Further the Concordia growth area is anticipated to support/encourage growth beyond its immediate boundaries with these areas leveraging investment made into infrastructure. In particular the north-eastern spine is identified as a potential beneficiary from investment in Concordia. The north-eastern spine does not have clearly defined boundaries; however, this area begins from Kudla and continues north through Evanston Gardens, along the Northern Expressway, past Redbanks Road towards Roseworthy.

It is fundamental that key infrastructure matters are resolved through the Code Amendment process. This includes but is not limited to transport (both road and rail), flooding and stormwater, services and social infrastructure. Planning and delivery of the north-east link road connection and intersection as a freight capable link between the Sturt Highway and Barossa Valley Way is critical to the success of the development. This connection has potential to service both Concordia and Roseworthy and provides opportunity to improve access from the Sturt Highway to the southern Barossa and by-pass Gawler.

4.4.2 Residential

The GARP Discussion Paper provides insights into how the SPC will seek to maintain a 15 year plus supply of urban land across Greater Adelaide.

The GARP sets housing targets for each local government based on the area's future population projections and unique constraints and opportunities. The GARP seeks that Councils undertake necessary planning to ensure sufficient land is zoned to accommodate these targets over 10-year periods up to 2051. The GARP suggests a housing target for The Barossa Council of 1,100 dwellings between 2021-31, 1,300 between 2031-41 and 1,400 between 2041-51. In total, this equates to 3,800 dwellings to 2051 out of total 12,200 new dwellings set in the housing target for the Northern Plains and Barossa Land Supply region. The GARP does not stipulate whether the housing targets are inclusive of Concordia.

Concordia will play a critical role in supporting residential growth in the outer north as well as the northern plains and Barossa regions. However, beyond this growth area there is no commentary to suggest The Barossa Council will accommodate any new significant growth fronts. The discussion paper articulates that the SPC will not investigate urban growth opportunities in the Barossa Character Preservation District in this iteration of the Regional Plan.

In light of this and as part of identifying a 15 year plus land supply, the Discussion Paper suggests the SPC will review growth opportunities within the Environment and Food Protection Area (EFPA) as and when required. It is expected this next review will be in 2027. This will not immediately remove land from the EFPA, however seek to provide direction for future growth. Given the time it takes to rezone land and bring it to market, identification of growth areas in the EFPA may commence shortly.

The towns of Freeling and Kapunda are located within the Light Regional Council and are identified to support modest growth within existing infrastructure capacity. Beyond the areas of the townships currently identified for urban development, these towns are supported by zoned areas for rural primary production, and rural living lifestyle allotments. Both Freeling and Kapunda are located on the periphery of the Character Preservation District and well serviced by existing infrastructure including a hospital and schools. Given their proximity to the Barossa, modest population growth is supported.

4.4.3 Employment

Emerging employment trends will impact the types of jobs people will be employed in and future land use requirements in Greater Adelaide. Understanding these trends will play a fundamental role in guiding the type and location of employment land required. Key trends include:

- Growth of advanced manufacturing
- Diversification of business types located within employment precincts
- Increased household consumption and global trade
- The role of new infrastructure in reshaping urban geographies
- Impact of COVID-19 on employment lands
- Capacity for the Barossa Wine Industry, food and rural sector commodities to diversify its access to global markets

In the Northern Plains and Barossa Land Supply region. It Is estimated there are 61ha of vacant employment land. The GARP projects demand for 184ha of employment land in the region, meaning there is a shortfall of employment land In order of 123ha.

4.4.4 Draft GARP (2024) + Council's Submission

The draft GARP was released for a six-week public consultation period in late 2024. Key matters relating to the Barossa included:

- Concordia remains a key future urban growth area of regional significance.
- The removal of land from the Character Area Preservation is not supported, reinforcing the need for ongoing protection from urban encroachment.
- Tourism and primary production are recognised as key economic drivers for the region.
- The Barossa New Water Project is identified as a critical initiative to support productivity growth.

In summary Council's submission made the following ten recommendations to the SPC for their consideration:

- Recommendation 1: Retain the Barossa Character Preservation District Addendum within the GARP.
- Recommendation 2: Request the Ministerial Code Amendment to the Barossa Character Area Overlay be scheduled within the future SPC Planning Program.
- Recommendation 3: Seek to support Council in implementing the final recommendations under the Growth and Infrastructure Investment Strategy, acknowledging that Council is yet to endorse the final Strategy.
- Recommendation 4: Infrastructure investment for Concordia is identified and is delivered through an equitable funding arrangement and Council is engaged in all facets of structure planning and delivery and as the relevant authority for land division and development assessment.
- Recommendation 5: Establish a peri-urban sub-region within the GARP.
- Recommendation 6: Significant State investment in trunk infrastructure is necessary to support the future growth planned for within the greater Gawler region inclusive of roads and rail, water, sewer, power, schools and hospitals. Investment planning for services is also required for essential and emergency services and transacting with the government.
- Recommendation 7: Review the housing targets set for The Barossa Council to ensure they are aligned with future planned growth and programming of land rezoning and land development (i.e. Concordia).
- Recommendation 8: Request further engagement with staff at PLUS regarding expansion of regulated and significant tree protections to townships to support Council implementation.
- Recommendation 9: Consider future network for freight task through Adelaide Hills, noting the objective to promote bypass of freight via the GAFB to minimise impact to townships, the Barossa and Concordia.
- Recommendation 10: Support for Sub-zone policy in Concordia to deliver housing diversity and new performance outcomes as outlined within the GARP.

In summary, Council's submission acknowledges its crucial role in supporting regional growth while emphasising the importance of preserving the Barossa's unique character. It advocates for stronger protections through tailored policies, strategic planning, and infrastructure investment.

A key proposal is the Barossa Character Area Overlay Code Amendment, which aims to provide greater detail to guide development assessments for land within the designated overlay. This amendment seeks to safeguard the region's important scenic landscapes, built form, heritage, and vital economic contributions through viticulture, agriculture, tourism, and value-adding industries.

The submission also highlights the significant growth planned for Concordia and the Greater Gawler Area, emphasising the need for strong government investment to ensure appropriate built form outcomes.

The final GARP is expected to be released in the first quarter of 2025.

Copies of Council's submissions are provided in **Appendix F**.

05 Draft Strategy Consultation

URPS

The Barossa Council consulted with its community from 7 February to 1 May 2024 on a draft Barossa Growth and Infrastructure Investment Strategy (overview of process in chapter 2).

The draft strategy presented a number of ideas and opportunities for consideration to accommodate population and economic growth, and what infrastructure is needed to support this growth. Community interest was strong and played a key role in finalising phase 1 of this strategy.



467 survey responses



88 written submissions



Tanunda, Lyndoch, Nuriootpa, and Angaston & Penrice had most interest.

A consultation summary report was prepared and is contained in **Appendix G**.

Support for the draft Strategy generally stemmed from the view that it will help address the shortage of residential and workforce housing, support tourism and business growth, and provide investment certainty.

Opposition to the draft Strategy primarily related to concerns about protecting the rural and heritage character, charm, lifestyle, and agricultural productivity of the Barossa, which some feared would be impacted by growth.

The table below outlines key issues frequently raised during consultation ('hot issues') and how they have been addressed in this final Strategy.

Draft Strategy Consultation "Hot Topics"	How Addressed in Final Strategy
Mainstreet Building Heights Many opposed or were concerned about the impact of three storey heights limits on main streets and the impact to the character of towns.	The Strategy does not propose changes to the main street building height policy across various towns, ensuring that building heights will not be increased beyond current Planning & Design Code policy.
Tanunda Tourism Accommodation Rezoning (Kroemer's Crossing) Mixed views on rezoning this land. Some supporting the need for more quality large scale accommodation. Others objecting to development of rural land.	While a contentious matter, the Strategy has identified this site as a development opportunity. The land is adjacent to the built-up area of the Tanunda township and is considered to represent a logical geographical boundary at its northern extremity. Additionally, the location of the Kroemer's Crossing roundabout serves as a clear entry point into Tanunda from the north.
Nuriootpa Strategic Employment Zone Expansion There was community concern regarding the proposed rezoning, with objections primarily focused on the loss of rural land, the expansion of township boundaries (perceived as inconsistent with the ***Character Preservation Act 2012***), and potential impacts on local character.	The Strategy retains the recommendation as an appropriate opportunity. Noting that under the ***Character Preservation Act 2012***, employment land can be located outside township boundaries; therefore, this rezoning does not constitute an expansion of the formal township boundary. The land is strategically positioned to maximise economic benefits, as it adjoins existing employment zones to the south and west, is buffered from residential areas, and has strong road connectivity to the adjacent Sturt Highway.
Angaston Strategic Employment Zone Expansion As above.	Given the strong community opposition, the absence of traditional employment land uses—aside from an existing winery and the prominence of this site at the key gateway to the southern end of Angaston —the Strategy does not propose this rezoning. The existing rural zoning will be retained.
Nuriootpa Township Boundary Anomaly, Moppa Road South, Nuriootpa.	This proposal is subject to further investigation. A number of other submissions identified sites/locations outside of township boundaries that should be able to be developed. The draft GARP does not support any changes to boundaries under the Character Preservation Act 2012. Given this, proposals to amend boundaries in this legislation are not recommended.
Council reserves for development in Lyndoch Strong opposition to the concept of Council offering reserves for development. People stated these reserves are used and important for biodiversity.	The Strategy removed this option and will retain the land as reserves.
Residential Infill Some concerns were raised about infill impacting on township character. Although others would prefer infill over expanding township boundaries	Overall, the Strategy continues to prioritise residential infill as a means of supporting population growth without encroaching on rural land. However, several infill opportunities have been removed from this iteration of the Strategy and are identified for further investigation.
Other out of township areas – Employment and Tourism lands Community views were mixed regarding several out-of-township areas proposed for rezoning to support employment or tourism land uses, with most support directed toward existing land uses.	These rezoning options have been removed from the Strategy to allow for further investigation.



06 Our Strategy

6.1 Vision

Central to this project is Council's overarching vision:

"Coordinate land use planning and infrastructure prioritisation to enhance our premium wine, food and tourism region and its unique lifestyle, heritage and community spirit."

A specific project vision was developed to compliment Council's overarching vision and identify clear project objectives. The following three objectives form the project's vision:

1. Provide strategic direction for land use and infrastructure planning.
2. Provide greater investment certainty about where the Barossa will grow, and what infrastructure is necessary to support this growth.
3. Enable Council to better target expenditure in infrastructure and align it with growth priorities.

6.2 Regional Objectives and Strategies

Guided by the four key pillars of Community, Environment, Economy and Places. The following overarching objectives and strategies have been developed to guide Council in working towards our collective vision for the Barossa. There was a strong level of support for the identified four overarching themes with 80% of survey respondents agreeing to them as outlined in the 2024 Consultation Summary.

6.2.1 Thriving communities

Objectives

1. Build upon the region's strong sense of community, values and identity.
2. Ensure the Concordia growth area and other townships are adequately serviced with appropriate infrastructure, facilities and services.
3. Increase availability of rental and affordable housing stock, including affordable housing.
4. Create attractive and appealing civic centres and commercial areas.

Strategies

1. Provide additional social infrastructure to support the region's ageing population.
2. Encourage additional educational and traineeship opportunities in the region to retain and attract young people to the region and increase the skills and depth of the local work force.
3. Collaborate and support SA Health in planning for a new hospital in The Barossa Council.
4. Work with existing tertiary institutions (Barossa Campus and TAFE) to expand their local offer presences and cater to future industries.
5. Review policy in the Planning and Design Code with respect to the appropriateness of tourist accommodation in the Township Neighbourhood and Established Neighbourhood Zones.

6.2.2 Sustainable environments

Objectives

1. Prepare the region's communities, industries and landscapes for climate change.
2. Secure sustainable water supplies for primary production, industry and communities.
3. Identify key areas which can support population and economic growth whist maintaining natural and heritage character which is so integral to the region.
4. Ensure new development is climate ready and retrofit existing infrastructure so that the economy, community and environment will be resilient to climate change impacts.
5. Protect people, property and the environment for exposure to hazards (including flooding and bushfire) by working with State Government to identity these risks and ensure they are mapped within the Planning and Design Code.
6. Promote accessible, affordable, and efficient public transport solutions across the region.

Strategies

1. Investigate opportunities to cater to emerging sustainability focused markets including for low carbon, low impact wine and produce.
2. Integrate biodiversity sensitive urban design and water sensitive urban design to increase the amenity, cooling, biodiversity and resilience of our townships and create links with the surrounding landscape.
3. Promote higher density housing and mixed-use development within the centre of selected townships to maintain the integrity of the surrounding natural environment and adhere to the objects of the Character Preservation Act 2012.
4. Work with Reconciliation Barossa to investigate opportunities to partner with Ngadjuri, Permamangk and Kaurna peoples.
5. Develop Planning and Design Code policy which discourages homogenous suburban style subdivisions and seeks for predominantly low scale development on town edges.

6.2.3 Strong economies

Objectives

1. Continue to develop the region's reputation and brand for wine and produce.
2. Maintain a sufficient supply of employment zoned land.
3. Diversify and grow high value sectors including tourism, events and nature-based tourism.
4. Grow local population to support key service sectors including health and education.
5. Capitalise on remote working trends to grow activity in under-represented sectors.
6. Improve regional housing stock to attract workers to the region.

Strategies

1. Develop stronger and collaborative partnerships between businesses, the RDA and Council.
2. Facilitate public and private investment into utilities and service infrastructure.
3. Review options for the provision of direct assistance to aspirational local businesses, including start-ups, those seeking to expand existing operations, or those diversifying into 'complementary' sectors.
4. Review options for the delivery of affordable housing to attract workers to service a variety of key services including health, education and primary production.

6.2.4 Outstanding places

Objectives

1. Support housing diversity to accommodate an evolving demographic and attract new people to the region.
2. Maintain the region's character whilst supporting growth and development.
3. Integrate land use and transport infrastructure, services and functions to enhance safe, efficient and reliable connectivity for people and business.
4. Plan and deliver infrastructure and services for the new Concordia growth area.
5. Prioritise placemaking in townships to support economic and tourism activity.

Strategies

1. Continue the Big Project initiatives including forward planning, clear prioritisation processes and alignment with State and Federal government infrastructure planning and funding cycles.
2. Promote infill development to support housing supply within townships.
3. Continue to prioritise investment into town centre amenity.
4. Update planning policy to support infill development, promoting increased densities in appropriate locations.

6.3 Infrastructure Priorities

In October 2023, Council resolved to endorse the following five infrastructure priorities as key to supporting regional development moving forward (refer to Figure 5). These priorities are critical to ensuring sustainable economic growth, enhancing liveability, and supporting both existing and future industries in the Barossa and broader region.

1. Water Infrastructure

Ensuring a secure and sustainable water supply is essential for the region's long-term economic and environmental resilience. Infrastructure improvements are needed to:

- Support growth in horticulture, viticulture, and agriculture, which are key drivers of the regional economy.
- Enhance water storage, treatment, and distribution capacity to meet increasing demand from industry and population growth.
- Improve climate resilience by incorporating sustainable water management solutions, such as stormwater reuse and groundwater conservation.

Water security is a fundamental enabler of economic activity, and investment in this area will safeguard the region's agricultural competitiveness and environmental sustainability. The Barossa New Water project is a key opportunity in this regard presenting a genuine opportunity for the region.

2. Concordia Development Needs

The planned Concordia development presents a unique opportunity to establish a well-integrated, future-focused community that enhances regional growth. Key infrastructure considerations include:

- Transport and connectivity – Roads, public transport, and active transport networks must be designed to ensure appropriate connectivity with the broader region.
- Utility and service infrastructure – Adequate power, water, and digital infrastructure will be required to support residential and commercial activity.
- Better by design – As a greenfield development, Concordia has the potential to set new standards in smart and sustainable urban design, including energy-efficient buildings, digital connectivity, and sustainable water management.

Concordia will play a critical role in supporting the region's growth which is in turn anticipated to relieve housing pressures, attract new businesses, and strengthen the region's economic and social fabric.

3. Lyndoch Sporting Precinct

The Lyndoch Sporting Precinct is a key community asset, and investment in its facilities will enhance regional sporting participation and event-hosting capabilities. Named Barossa Park, this new Sporting Precinct was completed at end of February 2025, in preparation for AFL Gather Round, scheduled in early April 2025. Priority upgrades have included:

- Expanded and modernised facilities to support local sporting clubs and community use.
- Infrastructure improvements to accommodate state and national sporting events, positioning the precinct as a regional hub for tourism and economic activity.
- Enhanced accessibility and sustainability features, ensuring the facility meets modern standards for community engagement.

Strategic investment in this precinct fosters community well-being, supports local sports development, and attracts tourism-driven economic benefits.

4. Creative Industries Precinct

The Barossa region has a rich cultural heritage and a thriving creative economy. A dedicated Creative Industries Precinct would:

- Showcase the region's history, arts, and cultural assets, reinforcing its identity as a premier destination.
- Provide infrastructure and spaces to support creative enterprises, tourism, and events.
- Facilitate innovation in media, design, and cultural industries, attracting talent and investment.

By leveraging its heritage and creative strengths, the region can enhance economic diversification while celebrating its unique identity.

5. Freight Task Infrastructure

Freight movement is essential for the efficiency of local businesses, particularly in agriculture, wine production, and manufacturing. To improve freight infrastructure, Council aims to:

- Collaborate with state and federal stakeholders to optimise freight routes and reduce congestion.
- Enhance road safety and accessibility for all users, balancing industrial transport needs with community liveability.
- Invest in infrastructure that supports more efficient and sustainable freight solutions.

Strategic freight planning will ensure businesses can compete in domestic and global markets while maintaining regional connectivity and safety.

These identified infrastructure priorities align with both Council's long-term vision and broader State objectives. They also reflect the priorities outlined in the Regional Strategic Plan 2022-2025 prepared by Regional Development Australia (RDA), which emphasizes:

- Water infrastructure – Ensuring sustainability in agriculture and industry.
- Brands and places – Strengthening regional identity and tourism.
- Creative economy – Supporting industries that celebrate heritage and innovation.
- Sustainable food and wine value chains – Ensuring resilience in key industries.
- Workforce and housing infrastructure – Enabling economic sustainability.
- Future generations – Ensuring intergenerational benefits from development.

There is strong synergy between Council's and the RDA's priorities, particularly in ensuring water security, fostering creative and cultural industries, and enhancing infrastructure that supports economic and social sustainability.

To progress these priorities, Council will:

- Advocate for funding through state and federal programs, leveraging available grants and infrastructure investment schemes.
- Work closely with industry and community stakeholders to refine project plans and ensure alignment with regional needs.
- Develop phased implementation strategies for each priority area, considering funding cycles and strategic partnerships.

By addressing these infrastructure needs, the Barossa region will be well-positioned for sustainable economic growth, improved quality of life, and enhanced regional competitiveness.

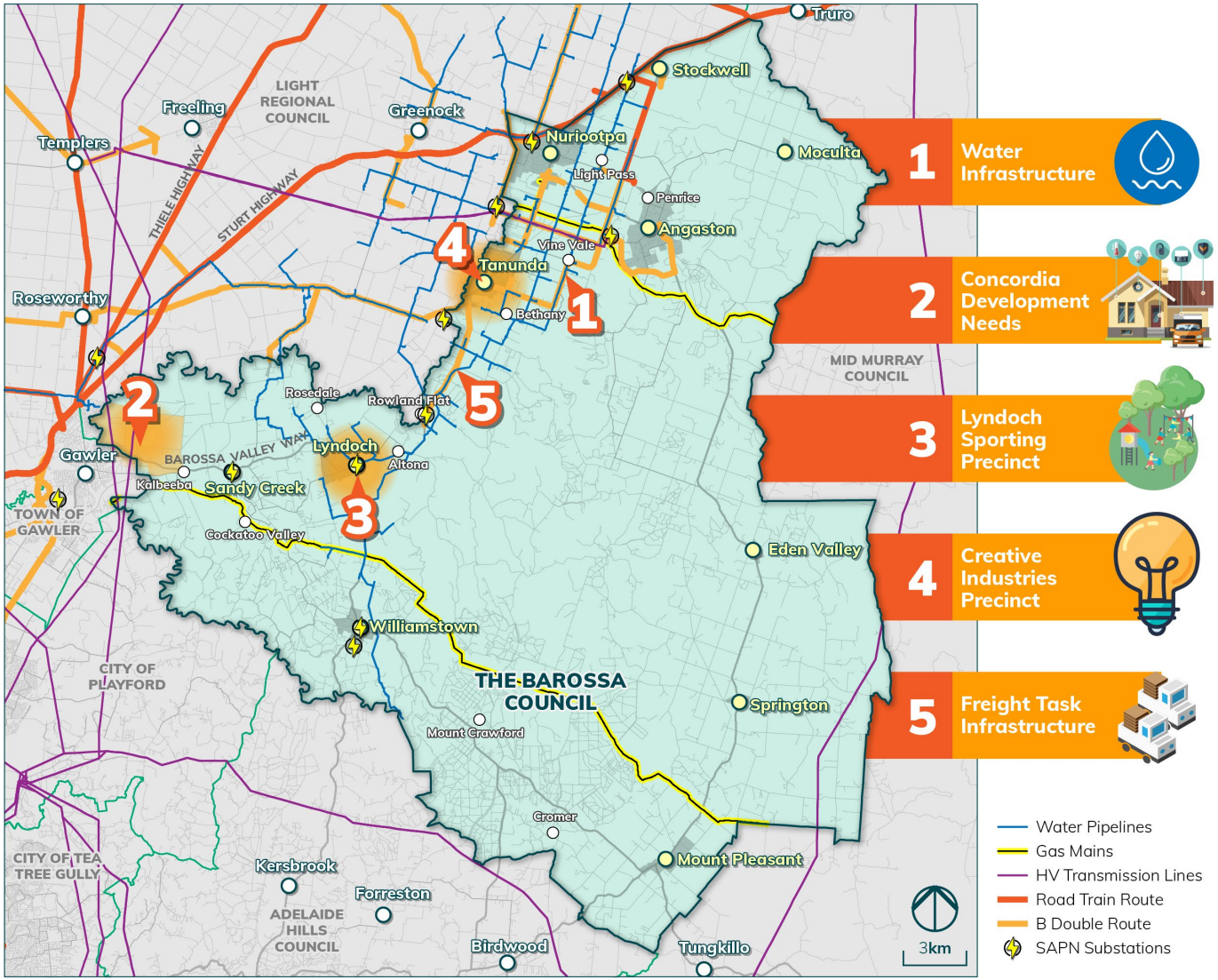


Figure 5: Infrastructure Priorities Map

Attachment 1



07 Township Plans

The following chapter provides focussed plans for townships, settlements, and other localities. Planning for the future needs of townships is critical to the success of the Growth Strategy. Detailed township plans include a constraints map, development opportunities map and an infrastructure services map.

The below legend should be read in association with the development opportunity maps. To understand the meaning of the Zones and the Desired Outcomes and supporting policies for these zones, they can be viewed on the Plan SA website, https://plan.sa.gov.au.

Potential Growth Areas

- Inside township
- Outside township

Minimum Site Area

- Existing Code policy for minimum allotment size

Zones

CF	Community Facilities Zone	**Rec**	Recreation Zone
Con	Conservation Zone	**Ru**	Rural Zone
CTP	Caravan and Tourist Park Zone	**RuL**	Rural Living Zone
DU	Deferred Urban Zone	**RuS**	Rural Settlement Zone
E	Employment Zone	**SE**	Strategic Employment Zone
EN	Established Neighbourhood Zone	**T**	Township Zone
HIn	Home Industry Zone	**TAC**	Township Activity Centre Zone
N	Neighbourhood Zone	**TD**	Tourism Development Zone
PRuL	Productive Rural Landscape Zone	**TMS**	Township Mainstreet Zone
RE	Resource Extraction Zone	**TN**	Township Neighbourhood Zone

Each development opportunity corresponds with a map identifying specific locations and should be read in conjunction with one another.



Angaston & Penrice

7.1 Angaston & Penrice

Located 77 kilometres northeast of Adelaide, Angaston is situated in the foothills of the Barossa Ranges. The town was settled in 1842 and was historically a vital stop over between Adelaide and the Riverland. Angaston is one of the oldest towns in the Barossa and possesses some of the Barossa's oldest buildings still in use. This heritage is a major drawcard for tourists, who come to visit not only for the food and wine offerings but also the well-preserved buildings, significant street trees and pastoral vistas. There is a strong café scene and high number of B&B making the township a popular destination.

Containing a population of 2,202, the township has grown by 140 people (6.8%) since 2016. The town is popular for families with school aged children.

The township is accessed by Eden Valley Road and Angaston Road. The small township of Penrice is located directly to the north of Angaston.

7.1.1 Township Objectives

Growth objectives for Angaston include:

1. Capitalise on the infill opportunities available on land located within the Character Preservation District boundary.
2. Promote investment into streetscape and public realm upgrades to build upon local character.
3. Invest in quality public realm upgrades to strengthen the town's character and appeal, including through town entry gateway treatments e.g. landscaping, sculptures, signage etc.

7.1.2 Township Overview

Environment and Heritage

Angaston has many local and state heritage places clustered along Murray Street and Angaston Road including the Angaston Blacksmith Shop and Museum, Angaston History Centre and Old Union Chapel.

Spring Brook and several other watercourses wind through the town which introduce flooding risk. While there are some areas of native vegetation in and around the town, there are no areas of high bushfire risk adjoining the town.

Through the State-wide Bushfire Hazards Overlay Code Amendment (currently on consultation), most of the township is proposed to be captured by the Hazard (Bushfire – Urban Interface) Overlay. The land on the periphery is identified as being either a High or Medium bushfire hazard area. This is a considerable change in comparison to current policy.

Steep topography and native vegetation restrict development expansion in some directions. The Penrice township borders the Penrice quarry in the north and there are smaller quarries bordering the existing Rural Living Zones to the south and west.

Community Services

Angaston is serviced by a range of community facilities. Local schools include the Angaston Primary School and Good Shepherd Lutheran School, while medical facilities include the Inner North Community Health Service, Angaston District Hospital and Angaston Medical Centre. Other community facilities include the Angaston Town Hall, Angas Recreation Park, Barossa Adventure Station and Barossa Cycle Track.

Housing Land Supply and Demand

Angaston's supply of available residential land is estimated to be sufficient for almost twenty-five years based on recent consumption rates. Angaston also has a significant supply of land zoned Rural Living which circles the township. Rural Living Zones have been established as a reflection of the steep topography and interfaces with operating quarries which has resulted in very low densities.

Employment Land Supply

Angaston has zoned Employment land, however none of this land is presently available for development. Further a considerable amount of this land is currently utilised for viticulture.

7.1.3 Development Considerations (Flooding / Stormwater / Heritage Overlays)

Key development considerations for Angaston include (refer to Figure 6):

- Surrounded by Resource Extraction Zones / Ongoing interface consideration is required.
- Topography that contributes to the character of the township but also represents a development constraint in accommodating additional growth.
- Large areas of rural living / limits expansion opportunities due to difficulties in integrating fragmented allotment patterns.

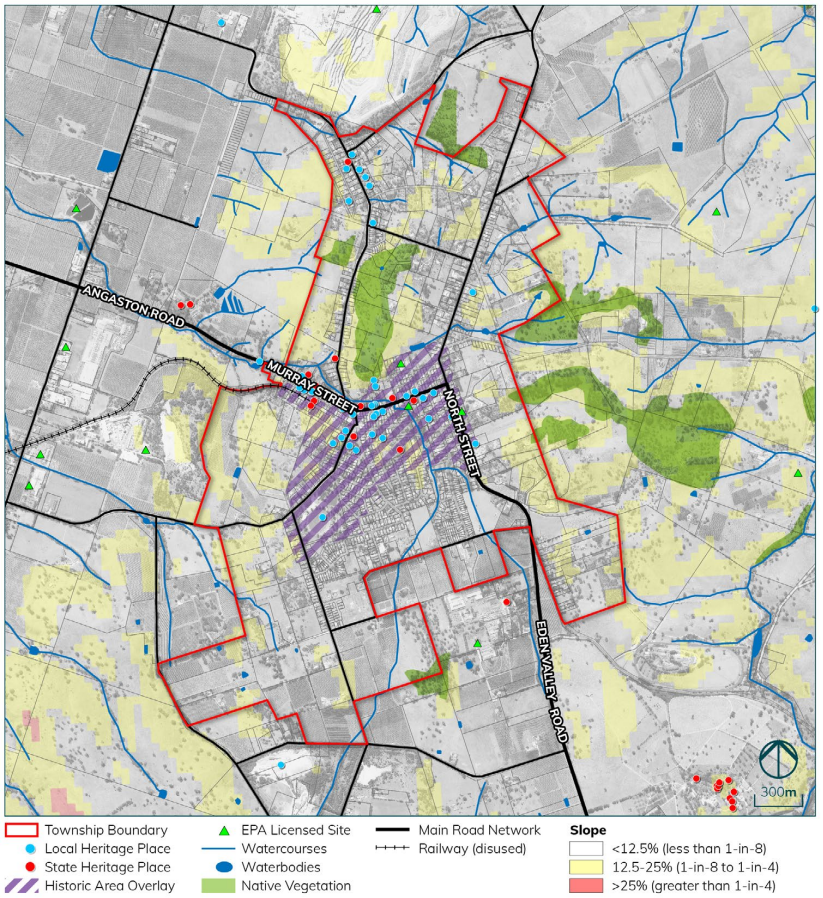


Figure 6: Angaston Constraints Mapping

7.1.4 Development Opportunities

Draft development opportunities for Angaston are as follows (refer to figure 7):

1. Support appropriate/desired infill development through structure planning

The most conducive areas of available and appropriately zoned land are located to the south of the township which are underutilised or undeveloped land. These allotments are the largest in scale, with conducive topography. To promote good design outcomes and appropriate yields from this land Council should undertake structure planning to guide future development proposals.

2. Investigate infill potential through capital value/site value investigations and identify infill opportunities

The Neighbourhood Zone to the south of Angaston may experiencing pressure in the coming years, having regard to the age of housing stock and size of the allotments. In response, Council should undertake capital value/site value investigations to better understand when uplift of existing building stock is anticipated to occur. This can aid in understanding when future policy investigations and amendments or infrastructure upgrades may be required to support better infill development. There is also opportunity to review policy settings in the Planning & Design Code to understand infill opportunities.

3. Promote activation and mixed-use development

Revisit the Angaston Design Framework prepared in 2008 and expand the scope of the document to consider parts of the township, outside of Historic and Character Areas which are most suitable to supporting redevelopment and higher densities. Higher population and residential densities are central to creating vibrant mixed-use precincts. Mixed use development promotes community and business vitality.

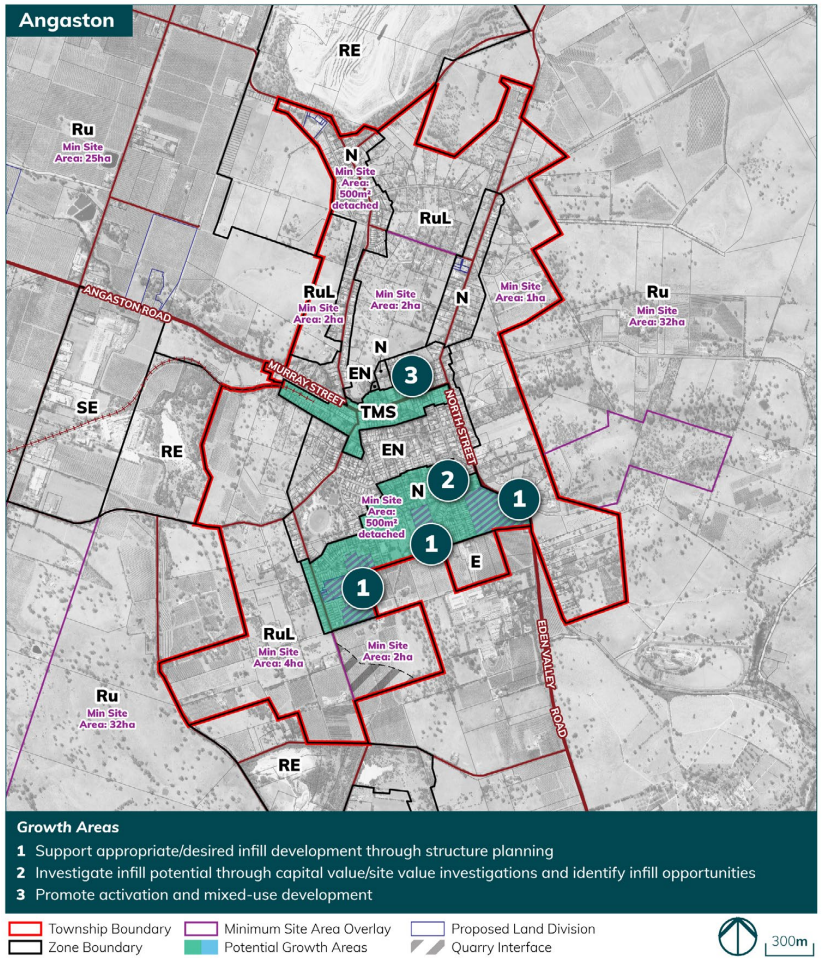


Figure 7: Angaston Development Opportunities

7.1.5 Infrastructure Considerations

The below table is to be read in conjunction with the associated map (refer to Figure 8):

Infrastructure	Preliminary Comments - Supporting Growth
Potable Water (SA Water Infrastructure)	There is SA Water network in the township centre (Area 1). **Area 2:** No SA Water networks observed; however, growth may be possible through augmentation or connection to existing water source points near Developed Area (Tank-350MSCL located on West of Radford Rd) **Area 3:** Only large diameter SA Water transmission infrastructure is observed and would require significant infrastructure upgrades or augmentation to support additional growth.
Wastewater	**Area 1:** There is SA Water sewer network in this township, which drains via gravity to the west towards a Waste Water Treatment Plant (WWTP) located approximately 2km from the township centre. Capacity of this network is unknown, however upgrades to pumping stations and WWTP has occurred to support recent development. **Area 2:** may be able to support growth through connection and possible augmentation to the existing outfall from the township which drains west towards the WWTP. **Area 3:** No SA Water infrastructure is observed and would require significant infrastructure upgrades to provide sufficient service.
Communication	Generally serviced by NBN Fibre to the Node technologies where existing legacy copper cable is in existing streets, otherwise new developments are constructed to the Fibre to the premises technology. Remote properties on outskirts of towns rely on NBN Satellite / Fixed Wireless technology.
Electricity	High voltage assets are observed throughout Angaston, with a mix of above and below ground infrastructure. A single substation is observed approximately 2km west of the township centre, located just off Stockwell Road. Further analysis from SAPN on network capacity is required to determine possible infrastructure requirements associated with growth.
Flooding	SAPPA flooding map does not highlight any flooding hazard overlays within this township. Anecdotal experience suggests this township does convey large volumes of water through discrete sections of the hilly township and allowances may need to be made for growth within low points of the township or adjacent watercourses.

Table 4: Infrastructure considerations Angaston

Provision of adequate potable water and sewer is a priority to accommodating growth in Angaston. Infrastructure analysis and feedback received through engagement identifies water as a key challenge with supply low and infrastructure augmentation costs being high.

Proposed uplift of the commercial centre promoting more intense development will impact the local traffic network. Upgrades to the local road network which also consider car parking provision may be prioritised as part of any policy shift.

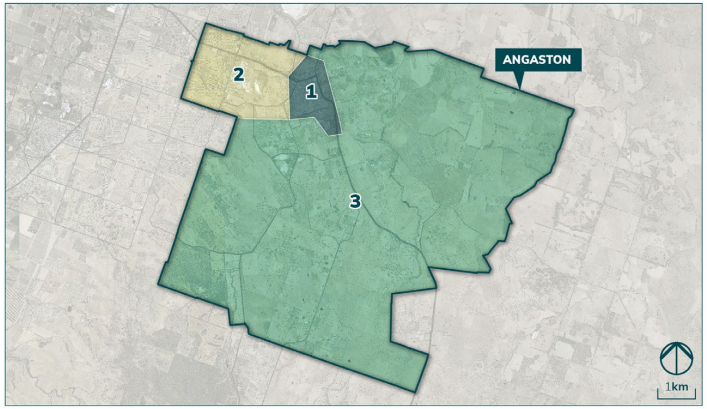


Figure 8: Angaston Infrastructure Overview

7.1.6 Infrastructure Opportunities

Potable Water and Wastewater

› Adequate potable water and sewer infrastructure is essential for accommodating growth. Current water supplies are low, and feedback received through engagement identifies water as a key challenge, with high costs for infrastructure augmentation.

Road Network and Car Parking

› Revitalising the commercial centre will lead to more intense development. Upgrades to the local road network, including improvements in car parking provision, should be prioritised as part of any policy shift. Upgrading local roads is necessary to manage the impact of increased traffic, and planning for additional car parking should also be considered in the future.

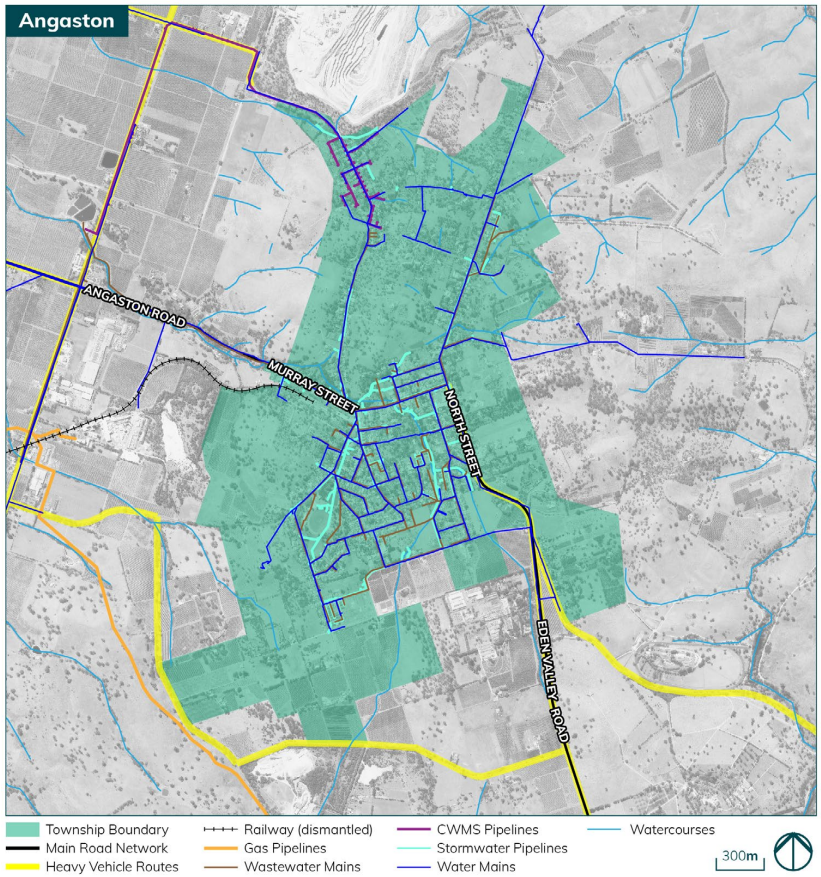


Figure 9: Angaston Services Map


Eden
Valley

7.2 Eden Valley

Eden Valley is bordered by the Barossa Valley and the Adelaide Hills and is a boutique wine region. The region benefits from a mesoclimate which is generally cooler than the neighbouring Barossa Valley due to various factors including altitude, aspect and slope. Originally a private town laid out by William Lillecrapp of Gumeracha in 1864, the area was named Eden Valley after the word Eden was found carved into a tree. Today Eden Valley contains a local population of 390 people. The town has increased by 53 people since 2016. This increase of 15.7% in population between 2016 and 2021 is the largest percentage increase of any town or settlement in the Barossa in the last five years. Growth in Eden Valley accounts for increase in population within the locality (which extends beyond the township).

7.2.1 Township Objectives

Growth objectives for Eden Valley are:

1. Capitalise on the infill opportunities available on land located within the Character Preservation District boundary.
2. Promote investment into streetscape and public realm upgrades to build upon local character.
3. Invest in quality public realm upgrades to strengthen the town's character and appeal, including through town entry gateway treatments e.g. landscaping, sculptures, signage etc.

7.2.2 Township Overview

Environment and Heritage

Eden Valley is home to several local heritage places and one State Heritage Place. A minor watercourse runs through the town. There are no areas of high bushfire risk adjoining the township, and no significant areas of native vegetation.

The State-wide Bushfire Hazards Overlay Code Amendment (currently on consultation) identifies Eden Valley as a High Bushfire Hazard Area, consequently it proposes to apply the Hazards (Bushfire) Overlay to reflect this. This is a considerable shift from current policy.

Community Services

Eden Valley does not have any community services other than the Eden Valley Institute.

Housing Land Supply and Demand

Although Eden Valley contains a relatively low number of total lots, both existing and indicative, this supply is anticipated to be sufficient for more than 160 years.

Employment Land Supply

Eden Valley does not contain any dedicated commercial/employment type zones.

7.2.3 Development Considerations (Flooding / Stormwater / Heritage Overlays)

Key development considerations for Eden Valley include (refer to Figure 10):

- Topography of land and productive viticulture within the Rural Living Zone inhibit this land being utilised for alternative/more intensive purposes.
- Low availability of potable water and no communal wastewater services available.
- Limited population to attract additional services / infrastructure investment.

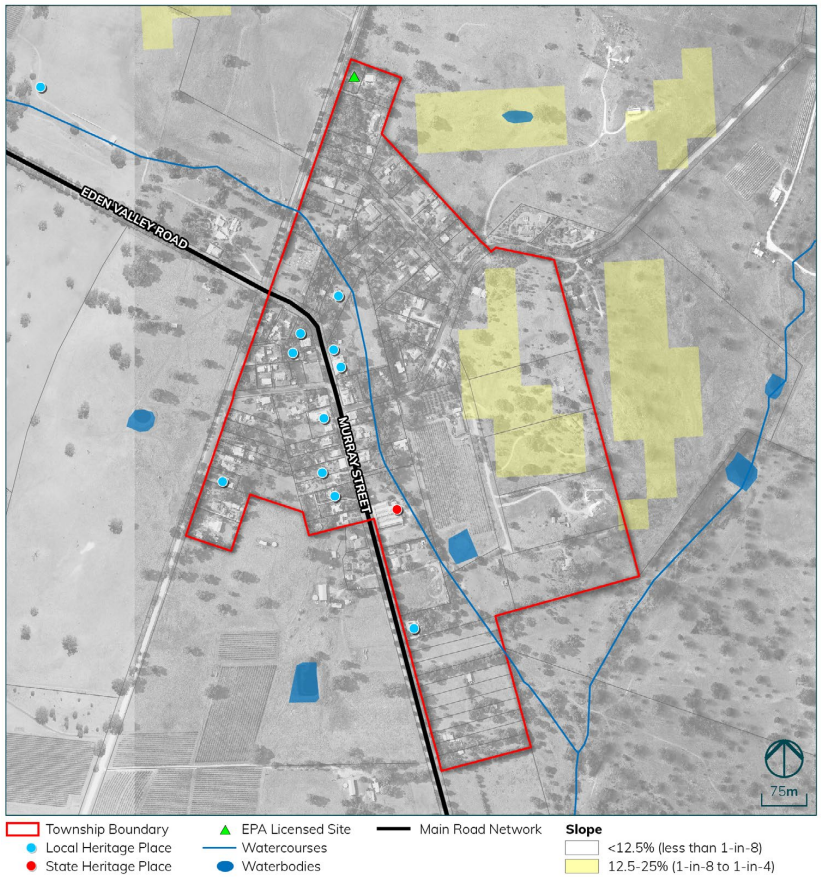


Figure 10: Eden Valley Constraints Mapping

7.2.4 Development Opportunities

This iteration of the strategy does not identify specific development opportunities for Eden Valley. Opportunities for intensifying land within the Rural Living Zone will be explored in future iterations. Notwithstanding, there is desire to promote Eden Valley as a place to accommodate for additional growth, given the pressures upon the larger townships in the Barossa.

Additionally, the Township Zone in Eden Valley remains largely undeveloped, with allotments that could potentially be redeveloped (from 3,000m² to 1,200m²). While there is acknowledged potential for development in this area, the land is currently used as a working farm with roomed cottages and paddocks. This situation is not expected to change in the short term.

7.2.5 Infrastructure Considerations

Settlement	Potable Water	Wastewater	Communications	Flood Hazards
Eden Valley	› Low availability › Town centre (80mm Rushlea Road and Matthews Road) › 100mm pipe Eden Valley Road › 100mm Keyneton Rd › 80mm Basil Roeslers Road	No Service	NBN Satellite / Fixed Wireless	No data available

Table 5: Infrastructure considerations Eden Valley

7.2.6 Infrastructure Opportunities

Potable Water and Wastewater

- Provision of adequate potable water and supporting infrastructure is a priority to improve service for existing residents and to accommodate infill development. Infrastructure analysis and feedback received through engagement identifies water as a key challenge with supply low and infrastructure augmentation costs high.
- It is recommended that Council continue to advocate for a community wastewater scheme to service the township of Eden Valley. This infrastructure can support the development of an efficient urban form for the township. Wastewater can continue to be managed on-site with appropriate minimum allotment sizes in the Township Zone of 1,200m2, noting capacity for infill within the existing township boundary is limited.

Telecommunications

- Advocate for improved mobile phone reception.

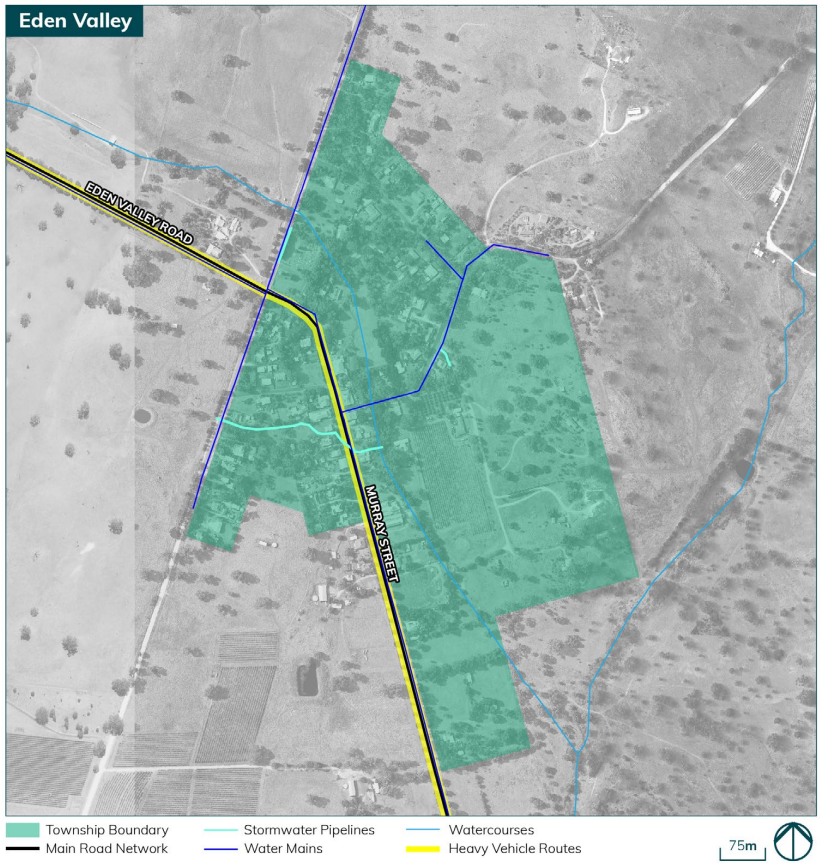


Figure 11: Eden Valley Services Map


Lyndoch

7.3 Lyndoch

Situated at the southern end of the Barossa Valley, Lyndoch is located only 58 kilometres northeast of Adelaide, making the town approximately an hour drive from Adelaide with three route options to choose from. Lyndoch has a population of 1,883 having grown by 84 people (4.6%) since 2016.

Settled in 1837, Lyndoch is one of South Australia' oldest towns and was named by Colonel William Light in recognition of his friend General Graham who became Lord Lyndoch.

7.3.1 Township Objectives

Growth objectives for Lyndoch are as follows:

1. Capitalise on residential infill opportunities within large existing allotments.
2. Capitalise on proximity to nearby centres and the school choices this provides to attract young families to the area.
3. Promote Council's plans for investment at the Lyndoch Recreation Park and Lyndoch Village Green.
4. Promote development of tourism accommodation in the town.
5. Continue to invest in quality public realm upgrades to strengthen the towns character and appeal.
6. Explore opportunities to create a Lyndoch brand with unique retail offerings or specific recreation facilities, for example as a 'wellness' hub of Barossa, a mountain biking centre, or similar.
7. Improve connectivity within and to the town including footpath upgrades, a walking/cycling path to Williamstown and access to the Sturt Highway/Northern Expressway from the Concordia growth area.

7.3.2 Township Overview

Environment and Heritage

Lyndoch is home to a number of local heritage places and one State Heritage Place mostly clustered along Gilbert Street, including Lord Lyndoch Inn, Lyndoch Hotel, and Lyndoch Institute.

There are pockets of native vegetation in the area including Sandy Creek Conservation Park to the west and the Altona CSR Landcare Reserve to the northeast. This also introduces high bushfire risk adjacent to the town.

The State-wide Bushfire Hazards Overlay Code Amendment (currently on consultation) largely captures Lyndoch within the Hazards (Bushfire-Urban Interface) Overlay. This largely aligns with current policy.

Lyndoch Creek and other minor watercourses wind through the town which present some flooding risk.

Community Services

Lyndoch is serviced by several community facilities including Lyndoch Primary School, St Jakobi Lutheran School, Lyndoch Branch Office Library and Lyndoch Recreation Park. A redevelopment of the Lyndoch Recreation Park and Lyndoch Village Green is planned as part of Council's The Big Project initiative.

Housing Land Supply and Demand

Lyndoch's supply of available residential land is estimated to be sufficient for almost nineteen years. Much of this land is available in the southwest of the township, with the remaining land available via infill opportunities.

As per the Land Supply Report for Greater Adelaide, Lyndoch has two active residential estates located in the northern part of the township. These are nearing completion.

There is a proposed land division in the southwest corner of the township (God's Hill) for approximately 80 allotments which has been approved, with Stage 1 now complete.

Employment Land Supply

Although the vacancy rates in Lyndoch suggest there is a healthy supply of available land, most of this land is Government owned (Local & Federal) and unavailable. This zone contains part of the rail corridor which is owned by the State Government. It also includes land owned by Council which is used as a 'drainage reserve' which makes commercial development unlikely.

7.3.3 Development Considerations (Flooding / Stormwater / Heritage Overlays)

Key development consideration for Lyndoch include (refer to Figure 12):

- Footpaths & kerb/gutter need upgrading, particular in Jollytown Road / kids ride to St Jacobi – connectivity is poor.
- Junction of Jollytown Road and Barossa Valley Way is a key connection to the town and requires upgrade.
- Pockets of native vegetation exist which provide habitat for biodiversity and amenity value.
- Existing stormwater concerns throughout town.

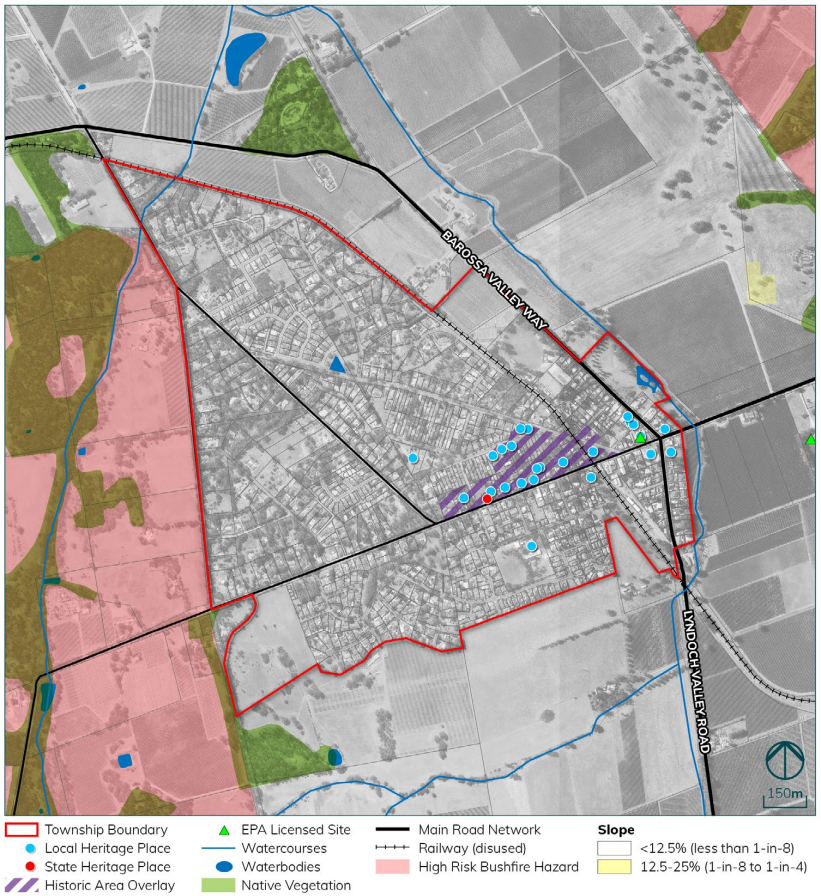


Figure 12: Lyndoch Constraints Mapping

7.3.4 Development Opportunities

Draft development opportunities for Lyndoch are as follows (refer to figure 13):

1. Promote activation and mixed-use development

Prepare an urban design framework and main street master plan to promote development and guide Council investment in the public realm. This work should identify areas which are best suited to accommodating redevelopment, uplift and higher densities. Higher population and residential densities are central to creating mixed-use neighbourhoods. Mixed use development promotes vitality, active travel and provides more customers to support local businesses.

The completed redevelopment of the Lyndoch Recreation Park and planned development of the Lyndoch Village Green will be a catalyst for further development in the town. Footpath linkages to these sites to serve the town are a high priority.

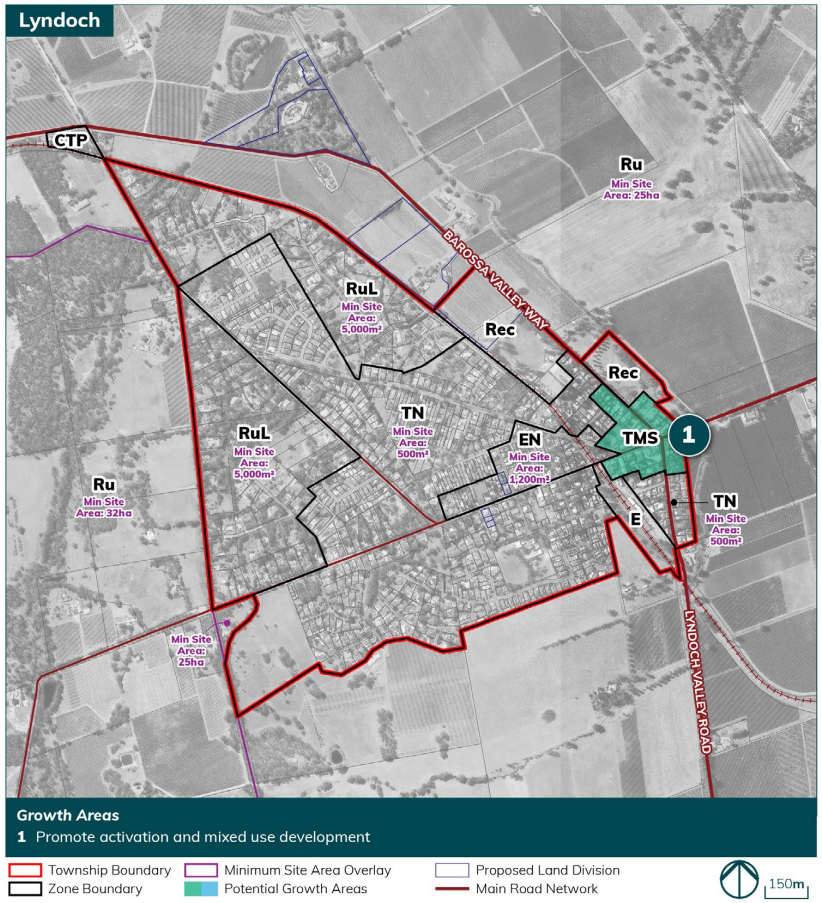


Figure 13: Lyndoch Development Opportunities

7.3.5 Infrastructure Considerations

The below table is to be read in conjunction with the associated map:

Infrastructure	Preliminary Comments - Supporting Growth
Potable Water (SA Water Infrastructure)	There is SA Water network in the township centre (Area 1 and part of Area 2). The capacity of this network to support additional growth is unknown. **Area 2:** Infrastructure upgrades near the water supply will need to be connected from the existing water source points (250AC pipe in Lyndoch Valley stretched south to north, 150PVCM along Barossa Valley Way, 150AC in Altona Rd along the eastern boundary of township, There is not adequate water supply north of the Hentschke Rd (out of the Barossa Valley Boundary), West of Gods Hill Rd, South of Kreig Rd. These areas would require significant infrastructure upgrades or augmentation to support additional growth.
Wastewater	There is no SA Water sewer network in this township. **Area 1:** There is CWMS network within this area and any development in this area will need a connection. There is a pump station with a rising main pumping to the east of the township. Further growth can likely be connected into existing below ground drainage, however the capacity of the rising main pump station and downstream WWTP will need to be verified. **Area 2:** Currently does not have a community waste management system in place. New CWMS infrastructure and WWTP augmentation may be required to support growth within these areas, particularly to the North and South.
Communication	Generally serviced by NBN Fibre to the Node technologies where existing legacy copper cable is in existing streets, otherwise new developments are constructed to the Fibre to the premises technology. Remote properties on outskirts of towns rely on NBN Satellite / Fixed Wireless technology.
Electricity	High voltage assets are observed throughout Lyndoch, with a mix of above and below ground infrastructure. No Substations are observed within the Lyndoch Township. Further analysis from SAPN on network capacity is required to determine possible infrastructure requirements associated with growth.
Flooding	SAPPA flooding map does not suggest any flooding concern within this township however there are watercourses within this township which due to their vicinity may become a flood plain during great storm events.

Table 6: Infrastructure considerations Lyndoch

Provision of suitable walking and cycling infrastructure within the town and to nearby services is a priority. Improved connectivity was a clear message raised through engagement, with improved walking and cycling infrastructure not only potentially supporting residents and improving safety outcomes but also supporting tourism development.

The junction between Barossa Valley Way and Jollytown Road will also likely require attention as traffic into the Barossa grows. Traffic safety at this intersection was expressed as a matter of concern for residents during consultation. Jollytown Road is a key thoroughfare into Lyndoch and is likely to experience increased patronage because of the recommendations in this strategy.

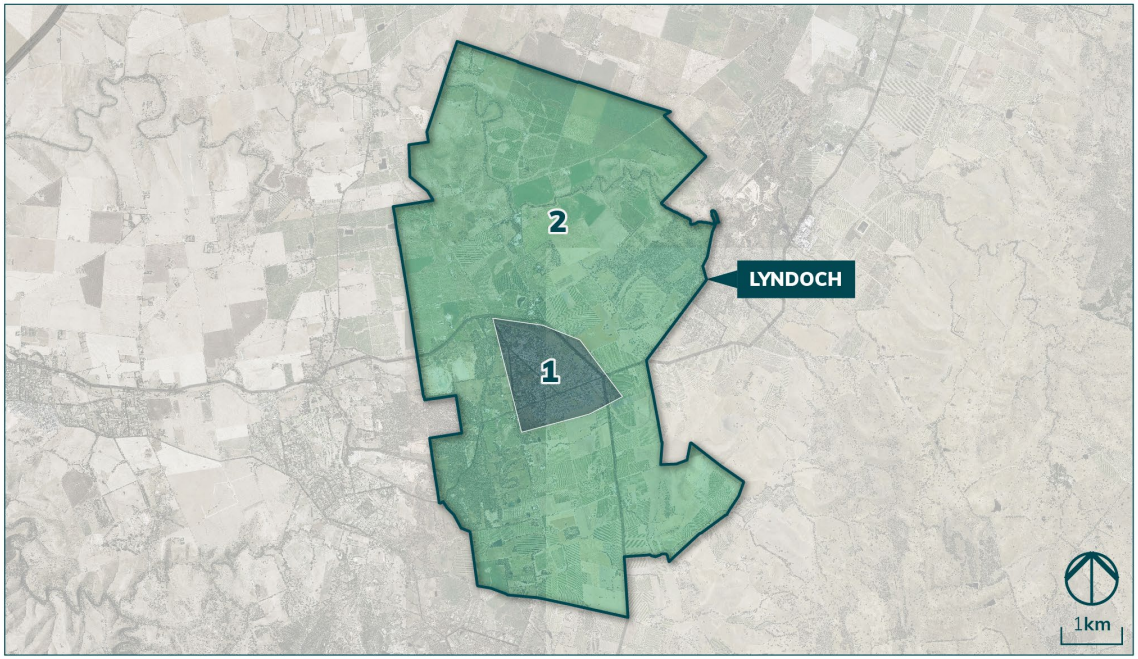


Figure 14: Infrastructure Analysis – Lyndoch

7.3.6 Infrastructure Opportunities

Walking and Cycling

- Suitable walking and cycling facilities within the town and to nearby services are a priority. Engagement feedback highlighted the need for improved connectivity. Enhanced infrastructure can support residents, improve safety, and boost tourism.
- Improve footpath connections along Jollytown Road.

Junction and Traffic Safety

- The junction between Barossa Valley Way and Jollytown Road may require attention as traffic into the Barossa grows. Residents expressed concerns about traffic safety at this intersection during consultation.
- Jollytown Road, a key route into Lyndoch, is expected to experience increased use.

Community

- Promote activities for young people and complete the Village Green upgrade.

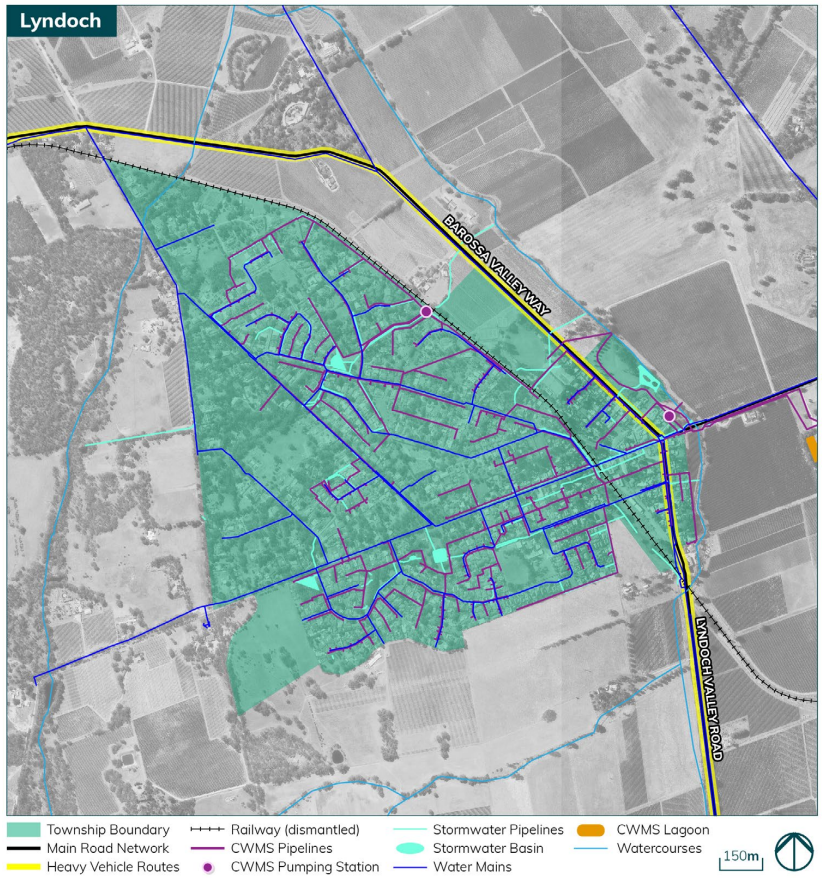


Figure 15: Lyndoch Services Map


LYNDOCH INSTITUTE
Library
Lyndoch Branch Office Library


Moculta

7.4 Moculta

Situated 69 kilometres northeast of Adelaide, Moculta is a small township with an estimated residential population of 228 people. With the local population increasing by only one person (0.4 percent) since 2016, growth is limited in Moculta.

The town was surveyed in 1865 for Abraham Shannon who subdivided the land into 32 town allotments. Following settlement, storekeeping, schooling and blacksmithing were all established and serviced the local area. Today Moculta is predominately residential in nature and relies on larger nearby towns such as Angaston for shopping and services. Moculta is an Aboriginal name for “large hill” which is in recognition of Parrott Hill nearby.

7.4.1 Township Objectives

Growth objectives for Moculta are:

1. Investigate opportunities for improved water services.
2. Capitalise on the infill opportunities available on land located within the Character Preservation District boundary.
3. Invest in quality public realm upgrades to strengthen the town’s character and appeal, including through upgraded town entry gateway treatments e.g. landscaping, sculptures, signage etc.

7.4.2 Township Overview

Environment and Heritage

Parrot Hill Creek and several other minor watercourses run through the township. Moculta is home to several local and one State Heritage Place situated along Truro Road.

Community Services

The town features the Moculta Recreation Park.

Housing Land Supply and Demand

Moculta contains a modest number of total lots, both existing and indicative. Based on the slow growth rates experienced in recent years, this supply is anticipated to be sufficient for more than 280 years.

Employment Land Supply

Moculta does not contain any dedicated commercial/employment type zones.

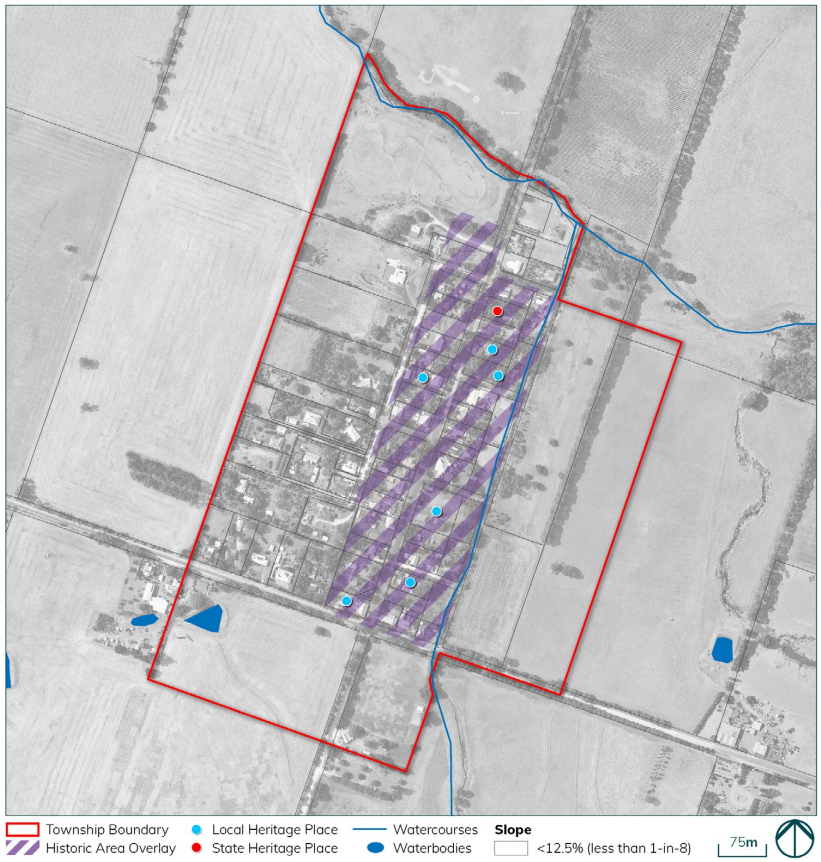


Figure 16: Moculta Constraints Mapping

6.4.3 Development Considerations (Flooding / Stormwater / Heritage Overlays)

Key development considerations for Moculta include (refer to Figure 16):

- Low availability of potable water and no wastewater services available.
- Slow uptake / limited demand for land in recent years.
- Small township area / anticipated yields are low / larger allotments needed to accommodate onsite wastewater systems.
- One of the unmade road reserves traversing the town matches the alignment of a watercourse. As a result, it is unlikely the road reserve can be developed as intended.

6.4.4 Development Opportunities

Draft development opportunities for Moculta are as follows (refer to figure 17):

1. Support appropriate/desired infill development through structure planning

Moculta's ample supply of residential land suggests that additional residential growth planning may not be necessary. However, there is a desire to promote Moculta as a destination for further growth, given the pressures on larger townships in the Barossa—and the recent sealing of the Truro–Keyneton Road supports this outcome. Structure planning for the undeveloped zoned land is expected to yield better development outcomes, offering an effective and strategic approach to accommodating growth while capitalising on vacant land and infill opportunities.

A local Technical and Numeric Variation (TNV) currently applies in the Code over the township which enforces a minimum site area for allotments of 1,200m2. This is suitable as the absence of CWMS and lack of available potable water preclude Moculta from supporting significant growth. The limited growth area available in the township boundary is unlikely to justify the investment required to extend these services.

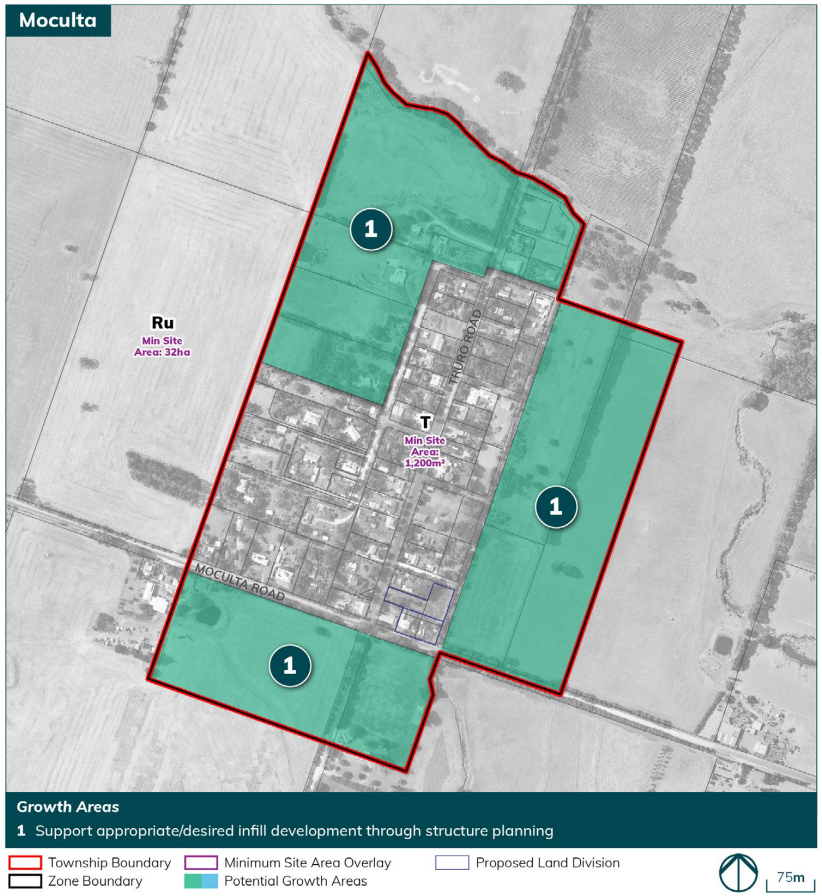


Figure 17: Moculta Development Opportunities

URPS

7.4.5 Infrastructure Considerations

Provision of adequate potable water and supporting infrastructure is a priority to accommodating growth in Moculta. Infrastructure analysis and feedback received through engagement suggests water is a key challenge with supply low and infrastructure augmentation costs high. Wastewater can continue to be managed on-site, subject to retaining the minimum allotment size TNV of 1,200m2 in the Township Zone.

Settlement	Potable Water	Wastewater	Communications	Flood Hazards
Moculta	› Low availability near town centre › Low availability along Gum Flat Road › Not available elsewhere	No Service	NBN Satellite / Fixed Wireless	No data available

Table 7: Infrastructure considerations Moculta

7.4.6 Infrastructure Opportunities

Potable Water and Wastewater

- Provision of adequate potable water and supporting infrastructure is a priority for accommodating growth in Moculta. Infrastructure analysis and feedback received through engagement suggests water is a key challenge with supply low and infrastructure augmentation costs high.
- Wastewater can continue to be managed on-site, subject to retaining the minimum allotment size TNV of 1,200m2 in the Township Zone.

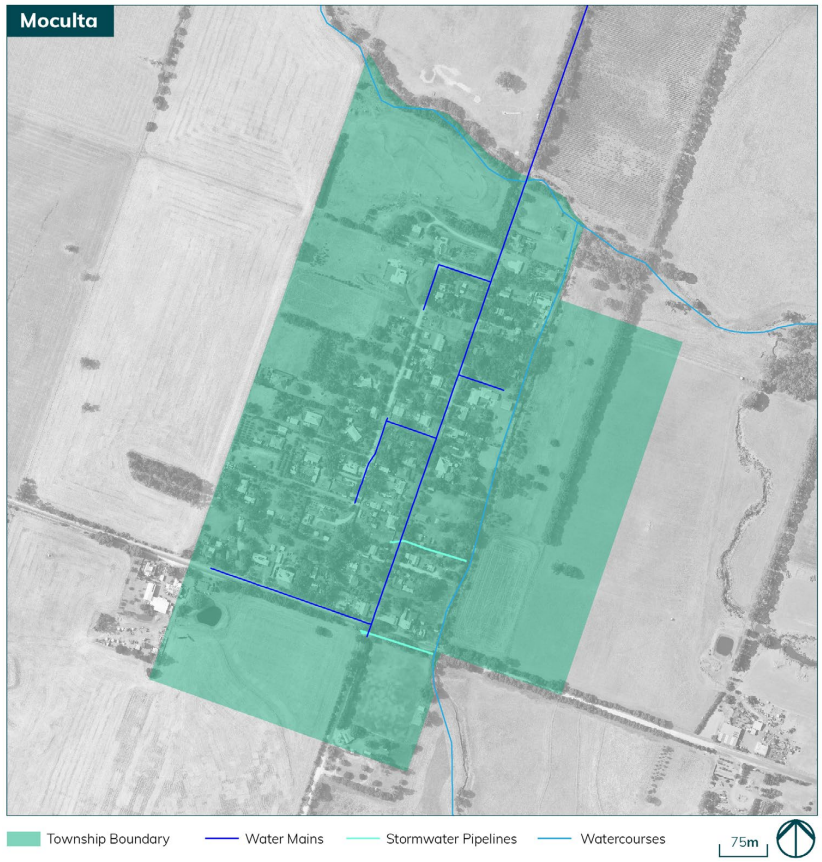


Figure 18: Moculta Services Map

Attachment 1




Mount
Pleasant

7.5 Mount Pleasant

Mount Pleasant is a small town situated just north of the Adelaide Hills region approximately 55 kilometres north-east of Adelaide.

Surveyed in 1856 and ultimately developed by Henry Glover, the area originally comprised the land from Railway Terrace to Saleyard Road. The town's name was chosen by James Phillis, who had come from an area near Mount Pleasant in Kent. The land reminded him of his homeland.

The settlement has a population of 618 people, having experienced moderate comparative growth in recent years with an increase of 32 people (5.4%) since 2016.

Mount Pleasant does not contain any dedicated commercial/employment type zones.

7.5.1 Township Objectives

Growth objectives for Mount Pleasant are as follows:

1. Capitalise on the growth opportunities available on land located within the Character Preservation District boundary.
2. Capitalise on proximity to nearby conservation parks and reservoirs which provide various recreation opportunities to attract both residents and tourists.
3. Continue to invest in quality public realm upgrades to strengthen the towns character and appeal.
4. Invest in quality public realm upgrades to strengthen the town's character and appeal, including through upgraded town entry gateway treatments e.g. landscaping, sculptures, signage etc.
5. Advocate for improved NBN connectivity within the town.
6. Upgrade transport infrastructure including bike trail connections to and within the town and advocate for greater freight connectivity.
7. Stimulate additional land development to grow the local population.

7.5.2 Township Overview

Environment and Heritage

Mount Pleasant is home to the start of the River Torrens, several of its tributaries also run through the township, introducing flooding risk. Some areas of native vegetation surround the town, but no areas of high bushfire risk adjoin the township.

The State-wide Bushfire Hazards Overlay Code Amendment (currently on consultation) identifies Mount Pleasant as a High Bushfire Hazard Area, consequently it proposes to apply the Hazards (Bushfire) Overlay to reflect this. This is a considerable shift from current policy.

A portion of the main street has been subject to recent streetscape improvements facilitated by The Barossa Council.

There are several local heritage places mostly clustered along Melrose Street.

Community Services

Education facilities include the Mount Pleasant Primary School and Mount Pleasant & District Kindergarten. Medical facilities include the Mount Pleasant District Hospital, Mount Pleasant Ambulance Station and Talunga Medical Clinic. The town also holds the Mount Pleasant Branch Office and Library and Mount Pleasant Caravan Park has recently experienced upgrade as part of Council's The Big Project initiative.

Housing Land Supply and Demand

Mount Pleasant has a sizable supply of land to accommodate future residential growth. This land is anticipated to suffice for more than 110 years.

Employment Land Supply

Mount Pleasant does not contain any dedicated commercial/ employment type zones. However, several agri-related businesses operate on rural land at the fringe of the township.

7.4.3 Development Considerations (Flooding / Stormwater / Heritage Overlays)

Key development considerations for Mount Pleasant include (refer to Figure 19):

- Linear nature of township
- The start of the River Torrens and flood prone land located along the western side of the township
- Limited availability of services
- Mount Pleasant is an important gateway for freight vehicles travelling through the Adelaide hills onward south toward Mannum/Murray Bridge. Heavy freight movements through the town presents ongoing safety concern/risk.

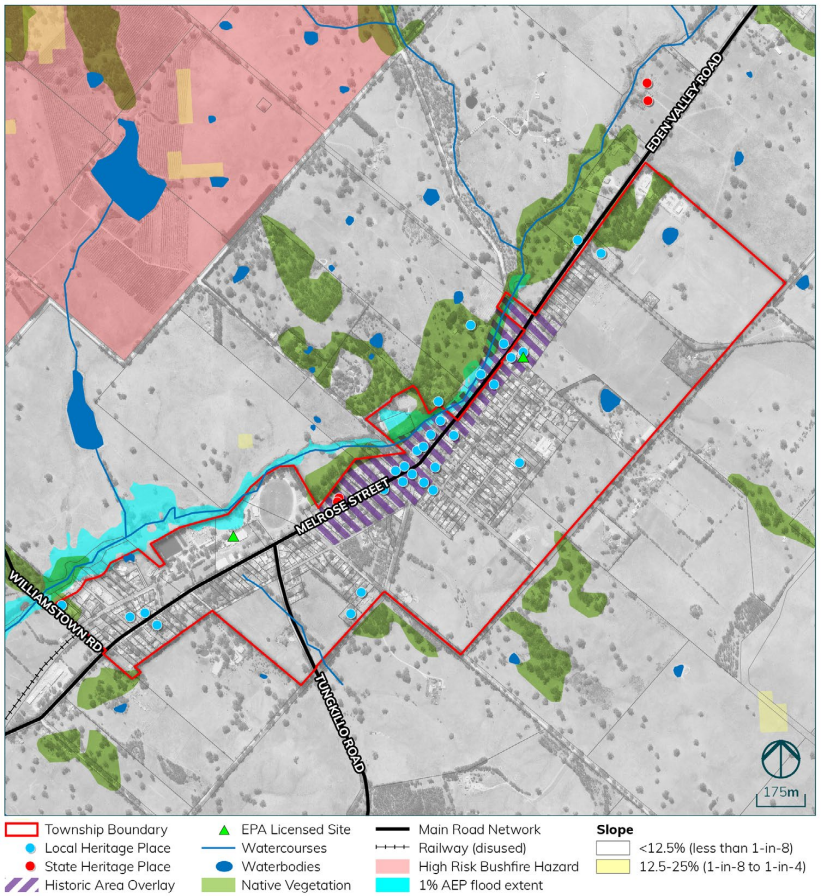


Figure 19: Mt Pleasant Constraints Mapping

7.5.4 Development Opportunities

Draft development opportunities for Mount Pleasant are as follows (refer to figure 20):

1. Instigate rezoning of Deferred Urban Land to Township Neighbourhood

Rezone the parcel of Deferred Urban land to the west of Tungkillo Road to Township Neighbourhood. This allotment is best placed to accommodate residential development in the short term due to proximity to available services in Tungkillo Road.

2. Promote activation and mixed-use development

Prepare an urban design framework to promote development. This work should identify areas which are best suited to accommodating redevelopment, uplift and higher densities. Detailed work in this regard will guide future development. Higher population and residential densities are central to creating mixed-use neighbourhoods. Mixed use development promotes vitality, active travel and provides more customers to support local businesses.

3. Rectify boundary anomalies – Recreation Zone

Several allotments located in the Township Mainstreet Zone have a portion of their areas straddled by the abutting Recreation zone. This is an anomaly which should be rectified to better reflect the existing use of these sites and to streamline potential future development proposals on these sites.

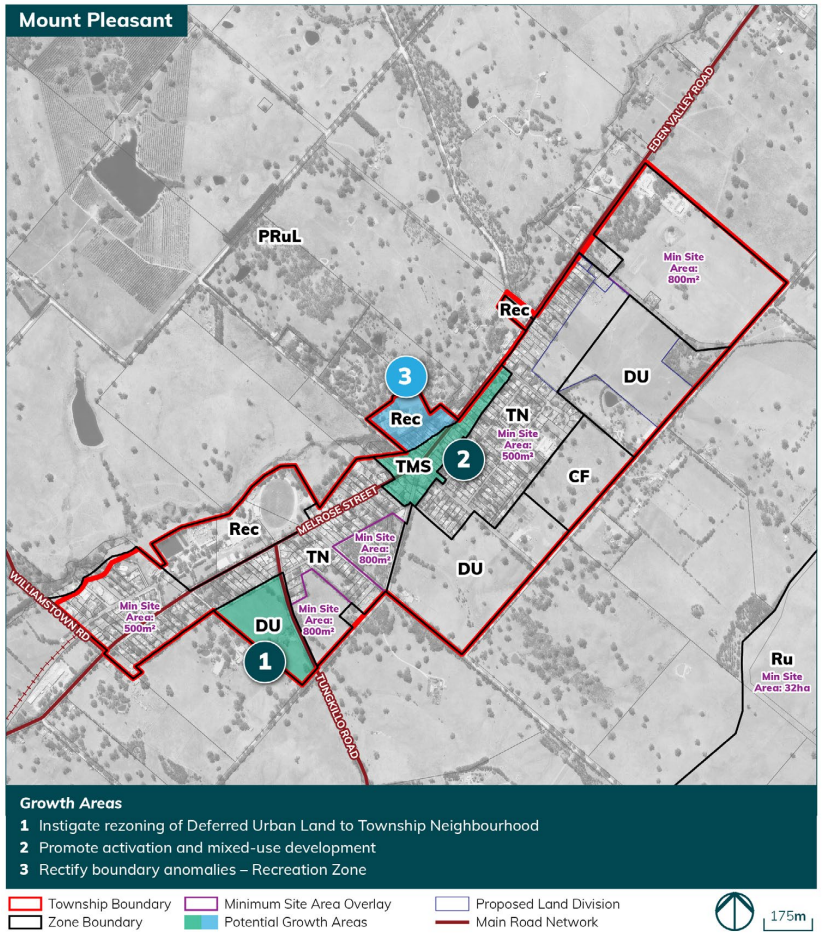


Figure 20: Mt Pleasant Development Opportunities

7.5.5 Infrastructure Considerations

Settlement	Potable Water	Wastewater	Communications	Flood Hazards
Mount Pleasant	› Low availability › Town centre › 150mm Eden Valley Road › 200mm pipe Tungkillo Road	CWMS present, not available to all allotments	NBN Satellite / Fixed Wireless	Along the watercourse west of Melrose Street

Table 8: Infrastructure considerations Mount Pleasant

Provision of adequate potable water is a priority to accommodating growth in Mount Pleasant. Infrastructure analysis and feedback received through engagement identifies water is a key challenge with supply low and infrastructure augmentation costs high. CWMS is available in Mount Pleasant, however, the CWMS does not currently extend to some of the vacant deferred urban areas. Costs associated with extending the CWMS service into available growth areas is subject to supply and augmentation charges being met by future developers.

7.5.6 Infrastructure Opportunities

Potable Water and Wastewater

- Provision of adequate potable water is a priority to accommodating growth in Mount Pleasant. Infrastructure analysis and feedback received through engagement identifies water is a key challenge with supply low and infrastructure augmentation costs high.
- CWMS is available in Mount Pleasant, however, the CWMS does not currently extend to some of the vacant deferred urban areas. Costs associated with extending the CWMS service into available growth areas is subject to supply and augmentation charges being met by future developers.

Traffic

- Advocate to DIT for reducing truck movements through the main street.

Community

- Promote activities for the youth such as a skate park, bike track, playground.
- Promote bike trail connections.

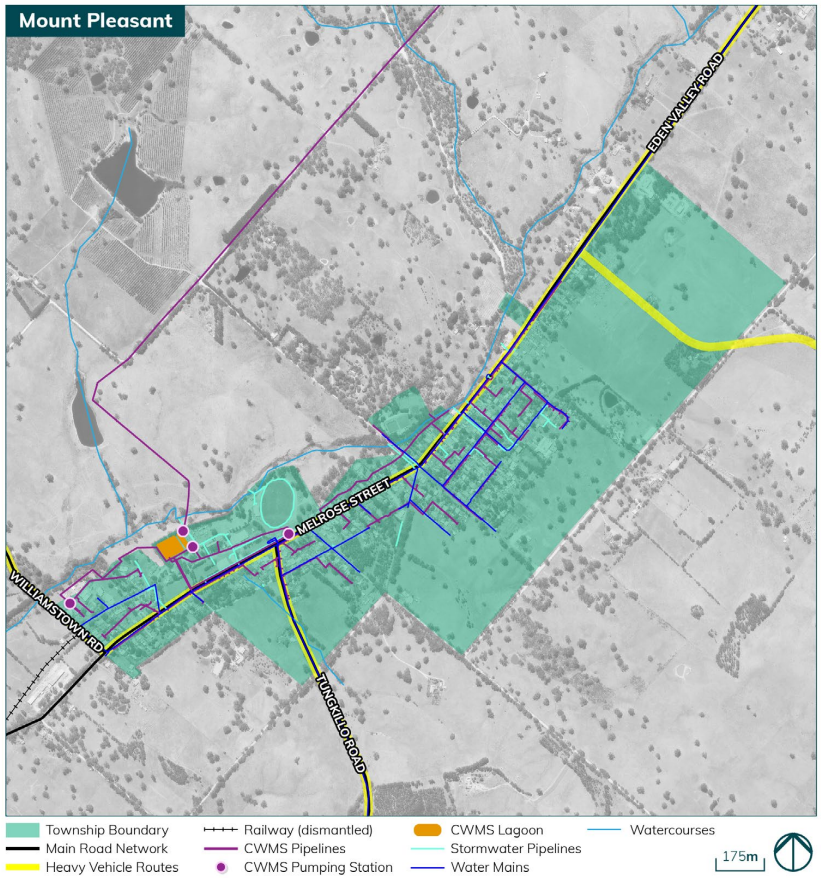


Figure 21: Mt Pleasant Services Map


Nuriootpa

7.6 Nuriootpa

Nuriootpa serves as the major commercial, tourist and service centre for the Barossa region. The scenic township is popular for tourists and locals alike and is renowned for its celebration of regional produce. Its historic main street and surrounding areas are lined with shops, eateries, wineries and breweries. It is located roughly one hours drive north of Adelaide on the Sturt Highway.

Nuriootpa is The Barossa Council's largest township with a population of 6,204, growing by 513 people (9%) since 2016. Residential development within Nuriootpa has accounted for 25% of total dwellings built with in the Northern Plains and Barossa Region between 2010 and 2019 . This growth has largely been accommodated in the north-eastern pocket of the township. Most of the township is located between the Sturt Highway and Barossa Valley Way.

7.6.1 Township Objectives

Growth objectives for Nuriootpa are as follows:

1. Capitalise on infill opportunities available on land located within the township Character Preservation District boundary.
2. Improve marketing of local education offerings including primary and secondary schools and the TAFE SA campus to retain and attract young people to the township.
3. Continue to invest in quality public realm upgrades, including investigating the notion of a town square to strengthen the town's character and appeal.
4. Position Nuriootpa as the home of a new regional hospital via the Barossa Hospital Business Case.
5. Increase the vibrancy of Murray Street, including through higher density residential development, increased parking and greening.
6. Improve connectivity of the township with the Sturt Highway.

7.6.2 Township Overview

Environment and Heritage

Nuriootpa is home to several heritage buildings including the grand nineteenth century Coulthard House and a number of historic churches, halls and hotels.

The North Para River loops through the town, lined in parts by the Nuriootpa linear park and magnificent river red gums. The local Barossa Bushgardens is a community-led project displaying, conserving and distributing local Barossa biodiversity.

The North Para River introduces flooding risk to some areas. The Barossa Council has invested significantly in a flood wall to mitigate flood risks from the North Para River. There are no high bushfire risk areas adjoining the town. The township's topography is generally flat.

The State-wide Bushfire Hazards Overlay Code Amendment (currently on consultation) identifies the majority of Nuriootpa within the Hazards – Bushfire (Urban Interface) Overlay. The periphery is mostly identified as a medium bushfire hazard area. This largely aligns with existing policy.

Community Services

Nuriootpa acts as a commercial and service centre for the surrounding district. Education facilities include the TAFE SA campus, Nuriootpa High School, Nuriootpa Primary School, Redeemer Lutheran School, Nuriootpa Community Children's Centre, and Goodstart Early Learning Nuriootpa.

Community spaces include the Nuriootpa War Memorial Swimming Pool, Nuriootpa Soldiers Memorial Hall and Arthur and Gladys Reusch Community Centre. Nuriootpa accommodates several healthcare services, including Benson Radiology that has recently expanded to accommodate an MRI scanner.

Housing Land Supply and Demand

Nuriootpa's supply of available residential land is estimated to be sufficient for just over ten years. There are limited opportunities in the township boundary to accommodate further outward growth. Infill development will likely play a significant role in supporting future population growth.

Employment Land Supply

Nuriootpa has the largest supply of commercial land in the Barossa, with approximately 113 hectares available in total. Of this land a moderate supply of approximately 23 hectares (20%) remains vacant.

Nuriootpa Traders has acquired a large site that it is being developed into a new warehouse and transport distribution facility at Samuel Road, Nuriootpa, within the Strategic Employment Zone.

Other zones that support employment in the township include Home Industry, Township Activity Centre and rural land that accommodates a range of rural activities.

The Nuriootpa shopping centre, owned by the Barossa Co-Op, located at corner of Gawler Street and Murray Street, is a neighbourhood sized centre that services the town and broader catchment.

In the high population growth scenario, there is likely to be additional demand for retail and services within the township.

7.6.3 Development Considerations (Flooding / Stormwater / Heritage Overlays)

Key development considerations for Nuriootpa include (refer to Figure 22):

- Limited opportunities for urban growth – surrounded by productive rural land.
- Existing storm water concerns in the northeast of township.
- Flooding impacts associated with the North Para River.

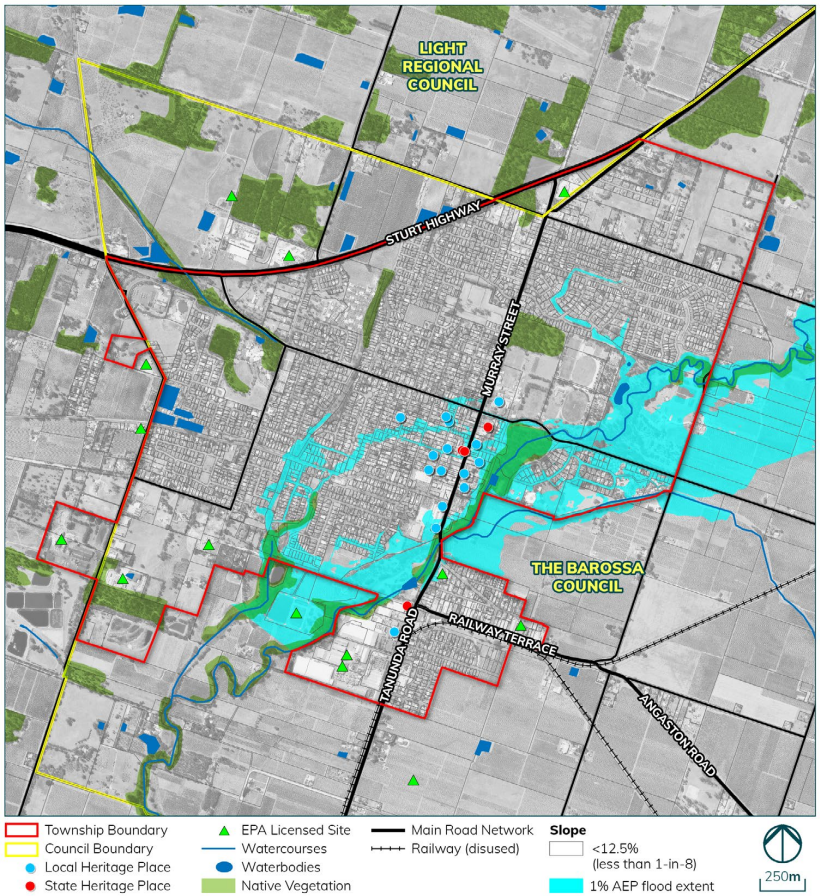


Figure 22.: Nuriootpa Constraints Mapping

7.6.4 Development Opportunities

Draft development opportunities for Nuriootpa are as follows (refer to figure 23):

1. Promote activation and mixed-use development

Prepare an urban design framework and main street master plan to promote development. This work should identify areas which are best suited to accommodating redevelopment, uplift and higher densities. Detailed work in this regard will guide future development and Council investment in the public realm and public infrastructure. Higher population and residential densities are central to creating mixed-use neighbourhoods. Mixed use development promotes vitality, active travel and provides more customers to support local businesses.

2. Assess the feasibility and potential for developing this land

Land in the northeast of the township remains largely underdeveloped and has significant potential. This is one of the last remaining residential growth areas in the township boundary. This area comprises several parcels in different ownership, some with approved land divisions.

Structure planning should focus on integrating this land with the abutting Home Industry Zone. Noting the Home Industry Zone is no longer considered to be appropriate or efficient in a township which is experiencing strong demand and constrained from outward growth (opportunity 3 below).

There is also opportunity to review the minimum allotment size for this land which is presently 1,000m2. Smaller allotment sizes would promote greater diversity of housing types.

3. Rezone Home Industry Zone to Neighbourhood

Rezone land in the north-east of the town from Home Industry to Neighbourhood Zone. The Home Industry Zone is not considered to be appropriate due to the town's constrained land supply. Rezoning this land provides clearer policy intent and will result in more efficient development and use of this land.

4. Expansion of Employment Zone

Rezone the land to the north of the Sturt Highway to Employment or Strategic Employment or a combination of. The area abuts similar zones to the south and west, is buffered from residential areas and has good road connectivity to the adjacent Sturt Highway. Several development applications have also been lodged in this locality (adjacent to the Highway Service Centre Zone) to accommodate light industry, with one recently being approved by the State Commission Assessment Panel.

5. Rezone Rural Zone to Neighbourhood Zone

A small area off Moppa Road South, located within the township, of approximately 1.3ha in area is currently zoned Rural. This zoning is not suitable due to the land's locality and size. This area accommodates several existing residential allotments and has capacity to accommodate several additional dwellings. The land should be rezoned to Neighbourhood in line with abutting residential land to the east.

6. Investigate opportunities to remediate and bring to market Council owned land

Council owns an allotment approximately three hectares in size and zoned strategic employment in the south-west of the township. This land is currently under-utilised and occupied by the Council's dog pound. The land is appropriately zoned and has direct access to the freight route. The land could be brought to market and developed for a higher and better use.

7. Rezone Rural Zone to Employment Zone

Located in the Light Regional Council, this land is sandwiched between the Sturt Highway and The Barossa Council's boundary and is Zoned Rural. A recent code amendment was approved that resulted in undeveloped land immediately adjacent being rezoned to Employment. This land accommodates a fuel outlet and tyre shop and some undeveloped land that may have capacity for future development. Collaboration is required with Light Regional Council to rezone this land to the Employment Zone and align with abutting allotments.

8. **Explore strategies to strengthen the mixed-use precinct while protecting existing industrial uses**

The Strategic Employment Zone off Tanunda Road has organically evolved into a unique precinct that supports several diverse yet complementary land uses. This area includes Beckwith Business Park, a bespoke business hub featuring restaurants, offices, warehouses, and bottling facilities within high-quality buildings set in landscaped surroundings. Further investigation into policy options is needed to encourage a diversity of land uses across parts of the precinct while ensuring that established and industrial-type land uses remain unaffected. This aligns with the Council's goal of promoting economic diversification.

9. **Investigate infill potential through capital value/site value investigations and identify infill opportunities**

The Neighbourhood Zone may experience pressure in the coming years, having regard to the age of housing stock and size of the allotments. In response, Council should undertake capital value/site value investigations to better understand when uplift of existing building stock is anticipated to occur. This can aid in understanding when future policy investigations and amendments or infrastructure upgrades may be required to support better infill development. There is also opportunity to review policy settings in the Planning & Design Code to understand infill opportunities.

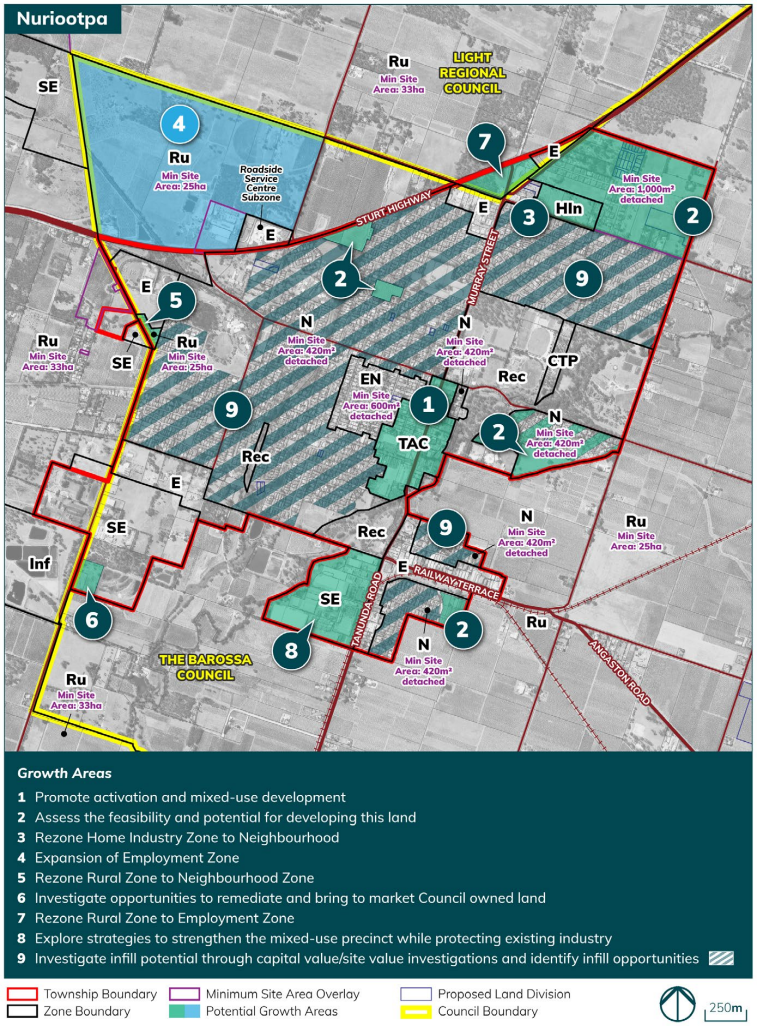


Figure 23: Nuriootpa Development Opportunities

7.6.5 Infrastructure Considerations

The below table is to be read in conjunction with the associated map:

Infrastructure	Preliminary Comments - Supporting Growth
Potable Water (SA Water Infrastructure)	There is SA Water network in this township. **Areas 'Developed' and 'Area 2':** Adequate infrastructure **Area 1**: may require further augmentation, possibly from the existing water source point located on Moppa Rd (150CICS), **Area 3**: May be able to support minor growth on existing infrastructure. Major growth may require further augmentation from the existing large diameter trunk mains located on Seppeltsfield Rd (200AC), Nuraip Rd (250AC), and Samuel Rd (150AC).
Wastewater	There is no SA Water sewer network in this township **Areas 'Developed' & 'Area 2':** There is existing CWMS network within these areas. Further growth can likely be connected into existing below ground drainage, however the capacity of the downstream WWTP will need to be verified. **Areas 1 & 3:** Currently does not have a community waste management system in place. New CWMS infrastructure and WWTP augmentation may be required to support growth within these areas.
Communication	Generally serviced by NBN Fibre to the Node technologies where existing legacy copper cable is in existing streets, otherwise new developments are constructed to the Fibre to the premises technology. Properties on outskirts of town rely on NBN Satellite / Fixed Wireless technology.
Electricity	High voltage assets are observed throughout Nuriootpa, with a mix of above and below ground infrastructure. A single substation is observed within the Developed area, located on Milway Avenue to the north. Further analysis from SAPN on network capacity is required to determine possible infrastructure requirements associated with growth.
Flooding	Area 2 is subject to flooding. New development within this area may be precluded or will require additional land to safely convey flood waters through the subject land.

Table 9: Infrastructure considerations Nuriootpa

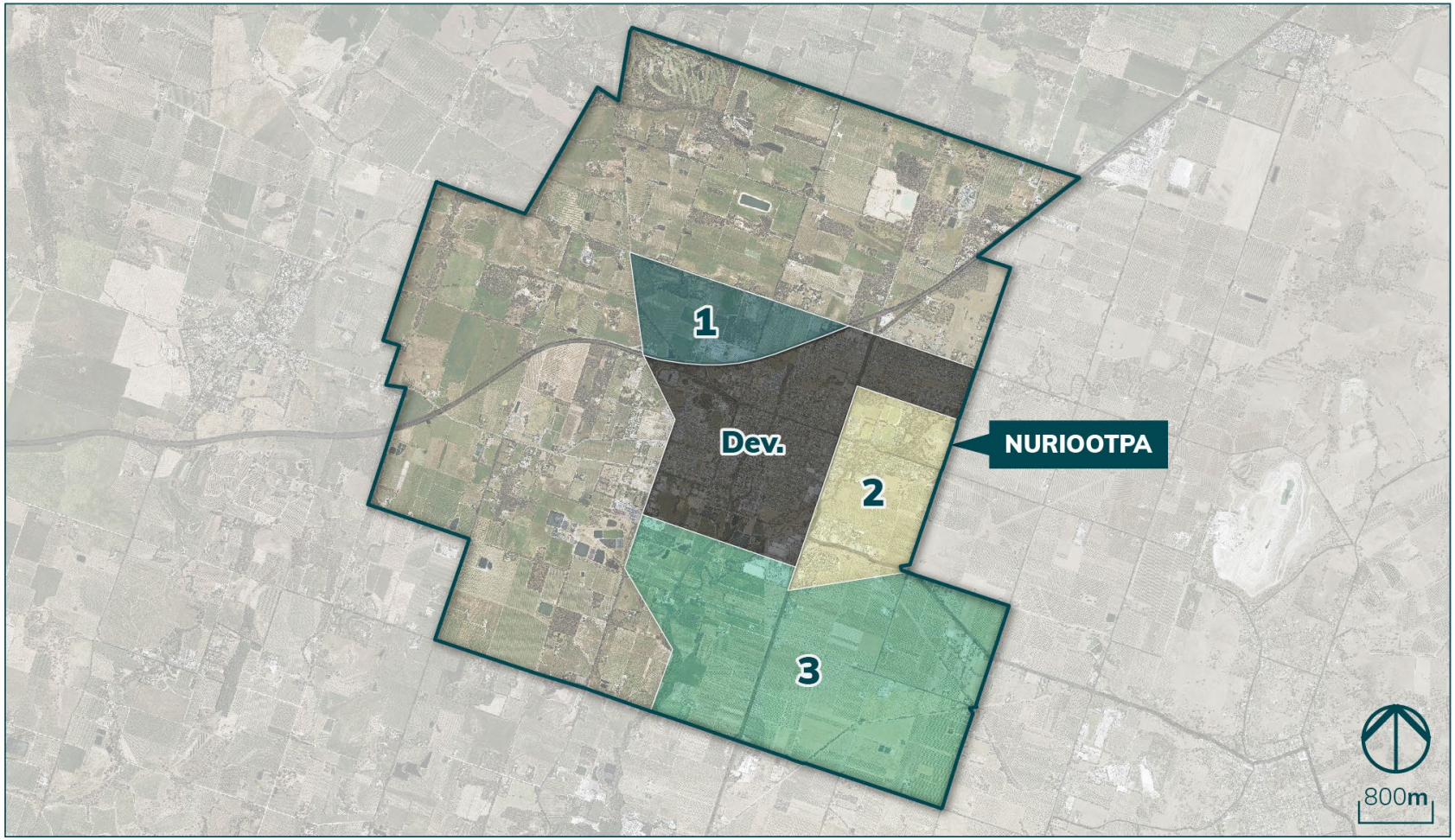


Figure 24: Infrastructure Analysis – Nuriootpa

7.6.6 Infrastructure Opportunities

Water/Wastewater (Employment Land Expansion)

- The expansion of employment lands north of Nuriootpa is expected to significantly impact the local infrastructure network. Upgrades to water and wastewater infrastructure will be necessary to support new development. While the CWMS is available in Nuriootpa, it does not currently extend into this area.
- Costs for extending CWMS service may be shared with future developers, with Council investment boosting market confidence.

Stormwater Management

- The land's topography slopes south, causing stormwater to flow back toward the town and the North Para River. Stormwater management systems will be needed to detain flows and prevent increased flooding risks downstream. Implementation of these systems will depend on engineering design.
- Advocate to DIT for improvements to drainage infrastructure in Angaston Road.

Traffic and the Sturt Highway

- The (employment) development area borders the Sturt Highway, a state government road, which will be heavily used by the new employment lands.
- Detailed traffic investigations are required to ensure the highway can accommodate increased use without disruption. This analysis is pivotal for rezoning decisions and potential cost sharing arrangements.

Commercial Centre Uplift and Local Traffic

- Uplifting commercial centres to promote more intense development may impact the local traffic network. Upgrades to the local road network, including provisions for car parking, should be prioritised as part of future policy changes.

Town Centre and Public Realm

- There is strong community support for enhancing the town centre's public realm to foster vibrancy, well-being, and connectivity.
- Beautify Murray Street by undertaking streetscape planting renewal between the main street and Sturt Highway
- Improve footpath connections including in Kalimna Road.

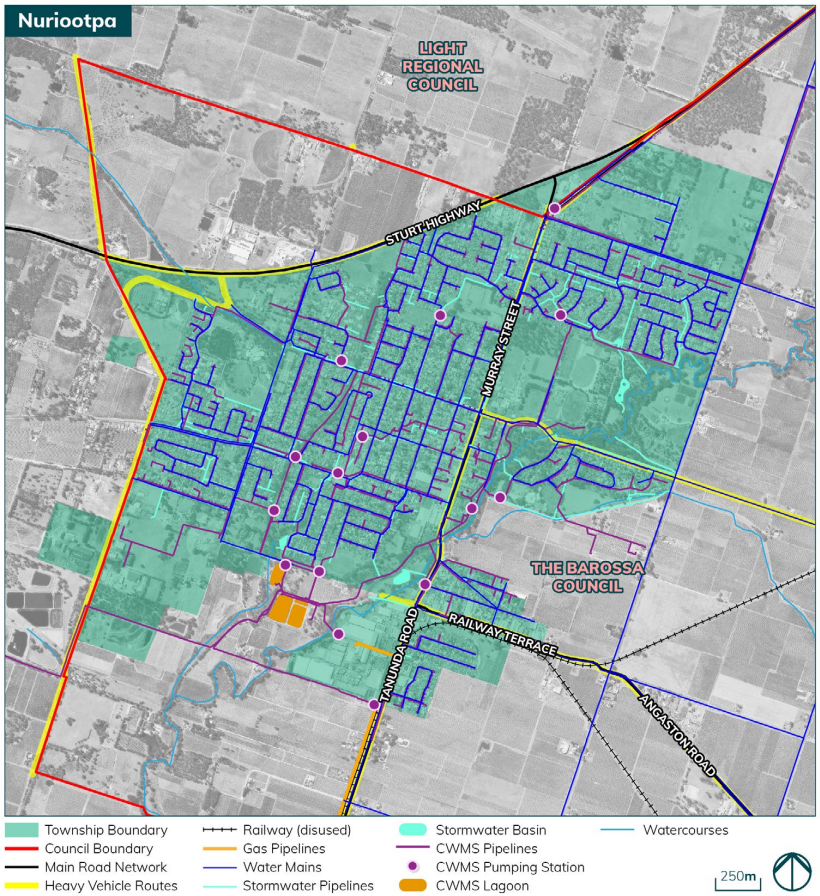


Figure 25: Nuriootpa Services Map


Springton

7.7 Springton

Springton is located within the Eden Valley wine region and is situated 63 km north-east of Adelaide via Birdwood and Mount Pleasant. The settlement has a population of 398 people and has experienced moderate comparative growth in recent years, being an increase of 20 people (5.2 percent) since 2016.

Famous for the Herbig Family Tree, Christian Hady and Christian Wllschutzky instigated the concept of Springton on leased land in 1864. Charles Tideman went on to buy the land and subsequently laid out the subdivision. The name Springton likely came from George Fife Angas' dairy, "The Springs" on the headwaters of nearby Spring Creek.

7.7.1 Township Objectives

Growth objectives for Springton are as follows:

1. Upgrade the visitor area at Herbig Family Tree
2. Capitalise on the infill opportunities available on land located within the Character Preservation District boundary.
3. Invest in quality public realm upgrades to strengthen the town's character and appeal, including through upgraded town entry gateway treatments e.g. landscaping, sculptures, signage etc.
4. Advocate for improved mobile phone telecommunications services in the town and surrounding region.

7.7.2 Township Overview

Environment and Heritage

Springton is home to a number of local heritage places. The town has no watercourses and no areas of high bushfire risk.

The State-wide Bushfire Hazards Overlay Code Amendment (currently on consultation) captures Springton within the Hazards (Bushfire-Urban Interface) Overlay. The surroundings areas are classified as high or medium bushfire risk areas. This is a considerable shift from current policy.

Community Services

Springton has limited community facilities. The town is serviced by the Springton Primary School.

Housing Land Supply and Demand

Springton's supply of available residential land is estimated to be sufficient for almost forty years. This supply is largely attributable to infill development with the average allotment size in Springton being comparatively large.

Employment Land Supply

Springton does not contain any dedicated commercial/employment type zones.

7.7.3 Development Considerations (Flooding / Stormwater / Heritage Overlays)

Key development considerations for Springton include (refer to Figure 26):

- Township is largely developed with future growth largely dependent on infill opportunities.
- Limited population to attract further services / infrastructure investment.

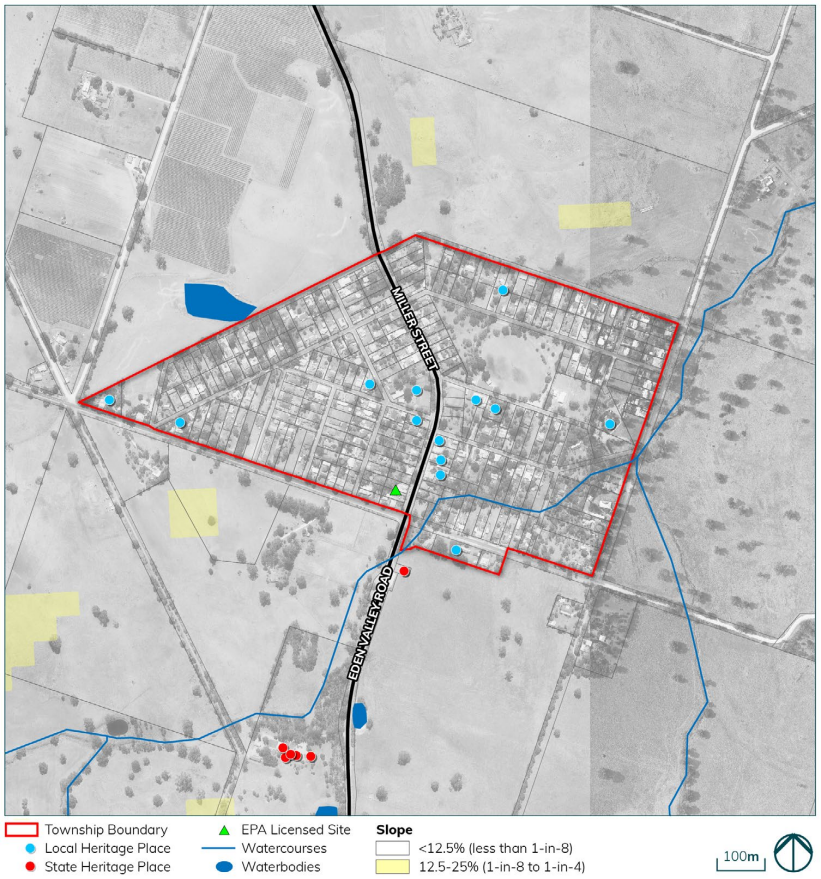


Figure 26: Springton Constraints Mapping

7.7.4 Development Opportunities

There is desire to promote Springton as a place to accommodate additional growth, given the pressures upon the larger townships in the Barossa.

1. Support appropriate/desired infill development through structure planning

Springton's circa forty-year supply of residential land is captured within larger allotments with infill potential. As pressure for residential land in Springton gathers and to aid in achieving quality development outcomes, structure planning is recommended in identified areas. This will provide a detailed and strategic approach to accommodating growth. A local TNV applies within the Code over the township enforcing a minimum site area of 1,200m2. While Springton is serviced with a CWMS, the existing TNV is appropriate to maintain the character and amenity of the township and due to the lack of engineered stormwater systems to support smaller allotment sizes.

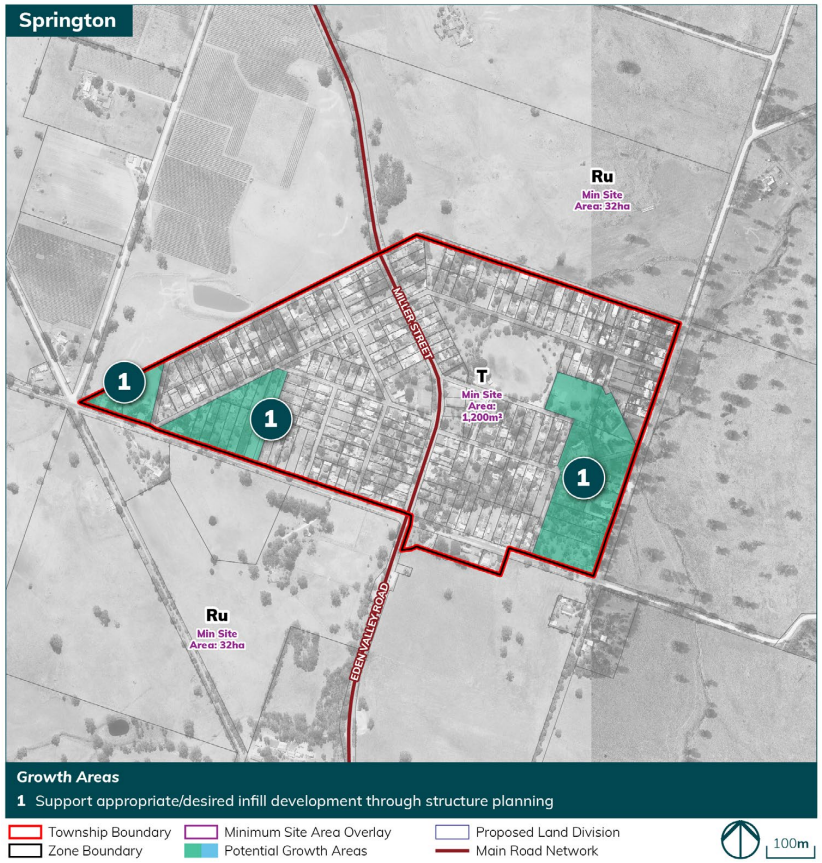


Figure 27: Springton Development Opportunities

URPS

7.7.5 Infrastructure Considerations

Settlement	Potable Water	Wastewater	Communications	Flood Hazards
Springton	› Medium availability › Potential to extend the town centre pipes depends on the size of the development › Town centre › 150mm pipe Eden Valley Road › 100mm pipe Lablacks Road	CWMS present to existing streets. Growth would require augmentation	NBN Satellite / Fixed Wireless	No data available

Table 10: Infrastructure considerations Springton

7.7.6 Infrastructure Opportunities

Potable Water and Wastewater

› Provision of adequate potable water and supporting infrastructure is a priority to accommodating infill development in Springton. Infrastructure analysis and feedback received through engagement suggests water is a key challenge with supply low and infrastructure augmentation costs high.

› CWMS is adequate to cater to proposed growth.

Telecommunications

› Advocate for improved mobile phone reception.

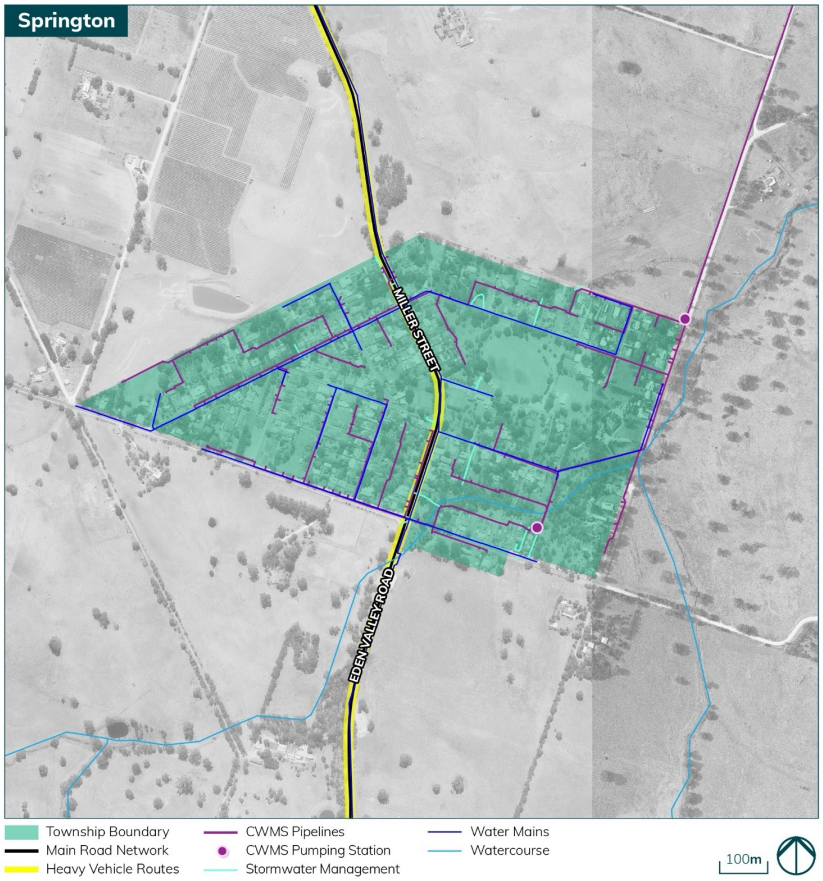


Figure 28: Springton Services Map

Attachment 1




Stockwell

7.8 Stockwell

Stockwell is a small township on the outskirts of The Barossa Council, located approximately seven kilometres north-east of Nuriooptа. The town was originally named in recognition of Samuel Stockwell, a butcher and a colt breaker who owned land out of the tow and surveyed the township in 1856.

The settlement has a population of 516 people having experienced high comparative growth in recent years with an increase of 40 people (8.4%) since 2016.

7.8.1 Township Objectives

Growth objectives for Stockwell are as follows:

1. Capitalise on the infill opportunities available on land located within the Character Preservation District boundary.
2. Continue to invest in the Stockwell Recreation Park and build on the facilities available.

7.8.2 Existing Zoning Overview

Environment and Heritage

A minor water tree lined watercourse runs through Stockwell. The town boasts several Local and State Heritage Places.

Community Services

Stockwell has limited services and relies on connections to nearby Nuriootpa and Angaston. The Stockwell Recreation Park has recently been upgraded with a BMX Pump Track and Fitness Stations, and the second oval is to be reinstated as part of planned works by the Big Project.

Housing Land Supply and Demand

Stockwell has a healthy supply of land to accommodate future residential growth. Largely located in the south-east of the settlement, this land supply is anticipated to suffice for over 110 years.

This considerable supply is directly linked to the low uptake rate of allotments over the past five years. Nevertheless, even when analysing the higher uptake rates averaged over a ten-year period, Stockwell has a land supply sufficient for the foreseeable future.

Employment Land Supply

Stockwell does not contain any dedicated commercial/employment type zones.

7.8.3 Development Considerations (Flooding / Stormwater / Heritage Overlays)

Key development considerations for Stockwell include (refer to Figure 29):

- Agriculture/viticulture is a central element to the character of Stockwell.
- The Resource Extraction Zone to the south-east of the settlement requires future consideration and buffers to accommodate residential development.
- The Sturt Highway to the west of the settlement deters expansion in this direction.
- There is a lack of stormwater infrastructure in parts of the town.

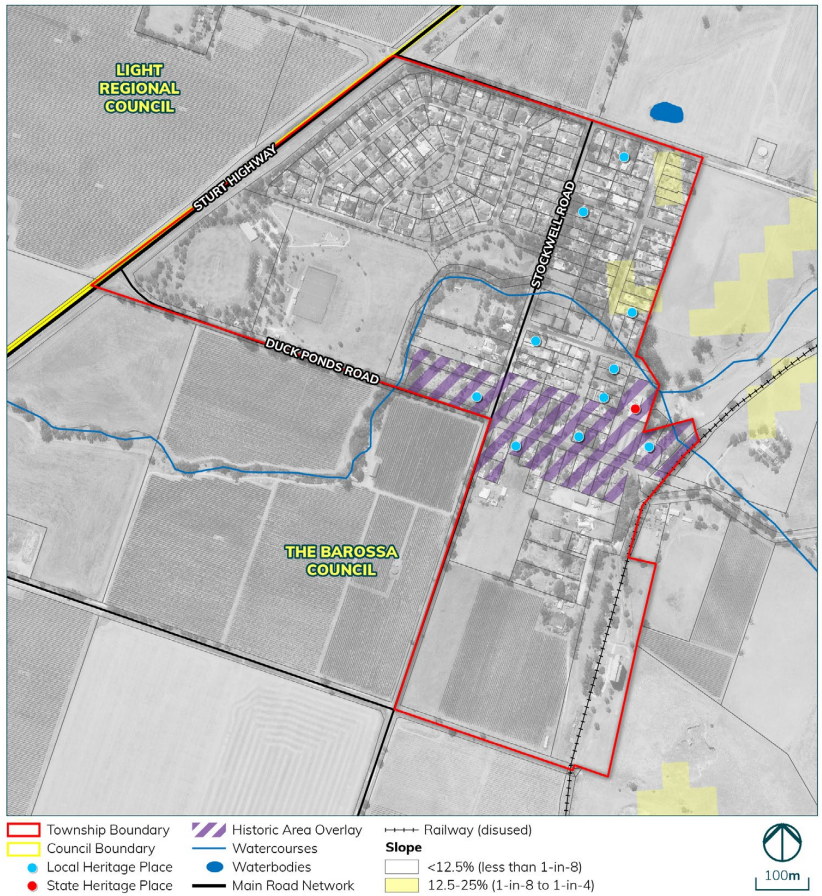


Figure 29: Stockwell Constraints Mapping

7.8.4 Development Opportunities

Draft development opportunities for Stockwell are as follows (refer to figure 30):

1. Structure plan required for residential land / reduce minimum allotment size

The portion of relatively flat open land to the south-west of the township bounded by Duck Ponds Road and Stockwell Road is the most significant area of undeveloped zoned land. A considerable portion of this land remains in single ownership, providing opportunity for a coordinated development outcome. Consideration of the nearby Resource Extraction Zone will require an appropriate buffering approach. It is recommended this area supports densities similar to the land division pattern adjacent the Stockwell Oval to the north, as opposed to the quasi-Rural Living style allotment located nearby.



Figure 30: Stockwell Development Opportunities

URPS

7.8.5 Infrastructure Considerations

Settlement	Potable Water	Wastewater	Communications	Flood Hazards
Stockwell	› Low availability › Town centre › 80mm pipe Duck Ponds Road › 80mm pipe Railway Terrace › 200mm pipe along Sturt Highway › 900mm pipe along Pipeline Road which is not available for growth	CWMS present. Extension around Stockwell and Carrara Hill Road may support growth. Unknown WWTP capacity.	NBN Satellite / Fixed Wireless	Within the town centre at Queen Street

Table 11: Infrastructure considerations Stockwell

7.8.6 Infrastructure Opportunities

Potable Water

› Provision of adequate potable water and supporting infrastructure is a priority to accommodating growth in Stockwell. Infrastructure analysis and feedback received through engagement suggests water is a key challenge with supply low and infrastructure augmentation costs high.

Community

› Promote activities for the youth such as a basketball court.

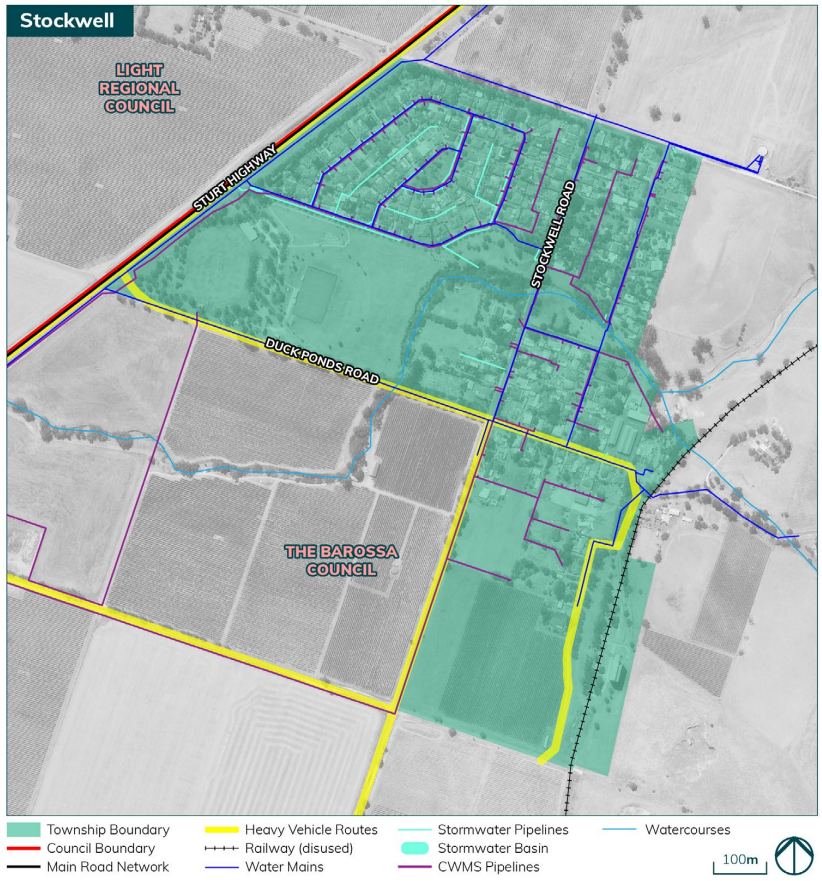


Figure 31: Stockwell Services Map

Attachment 1



Attachment 1



Tanunda

7.9 Tanunda

Tanunda is located in the heart of the Barossa region, approximately 70 kilometres northeast of Adelaide. The town is a large and historic rural settlement, lined with leafy streets and surrounded by vineyards. It is a scenic township with a strong tourism focus. Although settled in 1843, the name Tanunda was not appointed until later and derives from an Aboriginal word meaning 'watering hole'.

The town is home to a residential population of 4,394 people, growing by 70 people (1.6%) since 2016.

7.9.1 Township Objectives

Growth objectives for Tanunda are as follows:

1. Promote residential infill at selected locations at the edges of the existing developed township.
2. Promote Council's significant investment into the facilities at the Tanunda Recreation Park and other related 'The Big Project' initiatives.
3. Capitalise on the availability of both primary and secondary schools within the town in attracting young families.
4. Investigate the establishment of biodiversity 'green' corridors.
5. Better activate Murray Street and deliver urban design improvements including linkages across Murray Street to increase connectivity and safety.
6. Investigate options for stormwater capture for re-use and flood mitigation within the township.

7.9.2 Township Overview

Environment and Heritage

Tanunda is home to several winding watercourses including the North Para River and Tanunda Creek. Lined with native vegetation, these watercourses provide amenity and support biodiversity. They also introduce flooding risk.

The streets are generally flat, many dotted with heritage places particularly in the Established Neighbourhood and Township Mainstreet Zones.

There are no areas of high bushfire risk adjacent to the township.

The State-wide Bushfire Hazards Overlay Code Amendment (currently on consultation) identifies the majority of Tanunda within the Hazards – Bushfire (Urban Interface) Overlay. The periphery is mostly identified as a medium bushfire hazard area. This largely aligns with existing policy.

Community Services

Education facilities include the Tanunda kindergarten, Tanunda primary school and Faith Lutheran College.

The Inner North Community Health Service, the Tanunda War Memorial Hospital and the Tanunda Medical Centre provide important medical services to the community. Other community services include the Tanunda Library, Barossa Regional Gallery, Visitor Information Centre, The Hub and the Rex Barossa Aquatic Fitness Centre.

Tanunda has been the focus of a range of recent The Big Project initiatives including the construction of an inclusive playground, junior oval and cricket nets at Tanunda Recreation Park, construction of new clubrooms, changerooms, lighting and electrical capacity upgrade at Tanunda Oval, the redevelopment of the Tanunda Show Hall and development of the new Barossa Rugby Precinct.

Housing Land Supply and Demand

Tanunda's supply of available residential land is estimated to be sufficient for approximately twenty-five years. However, several key parcels of land zoned as Neighbourhood, which are anticipated to accommodate future growth, are currently utilised for viticulture or wine industry.

Employment Land Supply

Tanunda's commercial land supply is almost exhausted, with only a marginal vacant area available in Basedow Road.

7.9.3 Development Considerations (Flooding / Stormwater / Heritage Overlays)

Key development considerations for Tanunda include (refer to Figure 32):

- Land along the North Para on the western side of Tanunda is subject to flooding.
- Productive and established vineyards to the north and south of the town.
- Limited opportunities for land use intensification along river limited due to flooding.
- Limited housing supply and pressures to repurpose dwellings for tourist accommodation.

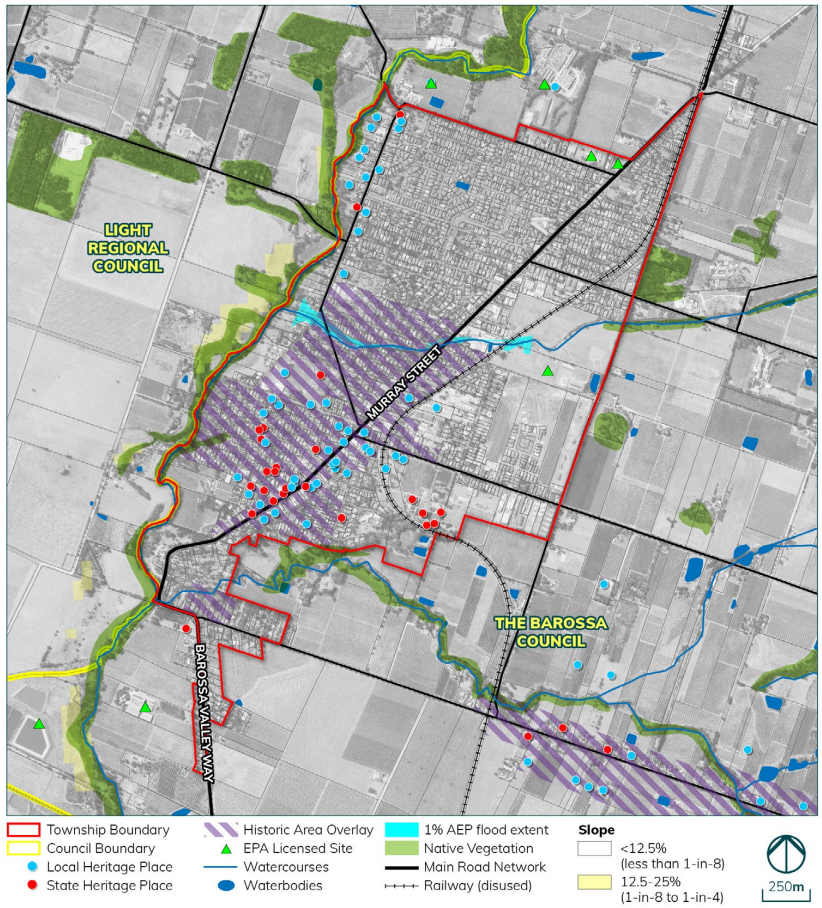


Figure 32: Tanunda Constraints Mapping

7.9.4 Development Opportunities

Draft development opportunities for Tanunda are as follows (refer to figure 33):

1. Rezone Home Industry Zone to Neighbourhood

Rezone land in the north of the town from Home Industry to Neighbourhood. The Home Industry Zone is not considered to be appropriate due to the town's constrained land supply. Rezoning of this land provides clearer policy intent and will result in more efficient use of this land.

2. Promote activation and mixed-use development

Revisit the Tanunda Urban Design Framework and Main Street master plan prepared in 2013. Expand the scope of the document to consider parts of the township, outside of Historic and Character Areas, and main street most suitable to supporting redevelopment and higher densities. Higher population and residential densities are central to creating mixed-use neighbourhoods. Mixed use development promotes vitality, active travel and provides more customers to support local businesses.

3. Consider bringing Council land to market for residential development

The Barossa Council owns land between Ash Terrace and Walden Street which accommodates its current works depot. Approximately two hectares in size, this land could support a substantial residential infill development subject to rezoning.

As this land is owned by Council, a similar approach to that employed by Renewal SA, whereby an active role is taken through the development process, can ensure high quality design outcomes are achieved.

This is subject to an alternative site being identified/procured to accommodate a new Council depot.

4. Investigate infill potential through capital value/site value investigations and identify infill opportunities

The Neighbourhood Zone in the north of Tanunda is anticipated to commence experiencing infill pressure in the coming years, having regard to the age of housing stock and size of the allotments. In response, Council should undertake capital value/ site value investigations to better understand when uplift of existing building stock is anticipated to occur. This can aid in understanding when future policy investigations and amendments or infrastructure upgrades may be required to support better infill development. There is also opportunity to review policy settings in the Planning & Design Code to understand infill opportunities.

5. Investigate reducing minimum allotment sizes in Rural Neighbourhood Zone

The Rural Neighbourhood Zone in the west of the township is nestled between the Rural Living and Established Neighbourhood Zones. Through a TNV, current Code policy supports a minimum allotment size of 2,000m2. With most allotments considerably larger.

This land is not impacted by flooding impacts to the same extent as land in the neighbouring Rural Living Zone and will therefore likely be able to accommodate more intense residential development. Further investigations are required to support this observation and should be pursued by Council.

6. Investigate opportunities for land outside of the flood plain accommodating tourism development

The Recreation Zone in the southwest of the township contains an area not impacted by flooding from the North Para River, occupied by a restaurant and outbuildings. This land is not being utilised for recreation purposes and has not been identified as an area of strategic importance. The area identified abuts a Caravan and Tourist Park Zone. As a result, this land could accommodate further tourism focussed development.

7. Rezone Rural Zone to Tourism Development Zone

An area in the northeast of the Tanunda is recommended to be rezoned to Tourism Development. This land abuts the township boundary at the northern end of the township and is bounded by a significant frontage to Murray Street on the eastern side and Burings Road along the northern side. It is considered to represent a logical geographical boundary at its northern extremity. The site is considered well located for a tourist development of greater scale than that anticipated in the Rural Zone. The site is in close proximity to a number of important food and tourism businesses including the Barossa Chocolate Factory Artisans and Pirathon cellar door. Additionally, the location of the Kroemer's Crossing roundabout serves as a clear entry point into Tanunda from the north.

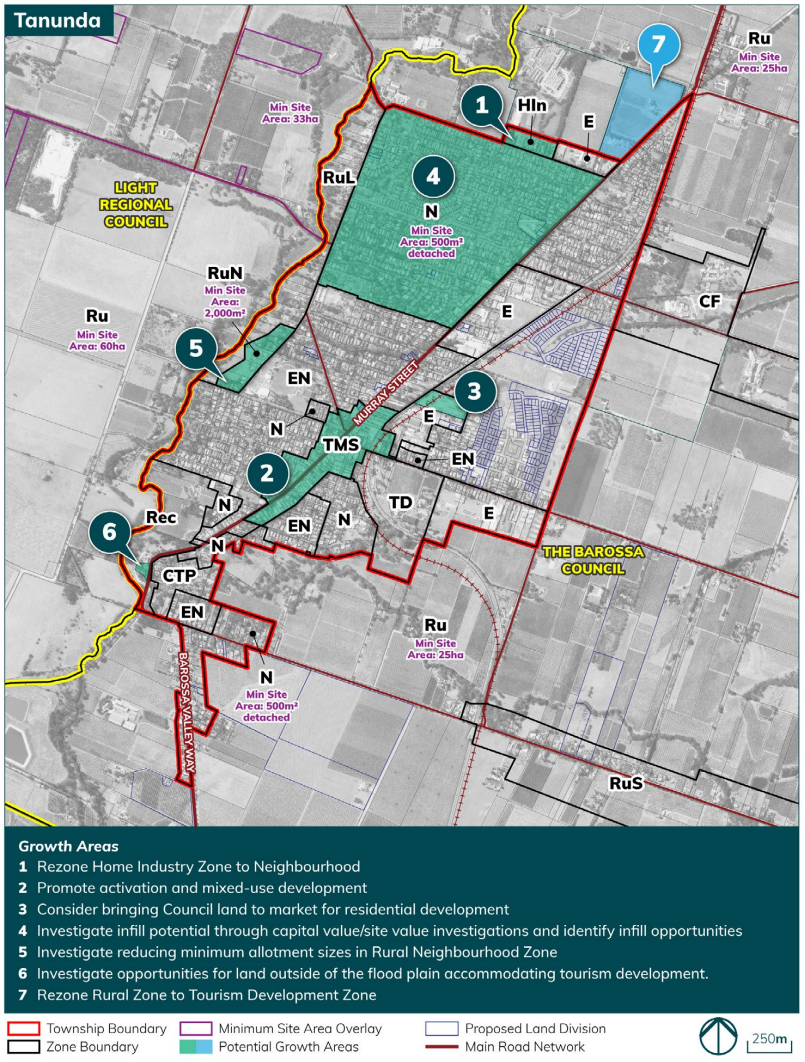


Figure 33: Tanunda Development Opportunities

7.9.5 Infrastructure Considerations

The below table is to be read in conjunction with the associated map:

Infrastructure	Preliminary Comments - Supporting Growth
Potable Water (SA Water Infrastructure)	There is SA Water network in the township centre (Area 1 and part of Area 2). The capacity of this network to support additional growth is unknown. **Area 2:** For the remainder of the area only large diameter SA Water transmission infrastructure is observed and would require significant infrastructure upgrades or augmentation to support additional growth.
Wastewater	There is no SA Water sewer network in this township. West of the North Para River is outside the Barossa Valley boundary and out of scope of this report. **Area 1:** Further growth can likely be connected into existing below ground drainage, however the capacity of the downstream WWTP will need to be verified. **Area 2:** Currently does not have a community waste management system in place. New CWMS infrastructure and WWTP augmentation may be required to support growth within these areas.
Communication	Generally serviced by NBN Fibre to the Node technologies where existing legacy copper cable is in existing streets, otherwise new developments are constructed to the Fibre to the premises technology. Remote properties on outskirts of towns rely on NBN Satellite / Fixed Wireless technology.
Electricity	High voltage assets are observed throughout Tanunda, with a mix of above and below ground infrastructure. No substations are observed within the Tanunda Township. Further analysis from SAPN on network capacity is required to determine possible infrastructure requirements associated with growth.
Flooding	SAPPA flooding map suggest flooding concern along the North Para River within this township. It should be noted that additional floor level and flood conveyance requirements may be applied on development within the flooding hazard overlay.

Table 12: Infrastructure considerations Tanunda

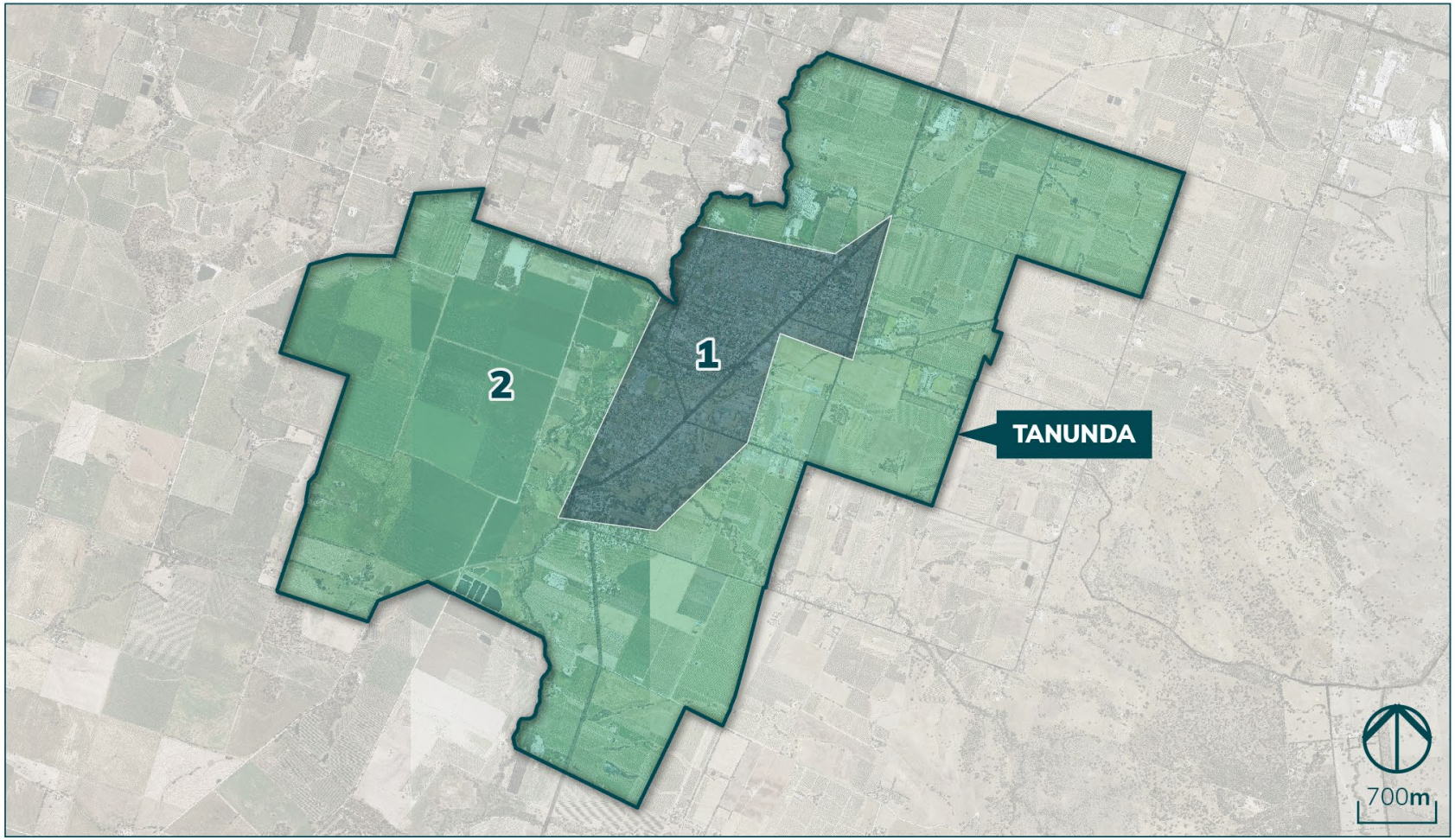


Figure 34: Infrastructure Analysis – Tanunda

7.9.6 Infrastructure Opportunities

Water and Wastewater

- More intense commercial development to the north of Tanunda will require upgrading water and wastewater infrastructure.
- The CWMS is available in Tanunda, but it does not currently extend into this area (north).
- Future developers will need to cover supply and augmentation charges to extend the CWMS into growth areas.

Stormwater Management

- The strategy recommends investigating options to intensify development near the North Para River. Although these areas are outside flood zones, investment in stormwater infrastructure should be prioritised. This investment will help ensure both existing and proposed developments are protected from stormwater inundation.

Traffic and Commercial Centre Uplift

- Proposed uplift of commercial centres promoting more intense development may impact the local traffic network. Upgrades to the local road network, including additional car parking provisions, should be prioritised as part of any policy shift.

Connectivity

- Promote footpath upgrades connecting residential growth adjacent Menge Road to the Tanunda Primary School and Faith Lutheran College.

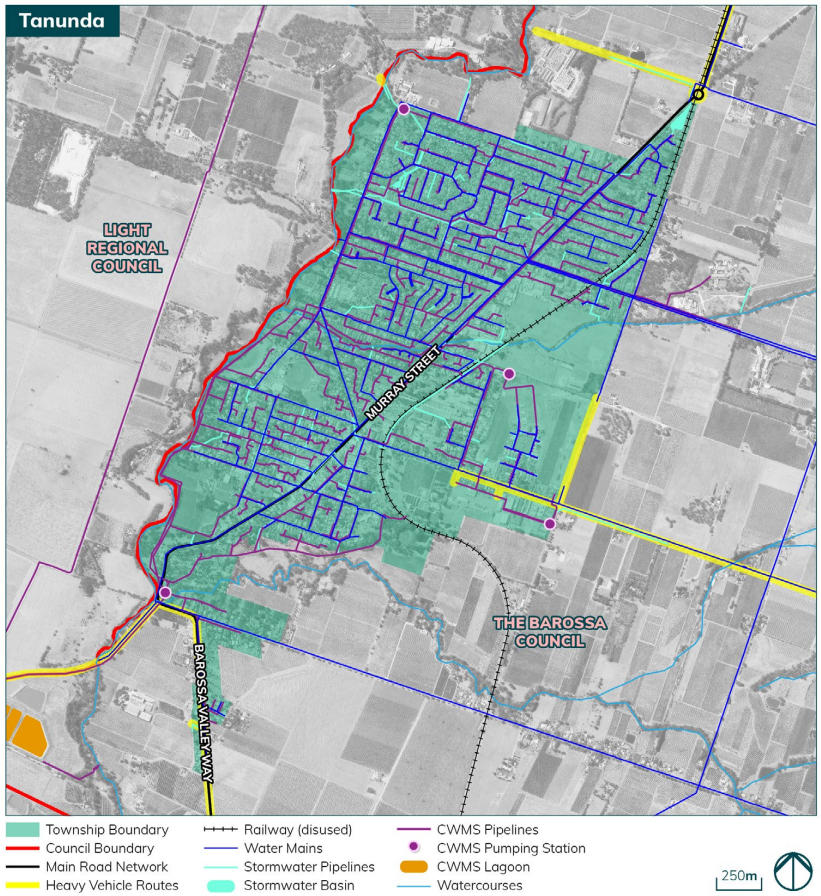


Figure 35: Tanunda Services Map


Williamstown

7.10 Williamstown

Considered to be the 'southern gateway' town into the Barossa Valley, Williamstown is located 51 kilometres northeast of Adelaide. The town has a population of 2,238 having experienced moderate growth in recent years with an increase of 75 people (3.4%) since 2016.

Williamstown is popular with young families; demographics show the township has a younger age profile than other Barossa townships. The proximity of Williamstown to Adelaide makes it appealing to residents who can commute for work in Adelaide while enjoying a country town lifestyle.

In its earlier years, Williamstown was a thriving farming area, hosting sheep and cattle, fruit orchards, mixed farms and grape vines. Williamstown also sustained a forestry and lumber industry.

The Mt Crawford Reserve and Parra Wirra Recreation Park are located a short distance away from Williamstown and provide a host of recreational opportunities whilst also providing for the conservation of native flora and fauna.

7.10.1 Township Objectives

Growth objectives for Williamstown are as follows:

1. Capitalise on the significant infill opportunities available on land located within the Character Preservation District boundary.
2. Promote Council's plans for investment at Williamstown Queen Victoria Jubilee Park and other related Big Project ventures.
3. Protect bush area of high conservation value and bushfire risk to the west.
4. Leverage eco-tourism opportunities, including positioning Williamstown as a walking and cycling trails service centre and creating a bike path linking Williamstown and Lyndoch.
5. Enhance linkages between the main street and the Williamstown Queen Victoria Jubilee Park.
6. Expand small retail offerings along the main street.

7.10.2 Township Overview

Environment and Heritage

Williamstown is nestled within significant areas of surrounding bushland. To the south-west lies the South Para Reservoir with the Barossa Reservoir to the northwest. Victoria Creek winds through the centre of the town. The surrounding vegetation and creek introduce bushfire and flooding risk to the township.

The State-wide Bushfire Hazards Overlay Code Amendment (currently on consultation) has refined bushfire hazard areas as they apply to Williamstown. Whilst the heart of the town remains within the Hazards (Bushfire – Urban Interface) Overlay, a number of areas on the town's boundary are proposed as being high bushfire risk areas. This is a considerable shift from current policy.

Williamstown contains several Local and some State Heritage Places.

Community Services

Williamstown is serviced by a range of community facilities including Williamstown Primary School, Williamstown Medical, Queen Victoria Jubilee Park, Williamstown Caravan Park and a number of walking trails through the nearby parks and reserves. An upgrade of Queen Victoria Jubilee Park is planned under Council's The Big Project initiative.

Housing Land Supply and Demand

Williamstown's supply of available residential land is estimated to be sufficient for almost forty years. Williamstown also has a considerable supply of land zoned as Rural Living to the north and south of the township. Further, there is a significant Rural Living Zone to the northwest of the township. These areas could theoretically also accommodate future and more intense residential growth.

Employment Land Supply

Williamstown's limited commercial land supply is exhausted, with no vacant land available. A development application is currently under assessment for a supermarket in the main street. A development application has been granted Planning Consent for construction of a supermarket in the main street.

7.10.3 Development Considerations (Flooding / Stormwater / Heritage Overlays)

Key development considerations for Williamstown include (refer to Figure 36):

- High bushfire risk adjoining reservoir.
- Coordinating multiple allotments in the Rural Living Zone for residential development. Challenges associated with infrastructure contributions.
- Williamstown is an important gateway for freight vehicles travelling through the hills onward south toward Kersbrook/Birdwood or south-east toward Mount Pleasant/Murray Bridge. Heavy freight movements through the town presents ongoing safety concern/risk.

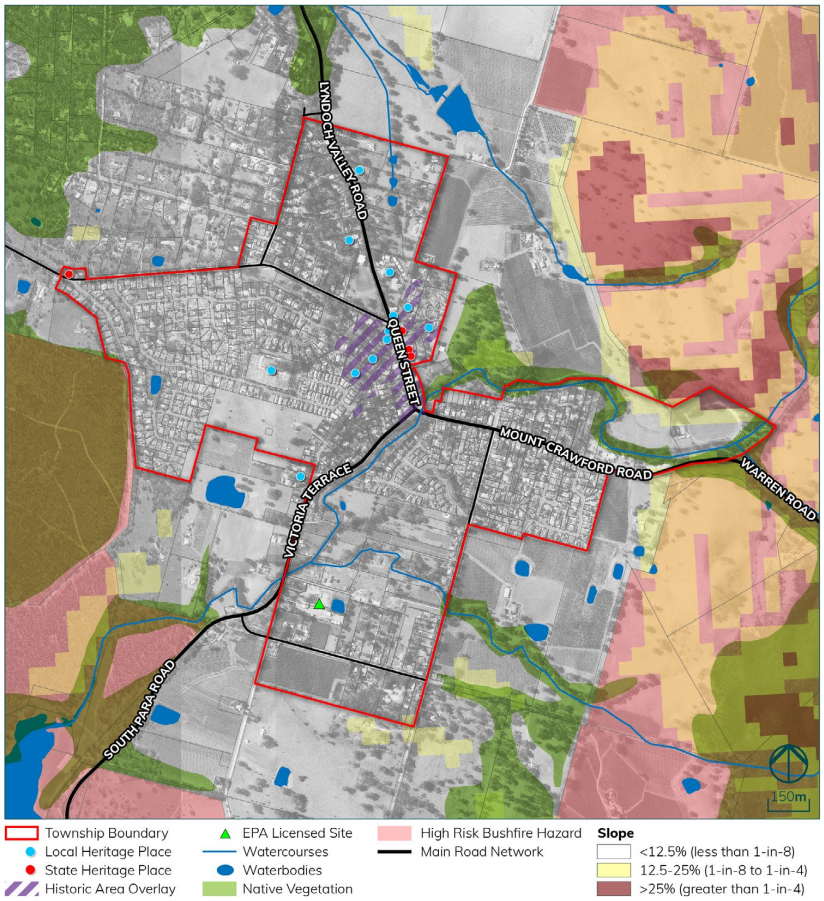


Figure 36: Williamstown Constraints Mapping

7.10.4 Development Opportunities

Draft development opportunities for Williamstown are as follows (refer to figure 37):

1. **Promote activation and mixed-use development**

Prepare an urban design framework and main street master plan to promote development. This work should identify areas which are best suited to accommodating redevelopment, uplift and higher densities. Detailed work in this regard will guide future development and Council investment in the public realm and public infrastructure. Higher population and residential densities are central to creating mixed-use neighbourhoods. Mixed use development promotes vitality, active travel and provides more customers to support local businesses.

2. **Investigate cost effective stormwater solutions in collaboration with landowners**

These sites have challenges in respect to facilitating adequate stormwater management solutions to enable development. To support these areas being developed as intended, Council should collaborate with landowners to identify appropriate and cost-effective approaches to manage stormwater and increase capacity.

3. **Support tourist accommodation goals – Williamstown Queen Victoria Jubilee Park upgrade**

Prioritise investment into Williamstown Queen Victoria Jubilee Park to deliver outcomes sought by master plan.

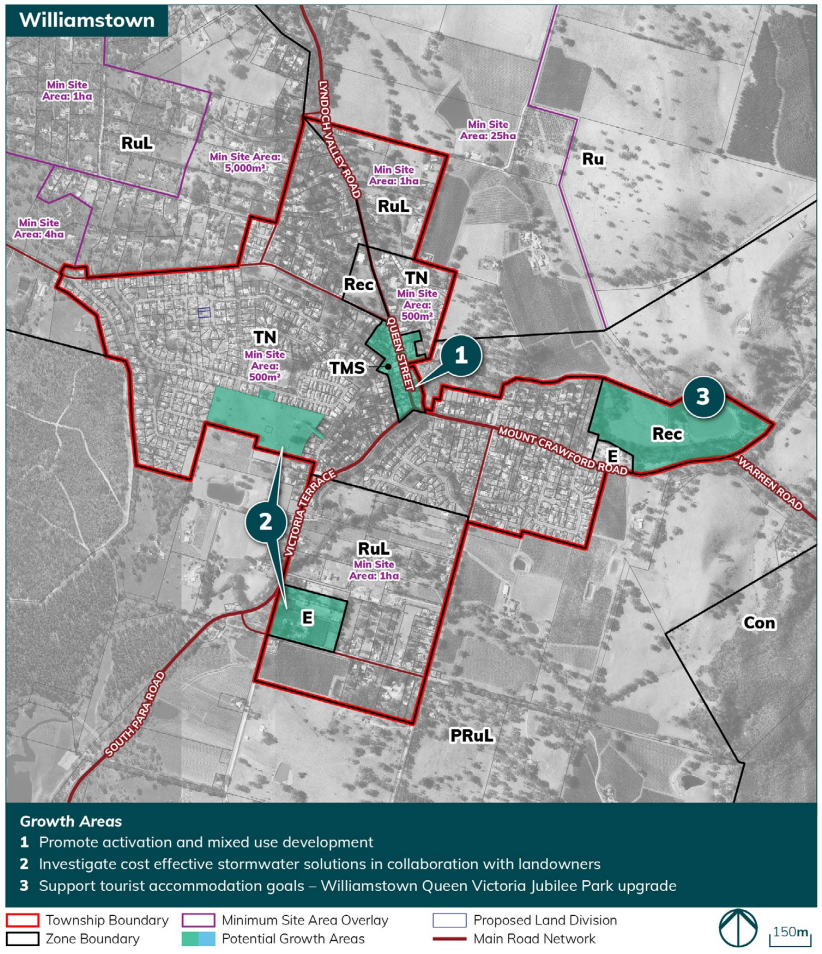


Figure 37: Williamstown Development Opportunities

7.10.5 Infrastructure Considerations

The below table needs to be read in conjunction with the associated map:

Infrastructure	Preliminary Comments - Supporting Growth
Potable Water (SA Water Infrastructure)	**Area 1:** There is SA Water network in the township centre (Area 1 and part of Area 2). The capacity of this network to support additional growth is unknown. **Area 2:** Water mains are generally provided throughout the major roads in this area and may be able to support growth with some augmentation. Infrastructure upgrades could be required from the existing water source points (Tanks from Barossa Reservoir to the west, 200PVCO within Miamba Rd to the north, 200PVCO in Mahlo Rd, 150PVCO in Lorke Rd,) **Area 3:** There is a potable water supply along the Coppermine Rd and Fromm Sq. For the remainder of the area only large diameter SA Water transmission infrastructure is observed and would require significant infrastructure upgrades or augmentation to support additional growth.
Wastewater	There is no SA Water sewer network in this township. **Area 1:** There is existing CWMS network within these areas. Further growth can likely be connected into existing below ground drainage, however the capacity of the downstream WWTP will need to be verified. **Areas 1 & 3:** Currently does not have a community waste management system in place. New CWMS infrastructure and WWTP augmentation may be required to support growth within these areas.
Communication	Generally serviced by NBN Fibre to the Node technologies where existing legacy copper cable is in existing streets, otherwise new developments are constructed to the Fibre to the premises technology. Remote properties on outskirts of towns rely on NBN Satellite / Fixed Wireless technology.
Electricity	High voltage assets are observed throughout Williamstown, with a mix of above and below ground infrastructure. Two substations are observed towards the south of the township on Wild Street and South Terrace. Further analysis from SAPN on network capacity is required to determine possible infrastructure requirements associated with growth.
Flooding	SAPPA flooding map does not suggest any known flooding hazard overlays within this township however there are water bodies and watercourses within this township which due to their vicinity may become a flood plain during major storm events.

Table 13: Infrastructure considerations Williamstown

7.10.6 Infrastructure Opportunities

Stormwater Management

- Stormwater issues are impacting vacant land from being developed. Adequate stormwater infrastructure will be required to support future development.

Traffic and Commercial Centre Uplift

- Uplift of commercial centres promoting more intense development may impact the local traffic network. Upgrades to the local road network, including car parking provision, may be prioritised as part of any policy shift.
- Advocate for improvements at the intersection of Mount Crawford Road/Spring Road junction with Warren Road.

Community

- Promoting activities for young people/youth including skate park and nature playground.

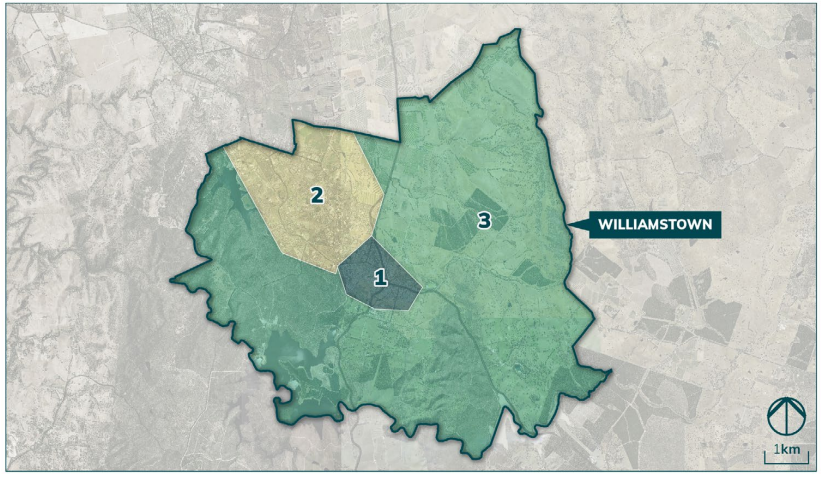


Figure 38: Infrastructure Analysis – Williamstown

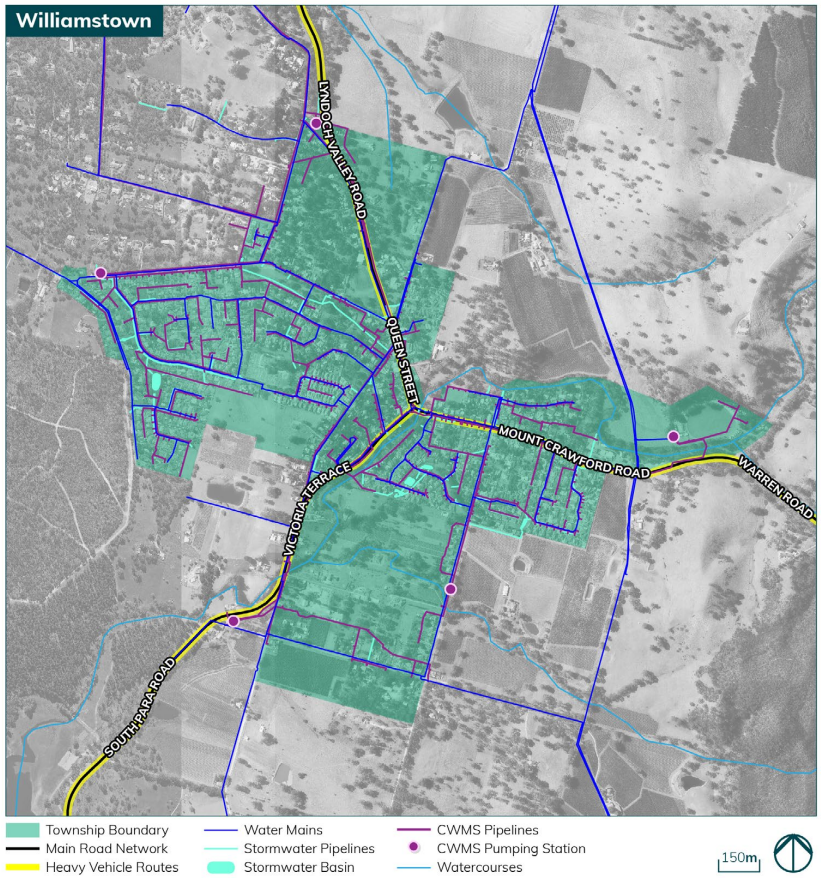


Figure 39: Williamstown Services Map


Smaller
Settlements

7.11 Smaller Settlements

There are a total of 12 smaller settlements, which have been grouped together, these include:

Altona	Kalbeeba	Rowland Flat
Bethany	Light Pass	Rosedale
Cockatoo Valley	Mount Crawford	Sandy Creek
Cromer	Vine Vale	Penrice (captured under Angaston)

Together these settlements have a population of 3,204 people having grown by 212 people (7%) since 2016.

7.11.1 Settlement Objectives

1. Maintain existing services and infrastructure to an adequate level.
2. Continue to invest in quality public realm upgrades to strengthen character and appeal.

7.11.2 Settlements Overview

Each of the Barossa's settlements is unique in nature, with most situated in a rural living setting and accommodating very low densities. There are exceptions to this such as Light Pass and Rosedale, noting these settlements are historically significant with a high proportion of heritage listed items.

Below is an outline of each settlement and its relationship with the Character Preservation District:

Settlement	Character Preservation District (Township / Rural Area / Rural Living Area)
Altona	Rural Living Area
Bethany	Rural Area
Cockatoo Valley	Rural Living Area
Cromer	Rural Area
Kalbeeba	Not In Township / Rural Living (east only)
Light Pass	Township
Mount Crawford	Rural Area
Penrice	Township
Rowland Flat	Rural Area
Rosedale	Township
Sandy Creek	Township (in part) / Rural Living Area (in part)
Vine Vale	Rural Area

Table 14: Settlements / CPD

7.11.3 Development Considerations (Flooding / Stormwater / Heritage Overlays)

Environmental factors affecting growth in the Barossa's settlements are largely related to heritage and bushfire risk. Noting of the 12 settlements, only three are classified as townships under the Character Preservation Act 2012. This means that the provisions restricting land division pursuant to Section 8 of the Act apply and prohibits land division that creates additional allotments for residential development.

7.11.4 Development Opportunities

No significant growth is proposed for the Barossa's settlements. This is due to any extension of existing township boundary (where applicable) necessitating a change to the Character Preservation Legislation. This combined with the very limited provision of infrastructure in these localities creates a challenging environment to facilitate/ support urban growth and there are concerns in maintaining character of these small settlements.

Noting this and as identified in figure 40 below, it is recommended that Council continue to advocate for a community wastewater scheme to service the township of Sandy Creek. This infrastructure can support the development of an efficient urban form for the township.

Council's focus is to protect character and maintain/improve existing infrastructure.



Figure 40: Sandy Creek Development Opportunities

7.11.5 Infrastructure Considerations

Settlement	Potable Water	Wastewater	Communications	Flood Hazards
Altona	› Low availability at north › 100mm in Quarry Road and Wilhelm Road, and John Street	No Service	NBN Satellite / Fixed Wireless	No data available
Bethany	› Low availability › 80mm Bethany Road and 100mm Light Pass Road	No Service	NBN Satellite / Fixed Wireless	No data available
Cockatoo Valley	› Medium to high availability to north › Low availability at east and centre › Not available at west and south	No Service	NBN Satellite / Fixed Wireless	No data available
Cromer	› Not Available	No Service	NBN Satellite / Fixed Wireless	No data available
Kalbeeba	› Low to Medium availability at north › No available at south, east, centre and west	No Service	NBN Satellite / Fixed Wireless	At Northwest between Calton Road and Barossa Valley Way
Light Pass	› Medium Availability in Penrice Road, Kalimana Road, Light Pass Road, and Stockwell Road	No Service	NBN Satellite / Fixed Wireless	At the corner of Penrice Road and Research Road
Mount Crawford	› Not Available	No Service	NBN Satellite / Fixed Wireless	No data available

Settlement	Potable Water	Wastewater	Communications	Flood Hazards
Penrice	› Low to Medium availability in Southwest › 100mm pipe along Moculta Road › Not available elsewhere	CWMS present, not available to all allotments. Outfalls towards southwest, possible capacity to support growth to the west. Connection to SA Water WWTP.	NBN Satellite / Fixed Wireless	No data available
Rowland Flat	› Medium availability at town centre › No availability beyond town centre › 250mm Jacob Road › 150mm Springton Road › 150mm Golflinks Road › 100mm Barossa Valley Way	No Service	NBN Satellite / Fixed Wireless	No data available
Rosedale	› Service available along Rosedale Road and McCollum Road › No availability elsewhere	No Service	NBN Satellite / Fixed Wireless	No data available
Sandy Creek	› Low availability › Barossa Valley Way › Rosedale Road › Cockatoo Lane › Ducking Road	No Service	NBN Satellite / Fixed Wireless	No data available

Table 15: Infrastructure considerations Barossa settlements


OF
RICT

08 Implementation

URPS

This strategy outlines growth opportunities that support appropriate development opportunities, preserve character and drive economic activity. The following implementation considerations and collaboration opportunities aim to strengthen the Strategy's impact and guide Council's approach.

8.1 Priorities

Effective implementation is essential to turning the vision and objectives of this Growth Strategy into tangible outcomes. It requires a coordinated effort from Council, government agencies, private sector partners, and the community. By leveraging strategic investments, fostering collaboration, and aligning with existing policies and frameworks, Council can create the conditions necessary for sustainable growth.

The following table highlights key priorities for Council investment and assigns an estimated timeframe for the proposals.

Action	Priority / Timeframe
Increase supply of employment land Rezone the identified land north and south of the Sturt Highway in Nuriootpa to Employment, Strategic Employment, or a combination of both. These areas border similar zones are well-buffered from residential areas, and benefit from strong road connections to the Sturt Highway.	High / Commence 2026
Support infill development › Rezone the designated Home Industry zones in Nuriootpa and Tanunda to Neighbourhood Zone. The Home Industry Zone is considered unsuitable due to the town's limited land supply. Rezoning will clarify policy intent and enable more efficient land use and development. › The Neighbourhood Zones in the townships of Tanunda, Angaston and Nuriootpa are expected to experience infill pressure in the future, having regard to the age of housing stock and current size of the allotments. Council is to undertake capital value/site value investigations to better understand when uplift of existing building stock is anticipated to occur and to identify infill opportunities in these areas. This will aid in understanding when future policy investigations or infrastructure upgrades may be required to support better infill development. These investigations can also inform possible changes to Planning & Design Code policy settings.	High / Commence 2027
Promote activation and mixed-use development in Township Main Street Zones Update or develop urban design frameworks and Main Street master plans for identified towns to guide development and inform Council investment in the public realm and local infrastructure. These plans should pinpoint areas best suited for redevelopment, increased density, and revitalisation.	Medium / Commence 2028

Action	Priority / Timeframe
Bring council land to market Council owns two key land parcels with redevelopment potential: › The first, a two-hectare site in Tanunda between Ash Terrace and Walden Street, currently houses the Council works depot and could support substantial residential infill, subject to rezoning and depot relocation. › The second, a three-hectare strategic employment-zoned site in southwest Nuriootpa, is underutilised and occupied by the Council's dog pound. With direct access to the freight route, this land could be brought to market and developed for a higher-value use.	Medium / Commence 2028
Water security Water is essential for sustaining economic growth and prosperity in the region. Continue to advocate for and support all levels of government in delivering the Barossa New Water scheme or similar initiatives to ensure long-term water security for the Barossa. Further, advocate to SA Water for improvements to water supply and pressure in townships.	High / Ongoing
Concordia Continue to collaborate with the State Government in progressing the Concordia Code Amendment, Infrastructure Scheme and structure plan. Ongoing collaboration in this manner can ensure that Council's best interests are considered and reflected within the outcomes of the project.	High / Ongoing

Further to the above it is a high priority of Council to continue engaging with the community and stakeholders to explore the development and growth opportunities identified under the 'A Living Strategy' chapter. This will support ongoing refinements and updates to this strategy.

8.2 Considerations

The following matters are recommended for consideration:

Local Design Review

The Local Design Review Scheme was established via section 121 of the Planning, Development and Infrastructure Act 2016. The Scheme was prepared by the Office for Design and Architecture SA in collaboration with local government, industry bodies, SPC and interstate government agencies. The Design Review concept facilitates independent design advice from a panel of professionals to support good development outcomes as part of the development assessment process through:

› Supporting high-quality design
› Improving access to independent and expert advice early in the planning and design process
› Supporting consistent and informed planning decisions
› Facilitating collaboration between allied professionals

The Barossa Council may wish to investigate the merit of establishing a Local Design Review panel to enhance the decision-making process for certain types of development. This could potentially consider multi storey development within main streets or large-scale tourist accommodation.

This service can be pursued standalone by The Barossa Council or as part of broader regional network, pending interest from neighbouring Councils.

Administrative and cost implications associated with such a scheme are anticipated to be similar to a Council Assessment Panel.

An alternative to Local Design Review, is for Council to initiate its own design review program. This would require engaging the services of a qualified architect or urban designer and developing a process to support decision making through development assessment.

Growth and Infrastructure Coordination Unit (GICU) Collaboration

In 2023, GICU was established with the purpose of monitoring the release of urban land, ensuring it is developed in appropriate manner and supported by suitable public infrastructure (hard and soft infrastructure). This unit works in collaboration with the Department's Planning and Land Use Services Division and will play a fundamental role in the Concordia Code Amendment.

Council staff are already participating in a collaborative working relationship with GICU in progressing the Concordia Code Amendment, Infrastructure Scheme and structure plan. Ongoing collaboration in this manner can ensure that Council's best interests are considered and reflected within the outcomes of the project.

Infrastructure Schemes

The Planning, Development and Infrastructure Act 2016 provides for infrastructure schemes as an option to assist with the funding, coordination and delivery of infrastructure. The delivery of community infrastructure has been a planning challenge for many years. There are a range of models that are commonly used, each with their own opportunities and constraints. There are several benefits to establishing and implementing an infrastructure scheme, including:

- Infrastructure is fully costed and financed
- Infrastructure delivery is staged with development
- Costs are fairly distributed to landowners
- The process is transparent for councils, developers and landowners
- Agreements are in place before rezoning and/or development
- Greater transparency about the funding process.

There are two new types of infrastructure schemes under the Planning, Development and Infrastructure Act 2016, a Basic Infrastructure Scheme and a General Infrastructure Scheme.

Basic Infrastructure Schemes are operational under the Act. They can apply to defined 'designated growth areas' and generally apply a one-off charge which is payable at the time the benefit is realised. As the name suggests, Basic infrastructure schemes can only consider basic infrastructure as defined by the legislation. The General Infrastructure Scheme is not yet operational under the Planning, Development and Infrastructure Act 2016 and the timing of implementation is unclear.

Infrastructure schemes are anticipated to play a pivotal role in delivering infrastructure across South Australian growth fronts. As The Barossa Council's population and demand for infrastructure increases, Council will need to consider when an infrastructure scheme may be appropriate to deliver and cover costs associated with its delivery.

8.3 A Living Strategy

Through the development of this strategy, it became evident that some growth options outlined within the draft strategy released for consultation require further investigations and consideration. As such, this Strategy is released for endorsement as a Phase 1. Council has committed to making this strategy a living document, subject to ongoing refinement meaning further iterations to the document are expected. The opportunities and recommendations outlined in this iteration reflect professional analysis and the general support expressed by the community and stakeholders. The following opportunities are the subject of further analysis, possible further engagement and consideration through subsequent investigations which will form the next stage (phase 2):

- **Infill development in the Rural Living Zone** – This proposal involves amending land use policies to reduce minimum allotment sizes, promoting intensification and increasing land supply. Some concerns were expressed regarding the potential loss of lifestyle and character, indicating that further analysis is necessary to achieve an appropriate balance. Future analysis will focus on Rural Living Zones in the following towns:
  - Angaston
  - Eden Valley
  - Lyndoch
  - Williamstown
- **Collaboration with Light Regional Council to realign the Character Preservation District Township Boundary up to Neil Avenue** – The residential development along Neil Avenue, west of the town, is currently an anomaly that could be incorporated into the Nuriootpa township boundary. The Barossa Council has previously expressed support for developing this land for residential use as part of the Character Preservation District review in 2018. However, as the land falls within the Light Regional Council, collaboration between both councils is essential. Rezoning can only occur if the township boundary is amended through changes to the Character Preservation Act 2012. A realignment process could allow all land between Neil Avenue and Moppa Road South to be considered for inclusion within the township, creating a modest growth area to support residential development.

It is noted that through the public consultation process for this strategy, the Light Regional Council demonstrated their support to collaborate with Council on this matter.

- **Mount Pleasant - Rezone Community Facilities Zone to Township Neighbourhood -** Investigate rezoning the allotment to the east of the town currently zoned Community Facilities to Township Neighbourhood. There are no proposals from the abutting Mount Pleasant district hospital, primary school or ambulance station to expand into this Zone. Further, a Township Neighbourhood Zone wouldn't preclude these services potentially being expanded into the future, whilst also providing additional capacity to support residential development.
- **Tanunda - Investigate opportunities for land outside of the flood plain accommodating residential development -** The Recreation Zone in the southwest of Tanunda contains an area not impacted by flooding from the North Para River. This land is not being utilised for recreation purposes and has not been identified as an area of strategic importance. The area identified abuts the Neighbourhood and Established Neighbourhood Zones. As a result, this land may be able to accommodate residential growth.
- **Out of Township Areas – Employment and Tourism lands** – The following seven areas have been identified as possible areas for rezoning to employment and tourism lands, with most already accommodating employment-or tourism related uses. Additionally, feedback was received from interested landowners requesting that Lyndoch Hill, including Barossa Chateau, be zoned to reflect its current land use. This request warrants further analysis

Rezone 3052 Sturt Highway and 908 Research Road, Stockwell from Rural to Employment

Rezone the identified land from Rural to Employment (refer to Figure 40). 3052 Sturt Highway currently accommodates several established businesses including steel distributors, engineering services and industry supplies. This land was formerly identified as a Light Industry precinct within the Rural Zone under the Barossa Development Plan, however through the transition to the Code, this land is now captured under the Rural Zone. 908 Research Road is the abutting allotment and provides opportunity to expand this precinct which is currently fully occupied. The adjacent land parcel to the south is heavily screened along its southern boundary. The site has good access/proximity to the Sturt Highway.



Figure 40: Outside of township area 1

URPS

Rezone 230 Angaston Road & Lot 83 Light Pass Road, Nuriootpa from Rural to Employment

Rezone the identified land from Rural to Employment (refer to Figure 41). 230 Angaston Road currently accommodates landscaping and fuel distribution businesses. Although this land was zoned Primary Production (Barossa Valley Region) under the former Development Plan, these businesses are established and carry existing use rights and would be supported by a more appropriately aligned policy framework. The land fronts Angaston Road which is part of the arterial road network. Lot 83 Light Pass Road is the abutting allotment to the rear and provides opportunity to expand this precinct which is fully occupied. This land appears to be underutilised. The application of the employment zone may promote a better development outcome.

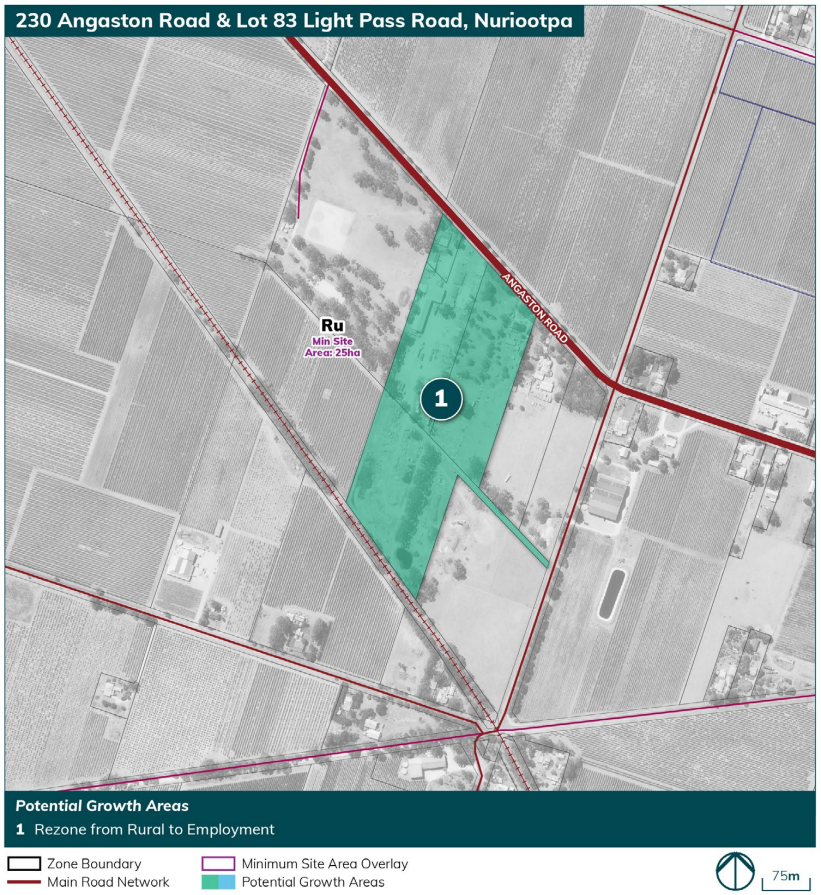


Figure 41: Outside of township area 2

Rezone land between Fuss Road and Hermann Thumm Drive, Lyndoch from Rural to Tourism Development Zone

This proposal supports a tourist accommodation development in the Barossa Valley (refer to Figure 42). The northern allotment of the area contains the Barossa pavilions and has a valid Planning Consent for an expansion of tourist accommodation (Nexus) and as such a suitable zoning framework is recommended to be applied to facilitate development. Chateau Yaldara is positioned on the southern allotment and is an established tourist attraction. The application of the tourism development zone aligns with existing land uses and can support further investment where aligned to this Zone to promote growth.

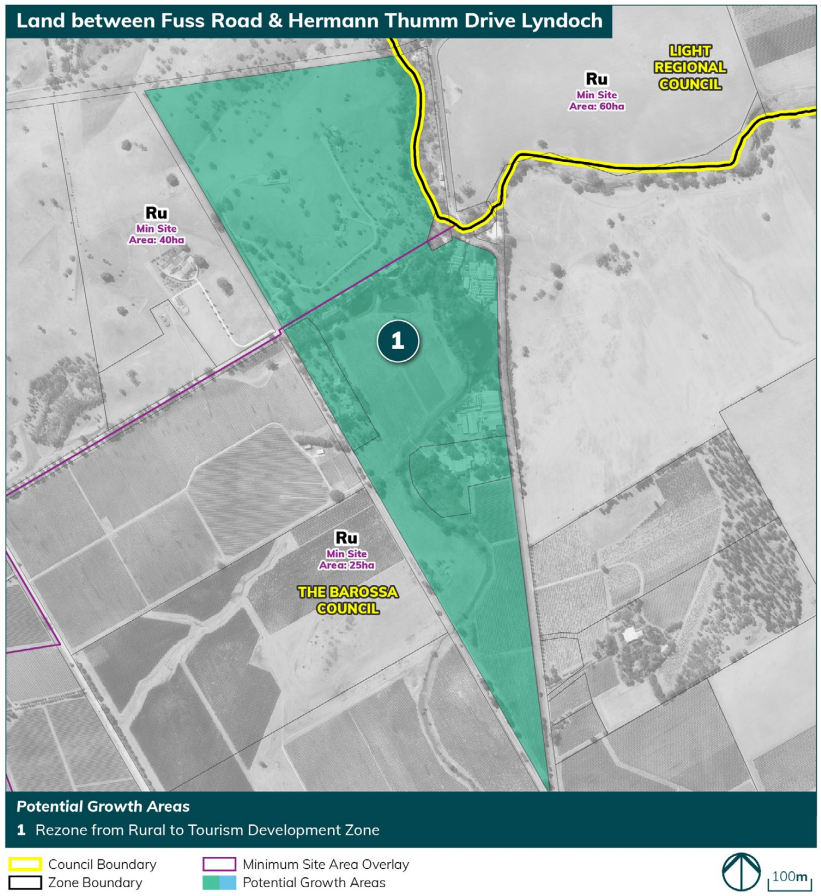


Figure 42: Outside of township area 3

Rezone Sandy Creek Golf Club from Rural Living to Tourism Development Zone

Collaborate with the Sandy Creek Golf Club to establish a planning framework which supports their plans for growth. A $38million investment is proposed at the site and is expected to deliver 200-room resort complimented by a wedding chapel, conference rooms, restaurant, bars, pool, fitness centre, mini golf course, and potentially a helipad. The Tourism Development Zone has been identified as a potential candidate as it focuses on supporting a range of tourist accommodation, services and facilities, noting it doesn't envisage residential development. The Golf Course Estate Zone is another option as it envisages golf facilities and tourism development. However, it also envisages residential development, which may conflict with the Character Preservation Act 2012. Whilst this could create capacity to also support residential growth this will require further consideration.

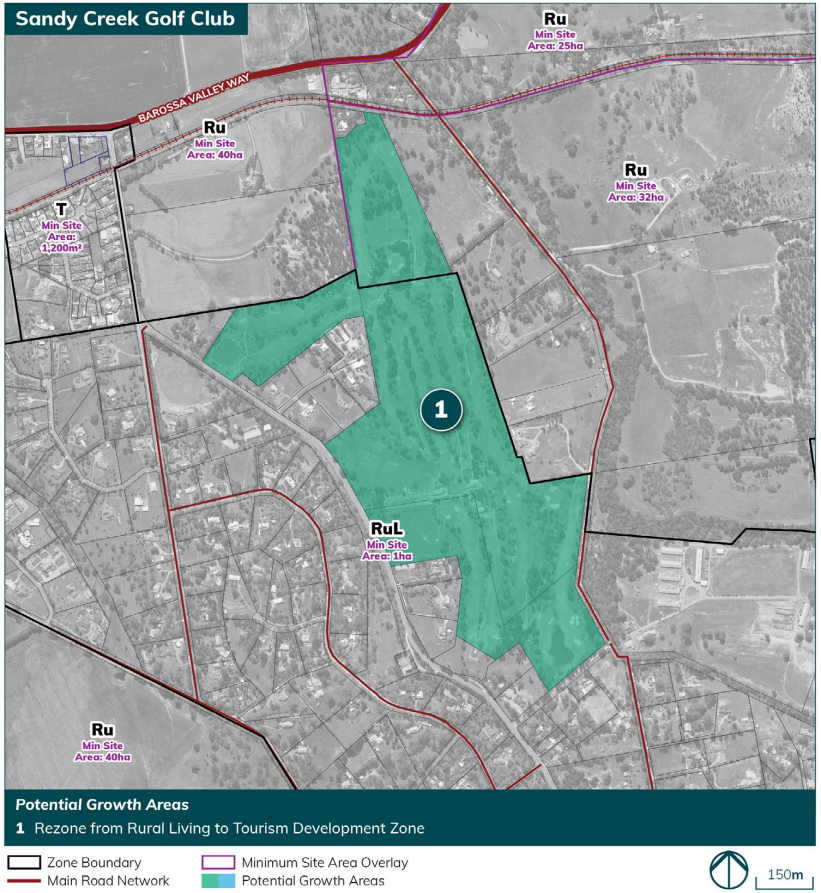


Figure 43: Outside of township area 4

Rezone identified land on Sturt Highway and Light Pass Road, Stockwell from Rural to Strategic Employment

Rezone identified land from Rural to Strategic Employment (refer to figure 44). This land accommodates the Wolf Blass winery and Treasury Wine Estate (including the Bilyara packing centre). Current land uses include wine processing, storage, bottling, packaging and tourist development. The scale and intensity of these facilities are significant and are considered to be better aligned with the Strategic Employment Zone. The area identified also includes provision for expansion as these facilities occupy most of their respective allotments.



Figure 44: Outside of township area 5

Rezone 1916 & 1956 Barossa Valley Way, Rowland Flat from Rural to Strategic Employment

Rezone 1916 and 1956 Barossa Valley Way, Rowland Flat from Rural to Strategic Employment (refer to figure 45). This land accommodates Pernod Ricard winemakers. Current land uses include wine processing, storage, bottling and packaging. The scale and intensity of these facilities are significant and are considered to be better aligned with the Strategic Employment Zone.

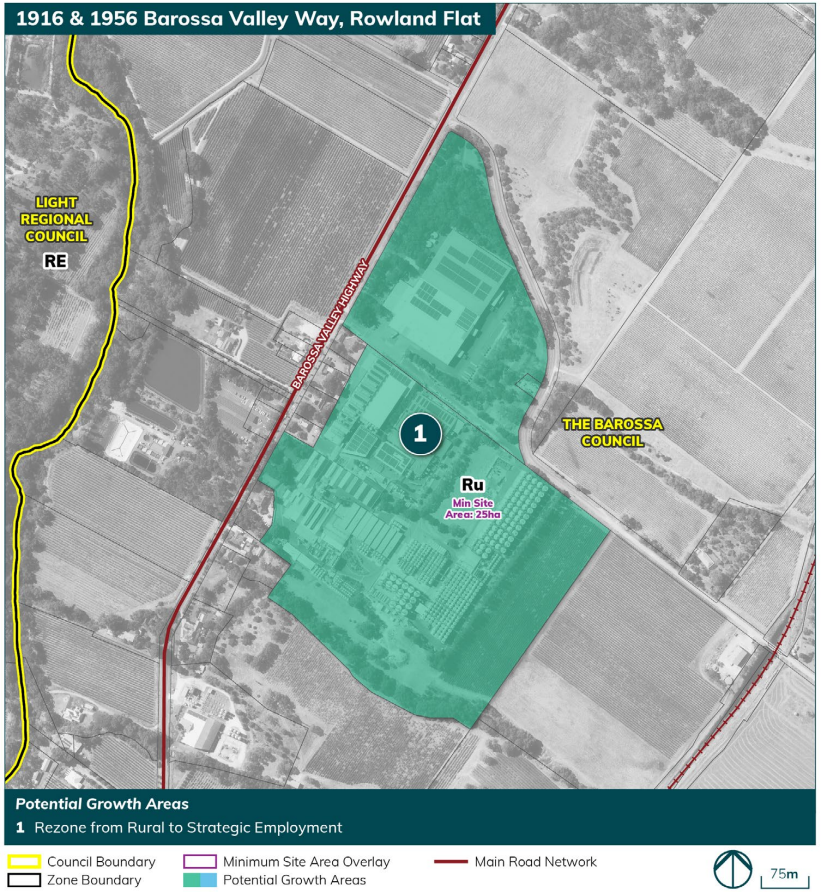


Figure 45: Outside of township area 6

Tanunda - Investigate options for mixed use precinct development

To the north of Tanunda is the Pernod-Ricard winery. Currently located in the Rural Zone, this facility supports industrial type land uses. This land could be suited to a Strategic Innovation Zone. There is opportunity for this location to focus on collaborating existing high value sectors with emerging industries and hospitality development. The locality benefits from linkages with existing residential and industry type zones, proximity to Langmeil Winery, the Chocolate Factory and Peter Lehmann Wines and could compliment the township into the future as the Barossa strives to innovate and diversify its economy. Take inspiration from the Tonsley innovation district and Lot 14 in Adelaide.

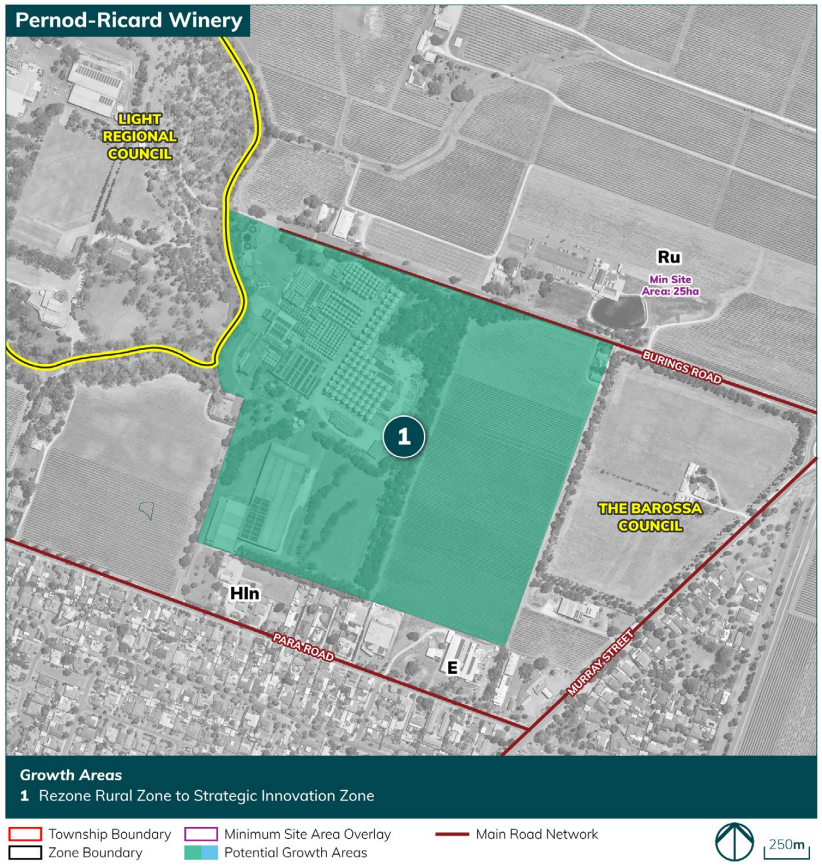


Figure 46: Outside of township area 7

Some proposed growth options released for consultation that were contentious and have been subsequently removed from the final strategy include:

- **Increasing building heights in main street localities** – Proposed policy amendments to the Township Main Street Zone proposed to increase building heights up to three storeys. Concerns were raised about potential impacts on the character and scale of main streets. This means that existing planning policies in the Planning & Design Code will remain in place which do permit buildings up to 3 levels and 12m in Tanunda, Angaston, Williamstown, Lyndoch and Mount Pleasant, provided the site has a frontage of at least 25m and depth of at least 50m, otherwise 2 levels and 9m in height is permitted. Nuriootpa is located in a different zone and permits building levels up to 3 storeys and 12m, irrespective of the allotment frontage and depth.
- **Repurposing and selling Council reserves for urban development in Lyndoch** – Council owns two reserves in Lyndoch that were considered for residential development. This proposal was subject of significant opposition due to concerns about the loss of green space. Although Lyndoch has good access to open space, and some residents on larger rural living allotments may rely less on Council reserves, the potential reduction in community green areas was not supported and has contributed to the decision to remove this option from the strategy.
- **Strategic Employment Zone Expansion to the south of Angaston** - Located in the Rural Zone, the Yalumba Winery facility supports industrial type land uses. The land benefits from direct access to the freight route and was considered as a potential Strategic Employment Zone. Concept being to reflect existing land uses, whilst also promoting growth of complementary employment land uses.

Attachment 1



09 Conclusion

The Barossa's historical significance and celebrated characteristics are at the core of this strategy. Community and stakeholder feedback has solidified the importance of these features whilst highlighting the need for growth to be planned for and managed.

Concordia provides significant capacity for residential growth and whilst this area can theoretically accommodate all The Barossa Council's anticipated residential growth for the next 30 years, demand will not be focussed to this area alone. It is appropriate that the other townships/settlements in the Barossa are also positioned to support orderly and economic growth provided the special character of townships is preserved.

The growth opportunities identified in this strategy capitalise on available opportunities within existing township boundaries as defined under the Character Preservation Act 2012. Whilst a number of opportunities were identified to expand Strategic Employment/ Employment and Tourist Development Zones outside of township boundaries, these will be the subject of further investigation in Phase 2. These opportunities warrant further investigation as they largely align with existing land uses, approved development or proposals that support economic investment and job creation, without adversely impacting local character.


The Barossa Council
URPS

Summary of Submissions Table and Responses – Draft Barossa Growth and Infrastructure Investment Strategy (March 2025)			
#	Name (and organisation)	Summary	Response
1	Andrew & Maryann Murphy (response by email)	Support the Strategy and increasing density (reducing parcel size) in Angaston Rural Living area	Noted. This proposal is subject to further investigation.
2	CEO Dept for Health and Wellbeing	Gawler Health Service is expanding the capacity of its service taking into consideration of population projections. DHW is anticipating projected needs for social infrastructure (health and aged care). Desire collaboration for future planning of growth and infrastructure relating to health.	Noted – the infrastructure chapter has been updated to reflect collective infrastructure comments.
3	Tony Tscharke (Barossa Unique Tours)	Support rezoning land north of Tanunda for a resort (Tourism Development Zone).	Noted – this proposal is adopted within the Strategy.
4	John Clarke	Against releasing Council land for housing including in Lyndoch. Green space is valuable for people and biodiversity.	Noted – this proposal has been removed from the strategy.
5	Emma Lions	Against more growth in Lyndoch. Is full already along Mainstreet and will create a safety risk and impact rural character. Against releasing Council land for development as the reserve has nature and community.	Noted – this proposal has been removed from the strategy.

Summary of Submissions Table and Responses – Draft Barossa Growth and Infrastructure Investment Strategy (March 2025)			
#	Name (and organisation)	Summary	Response
6	Paul Johnson - Rural Planning Solutions on behalf of Mr and Mrs Kalleske	Angaston - Stress the importance of increasing the supply of diverse housing to accommodate a changing demographic. Amend objective 3 of section 4.2.1 to read: 'Increase availability of housing including within townships and including rental and affordable housing stock.' Policies which promote infill development in Angaston are strongly supported. Suggestion that under section 5.1.2 opportunities for Rural Living should identified in some areas described as being impacted by too steep of topography and native vegetation. Concern raised that section 5.1.3 overstates concerns relating to slope. In some instances, and through appropriate design more opportunities are available then what is led to be believe. Suggests that area one under development opportunities for Angaston should recommend re-zoning to a suitable Neighbourhood / Residential Zone which provides policy to support development on sloping land. As opposed to suggesting smaller allotment sizes whilst maintaining the existing zone. This is considered appropriate due to its close proximity to the township centre, opportunities for amalgamation and no impact by quarrying activities. Stronger language is sought on growth mapping. 'Potential growth areas' is proposed to be replaced with Undertake rezoning of land to a suitable neighbourhood/residential zone to facilitate infill residential development while managing development on sloping land.' Suggests priority rankings be given to recommendations / growth options.	Noted. Proposal to develop rural living areas is subject to further investigation. In addition, various suggestions have been reflected in updated strategy including: • Language recommendations have been considered with various updates made through out document. • Priorities identified and timeframes relating to urgency included.

Summary of Submissions Table and Responses – Draft Barossa Growth and Infrastructure Investment Strategy (March 2025)			
#	Name (and organisation)	Summary	Response
7	Josh Martin	Identify and introduce areas in Stockwell for 'nature to grow'. Effectively conservation areas.	Noted – no changes to the strategy are proposed, as the township boundary is small and conservation land within the zoned township is not considered appropriate.
8	Marc Francis	Seeks for the Sandy Creek recommendation to be revisited to support residential development on larger allotments. Effectively Rural Living style of development. Strong demand for this product and limited supply available. Author also recommends the expansion of the Golf Course precinct and the Sandy Creek townships to support additional residential / Rural living development opportunities in these areas. The author proposes amending the Character Preservation Act to identify these specific areas for accommodating growth.	Noted – Changes to Character Preservation Boundaries or allotment sizes for rural living development in this area are not supported or proposed as they are in conflict with the *Character Preservation Act 2012*. As a result, the recommendation is not supported.

Summary of Submissions Table and Responses – Draft Barossa Growth and Infrastructure Investment Strategy (March 2025)			
#	**Name (and organisation)**	**Summary**	**Response**
9	Light Regional Council	Nuriootpa Area 4 – If this land is to be rezoned it will likely result in the need to upgrade the local road network. This will require conversations with DIT. Area 5 – LRC supports an amendment to the Character Preservation legislation to incorporate the residential areas along Neil Avenue as part of the Nuriootpa township boundary. Should the properties fronting Neil Avenues and 138 Moppa Road be included within the Nuriootpa township boundary, it is also recommended 104 Moppa Road be included. Area 6 & 7 – Should these recommendations come to fruition, it will likely result in the need for a vehicle cross over to Moppa or Samuel Road. LRC seeks for Barossa Council to continue referring development applications that affect both Council for comment. Area 8 – Not opposed to the recommendation, however, flags a significant stand of native vegetation exits on this allotment and requires consideration. Tanunda Area 2 – Should a rezoning occur as a result of this recommendation, some limited interface impacts may arise and require consideration. Not opposed. Out of Township Area 1 – A short boundary is shared with LRC. If this land was to be rezoned limited additional impacts would arise. Not opposed. Area 3 – Should this area be rezoned for tourism development, its impact upon the surrounding areas and their ability to undertake primary production requires consideration. Future impacts can be managed through buffers. Such buffers should be reflected on any concept plan prepared through the Code Amendment process.	Various supporting comments noted. Notes support for boundary adjustment for Neil Avenue. This proposal is subject to further consideration. Notes request from Light Regional Council to continue referring applications which impact both Councils. Various comments regarding infrastructure or other development considerations noted with numerous updates made where relevant in strategy.

Summary of Submissions Table and Responses – Draft Barossa Growth and Infrastructure Investment Strategy (March 2025)			
#	Name (and organisation)	Summary	Response
		Area 5 - The boundary is shared with LRC. If this land was to be rezoned limited additional impacts would arise. Not opposed.	

Summary of Submissions Table and Responses – Draft Barossa Growth and Infrastructure Investment Strategy (March 2025)			
#	Name (and organisation)	Summary	Response
10	Dean Afford	General Access to Sturt Highway by the Concordia development is essential and needs to be able to support heavy vehicles. The entire Barossa Valley Way would benefit from upgrading. The rail should be extended from Gawler to key points in the Barossa. Lyndoch Important that any developments have appropriate access/egress due to associated fire risks. Lyndoch should not resemble nearby developments, it should have its own unique brand. Agree connectivity needs to be improved, footpaths etc. New allotments in Lyndoch should be no smaller 1,000m^2 allotments. Opposed to proposal of developing Council reserves. This is prefaced on there being a substantial supply of land available and the environmental value of these areas.	Concordia comments noted. Strategy seeks for adequate infrastructure including traffic to support this growth area. Proposal to develop reserves in Lyndoch has been removed from the strategy.
11	Evelyne Geber	Tanunda - against rezoning Rural Development Zone to Tourism Development Zone (area 9). Want vineyard entry into township to maintain rural character in line with Character Preservation Act and protect the 'soul of the Barossa'. The land can support a boutique winery	Noted – this proposal is adopted within the Strategy.
12	Andrew May (Barossa Central Pty Ltd)	Support the draft Plan. Support rezoning land north of Tanunda for tourist accommodation (Tourism Development Zone).	Noted – this proposal is adopted within the Strategy.
13	Tim Major - Lee Green Strategic Accountants	Support rezoning land north of Tanunda for tourist accommodation (Tourism Development Zone).	Noted – this proposal is adopted within the Strategy.

Summary of Submissions Table and Responses – Draft Barossa Growth and Infrastructure Investment Strategy (March 2025)			
#	Name (and organisation)	Summary	Response
14	Nick Radford and Kirsty Kingsley	Tanunda - Concerned about impacts of more housing and smaller allotment sizes on stormwater. Current infrastructure is inadequate and results in flooding on Langmeil Road and is impacting tree stability threatening properties. Would like to know what infrastructure investment is planned and would like to see a Para creek flooding overlay.	Noted – Strategy acknowledges concerns and speaks to ensuring stormwater infrastructure is adequate to accommodate existing and proposed development in Tanunda. Should the land be proposed for rezoning, further investigations in relation to stormwater management would be required.
15	Adam and Vanessa Linke	Concerned about their land in Moculta being in a Potential Growth Area'	Noted – Growth areas identified in Moculta are within the existing township boundary and can already accommodate residential development.
16	Steven Krieger	Lyndoch - against offering reserve for residential development (area 3). Reject that the reserves are "underutilised". They are important for diverse native plants and animals, carbon capture, amenity and health of people. Suggest the reserve would be better used if it had signage, a pathway, more maintenance. It would be a good community bush care site? Would like more investment in the environment, not just sport. Concerned about "Legoland" eave to eave development, the increase in hard surface and impacts to stormwater management, and reduced liveability from noise and traffic.	Noted - this proposal has been removed from the strategy.

Summary of Submissions Table and Responses – Draft Barossa Growth and Infrastructure Investment Strategy (March 2025)			
#	Name (and organisation)	Summary	Response
17	Matt Smart	Strongly advising that a lot of infrastructure is required for thousands more homes. Critical of Council selling off land, supporting "dog box" homes and having high rates for little value.	Noted – the infrastructure chapter has been updated to reflect collective infrastructure comments.
18	Carmel Vandermolen	Concerned: The proposal of rezoning Rural Living to Town; There is no indication of how the Council plan to maintain Infrastructure to keep up with the proposed developments; Proposed amendments to building heights; and Proposed removal of Council Reserves. Want to maintain the rural charm and lifestyle of the Barossa. Don't want dense metropolitan suburban areas. Want Council to provide essential services, maintain roads, keeping the area clean and looking after parks, playgrounds, and facilities - these are not "big Projects" surrounded by "marketing fluff".	Noted – Proposal to develop rural living areas is subject to further investigation. Proposal to develop reserves in Lyndoch has been removed from the strategy
19	Linda Poole	Strategy needs to address: Unreliable power in Williamstown and Lyndoch, Poor internet coverage and extend electric rail to Gawler	Noted – Comments regarding electrical and communication infrastructure provided under respective townships.

Summary of Submissions Table and Responses – Draft Barossa Growth and Infrastructure Investment Strategy (March 2025)			
#	Name (and organisation)	Summary	Response
20	Town of Gawler	General Comments Further articulate role and importance of the 'Big Project' and how it will impact liveability and the economy etc. Articulate the Barossa Council's positioning as part of the 'Northern and Barossa Region' and associated data challenges. Planning for and quantifying employment land needs seems to be a challenge. There are no existing employment lands or industrial lands strategies there might be merit in drawing clearer linkages with the Barossa Local Economic Development Plan 2022-27. In so doing, there is an opportunity to reflect on the structural economic challenges faced and how land use planning can best respond. Consider renaming objectives as strategies as they are very high level. Provide further discussion around social infrastructure capacity in each town. Provide analysis regarding transport infrastructure for each township and opportunities to support growth. Include further analysis regarding availability and location of water infrastructure. Opportunities and constraints in this regard as it relates to horticulture. Strategy would benefit from analysis regarding retail/commercial demand, including vacancy rates in each of the identified townships. Specific Comments Page 1 – Include growth assumptions from page 14 here. Page 10 – Clarification needed in 2.3.2 para 1 – '… greater than 4,000m2 in area.' Page 10 – Provide further context – difference between Concordia and existing towns and the type of growth envisaged. Page 11 – Include supply table of employment land. Page 13 – Growth figures should include both percentages and	Noted – Various updates have been made to the strategy in relation to: • The Big Project • The Barossa New Water Scheme • Further defining Concordia and key differences to other townships in the Barossa • An additional objective regarding public transport Various comments and questions are addressed in the background issues paper, with an effort to keep the document streamlined. Infrastructure chapter has been updated to reflect collective infrastructure comments. Suggested refinements regarding strategies related

Summary of Submissions Table and Responses – Draft Barossa Growth and Infrastructure Investment Strategy (March 2025)			
#	Name (and organisation)	Summary	Response
		numerical figures. Page 17 – Expand on criteria for employment lands e.g. slope, vacancy. Page 19 – Mention flooding in Concordia context. Page 19 – Under S3.4.2 clarify Concordia is identified to address greenfield land releases for outer north of Greater Adelaide, not because of growth pressures in Barossa. Section 4 comprises a vision statement, some key themes under which sit objectives and strategies. Refer to earlier comments on objectives versus strategies. Notwithstanding, specific comments are as follows: • There is reference on p21 to the region's ageing population but no reference in terms of data to the extent of this concern in the Strategy (4.2.1, strategy 1). • Securing sustainable water supplies for primary production, industry and communities is referenced in 4.2.2 (p.22), but it is unclear the extent of the problem, or the assets in place (recycled water systems). • Under 4.2.2 strategy 4 (p.22) there is reference to investigating opportunities to partner with Njadjuri, Permamangk and Kaurna peoples. Given the Barossa Council currently does not have a Reconciliation Action Plan, the focus could be changed to working with Reconciliation Barossa to investigate opportunities to partner with Ngadjuri, Permamangk and Kaurna peoples. • Under 4.2.4 strategy 3 (p.23) there is reference to continued investment into town centre amenity. It is an overarching comment that potentially could apply to all towns in the Barossa. However, noting that some towns have much greater potential for this investment than others e.g. Tanunda, Nuriootpa etc (and later in the strategy these towns are singled out for updating UDFs) it would benefit to be more specific here e.g. delivered through UDF's investment prospectus, private-public partnership etc.	to working with First Nation's people noted and made.

Summary of Submissions Table and Responses – Draft Barossa Growth and Infrastructure Investment Strategy (March 2025)			
#	Name (and organisation)	Summary	Response
		• Creative industries is noted in Figure 5 (p.25) as a priority but is not mentioned earlier in the text. Perhaps a legend linking these priorities to previous work would suffice? • Section 5: • Page 63 – should there be some reference to public transport in Nuriootpa? There may be no rail and limited bus services, but it would follow this should be advocated for improvement.	
21	Pernod Ricard Winemakers	Support rezoning land at 19 Para Road (Richmond Grove Winery) Tanunda to Strategic Innovation Zone. Support rezoning land at 1914 Barossa Valley Way (Rowland Flat production facility) in Out of Towns Areas to Strategic Employment	Noted – This proposal is subject to further investigation.
22	Prime Space Projects	Would like to include area of land between rail line residential blocks and Plains Rd in Stockwell as a potential growth area in addition to or in place of areas proposed in Plan	Noted – Changes to the Character Preservation District Boundaries are not supported.
23	Colin Gitsham	Concerned about impact of heavy vehicle traffic in Mount Pleasant. Would like a bypass	Noted – Strategy amended to acknowledge this concern

Summary of Submissions Table and Responses – Draft Barossa Growth and Infrastructure Investment Strategy (March 2025)			
#	Name (and organisation)	Summary	Response
			and advocate for improvements to DIT.
24	Anonymous	Supportive of Tanunda rezoning for tourist accommodation	Noted – this proposal is adopted within the Strategy.
25	Gil Purdie and F Kinsmore - also completed survey	Against developing housing on Council reserves. Especially Bevilaqua Tce Lyndoch. Value nature and large rural blocks	Noted - this proposal has been removed from the strategy.
26	Susan Ahrens - also completed survey	Against developing housing on Council reserves in Lyndoch. Natural and community values.	Noted – this proposal has been removed from the strategy.
27	Regional Development Australia	Supports: - further growth investigations for townships where sufficient base level services already exist. - growing rental housing, housing diversity (size, style, accessibility, location, affordability) and housing to support ageing in place, housing to address workforce shortages (living locally). - the strategy to 'promote higher density housing and mixed-use development within the centre of selected townships'. Apartment style housing will support retention of people aged 55+ whilst allowing for ground floor retail. - Investigation of funding models that enable shared funding of core infrastructure required to deliver housing - Offering Council land for residential development - Retaining landscape character and valuable primary production land certainty of the 'right to farm' must be maintained in highly productive	Noted – Considered largely supportive of draft strategy. Some suggestions in the submission have removed from the strategy due to broader public/stakeholder concern.

Summary of Submissions Table and Responses – Draft Barossa Growth and Infrastructure Investment Strategy (March 2025)			
#	Name (and organisation)	Summary	Response
		areas. - Investigation of establishing a Local Design Review Panel and would encourage a regional panel	
28	Lorraine Kraft	Stockwell - Disappointed at lack of consultation as owners in a proposed rezoning area. Want to keep large country blocks and to protect heritage church and cemetery in Stockwell. Would like investment in the Stockwell Recreation Park.	Noted – Growth areas identified in Stockwell are within an existing township boundary and can already accommodate residential development. Stockwell Map amended to exclude Church and cemetery.
29	Southern Barossa Alliance Inc	Lyndoch - against disposing of Council reserves for development. Suggest Concordia plus existing vacant blocks and subdivision in Lyndoch will be sufficient to meet growth needs. The reserves are attractive, used by residents for walking, dog walking and play, and are important habitat. believe that Council is doing so for financial gain.	Noted – this proposal has been removed from the strategy.

Summary of Submissions Table and Responses – Draft Barossa Growth and Infrastructure Investment Strategy (March 2025)			
#	Name (and organisation)	Summary	Response
30	Native Vegetation Council	Disagree that native vegetation is a "development challenge, and restriction to development expansion". It is a natural asset that must be protected. Native vegetation does not always pose a bushfire risk (page 41 and 55). Suggest refining these messages and language.	Noted – various updates to language made.
31	Andreas Henschke	Adhere to Character Preservation Act Principles. Single Barossa Council (Council boundary reform) Value add agricultural and experiential visitation in rural areas No expansion of town boundaries in Tanunda, Nuriootpa and Angaston. Residential and employment lands at Concordia Strengthen design and character policies in the P&D Code Confine growth within townships (don't expand outward) Fast Track Strategic Review of the Barossa Character Area	Noted – No changes to township boundaries are proposed. Boundary reform is a separate matter.
32	John Geber, Geber Super Pty Ltd and Australian Food & Beverage Group Pty Ltd (Griffins Lawyers)	Tanunda - do not support rezoning the Rural Zone to Tourism Development Zone (area 9). Believe the rationale for doing so is inaccurate. The Supreme Court quashed the consent development consent granted for the site as at variance to the P&D Code and legally unreasonable. The Court concluded that there was no suggestion that the land was not suitable for primary production and winemakers provided affidavits as such. There is no evidential supply and demand data to support the rezoning. It is also inconsistent with the objects and character values for the Barossa District in the Character Preservation Act. Tourist accommodation will significantly prejudice the future operations of up to four abutting/nearby existing vineyards due to conflicts between vineyard operations and accommodation customer expectations (e.g. noise, spraying, odour, irregular hours). Would like to be heard at a public hearing	Noted – this proposal is adopted within the Strategy. Amendments to the text within the Strategy.

Summary of Submissions Table and Responses – Draft Barossa Growth and Infrastructure Investment Strategy (March 2025)			
#	Name (and organisation)	Summary	Response
33	Anonymous Stockwell resident	Against the areas shown as potential growth areas in Stockwell. Don't want the silos, cemetery or church "knocked down" for housing. They are valuable heritage. Also, against investment in ovals and sport. Want hospital investment.	Noted – Growth areas identified in Stockwell are within an existing township boundary and can already accommodate residential development. Stockwell Map amended to exclude Church and cemetery.
34	James March - Rockford Wines	Adhere to Character Preservation Act Principles. Single Barossa Council (Council boundary reform) Value add agricultural and experiential visitation in rural areas No expansion of town boundaries in Tanunda, Nuriootpa and Angaston. Residential and employment lands at Concordia Strengthen design and character policies in the P&D Code Confine growth within townships (don't expand outward) Fast Track Strategic Review of the Barossa Character Area	Noted – No changes to township boundaries are proposed.
35	Rosemary and Laurie Hammer	Against increasing to three storeys in the main streets of Angaston, Nuriootpa and Tanunda as will impact the country atmosphere and character, block sunlight and increase noise, litter, parking and traffic and reduce tree canopy. The loss of family homes and increase in businesses is impacting the amenity, heritage and social structure of towns. People come to the Barossa to enjoy vineyards, wine and food, unique English and German heritage towns. Don't destroy the 'heritage fabric of the Barossa'. It will negatively impact on people living here too. Concordia development will accommodate growth.	Noted – The proposal to increase building heights in the Planning & Design Code has been removed from the strategy.
36	Concerned Barossa	Against the strategy. Want to protect unique character, small towns and agricultural land and rural landscapes. Waste of money	Noted – the issues raised within the submission are addressed in detail within the

Summary of Submissions Table and Responses – Draft Barossa Growth and Infrastructure Investment Strategy (March 2025)			
#	Name (and organisation)	Summary	Response
	Resident and Ratepayer		Strategy and proposals have been developed in line with the regional objectives and strategies which received a strong level of support for the identified four overarching themes.
37	Cath Davies	incorrect content for Mount Pleasant: 1. page 56 under community services ambulance station is a private purchase and development approval for tourist accommodated has been granted. 2. page 58 there have been proposals as per 1. Against three storeys in Mount Pleasant and no mention of how utilities will be provided. Why won't Council fund CWMS in Mount Pleasant like said in the other towns?	Noted – The proposal to increase building heights in the Planning & Design Code has been removed from strategy. The proposal to rezone community facilities zone to township neighbourhood zone is subject to further investigation.
38	R W Hill-Smith - Hill-Smith Family Estates	Eden Valley. Issue with the Barossa GI not correlating with the Barossa Council area. See Concordia as an opportunity to do much of the heavy lifting for the pressures that exist on the region - the master plan is key to this. Queries whether the identified 300ha of new employment land is required. Support the growth of Angaston but concerned about developers pushing height. Acknowledged that there is need for additional tourism rooms but needs to be done in the right manner unlike the Kroemer's Crossing application. Seek stronger policy around design and character across the council area.	Noted. The proposal to building heights in the Planning & Design Code has been removed from the strategy. Comments regarding Kroemer's Crossing and a need for strong policy across Council area are noted. Noted Concordia anticipated to 'do a lot of the heavy lifting' however,

Summary of Submissions Table and Responses – Draft Barossa Growth and Infrastructure Investment Strategy (March 2025)			
#	Name (and organisation)	Summary	Response
			demand for traditional townships is anticipated to continue.
39	Brad Perry - Grain Producers SA	Recognise the strategy's underlying need to develop critical infrastructure and create vibrant, sustainable communities that fosters stronger economies. Do not want township or tourism development on prime cropping land as can reduce economy of scale or lead to adjacent land use conflicts. Planning policy, must give the grain industry confidence to invest in broadacre operations without the threat of new housing estates at their doorstep. More certainty is needed about buffer zones as spray drift continues to be a problem between crops and housing or tourism developments. Infrastructure planning could improve that needed for grain production, but infrastructure cannot be established with the aim to develop prime agricultural land into housing. Would like freight task infrastructure as an infrastructure priority and request Council to collaborate with GPSA and PPSA.	Noted – No changes to township boundaries are proposed and majority of proposals for development outside of townships are subject to further investigation. Managing land use interface risks is acknowledged within the Strategy.
40	Rocland Belvidere Pty Ltd, Rocland Wines Pty Ltd and Rocland	Nuriootpa - have land in Nuriootpa on the north of Sturt Highway currently split into two zones: Roadside Service Centre Subzone of the Employment Zone and Rural Zone. Support rezoning of the Rural Zone component to Employment Zone or Strategic Employment Zone.	Noted – this proposal is adopted within the Strategy.

Summary of Submissions Table and Responses – Draft Barossa Growth and Infrastructure Investment Strategy (March 2025)			
#	Name (and organisation)	Summary	Response
	Family Trust (Masterplan)		
41	John Harms	Tanunda. Concerned that the Strategy has the potential to damage the very essence of the Valley. Seek that the principles of the Character Preservation Act, the appearance of the vineyards and the wine industry be prioritised and protected and that the essence of the Barossa Valley isn't eroded. No objection to population increase or increased visitors. Growth in Concordia has merit. Identified that housing development in Tanunda would have ramifications due to servicing issues.	Noted. No changes to township boundaries are proposed.
42	Helen Szuty	Insufficient consideration has been given to the value of agricultural lands in the draft Strategy. All future decisions need to be assessed against the Character Preservation Act. Cautious of proposed zoning changes and highlights that employment could be considered in adjacent Council's which make up the RDA region. Expectation is for well serviced, not over serviced communities. Lyndoch Sporting Precinct should also continue to accommodate local sporting activity to support health and well-being. Supportive of local design review process and HIPDU collaboration (pg. 117). Infrastructure schemes need further consideration (pg. 118). The document requires additional recognition of the traditional owners and their connection to the Barossa. Important the Barossa retains its uniqueness that makes it the Barossa.	Noted. Strategy updated regarding recognising and working with traditional owners included.

Summary of Submissions Table and Responses – Draft Barossa Growth and Infrastructure Investment Strategy (March 2025)			
#	Name (and organisation)	Summary	Response
43	Lyndoch Residents	Lyndoch. Against using Council reserves for development. Need to protect biodiversity. Need to capitalise on Council reserves and have infill occur on existing large residential lots. Concerned with existing tree and vegetation removal which is destroying habitat and impacting biodiversity. Concerned with proposed infill and the impact on the value of homes within Bevilaqua Terrace, Porter Street and Rushall Road and raised the assurance these residents had been given by Council about not developing the Council Reserve. Against more housing in Council green spaces and the affect this has on maintaining natural heritage and character - note that land can be utilised on the outskirts of town.	Noted – this proposal has been removed from the strategy.
44	Anonymous Resident Submission	Against residential growth in Lyndoch. Want to protect the country feel and heritage. Want to protect the native vegetation and village green. More public toilets are needed near the memorial.	Noted – this proposal has been removed from the strategy.
45	Charles Jennings	Against Council developing council reserves for housing and small blocks in Lyndoch. Need to protect native vegetation and habitat.	Noted – this proposal has been removed from the strategy.
46	28 community submissions via James March	Adhere to Character Preservation Act Principles. Single Barossa Council (Council boundary reform) Value add agricultural and experiential visitation in rural areas No expansion of town boundaries in Tanunda, Nuriootpa and Angaston. Residential and employment lands at Concordia Strengthen design and character policies in the P&D Code Confine growth within townships (don't expand outward) Fast Track Strategic Review of the Barossa Character Area	Noted – No changes to township boundaries are proposed.

Summary of Submissions Table and Responses – Draft Barossa Growth and Infrastructure Investment Strategy (March 2025)			
#	Name (and organisation)	Summary	Response
47	Ali and Mitra Rezaian	Lyndoch. Supportive of the plan and its intent. Seek that connectivity from Jollytown junction to Lyndoch is improved as speed is too high, the s-bend section combined with elevation has seen multiple accidents. Hermann Thumm Drive and Barossa Valley Road is subject to flooding and driving hazards. Seeking better stormwater solution and note their property is subject to flooding (Six Gates vineyard). Keen for connectivity improvements generally in this area for all transport users. Could consider land immediately outside the township boundary for residential land supply. Proposed building height increase to three levels is excessive and damaging of the rural feel.	Support noted. Improved connectivity highlighted as a priority. No changes to township boundaries are proposed.
48	Future Urban on behalf of LVS Group SA Pty Ltd	Nuriootpa. Supportive of the inclusion of 130 to 138 Moppa Road South, Nuriootpa in an identified growth area. The land is within Light Regional Council and is an anomaly for many reasons and can not effectively be used in its current form. Eager to pursue the opportunity for rezoning and see the development of up to 120 residential allotments. Also support expansion of Nuriootpa up to and including Neil Avenue. Highlighted the endorsement of the Mayor to alter the Character Preservation boundary.	Noted – This proposal is subject to further investigation.
49	Mrotek Town Planning on behalf of Mr and Mrs Reimann - Billemi Pty Ltd	Nuriootpa. Supportive of increasing the supply of employment land in the Barossa, including rezoning 214 and 230 Angaston Road from Rural to Employment (landowner). Request that Lot 83 Light Pass Road, Nuriootpa be rezoned for employment. Also support 244 Angaston Road which is under different ownership being rezoned to ensure a pipeline of employment land supply. Note that the land has good accessibility, serviced and no constraints. The existing land uses have a long association of industrial and employment but the existing rural zoning does not guarantee their future. Rezoning would allow for more appropriate policy controls.	Noted – this proposal is subject to further investigation.

Summary of Submissions Table and Responses – Draft Barossa Growth and Infrastructure Investment Strategy (March 2025)			
#	Name (and organisation)	Summary	Response
50	Teresa Johnson	Lyndoch. Properties are too small and there is not enough room for children to play. Green space is being eroded. Would like to see a BMX park for children and fruit trees introduced by Council to provide produce. Also highlight that the Primary School needs upgrades and funding.	Noted – The proposal to permit intensification of development in Rural Living Zones is subject to further investigation.
51	Elizabeth Hoyt (Light Pass Primary School)	Nuriootpa - Need to improve the vibrancy of Murray Street (e.g. grants to businesses for shopfront greening and upgrades). Better footpaths and bike paths are needed in Nuriootpa and the Barossa in general. I Nuriootpa there is a footpath only on one side of Murray Street and none on Kalimna Road or leading to Light Pass Primary and no pedestrian crossing at the school. Also, no bike paths to the school. Bike paths and footpaths will improve safety, wellbeing, the economy, property values and community connections.	Noted – Commentary updated as part of identified infrastructure opportunities to align with sentiment.
52	Angela and Ian Lange	Lyndoch - against using Council reserves for housing especially Gilbert/Jollytown. Trees are important for leisure and habitat. Would like a community garden and playground at the Village Green. Need improved public transport connections and footpaths (Jollytown Rd), services and free/low-cost activities, outdoor exercise equipment and a dog park. The new oval development could be used for a community centre and gym.	Noted – this proposal has been removed from strategy.
53	Ekistics, Catherine Orford	Nuriootpa. Owner of Beckwith Park. Seeking that the future zoning of the site be carefully consider as to not unnecessarily restrict its future development. Identified that the locality provides the opportunity for industrial activity that may otherwise be restricted with sensitive interfaces. Support diversification but don't see research, health and education as warranted or feasible i.e. strategic innovation zone not desirable	Noted – reference to strategic innovation zone removed and strengthening of language to protect established land uses.

Summary of Submissions Table and Responses – Draft Barossa Growth and Infrastructure Investment Strategy (March 2025)			
#	Name (and organisation)	Summary	Response
54	Barossa Region Residents Association	Want full adherence and commitment to the principles in the Character Preservation Act. Disagree with outer urban sprawl in Tanunda, Nuriootpa and Angaston, and the re-zoning of Rural Land. Want future residential and employment lands (industry) to be at Concordia. Angaston - do not agree with the Strategic Employment Zone expansion to the south of Angaston. Nuriootpa - do not agree with the expansion of Employment Zone north of the Sturt Highway, or amending the Township Boundary and rezoning the land Rural Zone to Neighbourhood Zone. Tanunda - do not agree with an Innovation Precinct development adjacent Burings Road, nor with the Tourism Development Zone, where either of these require a rezoning from Rural Land to an alternative zone. Out of Townships - suggest all development opportunities listed (except for Hermann Thumm Drive Lyndoch from Rural to Tourism Development) are capable within current zone policies and as such rezoning is not required. Do not see evidence that the Hermann Thumm Drive Lyndoch is required). Support small scale (not large scale) tourism accommodation as a value add on primary production land. Desire single local government authority for the Barossa and stronger character policies in the P&D Code. Want to Fast Track the Strategic Review of the Barossa Character Area to progress the necessary Barossa Character Overlay Code Amendment.	Noted – Some of the applicable growth opportunities removed from strategy. Boundary reform a separate matter not being considered as part of this strategy.

Summary of Submissions Table and Responses – Draft Barossa Growth and Infrastructure Investment Strategy (March 2025)			
#	Name (and organisation)	Summary	Response
55	Murraylands and Riverland Landscapes Board	SL. Council wide. In relation to the water infrastructure priority, they are concerned that the strategy does not sufficiently recognise the level of challenge relating to water viability, nor does it recognise the risks to environmental and amenity values. Reference the Barossa Water Security Strategy 2050 as a resource. Recommend that any new residential development should be required to have connection to SA water mains waster / reticulated water supply network and encourage rainwater collection by landholders. Future water security risk needs to be consider. Stormwater management should be incorporated in the design of growth areas to enhance water course health / habitat and should not impact predevelopment conditions.	Noted – Updated chapter 3 references Council's GARP submission and the importance of the Barossa New Water Project. Infrastructure chapter has been updated to reflect collective infrastructure comments.
56	Regional Planning Directions on behalf of Stephen and Janine Vaughan	Angaston - Have significant land holdings towards the southern end of Radford Road, Angaston that they are supportive of seeing developed for residential purposes. Highlight that Rural Living Zoning can be a wasteful use of land and would seen to have a Neighbourhood or Hills Neighbourhood Zone applied. Aware of some potential interface management that is required to be explored. Are seeking that Council appeal to mining lease holders in this area to create a significant buffer on their sites to protect the planned township areas. Seeking those updates to the Character Preservation Overlay be considered on a sub-regional level.	Support noted - The applicable development opportunity (Rural Living – intensification) is subject to further investigation.
57	Kate Peck	Lyndoch - Support for Rural Living Zones to be re-zoned for residential development. - No objections to any of the suggestions.	Support noted - The applicable development opportunity (Rural Living – intensification) is subject to further investigation.

Summary of Submissions Table and Responses – Draft Barossa Growth and Infrastructure Investment Strategy (March 2025)			
#	Name (and organisation)	Summary	Response
58	Chris Rogers	Penrice - Not happy with consultation process. Unable to park in Angaston. Against growth and supportive of the existing character and heritage. Don't want to see grazing land rezoned for residential. Need for a proper hospital in the Barossa and better health care, including oncology. Views in Penrice are important and additional housing will detract from this. Issue water supply in Penrice and concern that it can't service additional housing/residents - note how this could be an issue with bushfire hazards. Want Council to better maintain the rail corridor as open space. Concerned about identified growth in Moculta. Concern about development occurring in flood affected areas of Moculta. Don't want Moculta Oval to be replaced with housing. Want more community events than structured sport. Concerned that more houses in the Barossa will increase crime. Against houses on the eastern side of Partott Hill creek and the western side of Moculta Oval. Want growth outside of the established towns. Not supportive of Barossa Park Project and feels insufficient engagement took place. Not supportive of gather round. Want the Stockwell silos to be kept. Believe burning-off has gotten out of hand. Seeking greater communication and transparency from Council.	Noted - The applicable development opportunity (Rural Living – intensification) is subject to further investigation. RE Moculta no changes to township boundaries are proposed.
59	Roslyn Pfeiffer	Opposed to any zones changes from Rural to anything else.	Noted.
60	Ashton Hurn MP	Preventing urban sprawl into the Barossa is non-negotiable. - Character of townships and viability of rural lands needs to be maintained. - Recommend establishing a local design review panel. - Adequate infrastructure planning is crucial to supporting good growth outcomes. - New tourism opportunities should be explored, noting they need to complement the existing landscape, land uses and character.	Noted – various updates made to strategy which reflect feedback.

Summary of Submissions Table and Responses – Draft Barossa Growth and Infrastructure Investment Strategy (March 2025)			
#	Name (and organisation)	Summary	Response
		- Growth needs to adhere to principles outlined in the character preservation act.	
61	Jo Zander	Tanunda - against rezoning Rural Development Zone to Tourism Development Zone. This should be residential. Other locations should be considered for tourism development. Also need to consider RV friendly facilities in the Barossa (dump points, private farm RV parking). Towns - Suggestion building height restrictions rather than storey limits - 3 levels in areas such as Mount Pleasant is premature. Increase on street carparking in main streets. Transport - Need public transport (e.g. LinkSA buses or private wine train/public train) Signage - Need Barossa GI signage, remove redundant signage.	Noted – this proposal is adopted within the Strategy. The proposal to increase building heights in the Planning & Design Code has been removed from the strategy.
62	Outhred English Urban Reginal Planners on behalf of Barossa Central Pty Ltd	Tanunda - Strong support for the proposal to rezone 250 – 252 Barossa Valley Way, Tanunda (CT 5890 Folio 768) (tourist development zone)	Noted – this proposal is adopted within the Strategy.
63	Robert Grant Dickson	Oppose any rural zone being rezoned into a residential, commercial or tourist tour. Development Creep 'vandalises' the region. Protect our unique landscapes and heritage and lifestyle and the Character Preservation Act content and boundaries. Against development of 252 Murray St Tanunda (tourist development zone)	Noted – this proposal is adopted within the Strategy.

Summary of Submissions Table and Responses – Draft Barossa Growth and Infrastructure Investment Strategy (March 2025)			
#	Name (and organisation)	Summary	Response
64	Chris Duffield	Would like Kalbeeba Road Concordia sealed.	Noted – No changes proposed. Outside scope of the Strategy.
65	Eleanor Ehrat	Against growth along Langmeil road that will put pressure on the adjacent waterway that already floods	Noted – any development proposed in this location would be subject to location above the flood level. Stormwater management also acknowledged within the Strategy.
66	Di and Lance Davidson	Moculta - support the inclusion of the 'Character Preservation District boundaries'. Against block sizes of 1200m2 or smaller given the strategy states that there is enough capacity for growth with existing land supply. Why reduce block sizes and impact on character. Against the Moculta Recreation Park and the area of community managed vegetation/art/walking trail along Elizabeth Street/Parrot Hill Creek being included in a potential growth area. Wants the Soldiers Memorial Hall referenced as community service or heritage. Would like flood hazard data for the town (and creeks) to be considered.	Noted – No changes to township boundaries are proposed. The current zoning allows allotments of 1,200m^2. Figure 17 provides constraints mapping, including flooding for Moculta.
67	Monica Wohlstadt	Lyndoch - Against growth in Lyndoch as impacts character - keep growth in Concordia and Roseworthy. Against selling off Council green spaces (Gilbert Street and Jollytown Road and Bevilaqua and Meshach Burge Terrace) as important for community and nature. On Jollytown Road want improved footpaths, disability access and drainage. Need housing for older people and disabled. Against multistorey buildings. Need tourist accommodation. Want the Recreation Hub to be used for community events not just sport.	Noted – this proposal has been removed from the strategy.

Summary of Submissions Table and Responses – Draft Barossa Growth and Infrastructure Investment Strategy (March 2025)			
#	Name (and organisation)	Summary	Response
68	Carmine (Charlie) Scalzi Gods Hill Wines	Would like 18 Gods Hill Road in Lyndoch rezoned to allow for tourism as it is only 10000m2 in a rural zone.	Noted – Changes to township boundaries are not supported.
69	Rebekah Richardson Wine Ingenuity/Lucid Distilling	Angaston. Do not agree with statements. Against further growth as will impact character, existing residents and require additional infrastructure. Against further infill within Rural Living Zones (zone 1) as is already impacting drainage, water supply, traffic and existing residents. Concern the character will be impacted by 'monotone' housing and 500m2 blocks (Zone 3). Increasing buildings heights to 3 stories is not necessary (zone 4). Unclear what strategic employment zone expansion means for Zone 2. Out of township areas - Want to understand long-term consequences of rezoning on land use and what's built.	Noted – These proposals have been removed from the strategy.
70	ME Loftus and Dr KE Rowland and Dr WK Lotus	Eden Valley - Object to land being zoned for subdivision/infill (area 1) as is part of a working farm including roomed cottages and paddocks.	Noted – this proposal has been removed from the strategy.
71	Alea Devine	Stockwell - do not want silos demolished (make them an attraction instead) or land subdivided into small blocks. Enjoy quiet farmland and nature surrounding our house and community feel and concerned about flooding if more development. Also opposed to a local dam that is being built.	Noted – No changes to township boundaries proposed. The current zoning permits allotments of 1,200m^2.
72	Tom Feist Eco Waste and Compost Solutions	Nuriootpa - support rezoning 214 and 230 Angaston Rd and Lot 83 (Cert of Titles 6288/913 and 5760/142) Light Pass Rd and Angaston Rd from Rural Zone to Employment Zone. It will provide greater certainty to invest in our business.	Noted – this proposal is subject to further investigation.

Summary of Submissions Table and Responses – Draft Barossa Growth and Infrastructure Investment Strategy (March 2025)			
#	Name (and organisation)	Summary	Response
73	Howard Wittwer	Lyndoch - against increasing housing allotments around town by removing native vegetation. Concern with loss of trees as part of oval development application. Against infill and tree loss at area bounded by Porter St, Rushall Rd and Bevilaqua Tce (area 3). Concern about loss of habitat, costs to rates payers of utility and stormwater infrastructure and emergency vehicle access.	Noted – this proposal has been removed from the strategy.
74	Steve and Rebecca Falland	Adhere to Character Preservation Act Principles. Single Barossa Council (Council boundary reform) Value add agricultural and experiential visitation in rural areas No expansion of town boundaries in Tanunda, Nuriootpa and Angaston. Residential and employment lands at Concordia Strengthen design and character policies in the P&D Code Confine growth within townships (don't expand outward) Fast Track Strategic Review of the Barossa Character Area	Noted – No changes to township boundaries are proposed.
75	Sue and Daryl Waye	Williamston - Concerned with rezoning and change of allotment sizes in the Rural Living Zone north and south of the town. Value and don't want to lose the open space and country feel, vineyards and paddocks. Concerned with increased residential traffic along a freight route.	Noted – this proposal is subject to further investigation.
76	Sally Smith - Planning and Land Use Services division of the Department for Trade and Investment (PLUS)	A review Character Preservation District will not occur before the new GARP has been finalised and an implementation program initiated. Note the strategy's support of growth at Concordia, Freeling and Kapunda. Will consider directions in the GARP background work (township infill, expansion of employment lands, Home Industry Zone in Nuriootpa and Tanunda, new Tourism Development Zones in Tanunda, Lyndoch and Sandy Creek, interface growth issues at Stockwell, Tanunda and Nuriootpa and infrastructure priorities)	Noted – No changes proposed. Strategy acknowledges the draft GARP.

Summary of Submissions Table and Responses – Draft Barossa Growth and Infrastructure Investment Strategy (March 2025)			
#	Name (and organisation)	Summary	Response
77	Southern Barossa Alliance Inc	Supports growth of the Barossa in principle. Want further township analysis and consultation on changes capital value ratio resulting from rural living infill. Some township population statistics are lower than reported on ABS census. Want more infrastructure and services for youth. Concerned with 3 story buildings on main streets. Could be for Nuriootpa and Tanunda set back one street. More investment in roads curbs and pedestrian and cycling infrastructure will be needed to accommodate traffic increases. Concordia - unclear how will be developed and if Council has the capacity to maintain all the resulting assets. Want a large primary production buffer between Concordia and smaller southern settlements and rural living areas. Lyndoch - The Rural Living area provides bushfire protection to town. Instead consider expanding the township boundary west towards Sandy Creek. However, Concordia is accommodating growth for next 10-15yrs. Don't want the Council land at 3 developed. They are used by community and valued for nature. Want shared use of the new recreation centre and improved dog friendly open spaces and playgrounds. Rural living areas increase rural living allotments area (area 1) check for 'an encumbrance on it of one dwelling per property for 100 years which commenced in 1990.' Williamstown - Do not support 3 stories on main street. Do not support additional rural living allotments- those available now are not being developed and the strategy states there is adequate supply. Maintain country charm and ambience. Do support that stormwater infrastructure is required and the linkage between the main street and Queen Victoria Jubilee Park but there needs to be more infrastructure investment	In part support as well as desire for additional community infrastructure are noted - Applicable growth opportunities relating to increased building heights in town centres and intensification of rural living areas have been removed from the strategy. Concerns regarding Concordia buffers are subject to investigation under the Concordia Code Amendment and background investigations.

Summary of Submissions Table and Responses – Draft Barossa Growth and Infrastructure Investment Strategy (March 2025)			
#	Name (and organisation)	Summary	Response
		(walk/bike track to reservoir, BBQ facilities, toilets, adventure playgrounds, weekend cafe, youth facilities such as skate park) Out of Township - Supports the rezoning between Fuss Road and Hermann Thumm Drive, Lyndoch from Rural to Tourism Development Zone. Do not support the rezoning of the Sandy Creek Golf Club from Rural Living to Tourism Development zone however, we would support in principle, the rezoning of this area to the Golf Course Estate Zone.	
78	Bryson Fredericks Adelaide Fuel	Nuriootpa - support rezoning 214 and 230 Angaston Rd and Lot 83 (Cert of Titles 6288/913 and 5760/142) Light Pass Rd and Angaston Rd from Rural Zone to Employment Zone. It will provide greater certainty to invest in our business.	Noted – this proposal is subject to further investigation.
79	Damian Hone APC	Nuriootpa - support rezoning 214 and 230 Angaston Rd and Lot 83 (Cert of Titles 6288/913 and 5760/142) Light Pass Rd and Angaston Rd from Rural Zone to Employment Zone. It will provide greater certainty to invest in our business.	Noted – this proposal is subject to further investigation.
80	Mark and Mandy Creed Lyndoch Hill	Out of township - Would like their properties at Lyndoch Hill and Barossa Chateau included in the tourist zoning changes as already used for their purpose and could offer more. Support rezoning of Land at Nexus adjacent Fuss Rd to tourist development. Do NOT support the land between Fuss Rd and Herann Thumm Dve being zoned to tourist development (fig 43) as it will impact the rural landscape appeal. Do not support Sandy Creek Golf Club rezoning as will impact the rural landscape.	Noted – this proposal is subject to further investigation.
81	Peter Wendt Farmer Johns (via Peter Groeke)	Concerned with urban encroachment impacts on primary production and tourism. Pressure is being placed on long term agriculture properties to change agricultural practices (e.g. pesticide application) at added cost to operations.	Noted – No changes to township boundaries are proposed.

Summary of Submissions Table and Responses – Draft Barossa Growth and Infrastructure Investment Strategy (March 2025)			
#	Name (and organisation)	Summary	Response
82	Kim Thompson	Lyndoch - Against development of Council reserves. These sites contain important remnant vegetation that cannot be replaced.	Noted – this proposal has been removed from the strategy.
83	Allister and Cameron Ashmead - Elderton Wines	Adhere to Character Preservation Act Principles. Single Barossa Council (Council boundary reform) Value add agricultural and experiential visitation in rural areas No expansion of town boundaries in Tanunda, Nuriootpa and Angaston. Residential and employment lands at Concordia Strengthen design and character policies in the P&D Code Confine growth within townships (don't expand outward) Fast Track Strategic Review of the Barossa Character Area Tanunda - Oppose rezoning land to tourism development. This should be rural to preserve the viticultural landscape, surround townships in vineyards, the land is suitable for grapes, inline with a supreme court ruling, and is against the Character Preservation Act.	Noted – this proposal is adopted within the Strategy.
84	Nicholas Paphtis Barossa Central Pty Ltd	Tanunda - Support the identification of two growth areas in Tanunda for tourism development. In particular, strong support the identification of 252 Murray Street, Tanunda for future rezoning from the Rural Zone to the Tourism Development Zone.	Noted – this proposal is adopted within the Strategy.
85	Justin Carter - Barossa Investments Pty Ltd	Nuriootpa - own old SA Power Networks depot in 6 Francis St East Nuriootpa in Neighbourhood Zone and would like the site eligible for 2 storey residential housing development.	Noted – Existing residential area. The Strategy acknowledges opportunity to review infill potential within Neighbourhood Zones outside of historic areas. Further investigations are recommended within these

Summary of Submissions Table and Responses – Draft Barossa Growth and Infrastructure Investment Strategy (March 2025)			
#	Name (and organisation)	Summary	Response
			areas in Nuriootpa, Angaston and Tanunda. Future changes to policy settings under the Planning & Design Code are subject to Code Amendment.
86	Brooke Martin	Cockatoo Valley- Rezone Lot 420 Balmoral Road Sandy Creek to support residential growth.	Noted – No changes to township boundaries are proposed.
87	Steve Kernick	Nuriootpa - own lots at 30A Second Street Nuriootpa between the Vine Court Barossa Motel and the Police Station. The land is zoned Residential and District Town Centre. Would like all lots zone District Town Centre.	Noted – Zone boundary alignment is acknowledged. Changes not recommended under this Strategy.
88	Betty Doecke	Stockwell -- Remove the Stockwell Church and Cemetery from the area identified to support growth through structure planning.	Noted – Update to mapping has been made.
	LATE SUBMISSIONS		
1	Elisha Brunton	Lyndoch - opposed to developing Council reserves for housing at Gilbert Street and Jollytown Road. This parcel of land is one of the last parcels of intact local remnant native vegetation left in the town and it must be protected for conservation, heritage and wellbeing rationale.	Noted – This proposal has been removed from the strategy.
2	Department of Infrastructure and Transport - Transport Strategy and	Support the vision, regional objectives and strategies. Support containing growth (outside of Concordia) to within township boundaries. Infrastructure priorities: Support/synergies with Item 2. Concordia Development Needs, Item 3 Lyndoch Sport Precinct and Item 5 Freight Task Infrastructure.	Support for various items noted. Various upcoming strategies from State Government

Summary of Submissions Table and Responses – Draft Barossa Growth and Infrastructure Investment Strategy (March 2025)			
#	Name (and organisation)	Summary	Response
	Planning Division	State planning work: Adelaide North Transport Study will identify infrastructure upgrades in Northern Adelaide, including to support Concordia (traffic network and public transport). The Housing, Infrastructure, Planning and Development Taskforce will develop a phased infrastructure delivery process for utilities. A Freight and Supply Chain Strategy for SA will identify key freight routes. Review of Public Transport Services to identify options to meet future needs. Transport infrastructure - suggest infrastructure maps should include major transport upgrade needs Towns - suggest that Angaston, Lyndoch, Nuriootpa and Tanunda as priorities for master planning. Suggest logical extensions of existing Neighbourhood Zones into existing Rural Living Zones. Spot rezonings along the Sturt highway will need to be closely considered to ensure safe and efficient operation of the road Lyndoch - note rail corridor land is owned by the State Government not the Federal Government.	noted and referenced in strategy. Correction – ownership of rail corridor in Lyndoch. Further transport investigations required in relation to proposed employment rezoning in Nuriootpa acknowledged.
3	Primary Producers SA	While PPSA acknowledges the need for governments to address a critical housing shortage, they are concerned about the possibility of alienating prime agricultural land and impacts upon the state and nation's food production and security. PPSA wishes to see the planning system play a stronger role in protecting prime agricultural lands.	Noted – No changes to township boundaries are proposed.
4	Tim Semmler	Lyndoch - Rezone 52 Lyndoch Valley Road Lyndoch to support urban growth. - Adjust the township boundary to the south of the township to make it regular and follow and more logical border.	Noted – No changes to township boundaries are proposed.
5	Fraser MacKenzie, Artisans of Barossa	Tanunda - Support rezoning Rural Development Zone to Tourism Development Zone. It will enhance our region's appeal through the development of four—or five-star accommodation facilities.	Noted – This proposal is adopted within the Strategy.

Summary of Submissions Table and Responses – Draft Barossa Growth and Infrastructure Investment Strategy (March 2025)			
#	**Name (and organisation)**	**Summary**	**Response**
6	Department for Energy and Mining	DEM advocates for the inclusion of a detailed plan for EV smart charging infrastructure, either within the Barossa Growth and Infrastructure Investment Strategy or as a standalone EV Smart Charging Infrastructure Strategy. This is especially relevant for the Barossa Valley, given its status as a premier tourism destination.	Noted – This is outside the scope of the growth strategy and should be addressed separately.

Attachment 3

Barossa Growth and Infrastructure Investment Strategy - Appendices

Due to the size of this attachment it has been provided as a separate file on Council website for Agendas and Minutes

DRAFT GROWTH & INFRASTRUCTURE INVESTMENT STRATEGY – COMMUNICATIONS PLAN

Indicative consultation dates: *7 February 2024* - *6 March 2024*

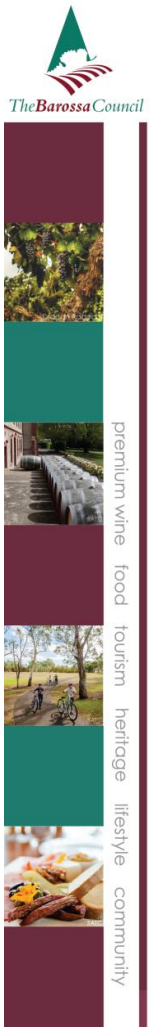
Desired outcomes

- Seek feedback on the draft Growth and Infrastructure Investment Strategy.

Specific considerations & inclusions

- None

Initiative	Communication Method	Responsible Officer	Timeframe	Tone/Content/Message
Letter	• All identified key stakeholders (refer list below) • All persons that participated in earlier consultation	MDS	Letters sent to enable receipt by 7 February 2024	Policy review for community feedback .
Media Release	• The Leader • Courier • Bunyip	Comms	Start of consultation	Policy review for community feedback
Online	• Council website • Your Say Barossa • Facebook	Comms	Start of consultation	Policy review for community feedback
Advert	• The Leader • Courier • Bunyip	Comms	Start of consultation	Policy review for community feedback
Brief Customer Service, Information Management	• Verbal briefing	MDS	Prior to start of consultation	Awareness, key contacts, receipt of enquiries and capture of formal and informal submissions
Brief Elected Members	• Email	MDS	Start of consultation	
Staff awareness	• The Mark • Internal email	MDS / Comms	Start of consultation	Policy review for community feedback



43-51 Tanunda Road (PO Box 867)
Nuriootpa SA 5355
Phone (08) 8563 8444
Email: barossa@barossa.sa.gov.au
ABN: 47 749 871 215

CLOSE	**THE**	**LOOP**		
Media release	• The Leader • Courier • Bunyip	Comms / MDS	Once Strategy endorsed by Council	TBA
Online	• Council website • Facebook	Comms / MDS	Once Strategy endorsed by Council	TBA
Letter	• All identified key stakeholders (refer list below) • All persons that participated in earlier consultation and new consultation	MDS	Once Strategy endorsed by Council	Confirm final outcome following consultation .
Staff awareness	• Internal email	MDS	Once Strategy endorsed by Council	

Identified Key Stakeholders

COMMUNITY GROUPS

- Barossa Region Residents' Association
- Bethany Residents Action Group
- Mount Pleasant Progress Association
- Springton Progress Association

INDUSTRY GROUPS

- Agricultural Bureau of SA
  - Angaston branch
  - Lone Pine/Tanunda branch
  - Rowland Flat branch
- Barossa Australia
- Primary Producers SA
  - Grain Producers SA
  - Horticulture Coalition of SA
  - Livestock SA
  - SA Dairyfarmers' Association
  - SA Forest Products Association
  - Wine Grape Council of SA
- RDA BGLAP

LOCAL INDUSTRY/BUSINESSES

- Barossa CoOp
- Barossa Enterprises
- Penrice Quarry and Mineral
- Tarac Technologies
- Nuriootpa Futures Association

TRANSPORT AND SUPPLY

- Barossa Transport Services
- Nuriootpa Traders

GOVERNMENT AGENCIES

- Energy and Mining
- Environment and Water
- Health and Wellbeing
- Infrastructure and Transport
- PIRSA
- SA Housing Authority
- SA Police
- SA State Emergency Services
- SA Tourism Commission
- Trade and Investment
  - Planning and Land Use Services

EDUCATION

- Dept Education
- TAFE SA
- Lutheran Education
- Catholic Education SA

HOUSING DEVELOPERS/REAL ESTATE

- Concordia Land Trust
- Hickinbotham
- Homburg Real Estate
- Barossa Real Estate
- Marx Real Estate

COMMUNITY HOUSING PROVIDERS

- Barossa Village
- Community Housing Council of SA Inc
- St Petri Lutheran Community Housing Association Nuriootpa Inc
- Tanunda Lutheran Home

INFRASTRUCTURE PROVIDERS

- Australian Gas Networks
- Australian Mobile Telecommunications Association
- Australian Telecommunications Authority
- ElectraNet
- SA Power Networks
- SA Water

DEBATE REPORT

7.4 Development and Community Services Report

7.4.4 GAWLER RIVER FLOODPLAIN MANAGEMENT AUTHORITY (GRFMA) - 2025/2026 DRAFT ANNUAL BUSINESS PLAN AND DRAFT BUDGET

Author: Director Development and Community Services
25/19532

PURPOSE

To provide Elected Members with an opportunity to consider and provide feedback on the 2025/2026 Draft GRFMA Annual Business Plan (ABP) and draft 2025/26 budget.

RECOMMENDATION

That Council having reviewed the Gawler River Floodplain Management Authority 2025/2026 Draft Annual Business Plan and 2025/2026 Draft Budget and advise the Authority it supports the draft budget and business plan settings.

REPORT

Background
The Gawler River Floodplain Management Authority (GRFMA) is required to prepare an Annual Business Plan and budget for the upcoming financial year. Prior to setting the draft budget each year the Authority must review its Annual Business Plan in consultation with constituent Councils.

The GRFMA Board, at its 20 February 2025 meeting considered a draft Annual Business Plan (ABP) and 2025/26 budget and endorsed the following resolution:

8.5 Draft 2025/2026 GRFMA Annual Business Plan and Draft 2025/2026 Budget

GB8/25 Draft 2025/2026 GRFMA Annual Business Plan and Draft 2025/2026 Budget
Moved: *Cr Malcolm Herrmann*
Seconded: *Ms Whendee Young*

That the GRFMA:
1. Endorses the Draft 2025/2026 GRFMA Annual Business Plan and Draft 2025/2026 Budget.
2. Following receipt of Constituent Council feedback, considers adoption of the GRFMA draft Annual Business Plan and Annual Budget at the June 2025 meeting.

CARRIED UNANIMOUSLY

As such, Elected Members are now provided the opportunity to provide feedback on the ABP and Budget.

Discussion
Draft Annual Business Plan

The priority tasks focus on the delivery of the actions contained within the Gawler River Flood Management Business Case which was developed in partnership with DEW.

These initiatives are considered feasible and provide complementary benefits for the management of flood in the Gawler River, and comprise:

- Increasing the height of the Bruce Eastick Dam on the North Para River (nominally a 10m increase in the height of the dam wall).
- Improving planning controls for developments near the Gawler River that will reduce the likelihood of flood and the impacts of flood inundation on new developments – this may include advocating for policy changes in the flood hazard overlay, making recommendations for inclusion in regional plans, working with local councils to set local development policies.
- Implementing a Community Flood Awareness Campaign
- Undertaking the repair and maintenance of existing riverside levee banks in the lower Gawler River, which play a critical role in constraining floodwaters to the river channel during high flow events, and reducing potential damage of flood.

The GRFMA has acknowledged that Local Government lacks the resources and budget alone, to progress with the above options, particularly the raining of the dam wall height and works to levee banks. Before proceeding funding agreements and resourcing will be required from Local, State and Federal Governments.

Draft Budget
The 2025/2026 draft budget has been delivered, again, with reference to key strategic documents. The Authority has attempted to minimise cost increases in delivering the functions, operations and project management.

An important note of this budget is the allocation of $290,000 for the completion of the Gawler River Flood Management Business Case ISA Gate 2 Recommendations.

Summary and Conclusion
The draft GRFMA Annual Business Plan 2025/26 and Draft Budget 2025/26 have been provided to constituent Councils for consideration, in accordance with the GRFMA charter.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES

Attachment 1 Gawler River Floodplain Management Authority - Draft 2025-2026 Annual Business Plan and Draft 2025-2026 Budget ⇩

Supporting references
Nil

COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTS

Community Plan

Natural Environment and Built Heritage



Infrastructure

Goal

3 We take a proactive approach in responding to key environmental challenges such as climate change, water security and waste management.

6 The Barossa maintains and develops infrastructure that meets the needs of the region and is efficient.

Strategies

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

6.1 Advocate for and identify funding opportunities that support the development of community, cultural, health and other facilities and infrastructure to meet personal and commercial needs of residents and businesses.

Legislative Requirements

FINANCIAL, RESOURCE AND RISK MANAGEMENT CONSIDERATIONS

Proposed budget is based on a predetermined financial contribution model for constituent Councils, as well as funding opportunities, and is lower than the Council estimates in the Long Term Financial Plan.

COMMUNITY ENGAGEMENT

The GRFMA Charter requires that the Annual Business Plan and Draft Budget are circulated to constituent Councils seeking support, prior to their adoption by the board. There is no legislative obligation for community consultation in relation to this item, however it will be included in the draft annual business plan and budget which is consulted upon with the community.

GAWLER RIVER FLOODPLAIN MANAGEMENT AUTHORITY
PO Box 366 Seacliff Park, SA 5049
P: 0407 717 368
E: eo@grfma.com
W: www.gawler.sa.gov.au/grfma

27 February 2025

Mr Martin McCarthy
Chief Executive Officer
The Barossa Council
43-51 Tanunda Road
NURIOOTPA SA 5355
E: barossa@barossa.sa.gov.au

Dear Mr McCarthy,

Draft 2025/2026 GRFMA Annual Business Plan and Draft Budget

I write seeking Council's consideration of the draft 2025/2026 GRFMA Annual Business Plan and Budget.

The GRFMA Charter requires the Authority to prepare an Annual Business Plan and Budget for the upcoming financial year. The plan and budget format reference the GRFMA Strategic Plan 2021-2026, the Long Term Financial Plan 2022/23-2031/32, and the Asset Management Plan 2023-2032.

Each year, the Authority must review its Annual Business Plan with the Constituent Councils before setting the draft budget. The annual budget must align with the Authority's business plan and be submitted in draft to each Constituent Council by 31 March for approval.

The Authority may adopt the budget between 31 May and 30 September and must provide a copy to each Council within five business days of adoption.

The 2025/2026 Annual Business Plan and draft Budget were endorsed by the GRFMA Audit and Risk Committee on 3 February 2025 and the GRFMA on 20 February 2025.

2025/2026 GRFMA Draft Annual Business Plan

The format of the Annual Business Plan has been constructed referencing the GRFMA Strategic Plan 2021-2026, the GRFMA Long Term Financial Plan 2022/23-2031/32 and the GRFMA Asset Management Plan 2023-2032. It also refers to anticipated options identified by the Draft Gawler River Stormwater Management Plan.

Priority actions contained in the 2025/2026 draft Annual Business Plan identify:

- The Department for Environment and Water (DEW), in partnership with the GRFMA, has facilitated development of a Gawler River Flood Management Business Case to identify a shared vision and objectives to improve flood management in the Gawler River region.
- The Gawler River Flood Management initiative was included in Infrastructure SA's (ISA) Capital Intentions Statement in 2021 as a priority for business case development. Further work was undertaken in conjunction with ISA, project partners and stakeholders throughout 2021 and 2022 to provide additional information and details regarding the initiative. The work culminated in DEW completing the ISA Assurance Framework (ISAAF) Gate 1 review in May 2022 and the Business Case and Gate 2 review process on 4 December 2023.

The Business Case recommends a portfolio of actions to improve flood protection in the Gawler River. These initiatives are considered feasible and provide complementary benefits for the management of flood in the Gawler River, and comprise:

- Increasing the height of the Bruce Eastick Dam on the North Para River (nominally a 10 m increase in the height of the dam wall).
- Improving planning controls for developments near the Gawler River that will reduce the likelihood of flood and the impacts of flood inundation on new developments – this may include advocating for policy changes in the flood hazard overlay, making recommendations for inclusion in regional plans, working with local Councils to set local development policies.
- Implementing a Community Flood Awareness Campaign.
- Undertaking the repair and maintenance of existing riverside levee banks in the lower Gawler River, which play a critical role in constraining floodwaters to the river channel during high flow events, and reducing potential damage of flood.

The GRFMA has identified that Local Government lacks resources alone, to progress the options recommended by the Gawler River Flood Management Business Case, particularly the proposed dam raising and levee bank works.

A revised intergovernmental Gawler River Flood Control Dam Steering Committee, chaired by the GRFMA, has now been established to focus on coordinating delivery of the Business Case outcomes in partnership with relevant government agencies.

Issues and opportunities to be resolved include:

- Asset ownership and long term financing and maintenance arrangements for upgraded levees, the current Bruce Eastick North Para Flood Mitigation Dam, and the future raised dam.
- Leveraging the recent levee bank pilot projects to develop and attract funding for a broader levee bank repair and upgrade program along the lower Gawler River.
- Implementing community awareness and preparedness funding received by DEW under the Disaster Resilience Fund Round 2, and embedding the outcomes into long term community engagement by the Bureau of Meteorology, the SASES and Councils.
- Input into Planning and Design Code amendments and Regional Plan development, specifically the Greater Adelaide Regional Plan, to ensure future proposed greenfield and infill developments that may be affected by Gawler River flooding are more resilient, reducing damage, community impacts and recovery costs.

The draft Gawler River Stormwater Management Plan (SMP) was completed in December 2024 with consultation to commence March 2025 with communities along the Gawler River precincts of Gawler, Light, Playford and Adelaide Plains Councils.

The main findings and recommendations from the development of the Gawler River SMP are:

- The flood risk remains and the recommended approach to mitigate that flood risk is to repair / reinstate the existing levees (and ensure ongoing maintenance) and raise the height of the Bruce Eastick Flood North Para Mitigation Dam.
- Revisit and determine the most effective way forward regarding the complicated land ownership and responsibility arrangements along the length of the Gawler River including the channel itself and the associated levee banks.
- The communities are continually changing within the catchment area and there are many opportunities (and needs) for ongoing community education and awareness programs covering many topics including flooding, climate change, benefits of river systems and opportunities to be involved in the protection and enhancement of the local environment.

The Gawler River Flood Management Business Case and Gawler River Stormwater Management Plan are complementary documents and the GRFMA will direct endeavors to facilitate delivery of recommendations within. Cleary before proceeding sufficient resourcing and funding agreement will be required from Local, State and Federal Governments.

2025/2026 Draft Budget

The scope of the GRFMA annual budget is small in comparison to the extensive undertakings by Constituent Councils.

Revenue

The budget revenue is sourced from predetermined “formula based’ financial contributions by the six Constituent Councils, opportunistic funding applications and some interest from financial institutions.

Grant income of $10,000 for implementation of the partnership with Landscape SA Northern and York, of year 1(of 3) of the revegetation program upon land associated with the Bruce Eastick North Para Flood Mitigation Dam.
Bank/LGFA interest on cash reserves: $1,000.

Expenditure

Expenditure is budgeted on estimated costs of Executive Management and administrative and governance requirements of the Authority according to its charter. Other costs are incurred with maintenance of the Bruce Eastick North Para River Flood Mitigation Dam site and access. Recently work has been progressed to facilitate the Gawler River Flood Mitigation Business Case.

This is an important and complementary project to the GRFMA Stormwater Management Plan and collaborative approaches will be of benefit to all parties.

Important note: The 2024/2025 budget includes $290,000 for completing the Gawler River Flood Management Business Case ISA Gate 2 recommendations. Any unspent funds will be recorded as a short term liability in the 2024/2025 financial statements, to facilitate completion of the business case in 2025/2026.

Operational Contributions (Member subscriptions)

Operational contributions are calculated to include the costs reflective of Administration of the GRFMA, plus general costs for the provision of consultancies to pursue outcomes envisaged in flood mitigation strategies (Business Case, Stormwater Management Plan) and does not include capital works or maintenance of Assets. Interest received is deducted from total subscriptions required.

Key Budget Outcome Operational Items

- Administration of the GRFMA $127,420. Includes $6,000 for provision of Cyber Security insurance as requested by the GRFMA Audit and Risk committee.
- Provision for consultation on and finalisation of the Gawler River Stormwater Management Plan, consultancies feasibility or initial design studies, $20,000 = Member Subscriptions $140,920.
- Remaining requirements for completion of the Gawler River Flood Management Business Case as recommended by ISA Gate 2 review funded by cash reserves.

Total Operation cost: $370,920

Maintenance Contributions (Council subscriptions)

Maintenance contributions are calculated from the costs reflective of capital works or maintenance works for the Bruce Eastick Flood Mitigation Dam and any approved flood mitigation capital works.

Key Budget Outcome Maintenance Items

Maintenance and operations of the scheme during 2025 to 2026 will include:

- Provision of $69,550 for programmed work identified in the previously established, Bruce Eastick North Para Flood Mitigation Dam Maintenance Cost Analysis 2023-2032.
- Provision of $10,000 for implementation of the partnership with Landscape SA Northern and York, of year 1(of 3) of the revegetation program upon land associated with the Bruce Eastick North Para Flood Mitigation Dam.
- Repayment (Principal and Interest) of $70,000 for the Cash Advance Debenture previously raised to fund Dam repairs in 2022.
- Rates and Levies $200.

Total Maintenance cost: $149,750

Depreciation of Assets

URS Australia Pty Ltd, Dam Designers, have previously advised that a concrete RCC dam wall (as per the Bruce Eastick North Para Flood Mitigation Dam) can be expected to have a life of 80 years after completion. On that basis the Bruce Eastick North Para Flood Mitigation Dam wall has been depreciated at the rate of 1.25% annually.

The GRFMA Asset Management Plan 2023-2032 provides:

> *Funding (cash allocation) of annual depreciation calculations is not undertaken, rather the policy is ensuring the GRFMA is provided with sufficient cash flow to maintain the Dam at required service provision levels.*
> *This plan covers the infrastructure assets that provide Flood Mitigation comprising of: Bruce Eastick North Para Flood Mitigation Dam, associated land and road access.*
>
> *The projected outlays necessary to provide the services covered by this Asset Management Plan (AM Plan) includes operations, maintenance, renewal and upgrade of existing assets over the 10-year planning period is $1,233,642.*

The Current Valuation for the Bruce Eastick North Para Flood Mitigation Dam is $54,036,053 based on 2023/2024 market conditions and the Written Down Value at 30/6/2024 is $42,129,943.

Annual depreciation of the Dam, land and road access is $706,098.

The net equity share (of annual depreciation costs) of each Constituent Council is subsequently reflected in the (Financial Statements) Schedule of Constituent Councils interest in net assets as at 30 June each year and a statement is prepared to meet the requirements of clause 16.6 of the GRFMA Charter.

Rather than a blanket escalator application (CPI and LG Price Index), the draft Budget has been adjusted to account for known administrative costs and fees. Other items are considered provision allocations.

Refer Table 3 *Gawler River Floodplain Management Authority Budget - Functions & Items* in MYOB format which provides "line of sight," comparison of movement between 2024/2025 and 2025/2026 applied for income and expenditure items.

Summary

The draft Budget proposal has been formulated with an inclusive approach to identified service and project requirements for 2025/2026. This has been affected by allocation of capital and maintenance expense estimates. The Authority has endeavoured to minimise cost increases in delivering the functions, operations and project management required.

There are ongoing annual commitment costs of $69,550 toward the 10-year Bruce Eastick North Para Flood Mitigation Dam maintenance program and $70,00 for annual payback reduction of the existing Cash Advance Debenture which was secured to facilitate capital repair to the Bruce Eastick North Para Mitigation Dam in 2022.

A provision of $20,000 has been included to provide capacity for the Authority to undertake consultation and completion of the Gawler River Stormwater Management Plan and for relevant other consultancy studies and projects associated with matters relating to Gawler River flood management.

Revenue requirement calculations for Constituent Council contributions, shown at Table 1, have been based on this inclusive approach. Any budget amendments directed by meeting considerations will subsequently be reflected in the quantum of revenue to be sought from Constituent Councils.

Constituent Council contributions for 2025/2026 are $290,670 being a reduction of $125,621 from 2024/2025 contributions of $416,921. Principally from no additional Council contributions for the Business Case as occurred in 2024/2025.

A net Operating Loss of ($646,598), as per the uniform presentation of finances attached, is forecast for 2025/2026. This is materially the amount of unfunded depreciation less a small surplus income contingency. See below Tables 1,2 and 3 - Constituent Council shares proposed as per draft 2025/2026 GRFMA Budget and further copy of details (MYOB format) of the GRFMA Budget functions which identifies the current 2024/2025 Budget BR2 against Year to Date (22/01/2025) income and expenditure and the 2025/2026 Draft Budget income and expenditure proposals.

Reconciliation with the MYOB presentation is a net operating loss of ($701,598) less $55,000 repayment of borrowings for CAD = ($646,598).

Table 1

Constituent Council shares proposed as per draft 2025/2026 GRFMA Budget - Refer 1.1 Member Subscriptions ($140,920) and 3.1 Council Subscriptions ($149,750).

Council	2024/25 Operation	2024/25 Maint	2024/25 TOTAL	2025/26 Operational	2025/26 Maint	2025/26 TOTAL
Adelaide Plains Council	46,228	40,330	**$86,558**	$ 23,486	$ 43,293	**$ 66,779**
Adelaide Hills Council	46,228	2,414	**$48,643**	$ 23,486	$ 2,591	**$ 26,077**
The Barossa Council	46,228	12,099	**$58,327**	$ 23,486	$ 12,983	**$ 36,469**
Town of Gawler	46,228	24,198	**$70,426**	$ 23,486	$ 25,967	**$ 49,453**
Light Regional Council	46,228	12,099	**$58,327**	$ 23,486	$ 12,983	**$ 36,469**
City of Playford	46,229	48,410	**$94,639**	$ 23,490	$ 51,933	**$ 75,423**
Total	277,371	139,550	**$416,921**	$ 140,920	$ 149,750	**$ 290,670**

Table 2 Percentage Share

Constituent Council	Capital Works	Maintenance of Assets	Operational Costs
	Percentage Share	Percentage Share	Percentage Share
Adelaide Plains Council	28.91%	28.91%	16.66%
Adelaide Hills Council	1.73%	1.73%	16.66%
The Barossa Council	8.67%	8.67%	16.66%
Town of Gawler	17.34%	17.34%	16.66%
Light Regional Council	8.67%	8.67%	16.66%
City of Playford	34.68%	34.68%	16.66%
Total	100%	100%	100%

Table 3

Gawler River Floodplain Management Authority
Budget - Functions & Items
MYOB
2024/245 and draft for
2025/2026

Code		2024/2025		2025/2026
		Budget	**YTD**	**Budget**
	REVENUE			
	Administration of the GRFMA			
1,1	Member Subscriptions	277,373	138,686	140,920
1,3	Interest LGFA	824	926	1000
1,4	Interest BankSA			
1,5	Other			
	Total	**278,197**	**139,612**	**141,920**
	Operations Flood Mitigation Scheme			
2,1	Council Subscriptions			
2,3	State Grant	156,000	156,000	10,000
2,4	Commonwealth Grant			
2,5	Sale of Land			0
2,6	Other			0
	Total	**156,000**	**156,000**	**10,000**
	Maintenance Flood Mitigation Scheme			
3,1	Council Subscriptions	139,550	69,775	149,750
3,3	Other			
	Total	139,550	69,775	149,750
	TOTAL INCOME	**573,747**	**365,387**	**301,670**
	EXPENDITURE	**2024/2025**		**2025/2026**
		Budget	**YTD**	**Budget**
	Administration of the GRFMA			
6,1	Executive Officer Contract	58,800	32,178	62,000
6,2	Advt, Print, Stat, Postage	1,300	0	1,000
6,3	Travelling Expenses	4,200	882	4,200
6,4	Insurance - PL & PI	9,600	7,111	16,000
6,41	Audit Committee	2,600	1,300	2,600
6,5	Audit Fees	6,175	5,799	6,500
6,6	Bank Fees	120	94	120
6,7	Legal Advice	0	0	2,000
6,8	Honorarium Chairperson	20,400	10,997	20,000
6,10	Other	10,800	5,114	13,000
	Total	**113,995**	**63,473**	**127,420**

	Business Case			
9,7	Consultancies SMP	20,000	7,660	20,000
9,8	EO Supervision			
9.9	Business Case	290,000	47,053	
	Total	**310,000**	**54,713**	**20,000**
	Maintenance Flood Mitigation Scheme			
10,2	Maintenance Contractors	10,000	0	10,000
10,3	BENPFM Dam Maintenance	69,550	3,120	69,550
10,31	Rates - GST Free	200	135	200
10,4	Depreciation Dam	706,098		706,098
	Total	**785,848**	**3,255**	**785,848**
	Other Expense Finance **	70,000	3,110	**70,000**
	ALL EXPENDITURE	**$1,279,843**	**$124,551**	**$1,003,268**
	SURPLUS/DEFICIT	**-706,096**	**240,836**	**-701,598**

** MYOB cash format representing Interest and principal payments.
Local Government Model Financial Statements represent interest payments of $15,000 as operational expenditure and finance repayment $55,000, CAD, as reduction in liability (Balance Sheet). *Rounding

I would be pleased if this matter could be included in the next available Council meeting agenda and subsequent indication of Councils approval or otherwise of the draft 2025/2026 GRFMA Annual Business Plan and Draft Budget being provided to eo@grfma.com by Monday 2 June 2025.

Yours sincerely



David E Hitchcock
EXECUTIVE OFFICER, GRFMA
eo@grfma.com

GRFMA ANNUAL BUSINESS PLAN

2025-2026

Draft January 2025

Gawler River Floodplain Management Authority

Constituent Councils:

Adelaide Hills Council
Adelaide Plains Council
The Barossa Council
Town of Gawler
Light Regional Council
City of Playford

2

Business Plan 2025-2026

Gawler River Floodplain Management Authority (GRFMA)

The Gawler River

The Gawler River is formed by the confluence of the North Para and South Para in the town of Gawler and is located in the Adelaide Plains district of South Australia. The district surrounding the river produces cereal crops and sheep for both meat and wool, as well as market gardens, almond orchards and vineyards. The farm gate output of the Gawler River floodplain horticultural areas is estimated to be at least $500 million.

History

The river is subject to periodic flood events.



Desirable Levels of Protection Cost of Flooding

Flood Frequency (ARI)	Total Estimated Damages Direct and Indirect
1 in 20	$66.7m
1 in 50	$189m
1 in 100	$439.2m
1 in 200	$627.1m
Average Annual Damage	$14.7m

GRUMP Mitigation Options Analysis Report, Table7 January 2022

Properties at Risk

Flood Frequency (ARI)	Number of residential properties within each hazard rating			
	Low	Medium	High	Extreme
1 in 50	1056	785	483	236
1 in 100	1559	1451	1179	457
1 in 200	1814	1652	1419	615

3

Purpose of the GRFMA

The Gawler River Floodplain Management Authority (GRFMA) was formed as a Regional Subsidiary under Section 43 and Schedule 2 of the Local Government Act 1999 on 22 August 2002. The Constituent Councils are the Adelaide Hills Council, The Adelaide Plains Council, The Barossa Council, The Town of Gawler, Light Regional Council, and the City of Playford.

The Authority has been established for the following purposes:

- to co-ordinate the construction, operation and maintenance of flood mitigation infrastructure for the Gawler River. This purpose is the core business of the Authority;
- to raise finance for the purpose of developing, managing and operating and maintaining works approved by the Board;
- to provide a forum for the discussion and consideration of topics relating to the Constituent Council's obligations and responsibilities in relation to management of flood mitigation for the Gawler River; and
- upon application of one or more Constituent Councils pursuant to clause 12.4:
    - to coordinate the construction, maintenance and promotion and enhancement of the Gawler River and areas adjacent to the Gawler River as recreational open space for the adjacent communities; and
    - to enter into agreements with one or more of the Constituent Councils for the purpose of managing and developing the Gawler River.

Numerous factors have a significant influence on the operations of the Authority.
These include:

- Arrangements for managing stormwater in South Australia are very complicated, reflecting incremental changes over time in legislation, guidelines, structures, and funding arrangements. For the Authority, specific concerns are:
    - There is no clear definition of the responsibilities of levels of government for managing stormwater.
    - Floodplain management is not well recognised in the current framework for stormwater management.
    - Responsibilities for different aspects of managing the Gawler River sit with various (mostly SA Government) agencies, yet there is no overarching structure, body, or plan to ensure an integrated approach to managing it.
    - Most of the Gawler River is located on private land (a common situation in South Australia) which restricts the ability of the Authority (and other bodies) to carry out its functions.
    - Most flood management initiatives within the Gawler River catchment and floodplain are beyond the capacity of Constituent Councils to fund and State and Federal Government engagement and funding support will be required before any such initiatives are to be realised.
- The effects of flooding on intensive food production and residential properties on the Northern Adelaide Plains.
- Impacts of climate change on the timing, frequency, and volumes of flows into the river.
- Changes in stormwater flows and the risks of flooding associated with new residential development in the Gawler River catchment.

4

- The level of community understanding of the risks of flooding within the entire catchment and how individuals can reduce the risks.
- Signs of growing interest in the concept of water cycle management with greater integration of different aspects of water management, including stormwater and floodwater.
- Differences in perspectives and priorities between upstream and downstream Constituent Councils in relation to beneficiaries, funding arrangements, and priorities.
- The limited resource base of the Authority, which is supplemented on an ad-hoc basis through partnering with Constituent Councils.

Governance

The Authority is governed by the Board of Management. The Board comprises of:

- One independent person, who is not an officer, employee or elected member of a Constituent Council, to be appointed as the Chairperson of the Board of Management of the GRFMA for a term of two years.
- Two persons appointed from each of the six constituent councils (12 members in total). Council appointees comprise of the Council CEO, or delegate and one Elected Member.
- Deputy Board members as appointed by each constituent council.

The Board

The Members of the Board are:

Council	Board Members	Deputy Board Members
Chairperson and Independent Member	Mr Lino Dilernia	
Adelaide Hills Council	Cr Malcolm Herrmann Mr David Collins	Ms Jess Charlton
Adelaide Plains Council	Cr Mel Lawrence Mr James Miller	Cr Dante Mazzio Mr Tom Jones
The Barossa Council	Cr Bruce Preece, Mr Jake McVicar	Mr Ben Clark
Town of Gawler	Cr Paul Koch Ms Whendee Young	Cr Brian Sambell
Light Regional Council	Cr Michael Phillips-Ryder Mr Richard Dodson	
City of Playford	Cr Clinton Marsh Mr Greg Pattinson	Cr Peter Rentoulis

5

A Technical Assessment Panel has been appointed to support the decision-making processes of the Board with delegated powers to provide advice and manage the technical aspects of the design, assessment and construction of the various parts of the Scheme.

The Members of the Panel are:

- Mr Lino Di Lernia, Independent Chair
- Ms Ingrid Franssen, Manager Flood Management, DEW
- SA Water representative (vacant)
- 1 Constituent Council representative, Mr Shaun Fielding, City of Playford
- 1 Constituent Council representative, Mr Ben Clark, The Barossa Council
- Mr David Hitchcock, Executive Officer

An Audit and Risk Committee has been appointed to review:

- The annual financial statements to ensure that they present fairly the financial state of affairs of the Board; and
- The adequacy of the accounting, internal control, reporting and other financial management systems and practices of the Board on a regular basis.

The Members of the Audit and Risk Committee are:

- Mr Peter Brass, Independent Member and Chair
- Cr Malcolm Herrmann, Adelaide Hills Council
- Mr Greg Pattinson, City of Playford

A suite of Policies have been adopted to provide management guidelines for the day-to-day business of the GRFMA. Policies include:

- Fraud, Corruption, Misconduct and Maladministration Prevention
- Public Consultation
- Procurement and Procedures
- Code of Practice for Meeting Procedures
- Internal Review of Decisions
- Freedom of Information Statement
- Work Health and Safety
- Anti-Discrimination/Fair Treatment
- Dam Valuation
- Treasury Management
- Internal Review of Decisions
- Information Asset Management Manual and Policy



To meet the statutory and operational responsibilities the Authority maintains appointment of a part time Executive Officer, and External Auditor, on a contract basis.

On 28/06/2023 the GRFMA engaged LUVROK Pty Ltd to undertake GRFMA Executive Officer services, in accordance with the agreed contract for service, for the term 1 July 2023 to 31 December 2025. Mr David Hitchcock is identified as the key person providing the services pursuant to agreed terms.

Dean Newbery Pty Ltd was appointed as GRFMA External Auditor for a term of three plus two years, effective 1 July 2024.

The Authority has also facilitated the appointment of a part time administrative assistant on a contract basis.

The Authority is required to hold a minimum of 6 meetings per year and to provide the required Business Plans, Budgets Reports and Audited Statements to its Constituent Councils required by the Charter and Local Government 1999.

The format of the Annual Business Plan has been constructed referencing the GRFMA Strategic Plan 2021-2026, the GRFMA Long Term Financial Plan 2022/23 – 2031/32 and the GRFMA Asset Management Plan 2023-2032.

The Authority will conduct two reviews each year of its performance against the targets set in this Annual Business Plan that will form part of the report to its constituent councils and will be included in its Annual Report.

Cost of Operations

The budget revenue is sourced from predetermined “formula based’ financial contributions by the six constituent councils, opportunistic funding applications and some interest from financial institutions. Recently any shortfalls in income (over expenditure) have been met from reserves.

Expenditure is budgeted on estimated costs of executive management and administrative and governance requirements of the Authority according to its charter. Other costs are incurred with maintenance of the Bruce Eastick North Para River Flood Mitigation Dam site and access.

Work, in partnership with the Department for Environment and Water, to facilitate the Gawler River Flood Mitigation Business Case continues to progress. This is an important and complementary project to the Gawler River Stormwater Management Plan and collaborative approaches will be of benefit to all parties. There is an expectation by the state Government that the GRFMA (including constituent councils) will contribute to the development and completion of the business case.

The contributions of the constituent councils are based on the following percentage shares for capital works, maintenance of Scheme assets and operational costs of the Authority. (GRFMA Charter Clause 10).

7

Constituent Council Shares for Contributions

Constituent Council	Capital Works	Maintenance of Assets	Operational Costs
	Percentage Share	Percentage Share	Percentage Share
Adelaide Hills Council	1.73%	1.73%	16.66%
Adelaide Plains Council	28.91%	28.91%	16.66%
The Barossa Council	8.67%	8.67%	16.66%
Town of Gawler	17.34%	17.34%	16.66%
Light Regional Council	8.67%	8.67%	16.66%
City of Playford	34.68%	34.68%	16.66%
Total	**100%**	**100%**	**100%**

The GRFMA Strategic Plan 2021-2026 is arranged under three themes, each with its own objective, related to the outcomes to be pursued.

Theme 1: Design, build, and maintain physical flood mitigation infrastructure. Objective: To have in place an agreed extent of physical flood mitigation infrastructure that is fit for purpose and achieves the targeted levels of performance.

Theme 2: Develop and evolve key relationships. Objective: To maintain key relationships that are most important to the Authority achieving its purpose.

Theme 3: Ensure good governance and ongoing financial sustainability. Objective: To ensure that the Authority meets legislative requirements and contemporary standards of governance and is financially sustainable for the long term.

Priority Actions 2025/2026

The Department for Environment and Water (DEW), in partnership with the GRFMA, has facilitated development of a Gawler River Flood Management Business Case to identify a shared vision and objectives to improve flood management in the Gawler River region.

The Gawler River Flood Management initiative was included in Infrastructure SA's (ISA) Capital Intentions Statement in 2021 as a priority for business case development. Further work was undertaken in conjunction with ISA, project partners and stakeholders throughout 2021 and 2022 to provide additional information and details regarding the initiative. The work culminated in DEW completing the ISA Assurance Framework (ISAAF) Gate 1 review in May 2022 and the Business Case and Gate 2 review process on 4 December 2023.

The Business Case recommends a portfolio of actions to improve flood protection in the Gawler River. These initiatives provide complementary benefits for the management of flood in the Gawler River, and comprise:

1. raising the height of the Bruce Eastick North Para Flood Mitigation Dam
2. improvements and ongoing maintenance of existing levee banks
3. improved planning controls to improve resilience of future developments to flooding
4. flood awareness campaign to improve community resilience to flooding.

8

The GRFMA has identified that it lacks resources alone, to progress the options recommended by the Gawler River Flood Management Business Case, particularly the proposed dam raising and levee bank works.

A revised intergovernmental Gawler River Flood Control Dam Steering Committee, chaired by the GRFMA, has now been established to focus on coordinating delivery of the Business Case outcomes in partnership with relevant state government agencies.

Issues and opportunities to be resolved include:

- Asset ownership and long-term financing and maintenance arrangements for upgraded levees, the current Bruce Eastick North Para Flood Mitigation Dam, and the future raised dam.
- Leveraging the recent levee bank pilot projects to develop and attract funding for a broader levee bank repair and upgrade program along the lower Gawler River.
- Implementing community awareness and preparedness funding received under the Disaster Resilience Fund Round 2, and embedding the outcomes into long term community engagement by the Bureau of Meteorology, the SASES and Councils.
- Input into Planning and Design Code amendments and Regional Plan development, specifically the Greater Adelaide Regional Plan, to ensure future proposed greenfield and infill developments that may be affected by Gawler River flooding are more resilient, reducing damage, community impacts and recovery costs.

The draft Gawler River Stormwater Management Plan (SMP) was completed in December 2024 with consultation directed early 2025 to communities along the Gawler River precincts of Gawler, Light, Playford and Adelaide Plains Councils.

The main findings and recommendations from the development of the Gawler River SMP are:

- The flood risk remains and the recommended approach to mitigate that flood risk is to repair / reinstate the existing levees (and ensure ongoing maintenance) and raise the height of the Bruce Eastick Flood North Para Mitigation Dam.
- Revisit and determine the most effective way forward regarding the complicated land ownership and responsibility arrangements along the length of the Gawler River including the channel itself and the associated levee banks.
- The communities are continually changing within the catchment area and there are many opportunities (and needs) for ongoing community education and awareness programs covering many topics including flooding, climate change, benefits of river systems and opportunities to be involved in the protection and enhancement of the local environment.

The Gawler River Flood Management Business Case and Gawler River Stormwater Management Plan are complementary documents and the GRFMA will direct endeavours to facilitate delivery of recommendations within. Cleary sufficient resourcing and funding will be required from Local, State and Federal Governments to do so.

9

GRFMA Strategic Plan Priorities

- **Work to facilitate delivery of the objectives of the Gawler River Stormwater Management Plan.** The Gawler River Stormwater Management Plan, and the Gawler River Flood Management Business Case are the key GRFMA documents to assist in determining physical and other works required to reduce the risks and impacts of flooding.
- **Review, with Constituent Councils and stakeholders, design standards for infrastructure works including costs and benefits.** The GRFMA is currently progressing a default flood mitigation funding strategy to progress discussion and agreement on design standards for infrastructure works including costs and benefits. The Gawler River Flood Management Business Case and Gawler River Stormwater Management Plan documents will inform priority infrastructure works.
- **In conjunction with the Constituent Councils, develop and implement a schedule of flood mitigation infrastructure works for the Gawler River referencing the Gawler River Stormwater Management Plan.** Engagement on progressing the raise of the Bruce Eastick North Para Flood Mitigation Dam and addressing long term flood management issues and opportunities will occur through the new Gawler River Flood Control Dam Steering Committee.
- **Working with the Constituent Councils, develop a framework to clearly articulate the respective roles and responsibilities of the Authority and the Councils and suitable partnering arrangements to maintain a low-cost base for the Authority.** The GRFMA receives strong partnering support from constituent councils which assist in keeping the administrative costs low.
- **Continue to advocate for improved governance and funding arrangements for flood avoidance, resilience, and mitigation in South Australia.** The GRFMA is experienced in flood management and maintains focus on narrative about changes that are required to improve governance and funding arrangements for flood avoidance and mitigation.
- **Assist the Constituent Councils in communicating with general communities and specific interest groups in relation to flood mitigation for the Gawler River.** Communication with communities is actively maintained between the constituent councils and the Authority.

Maintenance and operations of the scheme during 2025 to 2026

- Work identified in the previously established, Bruce Eastick North Para Flood Mitigation Dam Maintenance Cost Analysis 2023-2032.
- Scheduled inspections and environmental management of land associated with the Dam location. Routine (monthly), Intermediate (annually), Comprehensive (every 5 years due 2028/2029).
- In partnership with the Landscape SA Northern and York, implement year 1(of 3) of the revegetation program upon land associated with the Bruce Eastick North Para Flood Mitigation Dam.



GAWLER RIVER FLOODPLAIN MANAGEMENT AUTHORITY
CONSOLIDATED DRAFT BUDGET 2025/2026

STATEMENT OF COMPREHENSIVE INCOME

2024/2025 FULL YEAR REVISED ESTIMATE $		2025/2026 DRAFT BUDGET $
	INCOME	
416,921	Subscriptions	290,670
156,000	Grants Subsidies and Contributions	10,000
824	Investment Income	1,000
-	Other	-
573,745	TOTAL REVENUES	301,670
	EXPENSES	
503,745	Materials, Contracts and Other Expenses	227,170
15,000	Finance Costs	15,000
706,098	Depreciation, amortisation & impairment	706,098
1,224,843	Total Expenses	948,268
(651,098)	**OPERATING SURPLUS/(DEFICIT) BEFORE CAPITAL AMOUNTS**	(646,598)
-	Net gain (loss) on disposal or revaluation of assets	-
-	Amounts specifically for new or upgraded assets	-
-	Physical resources received free of charge	-
(651,098)	**TOTAL COMPREHENSIVE INCOME**	**(646,598)**

11/02/2025

GAWLER RIVER FLOODPLAIN MANAGEMENT AUTHORITY
CONSOLIDATED DRAFT BUDGET 2025/2026

CASH FLOW STATEMENT

2024/2025 FULL YEAR REVISED ESTIMATE $ Inflows (Outflows)		2025/2026 DRAFT BUDGET $ Inflows (Outflows)
	CASHFLOWS FROM OPERATING ACTIVITIES	
	RECEIPTS	
572,921	Operating Receipts	300,670
824	Investment Receipts	1,000
	PAYMENTS	
(495,745)	Operating payments to suppliers & employees	(227,170)
(15,000)	Finance Payments	(15,000)
63,000	**Net Cash provided by (or used in) Operating Activities**	59,500
	CASH FLOWS FROM INVESTING ACTIVITIES	
	RECEIPTS	
-	Grants specifically for new or upgraded assets	-
0	Sale of Assets	0
	PAYMENTS	
-	Capital Expenditure on renewal/replacement of assets	-
-	Capital Expenditure on new/upgraded assets	-
-	**Net Cash provided by (or used in) Investing Activities**	-
	CASH FLOWS FROM FINANCING ACTIVITIES	
	RECEIPTS	
-	Proceeds from Borrowings	-
	PAYMENTS	
(55,000)	Repayment of Borrowings	(55,000)
(55,000)	**NET CASH USED IN FINANCING ACTIVITIES**	(55,000)
8,000	**NET INCREASE (DECREASE) IN CASH HELD**	4,500
41,309	**CASH AT BEGINNING OF YEAR**	49,309
49,309	**CASH AT END OF YEAR**	53,809

11/02/2025

GAWLER RIVER FLOODPLAIN MANAGEMENT AUTHORITY
CONSOLIDATED DRAFT BUDGET 2025/2026

BALANCE SHEET

2024/2025 FULL YEAR REVISED ESTIMATE		2025/2026 DRAFT BUDGET
	ASSETS	
$	**CURRENT ASSETS**	$
49,309	Cash and cash equivalents	53,809
56,404	Trade & other receivables	56,404
-	Inventories	-
105,713	**TOTAL CURRENT ASSETS**	110,213
	NON-CURRENT ASSETS	
-	Financial Assets	-
41,900,845	Infrastructure, Property, Plant & Equipment	41,194,747
41,900,845	**TOTAL NON-CURRENT ASSETS**	41,194,747
42,006,559	**TOTAL ASSETS**	41,304,961
	LIABILITIES	
	CURRENT LIABILITIES	
55,605	Trade & Other Payables	55,605
298,388	Borrowings	243,388
-	Short-term Provisions	-
353,993	**TOTAL CURRENT LIABILITIES**	298,993
	NON-CURRENT LIABILITIES	
-	Long-term Borrowings	-
-	Long-term Provisions	-
-	**TOTAL NON-CURRENT LIABILITIES**	-
353,993	**TOTAL LIABILITIES**	298,993
41,652,566	**NET ASSETS**	41,005,968
	EQUITY	
11,288,246	Accumulated Surplus	10,641,648
30,364,320	Asset Revaluation	30,364,320
-	Other Reserves	-
41,652,566	**TOTAL EQUITY**	41,005,968

11/02/2025

GAWLER RIVER FLOODPLAIN MANAGEMENT AUTHORITY
CONSOLIDATED DRAFT BUDGET 2025/2026

STATEMENT OF CHANGES IN EQUITY

2024/2025 FULL YEAR REVISED ESTIMATE $		2025/2026 DRAFT BUDGET $
	ACCUMULATED SURPLUS	
11,939,344	Balance at end of previous reporting period	11,288,246
-651,098	Net Result for Year	-646,598
0	Transfer From Reserves	0
0	Transfer To Reserves	0
11,288,246	**BALANCE AT END OF PERIOD**	10,641,648
	ASSET REVALUATION RESERVE	
30,364,320	Balance at end of previous reporting period	30,364,320
0	Gain on revaluation of infrastructure, property, plant & equipment	0.00
0.00	Transfer to Accumulated Surplus on sale of infrastructure, property, plant & equipment	0.00
30,364,320	**BALANCE AT END OF PERIOD**	30,364,320
41,652,566	**TOTAL EQUITY AT END OF REPORTING PERIOD**	**41,005,968**

11/02/2025

GAWLER RIVER FLOODPLAIN MANAGEMENT AUTHORITY
CONSOLIDATED DRAFT BUDGET 2025/2026

UNIFORM PRESENTATION OF FINANCES

2024/2025 FULL YEAR REVISED ESTIMATE $		2025/2026 DRAFT BUDGET $
573,745	Operating Revenues	301,670
(1,224,843)	less Operating Expenses	(948,268)
(651,098)	**Operating Surplus / (Deficit) before Capital Amounts**	(646,598)
	Less Net Outlays in Existing Assets	
-	Capital Expenditure on renewal and replacement of Existing Assets	-
(706,098)	less Depreciation, Amortisation and Impairment	(706,098)
-	less Proceeds from Sale of Replaced Assets	-
(706,098)		(706,098)
	Less Net Outlays on New and Upgraded Assets	
-	Capital Expenditure on New and Upgraded Assets	-
-	less Amounts received specifically for New and Upgraded Assets	-
-	less Proceeds from Sale of Surplus Assets	-
-		-
55,000	**Net Lending / (Borrowing) for Financial Year**	59,500

11/02/2025

DEBATE REPORT

7.4 Development and Community Services

7.4.5 RELOCATION OF GALLERY SERVICES DURING BAROSSA CREATIVE INDUSTRIES CENTRE BUILD TIME

Author: Team Leader Gallery and Creative Industries
25/19740

PURPOSE

To seek Council endorsement of the closure and transition timeline from the Barossa Regional Gallery to a temporary location and adoption of modified service levels outlined in the interim service delivery plan during the Barossa Creative Industries Centre (BCIC) redevelopment.

RECOMMENDATION

That Council:

(1) Endorse the temporary relocation and timeline of Barossa Regional Gallery services to the Barossa Museum site, 47 Murray Street, Tanunda 5352 located in this report.
(2) Endorse the proposed temporary change to Service Levels due to Barossa Creative Industries Centre's redevelopment and relocation of services (Attachment 1).

REPORT

Background
The Barossa Creative Industries Centre (BCIC) is scheduled for construction starting in July 2025. As part of this redevelopment, the Barossa Regional Gallery and Tanunda Soldiers' Memorial Hall site will be closed for at least 12 months starting July 2025.

Introduction
This report outlines the planned closure and transition strategy for the Barossa Regional Gallery in preparation for the Barossa Creative Industries Centre (BCIC) construction, which will commence in July 2025. Given that the site will be inaccessible for at least 12 months, an interim service delivery plan has been developed to ensure the continued provision of arts, cultural, and retail services.

The plan includes temporarily relocating Gallery operations and retail assets to the Barossa Museum, in collaboration with the Barossa Valley Archives & Historical Trust Inc. (BVAHT). This partnership will allow for modified service levels while supporting ongoing community engagement.

Discussion
Arts and cultural programs and other services will continue to be offered throughout the redevelopment period across the region (see Attachment 1). The team recognises

this as an opportunity to engage the community in new and innovative ways and invest in developing the strategy and programming for the new facility.

Closure and transition timeline:

- **March Council Meeting** – Endorsement of closure (current site and operations)
- **1st April 2025 –** Barossa Regional Gallery closes, and front-facing operations are transitioned to the museum.
- **17th April 2025** – Barossa Museum location will reopen with modified services, including the Gallery and Shop.
    - Will be open from 10 am to 3 pm on Mondays, Thursdays, Fridays, and Saturdays.
    - The Gallery and Shop will be staffed between opening hours alongside Gallery/Museum volunteers to facilitate visitor access to the Barossa Museum.
    - Arts and Culture staff will also work with the Barossa Museum to build capacity, support future operations, and connect to the future BCIC.
    - Barossa Vintage Art Collection will be temporarily housed at Barossa, Australia, in climate-controlled conditions, accessible to Council staff when required,
- **Ongoing until Construction -** Organ Tours will continue, with Arts and Culture overseeing

Summary and Conclusion

An interim service delivery and operations plan has been developed in response to the Barossa Creative Industries Centre's redevelopment. Council endorsement is sought for the closure and transition timeline from the current location, Barossa Regional Gallery, and the adoption of modified service levels outlined in the interim service delivery plan during the Barossa Creative Industries Centre (BCIC) redevelopment.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES

Attachment 1 Barossa Regional Gallery and Arts and Culture Interim Service Levels - April 2025 ⇩

Supporting references

Nil

COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTS

Community Plan

Community and Culture

Health and Wellbeing

Goal

5 We are a strong community that is welcoming, safe and enjoys a quality lifestyle that celebrates our local identities, diversities, cultures and histories including our Aboriginal heritage.

9 Our community has fair and equitable access to the resources and services they need to lead a safe, healthy, inclusive and connected lifestyle
10 Our region enjoys the benefits of sustainable community groups, networks and facilities that encourage everybody to participate in the community.

Strategies
5.1 Support the development of activities that celebrate the history, art and culture of the Barossa and its people.
5.3 Create vibrant public spaces that provide places for creative development, cultural interaction and social connections.
5.2 Create places where people want to live and plan for the future in a coordinated, affordable, appropriate and proactive way.
9.1 Work towards combating loneliness and social isolation and ensuring that people enjoy a sense of inclusion and feel connected.
10.3 Build on the capacity of community members to participate in cultural, creative, recreational, sporting and learning opportunities.

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.

Legislative Requirements
Nil

FINANCIAL, RESOURCE AND RISK MANAGEMENT CONSIDERATIONS

- The relocation to temporary premises is within the Barossa Regional Gallery's annual budget.
- User groups within current Gallery Operations have been supported to transition from the current location.
- A volunteer and Staff Operations plan will be created in response to the new site and needs

COMMUNITY ENGAGEMENT

The council has been working with the Barossa Valley Archives and Historical Trust to pursue plans and develop an agreement to host the Barossa Regional Gallery in front of the business. The planned services from the museum site will align with the current heritage plan and support the arts and cultural team in strengthening and developing programming toward the new heritage space in the Barossa Creative Industries Centre.

The Barossa Regional Gallery volunteers, stakeholders and user groups, including the Barossa Regional Gallery Management Advisory Group, have been advised of the planned relocation and proposed service levels.

BAROSSA REGIONAL GALLERY

BAROSSA REGIONAL GALLERY AND ARTS & CULTURE INTERIM SERVICE LEVELS

Service Action	Current Service Levels	Interim Service Levels
Provide opportunities to engage with arts, culture heritage and music	Open Daily 11am – 4pm Regional Gallery Exhibition support: 6 to 10 exhibitions per year Coordinate Exhibition Openings and promotional collateral: every 8 weeks Adult's Creative Workshops: 2 to 3 per year Children's Creative Workshops: 4 to 5 per year Events, Concerts or Performances: 4 to 5 per year Tours and school groups: 4 to 5 per year Activities to compliment exhibitions: 2 – 3 a year Process venue applications and approvals: decision within 8 weeks Coordinate bookings and events via calendar: new information updated within 10 business days Respond to customer enquires	Open 4 days a week 10am - 3pm Closed Australia Day, Good Friday, Christmas Day, Boxing Day. Adult's Creative Workshops: 2 to 3 per year Children's Creative Workshops: 4 to 5 per year Events, Concerts or Performances: 4 to 5 per year Tours and school groups: 4 to 5 per year Activities to compliment exhibitions: 2 – 3 a year Respond to customer enquires
Maintain and exhibit the Barossa Vintage Festival Art Collection	Exhibit 1 per year	Exhibit minimum 6 works across 12 month period.
Manage finances for the Barossa Regional Gallery including the Gallery Shop outlet	Open Daily 11am – 4pm Monthly reporting Six monthly stocktake undertaken All finances are reconciled and banked weekly Source, promote and stock local artists (65% local and 35% Australian) Consignment paperwork completed within 5 business days	Open 4 days a week 10am - 3pm at Shop and online Monthly reporting Six monthly stocktake undertaken All finances are reconciled and banked weekly Source, promote and stock local artists (65% local and 35% Australian) Consignment paperwork completed within 5 business days
Develop an implementation plan for the Live Music Strategy	Action plan and associated budget endorsed by Council	Arts, Culture and Heritage Strategy and associated budget endorsed by Council
Deliver arts projects either independently or in partnership	2 to 3 Projects per annum	2 to 3 Projects per annum
Advocate for and encourage services and resources that build capacity of local creative industry and culturally enrich the community.	Maintained Arts and Culture promotion / advocacy activity Maintained Community engagement and partnership Maintained strong relationship with state government art bodies as well as local community groups and businesses in relation to creative industries	Maintained Arts and Culture promotion / advocacy activity Maintained Community engagement and partnership Maintained strong relationship with state government art bodies as well as local community groups and businesses in relation to creative industries
	Attendance at community network meetings Participate in sector networking via the distribution of Gallery programming to local organisations, individuals and libraries	Attendance at community network meetings Participate in sector networking via the distribution of Gallery programming to local organisations, individuals and libraries

	Provide public programs and professional development centred in creativity and art.	Provide public programs and professional development centred in creativity and art.
Promote arts and culture in the region	Christmas Market: annually Barossa Made Market: 4 times per year Barossa Made Wares, Artisan goods and Food Pantry distribution outlet for local makers through VIC and Gallery Shop Web/Social media content updated within 5 days of receipt of new information Quarterly Gallery program and newsletters	Barossa Made Market: 4 times per year Barossa Made Wares, Artisan goods and Food Pantry distribution outlet for local makers through VIC and Gallery Shop Web/Social media content updated within 5 days of receipt of new information Quarterly Gallery program and newsletters
Promotion and maintenance of the Barossa Sculpture Park	Publicly accessible 24/7 Produce flyer for distribution every 2 years	Publicly accessible 24/7 Produce flyer for distribution every 2 years
Provide advice to artists regarding artist opportunities and workshops	Quarterly newsletter Respond to arts and cultural enquiries	Quarterly newsletter Respond to arts and cultural enquiries
Advocate for and encourage services and resources that ensure an artistic and creative community	Maintain strong relationship with state government art bodies Provide public programs and professional development centered in creativity and art	Maintain strong relationship with state government art bodies Provide public programs and professional development centered in creativity and art

DEBATE REPORT

7.4 Development and Community Services

7.4.6 BUDGET ADJUSTMENT - BAROSSA COOKERY BOOK RESERVE FUND

Author: Team Leader Gallery and Creative Industries
25/19745

PURPOSE

This report seeks Council approval for a budget adjustment to fund the March 2025 reprint of the 36th edition of The Barossa Cookery Book and the wholesale procurement of 'Rolling Up Their Sleeves'. The proposed interim sales model aligns with current financial management practices, ensuring revenue returns to The Barossa Cookery Book Reserve. At the same time, a formal governance framework will be developed as part of the Community Governance and Funding Model project.

Additionally, this report acknowledges the Barossa Regional Gallery Management Advisory Group's role in recommending these actions. Further, it outlines the need for a structured approach to managing the reserve fund within future Arts, Culture, and Heritage operations.

RECOMMENDATION

That Council:

(1) Approve the allocation of $11,726 (incl. GST) from The Barossa Cookery Book Reserve (Asset 9501-1605-35006) to fund the 36th edition reprint of The Barossa Cookery Book.

(2) Approve the allocation of $19,500 (incl. GST) from The Barossa Cookery Book Reserve (Asset 9501-1605-35006) for the wholesale procurement of Rolling Up Their Sleeves, following the interim sales model used for The Barossa Cookery Book.

(3) Acknowledge the Barossa Regional Gallery Management Advisory Group's endorsement of these recommendations and confirm that future governance of the reserve fund will be reviewed as part of the Community Governance and Funding Model project.

(4) Confirm that all revenue generated from sales of Rolling Up Their Sleeves and The Barossa Cookery Book will return to The Barossa Cookery Book Reserve, pending the development of a formal governance framework for ongoing reserve fund management.

(5) Support the development of a structured governance process for The Barossa Cookery Book Reserve as part of the Council's broader Arts, Culture, and Heritage operational planning.

REPORT

Background
First published in 1917, The Barossa Cookery Book was created as a community fundraiser to support the heritage and maintenance of the Tanunda Soldiers' Memorial Hall. Proceeds from its sales continue to be held in reserve by The Barossa Council to fund:

- Heritage maintenance of the Hall.
- Print production and associated costs.
- Ongoing revenue generation to sustain its legacy.

The Barossa Regional Gallery houses The Barossa Cookery Book, reinforcing its cultural and historical significance to the region.

Governance Changes

The Barossa Regional Gallery Management Advisory Group (BRGMAG), previously a Section 41 Committee, was restructured in 2022 to an Advisory Group (see Attachment 1) under the key functions of:

- Arts, culture, music, and heritage initiatives;
- Oversight of The Barossa Cookery Book and its reserve fund expenditure; and
- Collaboration with the Advisory Group Facilitator on operational management.

Although the Advisory Group does not hold delegated decision-making power, it does play a key role in guiding recommendations related to the sale, reprint, and procurement of The Barossa Cookery Book. As part of its advisory role, the Advisory Group along with Arts and Culture staff have made the recommendations (see discussion) for Council approval regarding the expenditure of reserve funds through their February meeting (Attachment 2)

The current functions and operations of BRGMAG's governance structure will be reviewed as part of the current Community Governance and Funding Model project and will inform future Arts, Culture, and Heritage operations.

Introduction
This report proposes the interim adoption of the existing sales model for Rolling Up Their Sleeves, with wholesale procurement funded from The Barossa Cookery Book Reserve. Revenue from both books will be directed to The Barossa Cookery Book Reserve Fund, reinforcing its original fundraising purpose for the Tanunda Soldiers' Memorial Hall.

The intent is for a formal governance framework for managing reserve funds, which will be developed and incorporated into the Community Governance Structure and Funding Program Buildout, which the Council endorsed in January 2025. This will support the Barossa Council in retaining custodianship of the Barossa Cookery Book and any associated revenue streams.

Discussion

A March 2025 reprint of the 36th edition is required to meet demand for sales for the 2024-25 and 2025-26 financial years. At the same time, The BCB Project Trust will release a companion publication, Rolling Up Their Sleeves, which is thematically and historically linked to The Barossa Cookery Book.

To ensure continuity and alignment, staff propose to adopt the same interim sales model for Rolling Up Their Sleeves as is currently used for The Barossa Cookery Book, with wholesale procurement funded from the reserve and revenue returning to it. While this structure supports the short-term alignment of both publications, a formal process for the ongoing use of the reserve funds will be developed as part of the new Operations Plan and Community Governance Structure Projects.

The BCB Project Trust operates independently and exists to direct profits toward the Tanunda Soldiers' Memorial Hall. However, there is no obligation or expectation that this must occur. Under the existing model, the Council's role is limited to stock procurement and sales management.

Financial projections confirm sufficient funds exist within the Barossa Cookery Book Reserve to support the 2025 print run and the initial wholesale stock order for Rolling Up Their Sleeves. The total investment of $31,226 (inclusive of GST) is expected to yield up to $88,500 (inclusive of GST) in revenue, ensuring a sustainable funding stream for heritage maintenance.

This approach ensures:

1. Immediate continuity of sales and revenue generation for both books;

2. Align with existing financial management practices while developing a formal governance framework; and

3. A structured approach to managing The Barossa Cookery Book Reserve as part of broader governance and operational planning.

By adopting this interim model, the Council can preserve The Barossa Cookery Book's historical and financial legacy while establishing a clear long-term framework for fund management and governance.

Summary and Conclusion

To ensure continuity of sales and revenue generation, the existing sales model for The Barossa Cookery Book is recommended to be temporarily adopted for Rolling Up Their Sleeves, with procurement funded from the reserve and revenue returning to it.

While this interim structure provides immediate outcomes, a formal governance process for managing reserve funds will be developed as part of the Community Governance and Funding Model project, ensuring long-term financial sustainability and strategic oversight.

Council endorsement is sought to approve the budget adjustment and interim sales and procurement model. All future fund management will be incorporated into broader Arts, Culture, and Heritage operational planning and Community Governance Framework.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES

Attachment 1 Barossa Regional Gallery Management Advisory Group - Terms Of Reference - Approved February 2023

Attachment 2 Meeting 11 - Barossa Regional Gallery Management Advisory Group Minutes - 10th February 2025

Supporting references
Nil

COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTS

Community Plan

Community and Culture

Goal

5 We are a strong community that is welcoming, safe and enjoys a quality lifestyle that celebrates our local identities, diversities, cultures and histories including our Aboriginal heritage.

Strategies

5.1 Support the development of activities that celebrate the history, art and culture of the Barossa and its people.

5.3 Create vibrant public spaces that provide places for creative development, cultural interaction and social connections.

5.4 Recognising and celebrating the community successes and learning from opportunities.

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

Legislative Requirements
Council's Delegations Register at Appendix 13 (Local Government Act 1999)
Australian Consumer Law

FINANCIAL, RESOURCE AND RISK MANAGEMENT CONSIDERATIONS

The Barossa Council Procurement Policy
Section 49 of the Local Government Act 1999 (Act)

It is important to note that all recipes as originally submitted within The Barossa Cookery Book are now out of copyright. Manager Community and Culture, The Barossa Council approved Those Barossa Girls' 'cookbook project' to investigate The Barossa Cookery Book in 2017.

The 'cookbook project' (Rolling up their Sleeves) is operated as a dedicated trust fund. (The BCB Project Trust). It is a dedicated legal entity that manages the costs and

proceeds of the project. The cookbook project is funded entirely by community donations and sponsorship, with all labour donated.

The BCB Project Trust operates independently to Those Barossa Girls. The Trust is registered for GST. It honours the intent of the original cookbook with a dedicated legacy clause that dictates return of profits to the Tanunda Soldiers Memorial Hall for the benefit of the community.

While the BCB Project Trust indicates intent to direct profits from sale of books after cost to Tanunda Soldiers' Memorial Hall, there is and has never been any understanding, demand or expectation from The Barossa Council that this must occur.

The projected maximum value of total $31,226 (incl. GST) investment across both publications is $88,500 (incl. GST) before costs. This projection acknowledges potential variation of $28,000 due to different profit margins for wholesale and retail of The Barossa Cookery Book.

COMMUNITY ENGAGEMENT

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

Consultation has been ongoing with the Barossa Regional Gallery Management Advisory Group throughout the development of the companion publication.

Discussions have highlighted priorities surrounding the 36th edition of The Barossa Cookery Book and future considerations for the ongoing governance, custodianship, and protection of the Barossa Cookery Book as a brand, an asset for continued revenue generation for the upkeep of the Tanunda Soldiers' Memorial Hall, and an important cultural asset for the Barossa region.

TERMS OF REFERENCE OF THE BAROSSA REGIONAL GALLERY MANAGEMENT ADVISORY GROUP

1 ESTABLISHMENT

1.1. The Barossa Regional Gallery Management Advisory Group (the Advisory Group) is established to advise Council on management of the Barossa Regional Gallery (the Gallery) and the Tanunda Soldiers' Memorial Hall facilities (the Facilities) being the whole of the land and buildings on Certificate of Title Volume 5870 Folio 751 and the Barossa Valley Sculpture Park (the Park) property being the whole of the land and sculptures on Certificate of Title 5553 Folio 440 in accordance with the objectives set out under clause 2 of these Terms of Reference.

1.2. The Advisory Group may be wound up at any time by resolution of the Council.

2 PURPOSE

2.1 The Advisory Group is established to manage:

2.1.1 the Barossa Regional Gallery and the Tanunda Soldiers' Memorial Hall facilities ("the Facilities") being the whole of the land and buildings on Certificate of Title Volume 5870 Folio 751; and

2.1.2 the Barossa Valley Sculpture Park ("the Park") property being the whole of the land and sculptures on Certificate of Title 5553 Folio 440 in accordance with the objectives set out under clause 3 of these Terms of Reference.

3 ROLE AND FUNCTION

3.1 The Advisory Group has been formed to provide advice to the Council on specific matters directly relating to the Arts, Culture, Music and Heritage of the gallery (including but not limited to)

3.1.1 To manage and maintain the Facilities and Park as defined in clause 2.12;

3.1.2 To contribute to the future development of the Facilities and Park for the benefit of the community;

3.1.3 To promote a positive community spirit in the district towards the Facilities and the Park;

3.1.4 To keep statistical information on the usage of the Hall and Park as required by Council;

3.1.5 Maintain the Barossa Vintage Festival Art Collection (the Collection);

3.1.6 Maintain the Hill and Son Grand Organ;

3.1.7 Manage and maintain the Barossa Cookery Book and associated funds in conjunction with the Advisory Group Facilitator; and

3.1.8 Advise Council on Gallery arts, cultural, music and heritage outcomes for the public, including (but not limited to):

Uncontrolled once removed from webpage or Council's Record Management System. Before using printed copy, please verify that it is the current version. © The Barossa Council 2023

- Exhibitions of works from the Collection;
- Touring and general exhibitions;
- Artists talks, educational and audio visual presentations;
- Artists workshop and guided tours;
- Musical performances; and
- Cultural activities as appropriate

3.2 For clarity, the Advisory Group is not a committee formed pursuant to Section 41 of the Local Government Act 1999 which would provide advice direct to Council, rather will report to Council through staff reports as necessary.

4 MEMBERSHIP

4.1 Membership of the Advisory Group will consist of:

4.1.1 No less than 6 and no more than 8 Independent (community) members who have relevant association with the Gallery and Sculpture Park, or experience in arts and culture industries ; and

4.1.2 One (1) Elected Member, appointed by the Council.

4.2 Independents that are part of an organisation or group may nominate a proxy to attend in their absence, with prior notice to the Chairperson or Advisory Group Facilitator.

4.3 The Advisory Group will at the first meeting following every periodic Local Government election, appoint at a minimum:

4.3.1 a Chairperson of the Advisory Group; and

4.3.2 a Deputy Chairperson as required.

4.4 Both positions established under section 4.2 will be filled by Independent (community) Members.

4.5 Should there be more nominations than required then all voting will be by secret ballot, facilitated by the Advisory Group Facilitator.

4.6 Subject to clause 4.1.2, membership of the Advisory Group is for the current term of the Council unless a member resigns, is otherwise incapable of continuing as a member, or is removed from office by the Council.

4.7 Members are eligible for re-appointment to the Advisory Group at the expiration of their term of office.

4.8 Council will assign an Advisory Group Facilitator to provide advice and act as a contact point between Council and the Advisory Group. This position will be a non-voting role within the Advisory Group.

5 REMOVAL

5.1 The Advisory Group may, by a vote supported by a majority of members, make a recommendation to the Council to remove a member of the Advisory Group from office where a member has failed to attend three consecutive meetings without notification (or apology) to the Chairperson or Advisory Group Facilitator.

5.2 The Council may at its discretion, revoke membership of any member and appoint another in their place. Where Council determines to remove an Advisory

Uncontrolled once removed from webpage or Council's Record Management System. Before using printed copy, please verify that it is the current version. © The Barossa Council 2023

Group member from office under this clause, procedural fairness will be observed in that:

5.2.1 the member will be informed of Council's intention to remove him/her from office;

5.2.2 the member will be provided with an opportunity to comment upon his/her proposed removal from office; and

5.2.3 Council will have regard to any submissions received from the member before determining to remove him/her from office.

5.3 Where a vacancy arises, a recommendation will be put to Council with respect to the appointment of a suitable member to fill the vacancy.

5.4 Independent members of the Advisory Group and any volunteer assisting members for a particular project or event must be registered as a volunteer of Council by completing Council's Volunteer Registration Form.

6 TRAINING AND SUPPORT

6.1 Following his/her appointment to the advisory Group, an Independent member will undertake a formal induction with Council officers which will:

6.1.1 highlight member responsibilities within the Advisory Group,;

6.1.2 outline Council's Volunteer Management Policy, and Code of Conduct, and any other relevant policies and processes.

6.2 As volunteers Advisory Group members will be entitled to reimbursement of approved expenditure in accordance with Council policies and processes.

7 CHAIRPERSON

7.1 The Chairperson will:

7.1.1 be responsible for the proper observance of these Terms of Reference;

7.1.2 oversee and facilitate the conduct of Advisory Group meetings;

7.1.3 ensure all Advisory Group members have an opportunity to participate in discussions in an open, respectful, and encouraging manner; and

7.1.4 where a matter has been debated significantly and no new information is being discussed to call the meeting to order and ask for the debate to be finalised and the motion to be put.

8 AGENDA

8.1 The agenda shall be determined by the Advisory Group Facilitator in consultation with the Chairperson and include enough detail to enable matters to be considered at the meeting.

8.2 The agenda shall be distributed by email no later than three (3) days prior to the next meeting.

9 QUORUM

Uncontrolled once removed from webpage or Council's Record Management System. Before using printed copy, please verify that it is the current version. © The Barossa Council 2023

9.1 A meeting will commence as soon after the time specified in the notice of meeting as a quorum is present.

9.2 A quorum for a meeting is half of the current membership, ignoring any fraction resulting from the division and adding one (1).

9.3 In the event of a lack of quorum, the Chairperson, in consultation with the Advisory Group Facilitator, shall determine if any item on the agenda should be deferred to a future meeting.

9.4 At the Chairpersons discretion if it is considered there are insufficient members at a meeting, they may choose to defer the meeting to a future date and time.

10 MEETINGS

10.1 Ordinary meetings of the Advisory Group will be held on the first Monday of the fourth week of every second month. Special meetings of the Advisory Group may be called where there is an item necessitating urgent discussion.

10.2 Once per financial year the Advisory Group will provide a presentation to the Council, outlining the work that has been occurring within the preceding 12 months.

10.3 If the Chairperson of the Advisory Group is absent from a meeting, the Deputy Chairperson will preside at that meeting. Where there is no Deputy Chairperson, or both the Chairperson and the Deputy Chairperson are absent from a meeting, then a member of the Advisory Group will be chosen from those present to preside over the meeting until the Chairperson (or Deputy) is present or for the full meeting as necessary.

10.4 All decisions of the Advisory Group will be made based on a majority of the members present. All Advisory Group members must) vote on any matter arising for decision at a meeting of the Advisory Group.

11 MINUTES AND REPORTING

11.1 The minutes of each meeting will record at a minimum:

11.1.1 the place, date and time the meeting was held;

11.1.2 names of members present, and any apologies;

11.1.3 the topics discussed

11.1.4 each motion carried and details of advice provided;

11.2 Where recommendations cannot be achieved under delegation of the Advisory Group Facilitator, a report will be required for Council determination prior to any action being undertaken.

11.3 The Council appointed administration officer will register the agenda and minutes into Council's Electronic Document Record Management System (CM).

12 GOVERNANCE

12.1 No member will be personally liable in respect of any transaction, act or omission of the Advisory Group entered into, done or made in good faith.

Uncontrolled once removed from webpage or Council's Record Management System. Before using printed copy, please verify that it is the current version. © The Barossa Council 2023

12.2 Members do not enjoy the protection against defamation actions afforded to State and Commonwealth Parliaments and must be careful not to make remarks that could result in an aggrieved person seeking to take action against them.

12.3 A recommendation by the Advisory Group to the Council to amend the Terms of Reference must be made by majority of all members.

12.4 All relevant documentation will be provided to members during Induction. Where Council or legislative changes require further awareness communication will be provided. Members are expected to read, comply with and, where appropriate, to seek clarification with respect to Council policies and processes relevant to these Terms of Reference.

Uncontrolled once removed from webpage or Council's Record Management System. Before using printed copy, please verify that it is the current version. © The Barossa Council 2023

APPENDIX

SITE PLAN OF THE BAROSSA REGIONAL GALLERY
Certificate of Title Volume 5870 Folio 751



SITE PLAN OF THE SCULPTURE PARK
Certificate of Title Volume 5553 Folio 440



Uncontrolled once removed from webpage or Council's Record Management System. Before using printed copy, please verify that it is the current version. © The Barossa Council 2023

Barossa Regional Gallery Management Advisory Group Meeting No. 11
Monday February 10th 2025, 7pm
Barossa Regional Gallery, 3 Basedow Road Tanunda

Item No.		Item	Who
1.0		**Welcome by Chairman**	SK
	1.1	**Present** Steve Kaesler, Rowena Sloane, Sally Goers Fox, Patsy Biscoe, Liz Henderson.	
	1.2	**Apologies** Kathryn Schilling, Paul Schluter.	
2.0		**Minutes of September Meeting** Moved to accept Sally, Seconded Liz.	
3.0		**Correspondence**	
	3.1	**Out** Nil	SK
	3.2	**In** Nil, expecting correspondence in relation to Community Governance.	
4.0		**Reports**	
	4.1	**Programming/Exhibitions Committee** Cookery Book milestone year, with launch of Rolling Up Their Sleeves. Launch of RUTS will attract strong interest and sales. Radio, magazines, newspapers, tv will likely take interest. Launch on 19 March will be hosted as collaboration with Those Barossa Girls, hosted by Gallery. Calendar exhibition deinstalled last Friday. Linear Space will hold retrospective display about Hall and Gallery across decades now until closure.	SGF / RS
	4.2	**Strategic Directions & Actions.** BCIC value management has paired the plans back to a tenable amount, with small reductions to most areas. Some noticeable changes to the green rooms behind Hall, however largely still function in the same as original manner. Funding agreement arrived from State Government on Christmas Eve, and was endorsed by Council early January. Signed agreements have been attained and project moves ahead, now with start date for construction at 1 July 2025. At this stage Arts and Culture team are exploring relocation in April or later. Allowing for March launch of Rolling Up Their Sleeves cookery book companion.	RS
	4.3	**Rowena's Corner** As above. CASC and Community Governance review prompted discussion in relation to the ongoing vision of the Advisory Group and how this will evolve. Group affirmed positive stance toward supporting evolution of GMAG in response to BCIC and new operational plans as they come to light. Highlighted importance of connectedness and shared perspectives the of the Group, openness to welcoming new stakeholders to the meetings, ie Community Radio. -A temporary pause on the Community Assistance Scheme (CAS) & formal council-supported groups (Jan 2025 – June 2026). -The Community Development Team (CDT) will shift focus to designing a stronger, more inclusive governance & funding model. -CDT will be engaging with stakeholders to shape a equitable, effective, and future-ready framework. We will invite CDT representative to engage over coming meetings.	RS
	4.4	**Liedertafel** Vintage Festival concert at St Pauls.	PS
	4.5.1	**Finance** n/a	SK
	4.5.2	**Cookbooks** Will order 4,000 books 36th Edition of The Barossa Cookery Book, price will go up for wholesale and retail to accommodate for increase in print cost. Cost of 4000 print order, as tabled at previous meeting: $11,726 (incl. GST) Will order stock of Rolling Up Their Sleeves from Cookery Book Reserve at cost price of printing, with profit fed back into Cookery Book Reserve in same manner as Cookery Book. Treating future wholesale orders and revenue in same model as Cookery Book going forward within budget. The Gallery Shop will be the only retailer aside from Those Barossa Girls	RS

Barossa Regional Gallery Management Advisory Group Meeting No. 11
Monday February 10th 2025, 7pm
Barossa Regional Gallery, 3 Basedow Road Tanunda

		online. Cost of 300 wholesale order, $19,500 (incl. GST). Moved to accept Sally, Seconded Liz.	
	4.6	**RSL** BCIC updates will come through to Tanunda RSL as plans progress. Gallery volunteer, Pam has completed researching all names listed on WW1 honour roll and collating questions for RSL. Deinstallation and storage of Honour Roll quoted, planning to keep up as long as is relevant – until after March.	
	4.7	**Building** Double doors leading out to Annexe have broken and been fixed again, January 2025. One light in Hall is flickering, support ticket will be logged.	SK and RS
	4.8	**Organ** Organ tours for the foreseeable future. Organ is best maintained when it's regularly used. Volunteer base has been impacted by lack of programming. Will work with Arts and Culture team re bookings etc. Hill & Son requires a tune, however this will wait until Hall reopens after build. Concert planned for St Johns during Vintage Festival. May, History Month – Wednesdays open for tours. Lemke Alive concert – in Light Pass by Scott Angove.	SK
5.0		**Any Other Business** Re-affirmed correct channels for feedback to BCIC Working Group / Architects via Gallery Management Advisory Group, Rowena and Steve are representative of GMAG in this space. Rowena meets weekly and can discuss with more immediacy, alternately Maz McGann can be contacted via email.	
6.0		**Next Meeting** 24 March 2025 at 7pm, at Gallery **2025 Meetings** Fourth Monday of every second month, commencing in January each year.	

COVER SHEET

CONFIDENTIAL REPORT

18 March 2025

Council Meeting

8.1 Development and Community Services Report

8.1.1 COMMUNITY BATTERY INITIATIVE

There is strong public interest in enabling members of the public to observe Council's transparent and informed decision-making. This helps to ensure accountability, maintain transparency of public expenditure, facilitate public participation, assist public awareness and allow for the scrutiny of information. Attendance at a Council meeting is one means of satisfying this interest. The public will only be excluded from a Council meeting when the need for confidentiality pursuant to Section 90(2) of the Act outweighs the public interest of open decision-making.

In this matter, the reasons that receipt, consideration or discussion of the information or matter in a meeting open to the public would be contrary to the public interest are that State Government has requested it remains confidential because it contains sensitive information and does not have the Ministers final endorsement. MoU and communication strategy are also outstanding.

On balance, the above reason which supports the need for confidentiality pursuant to Section 90(2) of the Act outweighs the factors in favour of the public interest of open decision-making.

RECOMMENDATION
That Council:

(1) Under the provisions of Section 90(2) of the *Local Government Act 1999*, make an order that the public be excluded from the meeting with the exception of the Chief Executive Officer, Director Corporate Services, Strategy and

Innovation, Director Development and Community Services, Director Infrastructure and Environmental Services and the Minute Secretary, in order to consider in confidence a report relating to being information that must be considered in confidence pursuant to:

Section 90(3)(j) of the *Local Government Act 1999:*

information the disclosure of which-

(i) would divulge information provided on a confidential basis by or to a Minister of the Crown, or another public authority or official (not being an employee of the council, or a person engaged by the council); and

(ii) would, on balance, be contrary to the public interest;

(2) Accordingly, on this basis, Council is satisfied that public interest in conducting meetings in a place open to the public has been outweighed by the need to keep the information and discussion confidential in order that State Government has requested it remains confidential because it contains sensitive information and does not have the Ministers final endorsement. MoU and communication strategy are also outstanding.