



NOTICE OF ORDINARY COUNCIL MEETING
Tuesday 15 July 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.



Jo Moen
Acting 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 17 June 2025 at 5.30pm
- 2.1.2 Special Council meeting held on Wednesday 2 July 2025 at 5.00pm

2.2 Matters arising from previous minutes

Nil

3 PROCEDURAL ITEMS**3.1 Petitions**

Nil

3.2 Deputations/Visitors to the meeting

Nil

3.3 Notice of Motion

Nil

3.4 Questions with Notice**4. MAYOR**

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5. COUNCILLORS' REPORTS

Nil

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Nil

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9. URGENT OTHER BUSINESS

10. NEXT MEETING

Tuesday 19 August 2025 at 5.30pm

11. CLOSURE

Mayor's Report - July Meeting 2025

25/48940

JUNE/JULY

10/06/2025

Radio interview with ABC Radio regarding the welcome of the recent rainfall.

17/06/2025

Visit to Faith Lutheran College, Year 7 cohort who were studying "Systems provide structure for organisations to function effectively." I presented on the role of a Mayor and Local Government services.



17/06/2025

Certificates of appreciation were awarded in recognition of Council volunteers.

Lynley Hicks from the Barossa Visitor Centre has dedicated nearly 17 years of unwavering support and enthusiasm. She will always remain a valued part of our community.



Pictured with Lynley Hicks

Ashley Crowe has given 8 and half years of amazing service as a volunteer for our Community Transport program, clocking up 2,293 hours of his time and having travelled more than 70,000 kilometres.



Pictured with Ashley Crowe

At the Ordinary Council Meeting, we acknowledged the passing of Irene Liebelt, Lyndoch Hall Caretaker for 30 years who played an important part in our community as a devoted community volunteer and passionate advocate for Lyndoch throughout her life. Her tireless volunteer work left a lasting legacy of community spirit and pride.



Pictured with the Liebelt family.

18/06/2025

I attended the Southern Barossa Business Group Awards. The Southern Barossa Business Group (SBBG) hosts annual business awards to recognise and celebrate outstanding businesses in the Southern Barossa region. These awards highlight the contributions of local businesses to the community and economy. The awards are open to all businesses connected to the Southern Barossa, with voting open to the public.

20/06/2025 Radio interview with ABC Radio Port Pirie regarding the current Concordia Community Consultation.

20/06/2025 Australian Citizenship Ceremony was held in the Council Chambers during 'Refugee Week', welcoming five new citizens to our community. This was attended by over 25 family and friends and catered for by the SA Country Women's Association – Angaston Branch.



Pictured with Tony Pasin MP, Cr John Angas and new Australian Citizens

23/06/2025 St Jakobi Lutheran Campus Year 3 and 4 students attended the Council Chambers where we presented a Mock Council Meeting. Topics brought forward for discussion were having a circus at the school and also a pedestrian crossing.



25/06/2025

I attended the Sandy Creek Golf Club for the unveiling of a plaque formally recognising that the land on which the club is situated is the traditional land of the Kurna people.



Pictured with Attorney General Hon. Kyam Maher MLC
and Sonny Morey

25/06/2025

Radio interview with ABC Radio regarding any lessons learnt from other growth areas which will be applied to Concordia.

4/07/2025

Attended South Australian Local Government Officers' Association (SALGOA) – Southern and Hills – 50th Anniversary

MATTERS FOR INFORMATION

6.1 PUBLIC TRANSPORT STRATEGY SUBMISSION

**Author: Economic Development and Strategy Lead
25/48223**

This report provides an update on the Department for Infrastructure and Transport (DIT) consultation regarding the Public Transport Strategy regional review.

Council's submission ([Attachment 1](#)) advocates for improvements to the regional public transport network to bridge widening gaps between population growth and transport disadvantage.

The submission calls for reforms that provide greater quality of service, frequency and choice of public transport to meet the needs of key workers, people facing disadvantage and cost-of-living pressures, and visitors to our region.

Both immediate and longer-term priorities were identified during the public consultation period, which included a forum facilitated by DIT at The Barossa Council on 29 May for key stakeholders and advocates.

Due to consultation timeframes, the report is being provided to Elected Members post-consultation, however further input may be tabled for consideration.

ATTACHMENTS

Attachment 1 Public Transport Strategy Submission - The Barossa Council - June 2025 [↓](#) 

SUPPORTING REFERENCES

Nil

Reference: 25/46390

20 June 2025

To whom it may concern,

Public Transport Strategy Submission – The Barossa Council

The Barossa Council is pleased to respond to the DIT Public Transport Strategy Survey, acknowledging the provision of public transport is a shared responsibility that extends far beyond the capacity of local government.

Our submission is made in the context of the significant transport disadvantage currently being experienced in the Barossa Region, and planned growth in the Northern Area of Greater Adelaide.

With forecast growth of an additional 30,000 residents in Concordia and 60,000 residents in Roseworthy, as well as growth in the Adelaide Plains Local Government Area, availability and frequency of public transport will be key to enhancing connectivity to emerging regions, service centres and employment opportunities.

Coupled with the Barossa's growing reputation as premier events tourism destination, it is critical that the Barossa's competitive advantage is maintained to support economic and population growth.

The Barossa region already faces significant and compounding challenges that prevent many residents, especially youth, older people, and people with disabilities, from accessing reliable, affordable, and inclusive transport options. Without connectivity to regional hubs and train services, these localities remain isolated, undermining broader goals of regional economic development and inclusion. Smaller towns are especially vulnerable in our community, with limited infrastructure connecting them to key services and economic centres.

Inequitable access to public transport is not only a service delivery issue, but has tangible economic and social consequences, impacting employment (particularly for workers in hospitality, tourism and the wine industry); tourism growth and spending; and cost of living pressures, further compounding mobility barriers.

Existing Transport Disadvantage and Accessibility Challenges

The DIT Public Transport Forum held at The Barossa Council on 29 May highlighted the lived experiences of residents from the Barossa and Light LGAs who are constrained by limited availability and frequency of passenger transport options to access medical and specialist appointments, employment, education, shopping and leisure.

The Barossa region has a higher proportion of young people living with disability and an ageing population, and fewer people have access to a motor vehicle (Source: *Regional Public Health Plan 2022-2027*). For people experiencing cost of living pressures, limited access to our fragmented public transport network is widening the gap of isolation and economic hardship.

The existing Regional Bus Network currently offers:

- 28 Cross Regional Routes
- 62 weekday trips (7 during school holidays)
- 8 Saturday trips and 7 Sunday trips

Adelaide Metro services operate within the township of Gawler.

(08) 8563 8444 | barossa@barossa.sa.gov.au | barossa.sa.gov.au
43-51 Tanunda Road (PO Box 867), Nuriootpa SA 5355 | ABN: 47 749 871 215



Route services in the Barossa are supplemented by the Keoride dial-a-ride service, which was introduced in 2020 with State Government funding but has since reverted to a booked on-demand service between 8.30am and 4pm weekdays. The service covers Angaston, Nuriootpa and Tanunda only.

Immediate Priorities

We strongly support the enhancement of regional connectivity by improving the quality of services and providing greater choice in how people travel.

Immediate options to address unmet demand in the region include:

- Expansion of the regional bus network to service intra-regional travel between regional centres and regional cities
- Increased frequency of LinkSA services during school holidays
- Expansion of the Keoride Service to provide additional wheelchair accessible vehicles and an extension of service hours including weekends and public holidays
- Extension of the Bounce Around the Barossa service (trialled during 2025 AFL Gather Round) to service visitors during peak seasons and major events
- Strengthened partnerships with private providers to achieve reliable and sustainable taxi and ride share services to meet local and visitor demand, following the Government's decision to open up ride sharing platforms in the Barossa
- Exploring the case for efficient rail transport freight movements in the Barossa Region, reducing reliance on road networks
- Planning for future critical infrastructure investment including the rail line extension from Gawler to Concordia within 10 years of rezoning and input into the Adelaide Regional Rail Extensions Planning Study business case.

Broader Priorities

1. Integrated Regional Transport Planning

To be effective, transport infrastructure must be developed as part of a broader, integrated system that accounts for both place-based factors (such as the geographic spread of towns) and people-based needs (such as usage patterns and access barriers).

Currently, the region lacks a comprehensive picture of transport access and movement across all communities. Without a regional transport study and coordinated investment in multimodal transport (such as feeder buses, cycling infrastructure and accessible walking paths), many communities risk exclusion from basic services and opportunities.

2. Addressing Community Transport Demand and Service Pressures

Community Transport services, funded through the Commonwealth Home Support Program (CHSP), are currently under significant pressure, with demand exceeding funded capacity. A recent spike in referrals, particularly for individuals who are eligible but do not yet have an urgent need, has required the implementation of a strict prioritisation process. This ensures limited resources are directed toward those with the most immediate and critical transport needs.

However, this growing demand highlights deeper systemic issues: the lack of suitable public and private transport alternatives for older adults and residents living with disability. Without accessible and affordable options, people are forced to rely on community transport as a default service, which contributes to growing wait times, inter-regional connectivity challenges, and increasing financial and service delivery pressures.

3. Youth Licensing and Access Barriers

New changes to South Australia's licensing system have created additional barriers for young people particularly those in rural and regional areas. The shift to a centralised Vehicle On Road Test (VORT) system, with testing often conducted in unfamiliar environments, has disproportionately impacted neurodiverse young people.

Furthermore, the cost of obtaining a driver's licence, combined with broader cost-of-living pressures, presents a major barrier to transport independence for low-income families. These changes are contributing to a growing group of transport-disadvantaged youth, particularly those seeking employment or education outside their immediate locality. Without systemic reform or targeted support, transport exclusion will continue to hinder opportunities for young people across the region.

4. Opportunities for Innovation and Reform

Community input has highlighted several opportunities for further exploration:

- **Rideshare and Car Share Models:** Community-led car share programs or partnerships with services like Uber could fill access gaps, particularly for short-distance and flexible travel.
- **Private Sector Partnerships:** Businesses such as Pernod Ricard have previously supported workforce transport, suggesting a model for co-investment in mobility solutions.
- **Data Sharing and Feedback Loops:** Enhancing data sharing between councils, service providers, and state agencies would improve transport planning. Engaging both users and non-users of transport services would help identify unmet needs and design more inclusive systems.

Summary

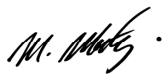
In closing, our Regional Public Health Plan identifies access to transport services as a top regional challenge. The Barossa already finds itself at a public transport disadvantage, and forecast population growth will significantly alter travel patterns and exponentially increase demand on the passenger transport network.

We are keen to partner with the State Government to ensure our region remains competitive by improving the speed, frequency and reliability of public transport in the immediate term while addressing longer-term systemic gaps in the transport network.

This submission should be considered in conjunction with our previous "Your Vision Our Future" Transport Strategy Submission made to DIT in December 2024.

We look forward to the release of a Public Transport Strategy that will set a vision for public transport in SA for the next 30 years, recognising the critical role of the regions as places to live and do business.

Your sincerely,



Martin McCarthy
Chief Executive Officer

MATTERS FOR INFORMATION

6.2 GAWLER RIVER FLOODPLAIN MANAGEMENT AUTHORITY - MINUTES OF MEETING

**Author: Executive and Project Support Officer
25/48474**

Minutes and Key Outcomes Summary of the Gawler River Floodplain Management Authority meeting held 19 June 2025, are attached for information.

ATTACHMENTS

Attachment 1 Minutes and Key Outcome Summary - Gawler River Floodplain Management Authority [!\[\]\(ef57557257cbb5c674d51a9e0a98bb4d_img.jpg\) !\[\]\(bc8778cba7bb24b846080c7d5b609ff3_img.jpg\)](#)

SUPPORTING REFERENCES

Nil

MINUTES

GAWLER RIVER FLOODPLAIN MANAGEMENT AUTHORITY BOARD

**9:45am Thursday 19 June 2025
The Barossa Council – 43-51 Tanunda Road, Nuriootpa SA**

1. Meeting of the Board

1.1 Welcome by the GRFMA Chairperson

Mr Lino Di Lernia formally welcomed Board Members, Deputy Board Members, Observers and the Executive Officer and opened the 157th meeting of the Board.

1.2 Present

- Mr Lino Di Lernia, Independent Board Member, Chair
- Cr Terry-Anne Keen, Adelaide Plains Council, Board Member
- Cr Mel Lawrence, Adelaide Plains Council, Deputy Board Member
- Mr James Miller, Adelaide Plains Council, Board Member
- Cr Malcolm Herrmann, Adelaide Hills Council, Board Member
- Mr David Collins, Adelaide Hills Council, Board Member
- Mr Jake McVicar, The Barossa Council, Board Member
- Cr Paul Koch, Town of Gawler, Board Member
- Ms Whendee Young, Town of Gawler, Board Member
- Mr Richard Dodson, Light Regional Council, Board Member
- Cr Clint Marsh, City of Playford, Board Member
- Mr Greg Pattinson, City of Playford, Board Member
- Mr David Hitchcock, Executive Officer

1.3 New Appointments to the GRFMA Board

- Adelaide Plains Council: New Board Member, Cr Mel Lawrence replacing Cr Dante Mazzeo
- Light Regional Council: New Board Member, Cr Bill Close replacing Cr Michael Phillips Ryder
- The Barossa Council: New Board Member, Cr Tony Hurn, due to Cr Bruce Preece appointment being revoked

1.4 Apologies

- Cr Bill Close, Light Regional Council, Board Member
- Cr Tony Hurn, The Barossa Council, Board Member

1.5 Appointment of Observers

GB22/25 Observers
Moved: Mr James Miller
Seconded: Cr Terry-Anne Keen

That Cr Mel Lawrence be appointed as Observer.

CARRIED UNANIMOUSLY

1.6 Declarations of Interest

Nil

2. Confirmation of Minutes**2.1 GRFMA Ordinary Meeting Minutes**

GB23/25 GRFMA Ordinary Meeting Minutes
Moved: Mr James Miller
Seconded: Cr Malcolm Herrmann

That the Minutes of the Gawler River Floodplain Management Authority Board meeting held on 17/04/2025 be confirmed as a true and accurate record of that meeting.

CARRIED UNANIMOUSLY

2.2 Actions on Previous Resolutions

The Board noted the actions on previous resolutions.

2.3 Matters Arising from the Minutes

Nil

3. Questions on Notice

Nil

4. Motions on Notice

Nil

5. Presentations**5.1 Gawler River Hydrology, Key results from the new hydrology model and any material changes due to updated data and climate change assumptions – Tim Craig, Senior Hydrologist, HARC.**

This item was deferred and the presentation occurred after item 8.2.

5.2 Real-time flood forecasting and response, and how such approaches could benefit the Gawler River region – Cameron Druery, Director, waterRIDE, Worley Consulting

This item was deferred and the presentation occurred after item 12.

6. Audit and Risk Committee**6.1 Audit and Risk Committee Meeting Minutes****GB24/25 Audit and Risk Committee Meeting Minutes****Moved:** Cr Malcolm Herrmann**Seconded:** Mr Greg Pattinson

That the GRFMA receives the minutes of the Gawler River Floodplain Management Authority Audit and Risk Committee meeting held on 10/06/2025.

CARRIED UNANIMOUSLY**7. Technical Assessment Panel****7.1 Technical Assessment Panel Minutes**

Nil

8. Reports**8.1 Gawler River Flood Management Business Case**

This item was deferred and occurred after item 12.

GB25/25 Gawler River Flood Management Business Case**Moved:** Mr David Collins**Seconded:** Mr Richard Dodson

That the GRFMA Board notes the report and receives a verbal update on progress with the Business Case.

CARRIED UNANIMOUSLY

11:27am Greg Pattinson left the meeting.

8.2 Gawler River Stormwater Management Plan**Gawler River Stormwater Management Plan****Moved:** Cr Malcom Herrmann**Seconded:** Cr Paul Koch

That the GRFMA:

1. *Receives the Gawler River Floodplain Draft Stormwater Management Plan Consultation Report – May 2025.*
2. *Formally approves the completed Gawler River Stormwater Management Plan, as attached Item 8.2 of the 19 June 2025 GRFMA Meeting.*
3. *Requests the GRFMA Executive Officer to:*
 - *Send correspondence to Green Adelaide and Northern and York Landscape Board, including a copy of the SMP, asking for their support in advising the Stormwater Management Authority (SMA) that the plan contains appropriate provisions.*
 - *Submit a copy of the SMP and the GRFMA meeting minutes, where the plan was approved, to the SMA for approval.*

- *Distribute an approved copy of the SMP to Constituent Councils, as endorsed by GRFMA.*
- 4. *Notes that the GRFMA does not at this stage commit to funding any of the initiatives identified in the Stormwater Management Plan.*

LOST**GB26/25 Gawler River Stormwater Management Plan****Moved:** Mr James Miller**Seconded:** Cr Clint Marsh*That the GRFMA:*

1. *Receives the Gawler River Floodplain Draft Stormwater Management Plan Consultation Report – May 2025.*
2. *Formally approves the completed Gawler River Stormwater Management Plan, as attached Item 8.2 of the 19 June 2025 GRFMA Meeting.*
3. *Requests the GRFMA Executive Officer to:*
 - *Send correspondence to Green Adelaide and Northern and York Landscape Board, including a copy of the SMP, asking for their support in advising the Stormwater Management Authority (SMA) that the plan contains appropriate provisions.*
 - *Submit a copy of the SMP and the GRFMA meeting minutes, where the plan was approved, to the SMA for approval.*
 - *Distribute an approved copy of the SMP to Constituent Councils, as endorsed by GRFMA.*
4. *Notes that further work remains ongoing in relation to the adoption of a Funding Strategy to bring effect to the recommendations comprised in the report.*

CARRIED**8.3 Achievements Against the 2024/2025 Annual Business Plan****GB27/25 Achievements Against the 2024/2025 Annual Business Plan****Moved:** Mr David Collins**Seconded:** Ms Whendee Young*That the GRFMA receives the Statement of Achievements Against the Annual Business Plan document.***CARRIED UNANIMOUSLY****8.4 GRFMA Annual Business Plan 2025/2026****GB28/25 GRFMA Annual Business Plan 2025/2026****Moved:** Mr Richard Dodson**Seconded:** Mr Greg Pattinson*That according to Clause 12.2 of the Charter, the GRFMA Business Plan 2025/2026 be adopted.***CARRIED UNANIMOUSLY**

8.5 GRFMA Annual Budget 2025/2026**GB29/25 GRFMA Annual Budget 2025/2026****Moved:** Mr James Miller**Seconded:** Mr Richard Dodson*That the GRFMA resolves:*

1. *That pursuant to Section 25, Schedule 2, Part 2 of the Local Government Act 1999, the GRFMA Budget 2025-2026 be adopted.*
2. *That pursuant to Clause 11.1 of the Charter that the subscriptions scheduled below be subscriptions payable for the 2025-2026 year:*

a) The Schedule:**Part A** *Flood Mitigation Works – No subscriptions.***Part B** *Capital works and Maintenance – A total of \$149,750 calculated by the percentage shares prescribed in Clause 11.1 of the Charter:*

Adelaide Plains Council	\$43,293
Adelaide Hills Council	\$2,591
The Barossa Council	\$12,983
Town of Gawler	\$25,967
Light Regional Council	\$12,983
City of Playford *	\$51,933
Total	\$149,750

Part C *Operation – A total of \$140,920 calculated by even shares prescribed in Clause 11.1 of the Charter*

Adelaide Plains Council	\$23,486
Adelaide Hills Council	\$23,486
The Barossa Council	\$23,486
Town of Gawler	\$23,486
Light Regional Council	\$23,486
City of Playford	*\$23,490
Total * rounding	\$140,920

CARRIED UNANIMOUSLY**8.6 Financial Report and BR3****GB30/25 Financial Report and BR3****Moved:** Mr David Collins**Seconded:** Cr Malcolm Herrmann*That the GRFMA:*

1. *Receives the financial report as of 30 May 2025 showing a cash at bank balance of \$48,536.48.*
2. *Notes internal cash lending for CAD offset is \$396,186.00.*
3. *Adopts Budget Review 3 (BR3) as of 31 May 2025 as the amended and current budget for the period ended 30 June 2025.*

CARRIED UNANIMOUSLY

8.7 Executive Officer Report**GB31/25 Executive Officer Report****Moved:** Cr Malcolm Herrmann**Seconded:** Cr Terry-Ann Keen*That the GRFMA:*

1. *Receives the report.*
2. *Revokes the appointment of Cr Bruce Preece as an authorised person pursuant to GRFMA business banking protocols.*
3. *Appoints:*
 - a. *Mr Greg Pattinson*
 - b. *Ms Whendee Young**as an authorised person with the authority to facilitate payment of tax invoices pursuant to GRFMA business banking protocols.*

CARRIED UNANIMOUSLY**9. Correspondence****GB32/25 Correspondence****Moved:** Mr Greg Pattinson**Seconded:** Mr James Miller*That the correspondence be received.***CARRIED UNANIMOUSLY****10. Confidential**

Nil

11. Urgent Matters Without Notice

Nil

12. Next Meeting**Date and Time:** Thursday 21 August 2025, 9:45am**Host:** Town of Gawler**GB33/25 Next Meeting****Moved:** Mr James Miller**Seconded:** Mr Greg Pattinson*That the next meeting of the GRFMA Board be delayed by one week and be held on 28 August 2025.***CARRIED UNANIMOUSLY****13. Closure**

The Chairperson thanked the members for their attendance and contributions and closed the meeting at 11:37am.

Chair _____ Date _____

Gawler River Floodplain Management Authority

*Adelaide Hills Council, Adelaide Plains Council, The Barossa Council,
Town of Gawler, Light Regional Council, City of Playford*

KEY OUTCOMES SUMMARY GRFMA Board Meeting – 19 June 2025

Gawler River Flood Management

The meeting included presentations from:

- Tim Craig, Senior Hydrologist, HARC regarding Gawler River Hydrology, key results from the new hydrology model and any material changes due to updated data and climate change assumptions.
- Cameron Druery, Director, waterRIDE, Worley Consulting regarding real-time flood forecasting and response, and how such approaches could benefit the Gawler River region.

Business Case Gawler River Floodplain Flood Management

The meeting received an update on progress with 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.

Key items:

- Engagement with State and Federal parliamentarians.
- The GRFMA Disaster Ready Fund (DRF) Round 3 application has progressed through to the National Emergency Management Agency for assessment.
- Options to develop an appropriate Business Case funding model in accordance with the mandates outlined in the Planning Development and Infrastructure Act and the strategic objectives of GARP.

Gawler River Stormwater Management Plan

The meeting received the Gawler River Floodplain Draft Stormwater Management Plan Consultation Report – May 2025 and formally approved the completed Gawler River Stormwater Management Plan.

The GRFMA Executive Officer will now:

- Send correspondence to Green Adelaide and Northern and York Landscape Board, including a copy of the SMP, asking for their support in advising the Stormwater Management Authority (SMA) that the plan contains appropriate provisions.
- Submit a copy of the SMP and the GRFMA meeting minutes, where the plan was approved, to the SMA for approval.
- Distribute an approved copy of the SMP to Constituent Councils, as endorsed by GRFMA.

Statement of Achievements Against the Annual Business Plan

The Statement of Achievements Against the Annual Business Plan document was received.

GRFMA Business Plan 2025/2026

In accordance with Clause 12.2 of the Charter, the Business Plan for the GRFMA for the year 2025/2026 was approved.

Gawler River Floodplain Management Authority

*Adelaide Hills Council, Adelaide Plains Council, The Barossa Council,
Town of Gawler, Light Regional Council, City of Playford*

GRFMA Budget 2025-2026

The GRFMA Budget 2025-2026 was adopted, and the following subscription schedule is payable for the 2025-2026 year:

The Schedule:

Part A Flood Mitigation Works – No subscriptions.

Part B Capital works and Maintenance – A total of \$149,750 calculated by the percentage shares prescribed in Clause 11.1 of the Charter:

Adelaide Plains Council	\$43,293
Adelaide Hills Council	\$2,591
The Barossa Council	\$12,983
Town of Gawler	\$25,967
Light Regional Council	\$12,983
City of Playford *	\$51,933
Total	\$149,750

Part C Operation – A total of \$140,920 calculated by even shares prescribed in Clause 11.1 of the Charter

Adelaide Plains Council	\$23,486
Adelaide Hills Council	\$23,486
The Barossa Council	\$23,486
Town of Gawler	\$23,486
Light Regional Council	\$23,486
City of Playford	*\$23,490
Total * rounding	\$140,920

Financial Report and BR3

The financial report as of 30 May 2025 provided a cash at bank balance of \$48,536.48 with internal cash lending for CAD offset of \$396,186.

Budget Review 3 (BR3) as of 31 May 2025 was adopted as the amended and current budget for the period ending 30 June 2025.

Schedule of Meetings

The schedule of ordinary GRFMA meetings, each commencing at 9:45am, is:

- Thursday 28 August 2025, Town of Gawler
- Thursday 16 October 2025, Adelaide Plains Council
- Thursday 4 December 2025, City of Playford

MATTERS FOR INFORMATION

6.3 SOUTH AUSTRALIA'S WASTE STRATEGY 2025 - 2030

**Author: Sustainability Officer
25/48910**

Green Industries SA (GISA) develops a statewide circular economy and waste strategy every five (5) years and is now seeking feedback on the 2025 – 2030 draft (The Strategy).

The 2025 – 2030 Strategy sets an overarching state goal to '*double SA's circularity rate by 2035*' from a baseline rate of 6% (2023). Increasing our circularity rate will mean we are becoming more efficient in how we reuse and recycle materials, reducing the demand for virgin materials.

There are seven (7) proposed targets and nine (9) proposed focus areas and priority actions, with Local Government named as a '*partner*', not as a '*lead*', in most cases.

The targets relevant to local government are '*Increase resource recovery and reduce contamination*' (Target 4) and '*50% reduction in organics disposed in municipal solid waste bins*' (Target 5). No percentage diversion targets are proposed for regional councils, instead localised strategies and place-based solutions that reflect the needs and ambitions for waste management, resource recovery and circular economy outcomes is the nominated goal.

The focus areas relevant to local government activities are '*Reduce food waste*' (Focus area 2), '*Reduce material loss and preserve value*' (Focus area 3), '*Develop circular economy knowledge and skills*' (Focus area 7), and '*disaster waste management*' (Other areas). The actions that councils are directly linked to are low risk. There is one action that asks regional councils to investigate the development of regional resource recovery and processing infrastructure, including incentivising the local processing and reuse of waste. The supporting discussion for this action though also acknowledges commercial feasibility and imposes no set timeframes.

Administration will participate in supporting a coordinated response to The Strategy from LGA SA, rather than submit a direct response to GISA.

ATTACHMENTS

Nil

SUPPORTING REFERENCES

[South Australia's Waste Strategy 2025 - 2030 \(Accelerating SA's transition to a circular economy\)](#)

MATTERS FOR INFORMATION

6.4 2024 AUSTRALIAN EARLY DEVELOPMENT CENSUS - BAROSSA COMMUNITY FINDINGS

**Author: Manager Library Services
25/49233**

The 2024 Australian Early Development Census data was released in June 2025. This data is collected nationally every three years to provide a snapshot of early childhood development across five domains. Data is provided by reception/foundation teachers for each child in their class. It is then aggregated into a score for each domain, and assessed as being on track, at risk or vulnerable against the cut off established in 2009.

Findings for the 263 children in the Barossa region is generally consistent with previous years, with the following exceptions:

- an increase in the proportion of children that teachers believe need further assessments for development issues (20.1% in 2021; 26.8% in 2024);
- increase in the proportion of children considered vulnerable for the physical health and wellbeing domain;
- a decrease in the proportion of children considered on track, and an increase in those considered vulnerable for emotional maturity; and
- a decrease in the proportion of children on track for communication skills and general knowledge.

These findings will inform the content of early childhood programs delivered by Barossa Libraries.

ATTACHMENTS

Attachment 1 Australian Early Development Census AEDC 2024 data - Barossa Community Profile [↓](#) 

SUPPORTING REFERENCES

The full Barossa Community Profile is attached. Further information about the data collection is at <https://www.aedc.gov.au/>



Our Children
Our Communities
Our Future

Australian Early Development Census

Community profile 2024

Barossa,
SA

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Since 2002, the Australian Government has worked in partnership with eminent child health research institutes, the Centre for Community Child Health at The Royal Children's Hospital and the Murdoch Children's Research Institute, and The Kids Research Institute Australia to deliver the Australian Early Development Census program to communities nationwide. The Australian Government continues to work with its partners, and with state and territory governments to implement the AEDC.

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Note on presentation conventions: the hyphen (-) is used throughout the tables in this *Community profile* where AEDC data was not collected or not reported for any given year. All percentages presented in this *Community profile* have been rounded to one decimal place.

Note on children with special needs status: domain indicator information about children with special needs is not included in the Australian Early Development Census results because of the already identified substantial developmental needs of this group.

Note on accessibility: an accessible text version of this *Community profile* is available for download from the Community data explorer on the AEDC website. If you use assistive technology and need further assistance, please email support@aedc.gov.au. Please tell us what format you need. It will also help if you let us know what assistive technology you use.

Note on per cent calculation: unless otherwise specified the per cent is based on the valid n value.

AEDC publication rules have been applied and for more information visit the *AEDC Data guidelines* (aedc.gov.au/dg).

About the Australian Early Development Census

In 2009, Australia became the first country in the world to collect national data on the developmental health and wellbeing of all children starting school. The success of the 2009 data collection laid the foundation for the Australian Government’s commitment to ongoing Australian Early Development Census (AEDC) data collections every three years, with the most recent in 2024.

The AEDC measures the development of children in Australia in their first year of full-time school. AEDC data is collected using an adapted version of the Early Development Instrument, which was developed in Canada.

The Australian version of the Early Development Instrument consists of approximately 100 questions across five key domains, which are closely linked to child health, education and social outcomes. Figure 1 provides a description of each of the AEDC domains.

Figure 1 – AEDC domain descriptions.

Physical health and wellbeing	
	Children’s physical readiness for the school day, physical independence and gross and fine motor skills.
Social competence	
	Children’s overall social competence, responsibility and respect, approach to learning and readiness to explore new things.
Emotional maturity	
	Children’s pro-social and helping behaviours and absence of anxious and fearful behaviour, aggressive behaviour and hyperactivity and inattention.
Language and cognitive skills (school-based)	
	Children’s basic literacy, advanced literacy, basic numeracy, and interest in literacy, numeracy and memory.
Communication skills and general knowledge	
	Children’s communication skills and general knowledge based on broad developmental competencies and skills measured in the school context.

For each of the five AEDC domains, children receive a score between zero and 10, where higher scores denote greater development.

In 2009, when the AEDC was first completed nationally, a series of cut-off scores was established for each of the five domains:

- Children falling below the 10th percentile (in the lowest 10 per cent) were categorised as 'developmentally vulnerable'
- Children falling between the 10th and 25th percentile (between the lowest 10 per cent and top 75 per cent) were categorised as 'developmentally at risk'
- All other children were categorised as 'developmentally on track' (in the top 75 per cent).

The cut-off scores set in 2009 provide a reference point against which later AEDC results can be compared. These have remained the same for all data collections. For example, in the 2024 AEDC, 7.7 per cent of children were considered developmentally vulnerable on the Language and cognitive skills (school-based) domain, because their scores on that domain were below the relevant cut-off score established in 2009.

For further information about the domains and domain characteristics (developmentally on track, at risk and vulnerable) please refer to the fact sheet *About the AEDC domains* (aedc.gov.au/abtdom). Links to additional AEDC resources can be found at Appendix 1.



How to use this AEDC data

The AEDC provides important information for communities, governments and schools to support their planning and service provision. The environments and experiences children are exposed to shape their development. The AEDC is considered to be a measure of how well children and families are supported from conception through to school age.

Research shows that investing time, effort and resources in children's early years, when their brains are developing rapidly, benefits children and the whole community. Early developmental gains support children through their school years and beyond.

The AEDC helps communities understand how children are developing before they start their first year of full-time school, what is being done well and what can be improved. Communities can use the AEDC to help identify services, resources and support to meet the needs of their community.

The AEDC data is a powerful tool for initiating conversations and partnerships across education, health and community services. By providing a common ground from which key stakeholders can work together, the AEDC can enable communities to form partnerships to plan and implement activities, programs and services to help shape the future and wellbeing of children in Australia. Connecting with key stakeholders, particularly early childhood education and care services, can give communities the opportunity to reach families in ways that are not resource intensive.

When reviewing the information in this profile consider:

- what are the strengths and vulnerabilities of children in the community?
- how does this community compare to other similar communities, the state or territory or the Australian average?
- what factors may be contributing to the percentage and number of children who are developmentally vulnerable in the community?
- what other demographic and community data would be useful to add context to the AEDC data?

When exploring this community's AEDC results you may wish to consider how well connected the network of community stakeholders are and who provides services to children and families. Ask:

- are families well informed about what is available in the community?
- does the community have well established referral pathways for connecting families to services and supports?
- does the community have well-connected services that work collaboratively to deliver programs across systems and sectors?

Consider how stakeholders can connect effectively with the community and families to:

- be informed about what is happening for children in the community
- discuss what could be done to better support children's development in the early years
- collaborate in the development and implementation of a community plan that strategically provides a vision and direction for early years' service provision within the community.

Refer to the *AEDC User guides* (aedc.gov.au/userguides) for steps and strategies on how to respond to AEDC data and connecting with this community.

About this community

AEDC communities are a geographic area, usually equivalent to a Local Government Area, made up of AEDC local communities.

Local communities are a small area locality, usually representing a suburb or town.

The *AEDC Community profile* presents AEDC results for children living in this community regardless of where they attend school.

Location

Barossa is in the Barossa region of SA.

For more information on community boundaries, refer to the AEDC fact sheet *Understanding AEDC community boundaries* (aedc.gov.au/ucb).

AEDC local communities

The AEDC local communities that make up the Barossa community are: Angaston and surrounds, Cockatoo Valley/Sandy Creek/Kalbeeba, Lyndoch, Mount Pleasant/Springton/Eden Valley, Nuriootpa, Tanunda/Greenock/Rowland Flat/Seppeltsfield, Williamstown/Mount Crawford.

Across the 2009, 2012, 2015, 2018, 2021 and 2024 AEDC data collections some local communities may not have always been included in a *Community profile* due to there being insufficient AEDC data available for reporting purposes in any particular year.

For the purposes of the AEDC, data for the following local communities, which are part of Barossa have either never, or only sometimes, been reported in a *Community profile*:

Local communities reported in some but not all years:
Lyndoch, Mount Pleasant/Springton/Eden Valley

Local communities not reported in any years to date:
Nil.

Information about children in this community

The following tables show trends for this community, including information on demographics, early education experiences, special needs and transition to school.

Background information

Table 1.1 – Demographic information about this community.

Demographics	2018	2021	2024
Total number of children measured	273	298	263
Number of schools contributing to the results	30	27	25
Number of teachers contributing to the results	41	40	39
Average age of children at completion	5 years 7 months	5 years 7 months	5 years 7 months

Table 1.2 – Further demographic information about this community.

Demographics	2018		2021		2024	
	n	%	n	%	n	%
Gender – Male	142	52.0	162	54.4	132	50.2
Gender – Female	131	48.0	136	45.6	130	49.4
First Nations children	≤3	≤1.1	7	2.3	10	3.8
Children born in another country	6	2.2	5	1.7	≤3	≤1.1
Children with English as a second language	≤3	≤1.1	≤3	≤1.0	5	1.9
Children with a language background other than English (LBOTE) Total ¹	8	2.9	8	2.7	7	2.7
LBOTE - children who ARE proficient in English	7	2.6	8	2.7	6	2.3
LBOTE - children who ARE NOT proficient in English	≤3	≤1.1	0	0.0	≤3	≤1.1
Children with a primary caregiver who reported they completed some form of post-school qualification	179	84.8	229	86.1	210	84.3

! Note on children with a language background other than English (LBOTE)¹: For the AEDC, children are considered LBOTE if they speak a language other than English at home or if they have English as a second language (ESL) status. More information on AEDC terms and definitions is available in the fact sheet *Definition of AEDC terms* (aedc.gov.au/defterm).

Non-parental early childhood education

Table 1.3 – Non-parental early childhood education and/or care.

Types of non-parental early childhood education and/or care	2018			2021			2024		
	n (valid)	n (yes)	%	n (valid)	n (yes)	%	n (valid)	n (yes)	%
Playgroup	106	70	66.0	79	28	35.4	92	32	34.8
Centre based day care	135	63	46.7	197	125	63.5	176	116	65.9
Preschool or kindergarten	262	252	96.2	292	289	99.0	258	251	97.3
Family day care	129	5	3.9	165	6	3.6	166	5	3.0
Grandparent	127	33	26.0	142	18	12.7	153	29	19.0
Other relative	124	4	3.2	137	≤3	≤2.2	155	9	5.8
Nanny	131	≤3	≤2.3	158	≤3	≤1.9	188	≤3	≤1.6
Other	125	6	4.8	140	4	2.9	154	0	0.0

! Note on children in non-parental care: Although teachers are well placed to report on the development of children, the extent to which teachers know about children's early education and care experiences varies. Nevertheless, early education and care data are collected in the AEDC to support communities, governments and researchers better reflect on and respond to the experiences of children and families. In cases where teachers don't know they indicate this, and these cases are excluded from Table 1.3. When reviewing data, consider how many children in the community this represents and how reliably this might reflect the experience of children in the community as a whole. Playgroup attendance refers to any time prior to entering full-time school, whereas all the other types of care arrangements listed above refer to the year before entering full-time school.

Special needs

Table 1.4 – Support.

Types of support required or identified	2018		2021		2024	
	n	%	n	%	n	%
Children with special needs status	10	3.7	17	5.7	16	6.1
Children identified by teachers as requiring further assessment (e.g. medical and physical, behaviour management, emotional and cognitive development)	31	11.5	58	20.1	67	26.8
Children attended early intervention program	28	11.5	40	15.2	38	16.1

! Note on children with special needs status: For the AEDC, this means children identified already as requiring special assistance in the classroom with high needs due to chronic medical, physical, or intellectually disabling conditions. Teachers were asked to base their response on medical diagnosis. More information on AEDC terms and definitions is available in the fact sheet *Definition of AEDC terms* (aedc.gov.au/defterm).

Transition to school

Table 1.5 – Teachers' response to the question: Would you say that this child is making good progress in adapting to the structure and learning environment of the school.

Child is making good progress in adapting to the structure and learning environment of the school	2018		2021		2024	
	n	%	n	%	n	%
Very true	208	76.2	223	75.6	203	77.2
Somewhat true	57	20.9	56	19.0	51	19.4
Not true	8	2.9	16	5.4	9	3.4
Don't know	0	0.0	0	0.0	0	0.0

Table 1.6 – Teachers' response to the question: Would you say that this child has parent(s)/caregiver(s) who are actively engaged with the school in supporting their child's learning.

Child has parent(s)/caregiver(s) who are actively engaged with the school in supporting their child's learning	2018		2021		2024	
	n	%	n	%	n	%
Very true	228	83.5	240	81.4	218	82.9
Somewhat true	36	13.2	43	14.6	40	15.2
Not true	9	3.3	12	4.1	5	1.9
Don't know	0	0.0	0	0.0	0	0.0

Table 1.7 – Teachers' response to the question: Would you say that this child is regularly read to/encouraged in his/her reading at home.

Child is regularly read to/encouraged in his/her reading at home	2018		2021		2024	
	n	%	n	%	n	%
Very true	231	84.6	229	77.6	206	78.3
Somewhat true	23	8.4	47	15.9	37	14.1
Not true	14	5.1	17	5.8	10	3.8
Don't know	5	1.8	≤3	≤1.0	10	3.8

AEDC domain and summary indicator results

This section presents an overview of this community's AEDC results across all collections including the percentage of children who are:

- developmentally on track, at risk, or vulnerable, by domain
- developmentally vulnerable on one or more domains
- developmentally vulnerable on two or more domains
- developmentally on track on five domains.

Results for this community for each of the AEDC domains are then presented in more detail and compared to the state or territory and national results for the three most recent collections.

How to interpret the domain results

Developmentally on track children are considered to be developing well. As such, it is desirable to see the percentage of children who are 'on track' increase with each new AEDC collection cycle.

Developmentally at risk children should be considered alongside changes in the percentage of children developmentally on track and developmentally vulnerable. Ideally more children will be on track as communities work to ensure all children are supported in their development. For example, in a community where children and families face many complex challenges, a reduction in those who are developmentally vulnerable could coincide with an increase in those at risk which would signal an overall improvement. As such, any changes in the 'at risk' group cannot be interpreted without also looking at the percentage of children who are vulnerable and on track.

Developmentally vulnerable children are facing some significant challenges in their development. As such, it is desirable to see the percentage of children who are 'vulnerable' decrease with each new AEDC collection cycle.

How to compare your results

Most communities will see some change in the percentage of children who are developmentally on track, at risk or vulnerable in 2024 compared to previous years. In some cases, this difference will be small and in others, it will be more substantial.

To assist communities to make informed decisions about whether there has been a large enough change in the percentage of children considered developmentally on track, at risk or vulnerable over time to be considered significant, a method described as the critical difference has been developed and is available for use on the AEDC website (aedc.gov.au/critdiff).

Table 2.1 indicates whether the change in each developmental domain category represents a significant change for this community. Table 3 indicates whether the change in each summary indicator represents a significant change for this community.

AEDC domain trends for this community

Figure 2.1 to 2.5 show broad trends for each domain from 2009 to 2024. Results are also presented in tabular format in Table 2.1.

Figure 2.1 – Trends in the physical health and wellbeing domain for this community.

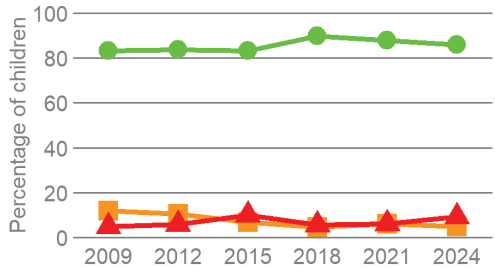


Figure 2.2 – Trends in the social competence domain for this community.

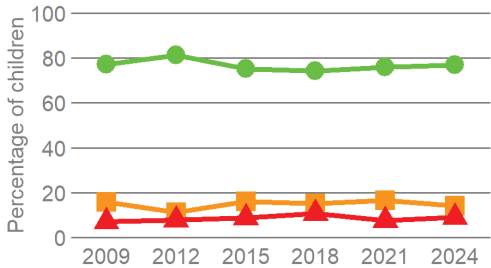


Figure 2.3 – Trends in the emotional maturity domain for this community.

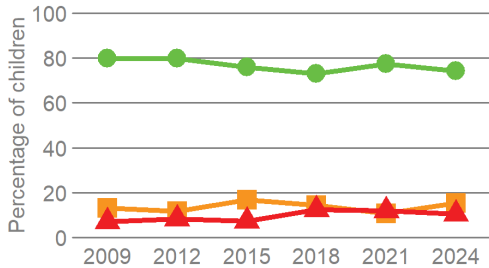


Figure 2.4 – Trends in the language and cognitive skills (school-based) domain for this community.

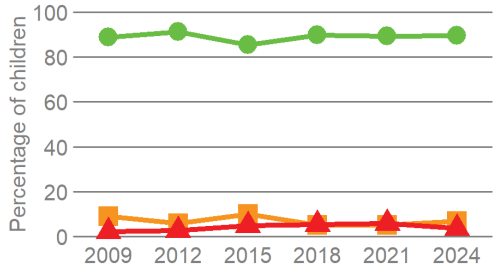
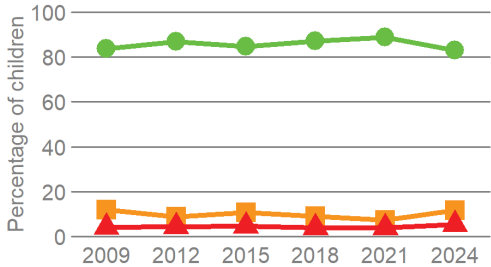


Figure 2.5 – Trends in the communication skills and general knowledge domain for this community.



On track At risk Vulnerable

Table 2.1 - AEDC domain results over time for this community.

		2009		2012		2015		2018		2021		2024		Significant change		
		n	%	n	%	n	%	n	%	n	%	n	%	2009 vs 2024	2021 vs 2024	
	Physical health and wellbeing	On track	221	83.1	240	83.6	228	83.2	236	89.7	244	87.8	212	85.8	No change	No change
		At risk	32	12.0	30	10.5	19	6.9	12	4.6	17	6.1	12	4.9	Decrease	No change
		Vulnerable	13	4.9	17	5.9	27	9.9	15	5.7	17	6.1	23	9.3	Increase	No change
	Social competence	On track	205	77.1	233	81.2	206	75.2	195	74.1	211	75.9	190	76.9	No change	No change
		At risk	42	15.8	32	11.1	44	16.1	40	15.2	46	16.5	35	14.2	No change	No change
		Vulnerable	19	7.1	22	7.7	24	8.8	28	10.6	21	7.6	22	8.9	No change	No change
	Emotional maturity	On track	212	79.7	229	79.8	207	75.8	192	73.0	214	77.3	183	74.1	Decrease	No change
		At risk	35	13.2	34	11.8	46	16.8	38	14.4	30	10.8	38	15.4	No change	Increase
		Vulnerable	19	7.1	24	8.4	20	7.3	33	12.5	33	11.9	26	10.5	Increase	No change
	Language and cognitive skills (school-based)	On track	236	88.7	262	91.3	233	85.3	234	89.7	248	89.2	221	89.5	No change	No change
		At risk	24	9.0	17	5.9	27	9.9	13	5.0	14	5.0	17	6.9	No change	No change
		Vulnerable	6	2.3	8	2.8	13	4.8	14	5.4	16	5.8	9	3.6	No change	No change
	Communication skills and general knowledge	On track	223	83.8	249	86.8	232	84.7	229	87.1	247	88.8	205	83.0	No change	Decrease
		At risk	32	12.0	25	8.7	29	10.6	24	9.1	20	7.2	29	11.7	No change	No change
		Vulnerable	11	4.1	13	4.5	13	4.7	10	3.8	11	4.0	13	5.3	No change	No change

Note on significant change: Significant change has been colour coded: green text represents a positive change, red text represents a negative change. At risk has not been colour coded as any changes should be interpreted in context with changes in the percentage of children who are vulnerable and on track.

Note on denominators: The denominator may be different for each domain (as well as each of the three summary indicators), as there may be varying numbers of children with valid scores for each domain/summary indicator.

AEDC summary indicator trends for this community

Table 3 – Number and percentage of children in this community who are developmentally vulnerable on one or more domains, developmentally vulnerable on two or more domains or developmentally on track on five domains.

	2009		2012		2015		2018		2021		2024		Significant change	
	n	%	n	%	n	%	n	%	n	%	n	%	2009 vs 2024	2021 vs 2024
Vulnerable on one or more domains	39	14.7	45	15.7	52	19.0	54	20.7	49	17.7	46	18.6	No change	No change
Vulnerable on two or more domains	21	7.9	20	7.0	24	8.8	28	10.6	24	8.6	25	10.1	No change	No change
On track on five domains	164	61.7	188	65.5	164	60.1	163	62.0	180	64.7	150	60.7	No change	No change

AEDC summary indicators

The AEDC has three summary indicators that collectively can be used to monitor trends in child development. Two of these summary indicators measure developmental vulnerability across the domains and help identify groups of children who are most vulnerable:

DV1

Developmentally vulnerable on one or more domains (DV1):

The percentage of children who are developmentally vulnerable on ONE or more AEDC domains.

DV2

Developmentally vulnerable on two or more domains (DV2):

The percentage of children who are developmentally vulnerable on TWO or more AEDC domains.

The third summary indicator, on track on five domains, is a strength-based indicator that helps identify where things are working well to support children's holistic development. It is the basis for the Closing the Gap Target 4 'children thrive in their early years'.

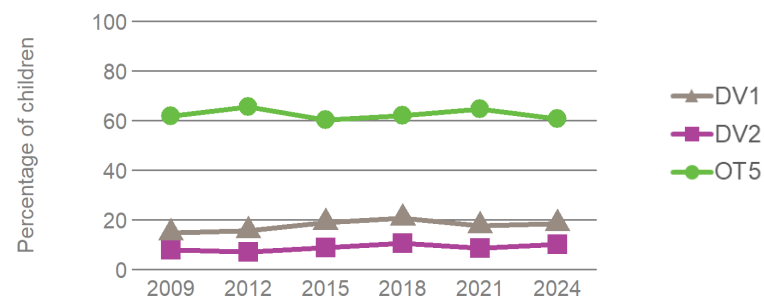
OT5

Developmentally on track on five domains (OT5):

The percentage of children who are developmentally on track on all FIVE AEDC domains.

AEDC Community profile 2024 Barossa

Figure 3 – Children developmentally vulnerable on one or more domains, two or more domains or on track on five domains in this community over time.



Note on summary indicators: Children who are developmentally vulnerable on one or more (DV1) and/or two or more (DV2) domains cannot be on track on five (OT5) domains and vice versa. However, some children may not be DV1, DV2 or OT5 as they may be at risk on 1-5 domains and on track on the other domains. More information is available in the fact sheet *AEDC summary indicators* (aedc.gov.au/abtsumm).

Physical health and wellbeing

This domain measures children's physical readiness for the school day, physical independence, and gross and fine motor skills

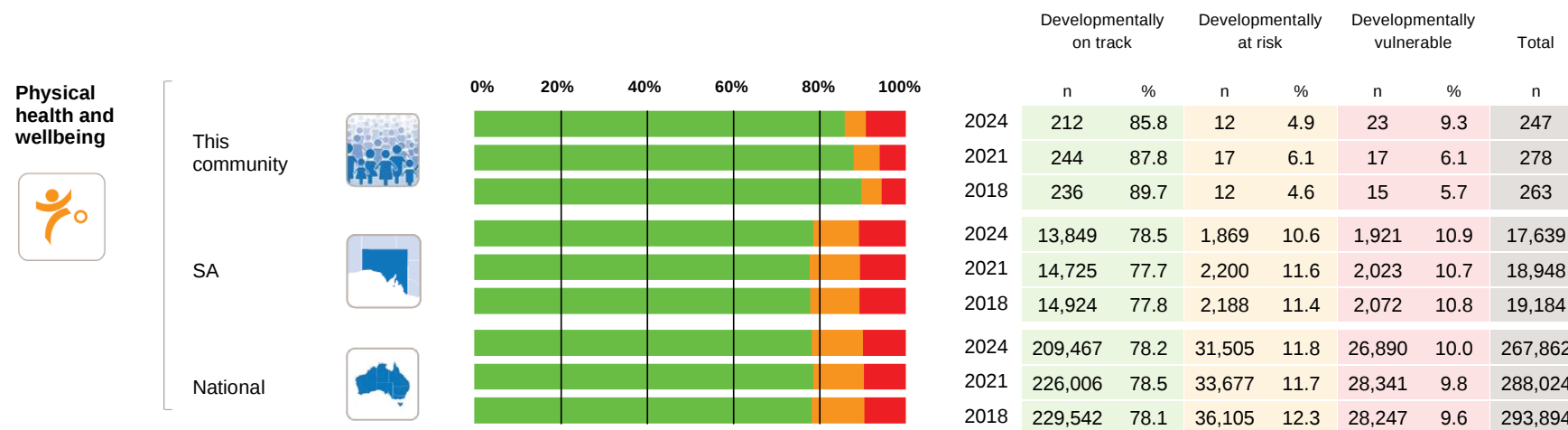


Table 2.3 – Physical health and wellbeing domain category definitions.

Developmentally on track	Almost never have problems that interfere with their ability to physically cope with the school day. These children are generally independent, have excellent motor skills, and have energy levels that can get them through the school day.
Developmentally at risk	Experience some challenges that interfere with their ability to physically cope with the school day. This may include being dressed inappropriately, frequently late, hungry or tired. Children may also show poor coordination skills, have poor fine and gross motor skills, or show poor to average levels of energy during the school day.
Developmentally vulnerable	Experience a number of challenges that interfere with their ability to physically cope with the school day. This may include being dressed inappropriately, frequently late, hungry or tired. Children are usually clumsy and may have fading energy levels.

Physical health and wellbeing sub-domains

The physical health and wellbeing domain is the only AEDC domain that is reported with sub-domain analysis. Patterns of vulnerability vary across the physical health and wellbeing domain: for example, children might be coming to school hungry but still have developmentally appropriate fine and gross motor skills. As such, sub-domains are reported for the physical health and wellbeing domain below, enabling communities to make better sense of these results.

Table 2.4 – Children developmentally vulnerable on the physical health and wellbeing sub-domains.

Sub-domain	Description	2018		2021		2024	
		n	%	n	%	n	%
Physical readiness for school day	Children developmentally vulnerable on this sub-domain have at least sometimes experienced coming unprepared for school by being dressed inappropriately, coming to school late, hungry or tired.	18	6.8	23	8.3	29	11.7
Physical independence	Children developmentally vulnerable on this sub-domain range from those who have not developed independence or handedness or coordination, to those who have not developed any of these skills.	19	7.2	24	8.6	28	11.3
Gross and fine motor skills	Children developmentally vulnerable on this sub-domain could have poor fine and gross motor skills and/or poor overall energy levels during the school day.	8	3.0	10	3.6	17	6.9

Social competence

This domain measures children's overall social competence, responsibility and respect, approach to learning and readiness to explore new things

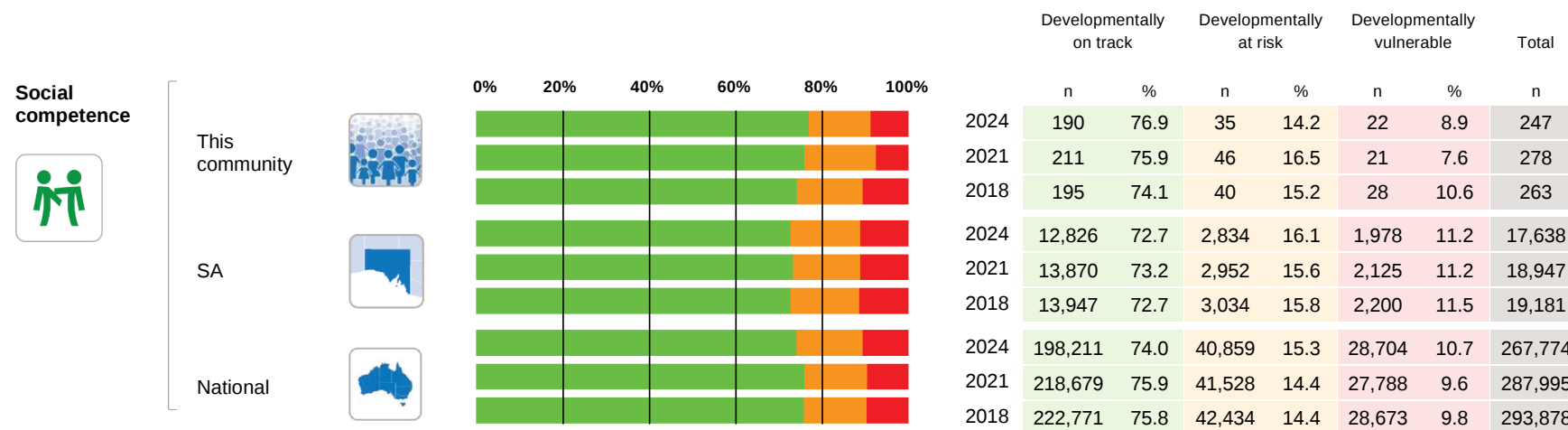


Table 2.5 – Social competence domain category definitions.

Developmentally on track	Almost never have problems getting along, working, or playing with other children; are respectful to adults, are self-confident, and are able to follow class routines; and are capable of helping others.
Developmentally at risk	Experience some challenges in the following areas: getting along with other children and teachers, playing with a variety of children in a cooperative manner, showing respect for others and for property, following instructions and class routines, taking responsibility for their actions, working independently, and exhibiting self-control and self-confidence.
Developmentally vulnerable	Experience a number of challenges with poor overall social skills. For example children who do not get along with other children on a regular basis, do not accept responsibility for their own actions and have difficulties following rules and class routines. Children may be disrespectful of adults, children, and others' property, have low self-confidence and self-control, do not adjust well to change; and are usually unable to work independently.

Emotional maturity

This domain measures children's pro-social and helping behaviours and absence of anxious and fearful behaviour, aggressive behaviour and hyperactivity and inattention

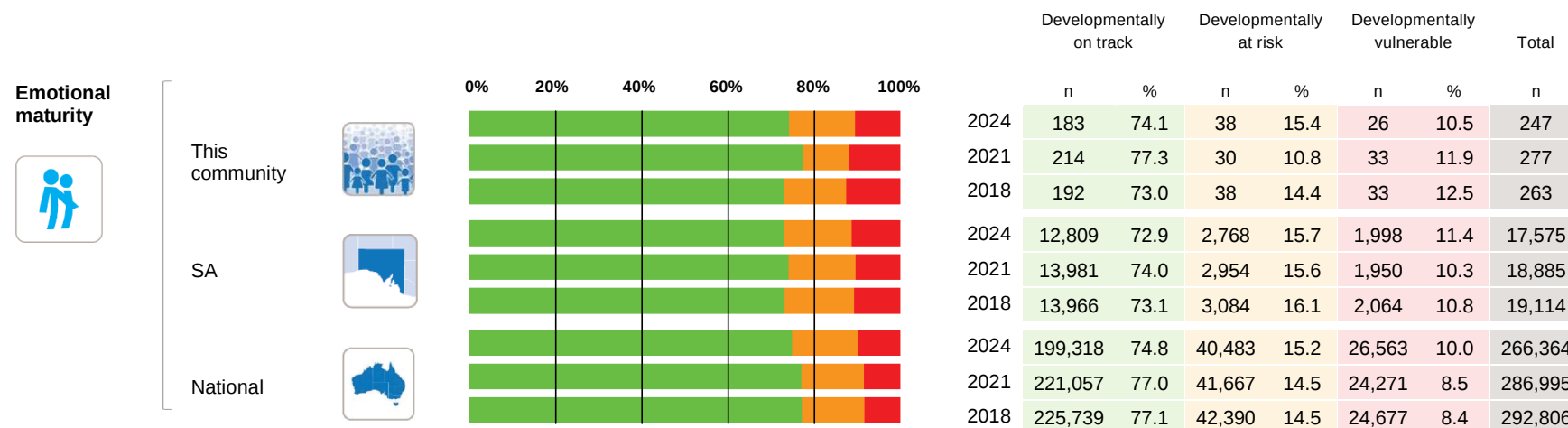


Table 2.6 – Emotional maturity domain category definitions.

Developmentally on track	Almost never show aggressive, anxious, or impulsive behaviour. Children will have good concentration and will often help other children.
Developmentally at risk	Experience some challenges in the following areas: helping other children who are hurt, sick or upset, inviting other children to join in activities, being kind to other children, and waiting their turn in activities. Children will sometimes experience problems with anxious behaviours, aggressive behaviour, temper tantrums, or problems with inattention or hyperactivity.
Developmentally vulnerable	Experience a number of challenges related to emotional regulation. For example, problems managing aggressive behaviour, being prone to disobedience and/or are easily distracted, inattentive, and impulsive. Children will usually not help others and are sometimes upset when left by their caregiver.

Language and cognitive skills (school-based)

This domain measures children's basic literacy, advanced literacy, basic numeracy, and interest in literacy, numeracy and memory

Language and cognitive skills (school-based)



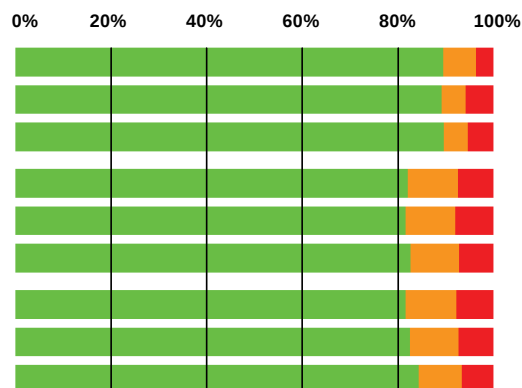
This community



SA



National



	Developmentally on track		Developmentally at risk		Developmentally vulnerable		Total
	n	%	n	%	n	%	
2024	221	89.5	17	6.9	9	3.6	247
2021	248	89.2	14	5.0	16	5.8	278
2018	234	89.7	13	5.0	14	5.4	261
2024	14,446	82.1	1,851	10.5	1,299	7.4	17,596
2021	15,407	81.6	1,989	10.5	1,494	7.9	18,890
2018	15,805	82.7	1,928	10.1	1,375	7.2	19,108
2024	218,355	81.7	28,298	10.6	20,698	7.7	267,351
2021	237,499	82.6	29,091	10.1	21,107	7.3	287,697
2018	247,870	84.4	26,291	9.0	19,417	6.6	293,578

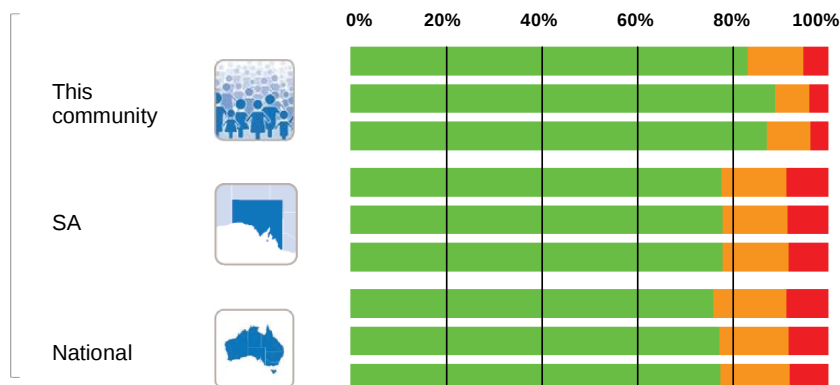
Table 2.7 – Language and cognitive skills (school-based) domain category definitions.

Developmentally on track	Children will be interested in books, reading and writing, and basic math; capable of reading and writing simple sentences and complex words. Will be able to count and recognise numbers and shapes.
Developmentally at risk	Have mastered some but not all of the following literacy and numeracy skills: being able to identify some letters and attach sounds to some letters, show awareness of rhyming words, know writing directions, being able to write their own name, count to 20, recognise shapes and numbers, compare numbers, sort and classify, and understand simple time concepts. Children may have difficulty remembering things, and show a lack of interest in books, reading, maths and numbers, and may not have mastered more advanced literacy skills such as reading and writing simple words or sentences.
Developmentally vulnerable	Experience a number of challenges in reading/writing and with numbers; unable to read and write simple words, will be uninterested in trying, and often unable to attach sounds to letters. Children will have difficulty remembering things, counting to 20, and recognising and comparing numbers; and usually not interested in numbers.

Communication skills and general knowledge

This domain measures children's communication skills and general knowledge based on broad developmental competencies and skills measured in the school context

Communication skills and general knowledge



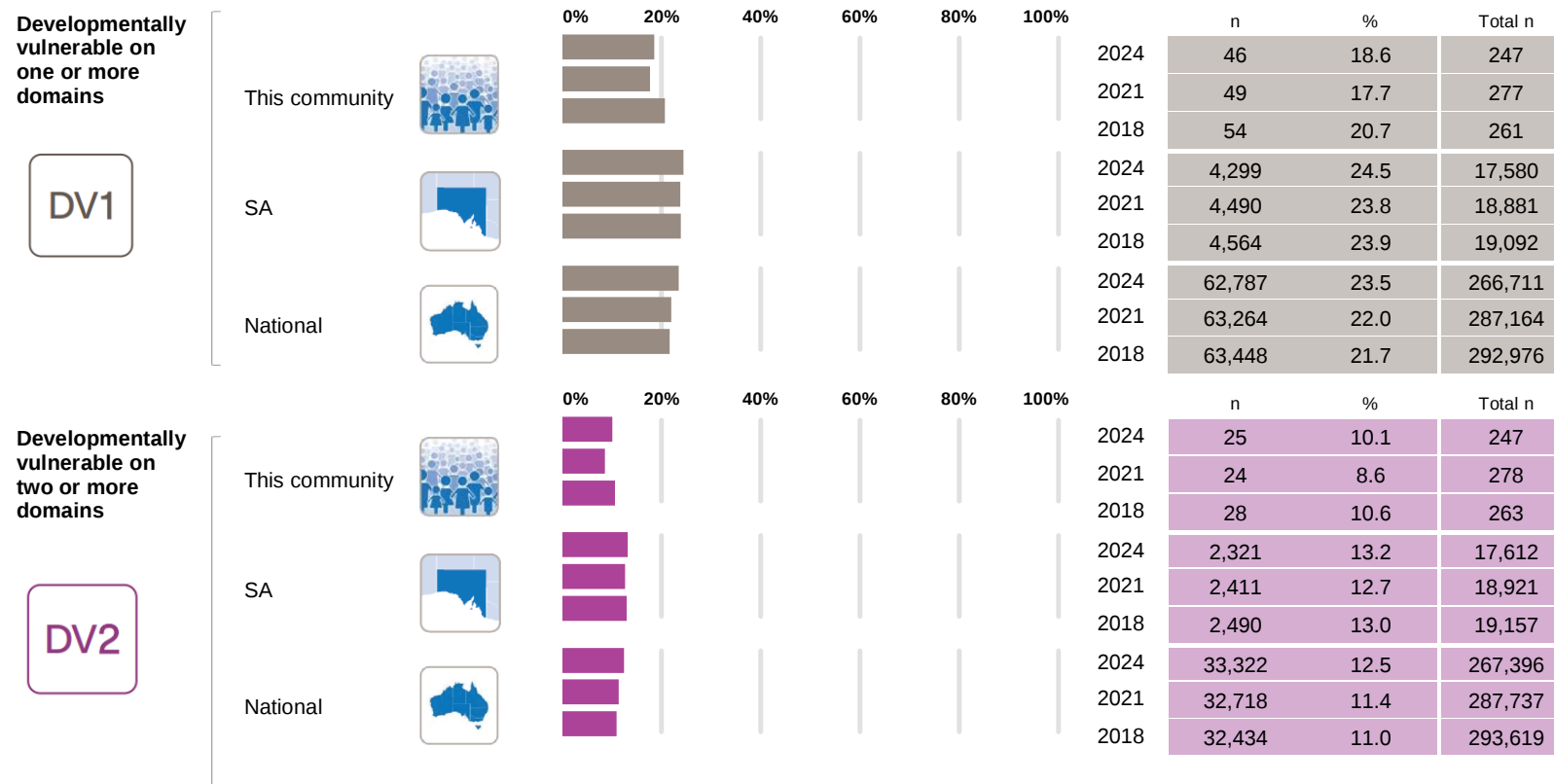
	Developmentally on track		Developmentally at risk		Developmentally vulnerable		Total
	n	%	n	%	n	%	
2024	205	83.0	29	11.7	13	5.3	247
2021	247	88.8	20	7.2	11	4.0	278
2018	229	87.1	24	9.1	10	3.8	263
2024	13,694	77.6	2,395	13.6	1,548	8.8	17,637
2021	14,744	77.8	2,576	13.6	1,622	8.6	18,942
2018	14,919	77.8	2,642	13.8	1,620	8.4	19,181
2024	203,346	75.9	40,744	15.2	23,743	8.9	267,833
2021	222,056	77.1	41,882	14.5	24,064	8.4	288,002
2018	227,163	77.3	42,473	14.5	24,232	8.2	293,868

Table 2.8 – Communication skills and general knowledge domain category definitions.

Developmentally on track	Children will have excellent communication skills, can tell a story and communicate easily with both children and adults, and have no problems with articulation.
Developmentally at risk	Have mastered some but not all of the following communication skills: listening, understanding and speaking effectively in English, being able to articulate clearly, being able to tell a story and to take part in imaginative play. Children may not know some basic general knowledge about the world such as knowing that leaves fall in autumn, apple is fruit, and dogs bark.
Developmentally vulnerable	Children will have poor communication skills and articulation; have limited command of English (or the language of instruction), have difficulties talking to others, understanding, and being understood; and have poor general knowledge.

Summary indicators

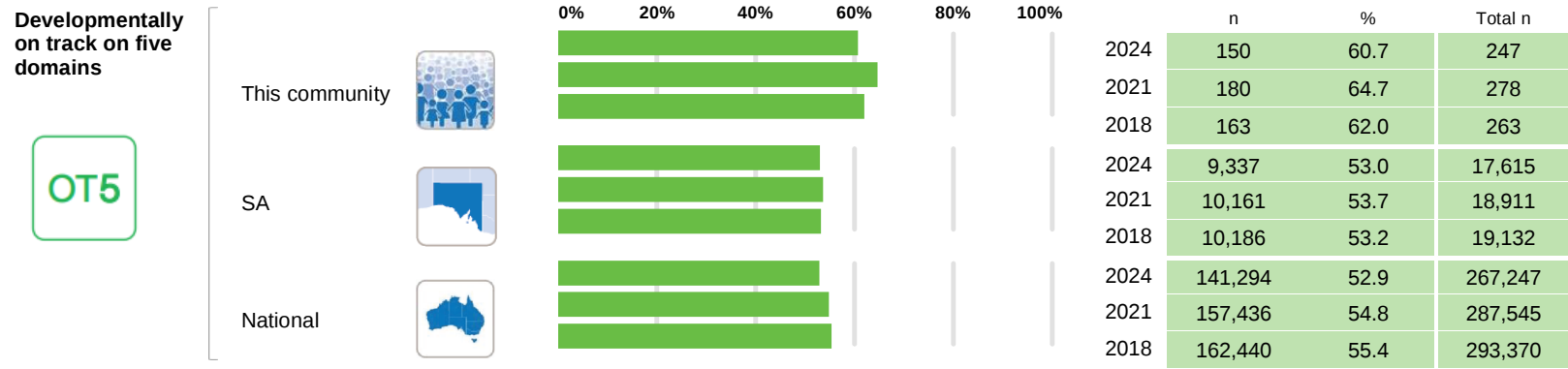
Summary indicators of developmental vulnerability on 'one or more' and on 'two or more' domains





Summary indicators (cont.)

Summary indicator of developmentally on track on five domains



AEDC results for local communities

This section presents national, state/territory, community and local community results for each of the five AEDC domains, as well as the three summary indicators (vulnerable on one or more domains, vulnerable on two or more domains and on track on five domains) for the last three collections.

AEDC geographic boundaries have been defined for the whole country to ensure that the data are reported in the most useful way that aligns with commonly understood geographies, such as suburbs. These boundaries enable AEDC results to be reported at the four different geographic levels.

AEDC local communities represent the smallest geographic areas. In most cases, AEDC local community boundaries are equivalent to suburbs.

To enable accurate comparisons with the Census of Population and Housing, and other socio-demographic data from the Australian Bureau of Statistics (ABS), 2024 AEDC boundaries align with the latest Statistical Area 1 (SA1) geography which was released by the ABS in 2021.

This collection, there is no change in the boundaries, relative to boundaries used for reporting of community results for previous collections, which were based on 2021 ABS geographies.

However, in some cases, local communities from previous collections may have been combined to have sufficient numbers of children for reporting purposes in 2024. In other cases, local communities from previous collections may have been split to report 2024 data in a more useful way.

In all cases, 2024 boundaries have been applied to data from previous collections.

The following tables show the number and percentage of children developmentally on track, at risk and vulnerable for this community. The tables also provide data for each of the local communities included as part of the aggregate total. They also show community, state/territory and national data to provide context for:

- each of the 2018, 2021 and 2024 AEDC data collections
- the AEDC domains:
 - physical health and wellbeing
 - social competence
 - emotional maturity
 - language and cognitive skills (school-based)
 - communication skills and general knowledge.
- the three summary indicators:
 - developmentally vulnerable on one or more domains
 - developmentally vulnerable on two or more domains
 - developmentally on track on five domains.

The history of boundary change means that some local communities may not have data for all years in this section. For more information, refer to the AEDC factsheet *Understanding community boundaries* (aedc.gov.au/uch).

Community and local community results can also be searched in the online *Community data explorer* (aedc.gov.au/cde) available through the AEDC website. Comparisons can be made across years and geographies, including critical difference testing.

For more information on critical difference, see the AEDC fact sheet: *Critical Difference* (aedc.gov.au/critdiff).



Physical health and wellbeing domain results

This domain measures children's physical readiness for the school day, physical independence, and gross and fine motor skills.

Table 3.1 – Communities in context: Physical health and wellbeing domain results at the national, state/territory, community and local community levels.

Region (including local communities)	Developmentally on track						Developmentally at risk						Developmentally vulnerable					
	2018		2021		2024		2018		2021		2024		2018		2021		2024	
	n	%	n	%	n	%	n	%	n	%	n	%	n	%	n	%	n	%
Australia	229,542	78.1	226,006	78.5	209,467	78.2	36,105	12.3	33,677	11.7	31,505	11.8	28,247	9.6	28,341	9.8	26,890	10.0
SA	14,924	77.8	14,725	77.7	13,849	78.5	2,188	11.4	2,200	11.6	1,869	10.6	2,072	10.8	2,023	10.7	1,921	10.9
Barossa	236	89.7	244	87.8	212	85.8	12	4.6	17	6.1	12	4.9	15	5.7	17	6.1	23	9.3
Angaston and surrounds	47	94.0	48	90.6	47	90.4	2	4.0	3	5.7	1	1.9	1	2.0	2	3.8	4	7.7
Cockatoo Valley/Sandy Creek/Kalbeeba	15	88.2	16	84.2	18	90.0	1	5.9	1	5.3	1	5.0	1	5.9	2	10.5	1	5.0
Lyndoch	-		17	89.5	12	75.0	-		2	10.5	1	6.3	-		0	0.0	3	18.8
Mount Pleasant/Springton/Eden Valley	-		14	70.0	16	76.2	-		3	15.0	1	4.8	-		3	15.0	4	19.0
Nuriootpa	50	82.0	54	85.7	35	72.9	2	3.3	5	7.9	4	8.3	9	14.8	4	6.3	9	18.8
Tanunda/Greenock/Rowland Flat/Seppeltsfield	51	94.4	53	93.0	46	93.9	2	3.7	1	1.8	2	4.1	1	1.9	3	5.3	1	2.0
Williamstown/Mount Crawford	48	88.9	42	89.4	38	92.7	4	7.4	2	4.3	2	4.9	2	3.7	3	6.4	1	2.4



Social competence domain results

This domain measures children's overall social competence, responsibility and respect, approaches to learning, and readiness to explore new things.

Table 3.2 – Communities in context: Social competence domain results at the national, state/territory, community and local community levels.

Region (including local communities)	Developmentally on track						Developmentally at risk						Developmentally vulnerable					
	2018		2021		2024		2018		2021		2024		2018		2021		2024	
	n	%	n	%	n	%	n	%	n	%	n	%	n	%	n	%	n	%
Australia	222,771	75.8	218,679	75.9	198,211	74.0	42,434	14.4	41,528	14.4	40,859	15.3	28,673	9.8	27,788	9.6	28,704	10.7
SA	13,947	72.7	13,870	73.2	12,826	72.7	3,034	15.8	2,952	15.6	2,834	16.1	2,200	11.5	2,125	11.2	1,978	11.2
Barossa	195	74.1	211	75.9	190	76.9	40	15.2	46	16.5	35	14.2	28	10.6	21	7.6	22	8.9
Angaston and surrounds	35	70.0	43	81.1	38	73.1	11	22.0	8	15.1	8	15.4	4	8.0	2	3.8	6	11.5
Cockatoo Valley/Sandy Creek/Kalbeeba	15	88.2	12	63.2	19	95.0	2	11.8	3	15.8	1	5.0	0	0.0	4	21.1	0	0.0
Lyndoch	-		15	78.9	11	68.8	-		3	15.8	3	18.8	-		1	5.3	2	12.5
Mount Pleasant/Springton/Eden Valley	-		14	70.0	15	71.4	-		4	20.0	2	9.5	-		2	10.0	4	19.0
Nuriootpa	35	57.4	43	68.3	34	70.8	11	18.0	10	15.9	6	12.5	15	24.6	10	15.9	8	16.7
Tanunda/Greenock/Rowland Flat/Seppeltsfield	43	79.6	47	82.5	39	79.6	8	14.8	8	14.0	9	18.4	3	5.6	2	3.5	1	2.0
Williamstown/Mount Crawford	45	83.3	37	78.7	34	82.9	4	7.4	10	21.3	6	14.6	5	9.3	0	0.0	1	2.4



Emotional maturity domain results

This domain measures children's pro-social and helping behaviour, anxious and fearful behaviour, aggressive behaviour and hyperactivity and inattention.

Table 3.3 – Communities in context: Emotional maturity domain results at the national, state/territory, community and local community levels.

Region (including local communities)	Developmentally on track						Developmentally at risk						Developmentally vulnerable					
	2018		2021		2024		2018		2021		2024		2018		2021		2024	
	n	%	n	%	n	%	n	%	n	%	n	%	n	%	n	%	n	%
Australia	225,739	77.1	221,057	77.0	199,318	74.8	42,390	14.5	41,667	14.5	40,483	15.2	24,677	8.4	24,271	8.5	26,563	10.0
SA	13,966	73.1	13,981	74.0	12,809	72.9	3,084	16.1	2,954	15.6	2,768	15.7	2,064	10.8	1,950	10.3	1,998	11.4
Barossa	192	73.0	214	77.3	183	74.1	38	14.4	30	10.8	38	15.4	33	12.5	33	11.9	26	10.5
Angaston and surrounds	37	74.0	43	81.1	38	73.1	6	12.0	6	11.3	8	15.4	7	14.0	4	7.5	6	11.5
Cockatoo Valley/Sandy Creek/Kalbeeba	15	88.2	13	68.4	18	90.0	2	11.8	3	15.8	2	10.0	0	0.0	3	15.8	0	0.0
Lyndoch	-		15	78.9	11	68.8	-		3	15.8	1	6.3	-		1	5.3	4	25.0
Mount Pleasant/Springton/Eden Valley	-		16	80.0	15	71.4	-		1	5.0	4	19.0	-		3	15.0	2	9.5
Nuriootpa	40	65.6	50	79.4	32	66.7	9	14.8	3	4.8	10	20.8	12	19.7	10	15.9	6	12.5
Tanunda/Greenock/Rowland Flat/Seppeltsfield	43	79.6	46	82.1	36	73.5	8	14.8	5	8.9	9	18.4	3	5.6	5	8.9	4	8.2
Williamstown/Mount Crawford	37	68.5	31	66.0	33	80.5	8	14.8	9	19.1	4	9.8	9	16.7	7	14.9	4	9.8



Language and cognitive skills (school-based) domain results

This domain measures children's basic literacy, advanced literacy, basic numeracy, and interest in literacy, numeracy and memory.

Table 3.4 – Communities in context: Language and cognitive skills (school-based) domain results at the national, state/territory, community and local community levels.

Region (including local communities)	Developmentally on track						Developmentally at risk						Developmentally vulnerable					
	2018		2021		2024		2018		2021		2024		2018		2021		2024	
	n	%	n	%	n	%	n	%	n	%	n	%	n	%	n	%	n	%
Australia	247,870	84.4	237,499	82.6	218,355	81.7	26,291	9.0	29,091	10.1	28,298	10.6	19,417	6.6	21,107	7.3	20,698	7.7
SA	15,805	82.7	15,407	81.6	14,446	82.1	1,928	10.1	1,989	10.5	1,851	10.5	1,375	7.2	1,494	7.9	1,299	7.4
Barossa	234	89.7	248	89.2	221	89.5	13	5.0	14	5.0	17	6.9	14	5.4	16	5.8	9	3.6
Angaston and surrounds	46	93.9	50	94.3	47	90.4	2	4.1	2	3.8	3	5.8	1	2.0	1	1.9	2	3.8
Cockatoo Valley/Sandy Creek/Kalbeeba	15	88.2	15	78.9	20	100.0	2	11.8	3	15.8	0	0.0	0	0.0	1	5.3	0	0.0
Lyndoch	-		18	94.7	14	87.5	-		0	0.0	1	6.3	-		1	5.3	1	6.3
Mount Pleasant/Springton/Eden Valley	-		18	90.0	17	81.0	-		1	5.0	3	14.3	-		1	5.0	1	4.8
Nuriootpa	44	72.1	53	84.1	37	77.1	8	13.1	6	9.5	7	14.6	9	14.8	4	6.3	4	8.3
Tanunda/Greenock/Rowland Flat/Seppeltsfield	52	98.1	51	89.5	48	98.0	0	0.0	2	3.5	1	2.0	1	1.9	4	7.0	0	0.0
Williamstown/Mount Crawford	50	92.6	43	91.5	38	92.7	1	1.9	0	0.0	2	4.9	3	5.6	4	8.5	1	2.4



Communication skills and general knowledge domain results

This domain measures children's communication skills and general knowledge based on broad developmental competencies and skills measured in the school context.

Table 3.5 – Communities in context: Communication skills and general knowledge domain results at the national, state/territory, community and local community levels.

Region (including local communities)	Developmentally on track						Developmentally at risk						Developmentally vulnerable					
	2018		2021		2024		2018		2021		2024		2018		2021		2024	
	n	%	n	%	n	%	n	%	n	%	n	%	n	%	n	%	n	%
Australia	227,163	77.3	222,056	77.1	203,346	75.9	42,473	14.5	41,882	14.5	40,744	15.2	24,232	8.2	24,064	8.4	23,743	8.9
SA	14,919	77.8	14,744	77.8	13,694	77.6	2,642	13.8	2,576	13.6	2,395	13.6	1,620	8.4	1,622	8.6	1,548	8.8
Barossa	229	87.1	247	88.8	205	83.0	24	9.1	20	7.2	29	11.7	10	3.8	11	4.0	13	5.3
Angaston and surrounds	49	98.0	45	84.9	44	84.6	1	2.0	5	9.4	6	11.5	0	0.0	3	5.7	2	3.8
Cockatoo Valley/Sandy Creek/Kalbeeba	15	88.2	17	89.5	19	95.0	2	11.8	1	5.3	1	5.0	0	0.0	1	5.3	0	0.0
Lyndoch	-		19	100.0	12	75.0	-		0	0.0	3	18.8	-		0	0.0	1	6.3
Mount Pleasant/Springton/Eden Valley	-		16	80.0	14	66.7	-		4	20.0	5	23.8	-		0	0.0	2	9.5
Nuriootpa	40	65.6	52	82.5	31	64.6	12	19.7	7	11.1	9	18.8	9	14.8	4	6.3	8	16.7
Tanunda/Greenock/Rowland Flat/Seppeltsfield	51	94.4	53	93.0	46	93.9	2	3.7	2	3.5	3	6.1	1	1.9	2	3.5	0	0.0
Williamstown/Mount Crawford	50	92.6	45	95.7	39	95.1	4	7.4	1	2.1	2	4.9	0	0.0	1	2.1	0	0.0

DV1

DV2

OT5

Results for summary indicators

Table 3.6 – Developmentally vulnerable on one or more domains, two or more domains and on track on five domains at the national, state/territory, community and local community levels

Region (including local communities)	Vulnerable on one or more domains						Vulnerable on two or more domains						On track on five domains					
	2018		2021		2024		2018		2021		2024		2018		2021		2024	
	n	%	n	%	n	%	n	%	n	%	n	%	n	%	n	%	n	%
Australia	63,448	21.7	63,264	22.0	62,787	23.5	32,434	11.0	32,718	11.4	33,322	12.5	162,440	55.4	157,436	54.8	141,294	52.9
SA	4,564	23.9	4,490	23.8	4,299	24.5	2,490	13.0	2,411	12.7	2,321	13.2	10,186	53.2	10,161	53.7	9,337	53.0
Barossa	54	20.7	49	17.7	46	18.6	28	10.6	24	8.6	25	10.1	163	62.0	180	64.7	150	60.7
Angaston and surrounds	8	16.3	7	13.2	10	19.2	5	10.0	2	3.8	5	9.6	33	66.0	36	67.9	32	61.5
Cockatoo Valley/Sandy Creek/Kalbeeba	1	5.9	4	21.1	1	5.0	0	0.0	3	15.8	0	0.0	11	64.7	10	52.6	16	80.0
Lyndoch	-		2	10.5	4	25.0	-		1	5.3	3	18.8	-		15	78.9	9	56.3
Mount Pleasant/Springton/Eden Valley	-		3	15.0	7	33.3	-		3	15.0	4	19.0	-		13	65.0	10	47.6
Nuriootpa	25	41.0	14	22.2	14	29.2	15	24.6	9	14.3	10	20.8	28	45.9	38	60.3	22	45.8
Tanunda/Greenock/Rowland Flat/Seppeltsfield	7	13.2	8	14.3	5	10.2	2	3.7	2	3.5	1	2.0	38	70.4	39	68.4	32	65.3
Williamstown/Mount Crawford	10	18.5	11	23.4	5	12.2	5	9.3	4	8.5	2	4.9	35	64.8	29	61.7	29	70.7

Appendix 1: Additional resources

A variety of resources are available online to help you understand AEDC results and learn more about the scope and purpose of the program. The resources listed below are just some of those available. These can be accessed through the AEDC website (aedc.gov.au/res) or alternatively by clicking on the links provided.

Refer to the *AEDC User guides* (aedc.gov.au/userguides) for ideas and strategies on how to respond to AEDC data and connecting with this community.

Key resources to help you get the most from this Community profile

For detailed information on AEDC results reporting, refer to the fact sheet *Understanding the results* (aedc.gov.au/unders).

The fact sheet *Definition of AEDC terms* (aedc.gov.au/defterm) is a valuable guide that describes terminology used throughout the program.

The *AEDC Community data explorer* (aedc.gov.au/cde) is a searchable data resource available through the AEDC website. Results are presented at the national, state and territory, AEDC Community and Local Community level. Comparisons can be made across years and geographies.



AEDC Community profile 2024 Barossa

AEDC resources at a glance

AEDC publications

Important AEDC resources include:

- *AEDC National report 2024* (aedc.gov.au/2024report)
- *Sector messages* (aedc.gov.au/sectormessages)
- Fact sheets
 - *About the AEDC data collection* (aedc.gov.au/abtdata)
 - *About the AEDC domains* (aedc.gov.au/abtdom)
 - *AEDC summary indicators* (aedc.gov.au/abtsumm)
 - *Calculation of the critical difference* (aedc.gov.au/critdiff)
 - *Definition of AEDC terms* (aedc.gov.au/defterm)
 - *Understanding community boundaries* (aedc.gov.au/ucb)
 - *Understanding the results* (aedc.gov.au/unders).

AEDC videos

- *Introduction to the AEDC* (aedc.gov.au/vidintro)
- *Informing your planning* (aedc.gov.au/vidinform)
- *Understanding the data* (aedc.gov.au/vidunders).

Key AEDC web pages

- Communities (aedc.gov.au/communities)
- Community data explorer (aedc.gov.au/cde)
- History of the AEDC (aedc.gov.au/history).

Australian Early Development Census

Appendix 2: Your AEDC Community profile 2024 – An overview

Barossa SA

Physical health and wellbeing



Social competence



Emotional maturity



Language and cognitive skills (school-based)



Communication skills and general knowledge



	Developationally on track		Developationally at risk		Developationally vulnerable		Total
	n	%	n	%	n	%	n
2024	212	85.8	12	4.9	23	9.3	247
2021	244	87.8	17	6.1	17	6.1	278
2018	236	89.7	12	4.6	15	5.7	263
2024	13,849	78.5	1,869	10.6	1,921	10.9	17,639
2021	14,725	77.7	2,200	11.6	2,023	10.7	18,948
2018	14,924	77.8	2,188	11.4	2,072	10.8	19,184
2024	209,467	78.2	31,505	11.8	26,890	10.0	267,862
2021	226,006	78.5	33,677	11.7	28,341	9.8	288,024
2018	229,542	78.1	36,105	12.3	28,247	9.6	293,894

	Developationally on track		Developationally at risk		Developationally vulnerable		Total
	n	%	n	%	n	%	n
2024	190	76.9	35	14.2	22	8.9	247
2021	211	75.9	46	16.5	21	7.6	278
2018	195	74.1	40	15.2	28	10.6	263
2024	12,826	72.7	2,834	16.1	1,978	11.2	17,638
2021	13,870	73.2	2,952	15.6	2,125	11.2	18,947
2018	13,947	72.7	3,034	15.8	2,200	11.5	19,181
2024	198,211	74.0	40,859	15.3	28,704	10.7	267,774
2021	218,679	75.9	41,528	14.4	27,788	9.6	287,995
2018	222,771	75.8	42,434	14.4	28,673	9.8	293,878

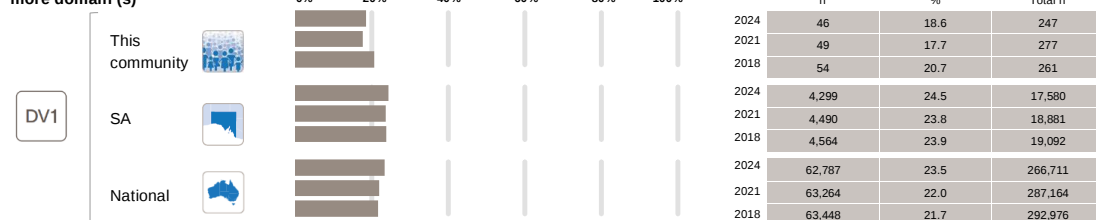
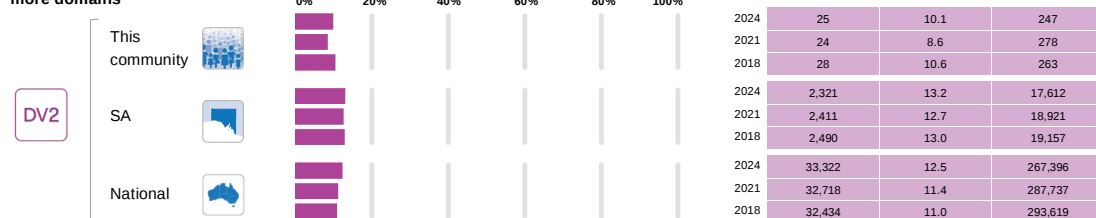
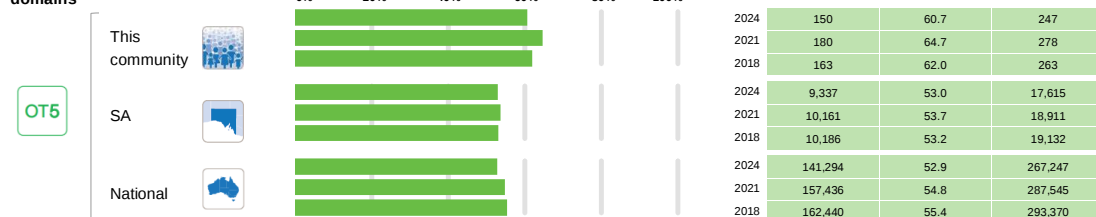
	Developationally on track		Developationally at risk		Developationally vulnerable		Total
	n	%	n	%	n	%	n
2024	183	74.1	38	15.4	26	10.5	247
2021	214	77.3	30	10.8	33	11.9	277
2018	192	73.0	38	14.4	33	12.5	263
2024	12,809	72.9	2,768	15.7	1,998	11.4	17,575
2021	13,981	74.0	2,954	15.6	1,950	10.3	18,885
2018	13,966	73.1	3,084	16.1	2,064	10.8	19,114
2024	199,318	74.8	40,483	15.2	26,563	10.0	266,364
2021	221,057	77.0	41,667	14.5	24,271	8.5	286,995
2018	225,739	77.1	42,390	14.5	24,677	8.4	292,806

	Developationally on track		Developationally at risk		Developationally vulnerable		Total
	n	%	n	%	n	%	n
2024	221	89.5	17	6.9	9	3.6	247
2021	248	89.2	14	5.0	16	5.8	278
2018	234	89.7	13	5.0	14	5.4	261
2024	14,446	82.1	1,851	10.5	1,299	7.4	17,596
2021	15,407	81.6	1,989	10.5	1,494	7.9	18,890
2018	15,805	82.7	1,928	10.1	1,375	7.2	19,108
2024	218,355	81.7	28,298	10.6	20,698	7.7	267,351
2021	237,499	82.6	29,091	10.1	21,107	7.3	287,697
2018	247,870	84.4	26,291	9.0	19,417	6.6	293,578

	Developationally on track		Developationally at risk		Developationally vulnerable		Total
	n	%	n	%	n	%	n
2024	205	83.0	29	11.7	13	5.3	247
2021	247	88.8	20	7.2	11	4.0	278
2018	229	87.1	24	9.1	10	3.8	263
2024	13,694	77.6	2,395	13.6	1,548	8.8	17,637
2021	14,744	77.8	2,576	13.6	1,622	8.6	18,942
2018	14,919	77.8	2,642	13.8	1,620	8.4	19,181
2024	203,346	75.9	40,744	15.2	23,743	8.9	267,833
2021	222,056	77.1	41,882	14.5	24,064	8.4	288,002
2018	227,163	77.3	42,473	14.5	24,232	8.2	293,868

Barossa

SA

Developmentally
vulnerable on one or
more domain (s)Developmentally
vulnerable on two or
more domainsDevelopmentally
on track on five
domains

*Data is shown only for children with valid AEDC scores. For any given child, scores may be valid for only some domains (e.g. due to a certain number of AEDC questions not being answered). In such cases that child's results do not contribute to the domain's analysis. Totals may therefore vary across the domains as a result of this. Results for children with chronic special needs are not included in the results. For additional information on the AEDC domains, refer to the factsheet [About the AEDC domains](https://aedic.gov.au/abtsumm) (aedic.gov.au/abtsumm). For additional information on the AEDC summary indicators, refer to the factsheet [AEDC Summary indicators](https://aedic.gov.au/abtsumm) (aedic.gov.au/abtsumm). Refer to the [AEDC User guides](https://aedic.gov.au/userguides) (aedic.gov.au/userguides) for ideas and strategies on how to respond to AEDC data and connecting with this community. These resources are available from the AEDC website (aedic.gov.au).

The AEDC overview page is Appendix 2 to your *Community profile*. Please refer to that document when interpreting the results shown above.

MATTERS FOR INFORMATION

6.5 WILLIAMSTOWN AND LYNDOKH LANDCARE GROUP - MINUTES OF MEETING

**Author: Executive and Project Support Officer
25/49402**

Minutes of the Williamstown and Lyndoch Landcare Group Inc. meeting held 25 June 2025, are attached for information.

ATTACHMENTS

Attachment 1 Minutes - Williamstown and Lyndoch Landcare Group Inc - 25 June 2025 [!\[\]\(5ac3086483c0adb44d83d000c5b59c1b_img.jpg\) !\[\]\(c4490500e3884e03034b82491af4622f_img.jpg\)](#)

SUPPORTING REFERENCES

Nil

Meeting Minutes

PO Box 694
Lyndoch, SA 5351



Purpose General Meeting

Prepared by Terry Redman

Phone No. 0418 857 915

Location Council Rooms,
29 Barossa Valley Way,
Lyndoch, SA 5351

Date 25 June 2025

Attendees

Angus Atkinson (Chair)
Terry Redman
Margaret Puddy
Pam Cross

Joerg Wiese
Don Wegener
Tina Woods (by proxy vote given to Angus Atkinson)
Tracy Sinclair (by proxy vote given to Angus Atkinson)

Quorum

Number of registered members:	20% of registered members	Attendees	Quorum ¹ achieved?
23	4.6 (rounded up) 5	8	Yes

Distribution

All current & life members, Chris Kruger (Executive Assistant, Development and Environmental Services The Barossa Council) and Kim Thompson.

File

20250625_GeneralMeetingMinutes.docx

Item		Action by	Date Due
1	Meeting Opened 7.30 pm.		
2	Apologies – Nelly Van Der Lerssel, Shirley Wegener, Elke Wiese, Kym Burton, Maria Burton		
3	Minutes of previous Meeting held 28 May 2025. Moved: Joerg Wiese, Seconded: Margaret Puddy – Carried unanimously		
4	Business Arising last meeting: No business arising.		



Meeting Minutes

4.1	Actions now closed		
	ACTION: Finance Policy Document Approved May General Meeting		
	ACTION: Groups Insurance Renewal Submitted, renewal has been confirmed.		
4.2	Actions Still open:		
	ACTION: BBBFM," Lets chat Barossa" Podcast Tina Woods and Nelly Van Der Lerssel to contact BBBFM	Tina Woods Nelly Van der Lerssel	July 25
	ACTION: Review of WLLG Constitution As per the emailed sent to all members on 23 May: Resolution: As provided for in the constitution clause 13.1 that the final version of the new WLLG Constitution (being document <i>WLLG_Constitution_20250626.pdf</i>) be adopted as the new Williamstown, Lyndoch Landcare Group Incorporated constitution. This document will be a complete substitution of the current constitution i.e. the current constitution will be rescinded and replaced by these new substitute rules. If the resolution is passed then the new rules will come into effect on Thursday 26 June 2025. Moved: Angus Atkinson, Seconded Pam Cross, Carried unanimously	Tina Woods	June 25
5	New Actions from Business arising this meeting: Nil		
6	Correspondence IN-		
	• Friends of Parks and Nature SA - ○ Wednesday Weekly mailout - • 28/05/2025, 04/06/2025, 11/06/2025, 18/06/2025 ○ Grant Writing Information Session – attend or “on-line” ○ Awards Nominations for2025. • Northern and Yorke –		

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Meeting Minutes

	• Yakka News – 30/05/2025 • Landcare Association of South Australia - • 05/06/2025 - What's next for Landcare SA. • 16/06/2025 - Update • Green Adelaide Newsletter – • June 2025 • Consumer and Business Services – • 05/06/2025 - Incorporated Associations Applications – General information. • CBS Connect June 2025, 19/06/2025																																										
	Correspondence OUT - Nil																																										
7	Chair Report - Nil																																										
8	Monthly Volunteer Hours Summary <table border="1"> <thead> <tr> <th>Tasks</th><th>YTD</th><th>MAY 25</th><th>JUNE 25 (to 6/6/25)</th></tr> </thead> <tbody> <tr> <td>1. Admin Duties (Committee Members)²</td><td>146</td><td>11</td><td>2</td></tr> <tr> <td>2. Meetings, home & away</td><td>118</td><td>9</td><td></td></tr> <tr> <td>3. Promotions. (Tours, demos, etc.)</td><td>51</td><td>2</td><td></td></tr> <tr> <td>4. Propagation (Sowing, planting out, seed collection, etc.)</td><td>0</td><td></td><td></td></tr> <tr> <td>5. Weed & Pest Control</td><td>661</td><td>23</td><td></td></tr> <tr> <td>6. Construction & maintenance (Equipment, fencing, trails, buildings, etc.)</td><td>81</td><td>12</td><td></td></tr> <tr> <td>7. Equipment design & manufacture (Seed boxes, displays, jigs, tools, etc.)</td><td>0</td><td></td><td></td></tr> <tr> <td>8. Monitoring</td><td>162</td><td>51</td><td>21</td></tr> <tr> <td>Totals</td><td>1218</td><td>108</td><td>23</td></tr> </tbody> </table>	Tasks	YTD	MAY 25	JUNE 25 (to 6/6/25)	1. Admin Duties (Committee Members) ²	146	11	2	2. Meetings, home & away	118	9		3. Promotions. (Tours, demos, etc.)	51	2		4. Propagation (Sowing, planting out, seed collection, etc.)	0			5. Weed & Pest Control	661	23		6. Construction & maintenance (Equipment, fencing, trails, buildings, etc.)	81	12		7. Equipment design & manufacture (Seed boxes, displays, jigs, tools, etc.)	0			8. Monitoring	162	51	21	Totals	1218	108	23		
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Meeting Minutes

9	Treasurers Report – As presented by Terry Redman Moved: Margaret Puddy, Seconded: Joerg Weise– Carried unanimously. Monthly Income & Expenditure – since last General Meeting <table> <tr> <th></th><th>MAY 25</th><th>JUN 25 (as at 6/6/25)</th><th>End JUN 25 Predicted</th></tr> <tr> <td>Balance Brought Forward</td><td>\$ 3,618.75</td><td>\$ 3,618.78</td><td>\$ 3,618.78</td></tr> <tr> <td>Income</td><td>\$ 0.03</td><td>nil</td><td>\$ 0.03</td></tr> <tr> <td>Expenses</td><td>nil</td><td>nil</td><td>nil</td></tr> <tr> <td>End Month Balance</td><td>\$ 3,618.78</td><td>\$ 3,618.78</td><td>\$ 3,618.81</td></tr> </table> Account Balances – since last General Meeting <table> <tr> <th></th><th>MAY 25</th><th>JUN 25 (as at 6/6/25)</th><th>End JUN 25 Predicted</th></tr> <tr> <td>Administration</td><td>\$ 2,732.06</td><td>\$ 2,732.06</td><td>\$ 2,732.09</td></tr> <tr> <td>Credit Union Share</td><td>\$ 2.00</td><td>\$ 2.00</td><td>\$ 2.00</td></tr> <tr> <td>Project No.2 (Altona)</td><td>\$ 884.72</td><td>\$ 884.72</td><td>\$ 884.72</td></tr> <tr> <td>Total End Month Balance</td><td>\$ 3,618.78</td><td>\$ 3,618.78</td><td>\$ 3,618.81</td></tr> </table> Notes: 1. Expected Future expenditure early FY26: a. Environmental Weed Control & Revegetation – approximately \$1,500. Allocated for professional weed control from the FY25 budget. Due to the current drought this money not spent in FY25. b. Government of SA, Consumer and Business Services - \$83.50. Lodgement of the new Constitution with the CBS, likely to be early July.		MAY 25	JUN 25 (as at 6/6/25)	End JUN 25 Predicted	Balance Brought Forward	\$ 3,618.75	\$ 3,618.78	\$ 3,618.78	Income	\$ 0.03	nil	\$ 0.03	Expenses	nil	nil	nil	End Month Balance	\$ 3,618.78	\$ 3,618.78	\$ 3,618.81		MAY 25	JUN 25 (as at 6/6/25)	End JUN 25 Predicted	Administration	\$ 2,732.06	\$ 2,732.06	\$ 2,732.09	Credit Union Share	\$ 2.00	\$ 2.00	\$ 2.00	Project No.2 (Altona)	\$ 884.72	\$ 884.72	\$ 884.72	Total End Month Balance	\$ 3,618.78	\$ 3,618.78	\$ 3,618.81		
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Total End Month Balance	\$ 3,618.78	\$ 3,618.78	\$ 3,618.81																																								
10	Petty Cash: – as presented by Angus Atkinson Current balance \$129.35.																																										
11	Work Health and Safety: Nil																																										
12	Publicity: • Facebook																																										

20250625_General Meeting Minutes_amended.docx



Meeting Minutes

	○ Regular updates continuing. 652 followers. • Lyndoch Grapevine ○ Standing Advertisement • Willy Wagtail ○ Standing Advertisement		
13	General Business: • Reserve truck: Truck is currently unable to be driven due to a Gearbox issues. Review is underway to determine the actual problem, whether it can be fixed and associated costs. • Woody Weeds Workshop: Secretary attending workshop at Lewiston on 11/07/2025. Conducted by Landscape SA - Northern and Yorke.		
14	Key Dates for 2025 – • St Jakobi - school visits ○ 7/8/2025 ○ 4/9/2025 ○ 30/10/2025 ○ 17/11/2025		
15	Next Meeting – The next Meeting will be Wednesday 23rd July 2025, Council Rooms, 29 Barossa Valley Way, Lyndoch, SA.		
16	Meeting Closed: .7.46 pm		

Notes-

1. Under the Constitution dated 27 July 2005 – A **quorum** at any general meeting shall be 20% of all registered members.

	Name	Signature	Date
Member who presided over the meeting which these minutes record:		I confirm that these minutes are an accurate record of the proceedings of the meeting:	

MATTERS FOR INFORMATION

6.6 JOINT REGIONAL MENTAL HEALTH AND SUICIDE PREVENTION PLAN

Author: Manager Community Services
25/49589

A joint Regional Mental Health and Suicide Prevention Plan 2026-29 is being developed for country SA to ensure rural communities have access to the best possible care.

Country SA Primary Health Network (PHN) and Department for Health and Wellbeing (SA Health) are working together to develop this joint Plan.

Councils have been requested to provide feedback to enable the LGA to prepare a submission on behalf of the sector. Feedback was requested by Tuesday 1 July 2025.

Council's submission is included as Attachment 1. The submission was developed drawing on the significant community insights and aligning with strategic work on prevention, inclusion, and place-based mental health planning from Council's Wellbeing Project.

ATTACHMENTS

Attachment 1 Regional Mental Health and Suicide Prevention Plan - The Barossa Council - 1 July 2025 LGA Submission [!\[\]\(1d8b0174afe07920f82346db4c14f1bb_img.jpg\) !\[\]\(6b217518db3f8ed2851cc22c7d4fc14b_img.jpg\)](#)

SUPPORTING REFERENCES

Nil.

Reference: TRIM

3 July 2025

Belinda Tassone
Senior Policy Officer
Local Government Association
GPO Box 2693
Adelaide SA 5001

Dear Belinda,

Thank you for the opportunity to contribute to the LGA submission for the Joint Regional Mental Health and Suicide Prevention Plan.

Our response draws on extensive community insights gathered through the Barossa Wellbeing Project, an ambitious, Council-led initiative aimed at understanding what helps our residents feel happy, healthy, and connected, and at building a more inclusive and wellbeing-focused region.

Launched in 2024, the Wellbeing Project reflects the Council's commitment to place-based, preventive health planning. It is grounded in the belief that wellbeing is shaped not only by access to clinical care, but also by safe and welcoming spaces, strong social connections, local opportunity, and a genuine sense of belonging and inclusion. Delivered in partnership with Preventive Health SA, the project reflects a growing recognition of local government's leadership role in enabling positive mental, physical, and social health outcomes across communities.

We are now progressing into Phase 2, which focuses on formalising our Wellbeing Strategy, co-designing governance and decision-making structures with community members, and embedding wellbeing principles into Council operations, infrastructure planning, and service delivery. This includes targeted actions to address barriers for priority groups, map local mental health and prevention assets, and build a shared measurement and evaluation framework using the Community Capitals Framework. We aim to ensure that mental health and suicide prevention are not treated in isolation, but are integrated across the systems, spaces, and relationships that support people every day.

What We Set Out to Do

Through the project, Council sought to:

- Understand what being happy, healthy and connected means to people in different life stages and circumstances;
- Identify barriers preventing people from participating in wellbeing-enhancing activities;
- Hear directly from those who are often underrepresented or disconnected;
- Collect place-based evidence to guide better infrastructure, service design, and strategic investment;
- Strengthen community and sector partnerships to deliver long-term outcomes.

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43-51 Tanunda Road (PO Box 867), Nuriootpa SA 5355 | ABN: 47 749 871 215



The project involved broad community consultation, including online surveys, community workshops, pop-up activations, and in-depth engagement with community organisations. Over 800 responses were collected, coded and analysed across five core wellbeing themes:

1. Mental Health and Emotional Wellbeing
2. Healthy Lifestyles (Food, Movement, Rest, Routine)
3. Safe, Welcoming and Connected Places
4. Social Inclusion and Belonging
5. Lifelong Learning and Meaningful Participation

It also examined community-identified barriers such as cost, transport, anxiety, awareness, access to inclusive spaces, and confidence to engage, many of which are directly relevant to mental health access and prevention.

Why This Matters for Mental Health Planning

The Wellbeing Project provides critical insight into the mental health needs and experiences of Barossa residents across the lifespan. It highlights the systemic and environmental barriers that prevent early engagement and demonstrates the value of informal, non-clinical supports, such as welcoming spaces, peer programs, and connection opportunities, which build resilience and prevent crisis.

This submission reflects that understanding, aligning regional mental health planning with the lived experience of our community.

Supporting Documents

You can explore our wellbeing engagement outcomes and future planning through the following key documents:

- [Barossa Wellbeing Project – Engagement Report 2024 \(PDF\)](#)
A detailed overview of what our community shared—their priorities, challenges, and ideas for improving local wellbeing.
- [Barossa Wellbeing Project – Concept Plan Phase 2 \(PDF\)](#)
Sets out the foundations of a Wellbeing Strategy for Barossa, including our key priorities, vision, and wellbeing themes.
- [Barossa Wellbeing Project – High-Level Implementation Plan \(PDF\)](#)
Outlines the next steps for implementing initiatives across Council services and partnerships, utilising a place-based and integrated approach.

This work has been shaped by deep engagement and collaboration across the Council, community groups, partner organisations, and residents themselves. The voices and priorities shared through the Wellbeing Project underpin the content of this submission and represent the real-world experiences of people navigating mental health and wellbeing in our region.

Carly Hennessy



Manager Community Services

The Barossa Council

(08) 8563 8444 | barossa@barossa.sa.gov.au | barossa.sa.gov.au
43-51 Tanunda Road (PO Box 867), Nuriootpa SA 5355 | ABN: 47 749 871 215

Submission to LGA: Joint Regional Mental Health and Suicide Prevention Plan**Survey Part 2: Access to care****What are the main barriers to accessing mental health care in your local area or community?**

Community members identified a wide range of barriers that prevent them from accessing mental health care. These included long wait times for GP appointments (particularly double-booked appointments), a lack of walk-in or soft-entry supports, and no co-located spaces that integrate physical, mental, and community care.

Cost of services and transportation was a consistent concern 52% of respondents to the Wellbeing Survey told us that cost as a barrier to participating in wellbeing activities, which include mental health services. People living in smaller or outer towns also reported significant transport disadvantage. Those with caring responsibilities, low confidence, or anxiety were particularly likely to avoid services due to fear of judgment, emotional fatigue, or limited flexibility in service hours.

People told us they want access to spaces where they feel welcome, not assessed. There is a strong desire for supports that don't require a referral or a formal diagnosis. "Somewhere I can go without having to explain myself every time," and "Sometimes I just need to sit near people without being expected to talk" were common reflections. People also highlighted the emotional burden of constantly needing to advocate for their needs in systems that often feel designed for those who are already well-equipped to navigate them.

Barriers included not knowing what support is available, a lack of inclusive or low-pressure environments, short operating hours, social stigma, and services that felt overwhelming or clinical. Mental health hubs, in particular, were often lacking in most towns. People valued public spaces like the Bushgardens, Whispering Wall, and walking trails as places of therapeutic value, but noted the absence of trauma-informed spaces or emotional recovery infrastructure.

Who do you think is 'missing out' on access to mental health services in your local area or community?

Those most excluded from current service models include young people, low-income families, people with alcohol and other drug (AOD) needs, people without transport, and single parents. Additionally, people living with disability but not eligible for NDIS, and those who are new to the area or socially isolated, are also likely to miss out. Many residents are unaware of the supports available or unsure of how to access them. Some report being overwhelmed by the process of booking appointments, explaining their story, or navigating different referral systems.

Youth and carers were two of the most under-supported groups identified. In the Engagement Report, "Being mentally well" was the top priority for both young people aged 13–17 and every adult age cohort. Many young people described public spaces as unwelcoming or inaccessible. Single parents and carers reported not attending programs because they weren't held at times that suited them, or because they couldn't afford the entry cost, childcare, or travel. People with AOD needs expressed that services felt judgmental or disjointed and requested more integrated, wraparound care that didn't require them to be "fixed" first.

What would improve access to mental health services in country South Australia?

One key improvement would be enhanced integration of services through the co-location of mental health, primary care, and allied health professionals. People want to avoid having to retell their stories or navigate

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multiple disconnected systems. Creating centralised, local wellbeing hubs—where GPs, psychologists, social workers, and peer workers operate in shared spaces—would enable smoother care pathways. These hubs should be embedded in community precincts, libraries, and existing public spaces to reduce stigma and improve accessibility.

Community-based support models also hold promise. In the Barossa, a proposed collaboration between Barossa Village and Lifeline aimed to establish a Lifeline Connect Centre, offering immediate, walk-in counselling without the need for referrals. However, due to funding challenges, the model has shifted toward a volunteer-led approach. Targeted investment in paid mental health professionals to support this volunteer base would dramatically increase capacity and ensure quality care is available when and where people need it most.

The Wellbeing Project also revealed a strong community appetite for peer support programs. Many residents said they were more likely to engage with people who had shared lived experience and who could help them feel understood without judgment. Employing Peer Workers across libraries, schools, health settings, and community centres could improve mental health outcomes by reducing stigma and offering informal, relatable support. Sentiments like "Sometimes I just need to sit near people without being expected to talk" and "We need local people to talk to, not just clinics" reinforce the value of low-pressure, peer-based engagement.

Improving access also depends on increased funding and resources, particularly for psychosocial supports. Mental health cannot be addressed in isolation it is influenced by factors such as transportation, housing, employment, social connections, and daily routines. In the Wellbeing survey, 52% of respondents said cost was a barrier to engaging in wellbeing activities, while 17% of individuals and 63% of organisations identified transport as a significant limitation to participation. This highlights the need for investment in wraparound supports, including community transport, supported housing, social inclusion programs, and affordable local activities.

Community education and stigma reduction are equally important. Many people, particularly young men, carers, and older residents, reported avoiding services because of stigma, shame, or lack of mental health literacy. Others simply did not know what was available or how to access help. Engaging educators, local employers, community groups, and health professionals in structured outreach can help normalise mental health support. The Council's Wellbeing Project, delivered in partnership with Preventive Health SA, was designed specifically to change the narrative from crisis response to community-wide prevention and inclusion. Similarly, organisations like Enhance Barossa Mental Health play a crucial role in pushing for earlier, stronger, and more connected service systems.

Residents also called for informal, accessible wellbeing options that support emotional resilience outside the traditional clinical model. Popular ideas included:

- Free meditation, art therapy, journaling, singing, and yoga
- Group activities like sound baths, nature walks, and storytelling
- Guest speakers with lived experience
- Quiet zones in public libraries, gardens, or natural bush spaces
- Community mental health pop-ups in town centres, playgrounds, and local shops

Many people said they would be more likely to attend an event or support session if it was familiar, informal, and hosted in a space they already used, such as a library or neighbourhood centre. Repetition and routine also mattered: "Programs held at the same time each week help me build confidence to attend," one respondent shared.

Finally, there is a clear need for dedicated mental health infrastructure. People consistently requested local youth centres, child and family hubs, trauma-informed community spaces, and accessible crisis counselling rooms. These facilities must be co-designed with at-risk groups such as young people, people with disabilities, and people recovering from trauma and must be physically, culturally, and emotionally safe. As one

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respondent said, "It's hard to get help unless you're in crisis. We need more options before we get to that point."

In summary, improving access means investing in the full continuum of mental wellbeing from early connection and prevention to peer support and clinical care. It requires listening to local voices, enabling local leadership, and creating infrastructure that is not only available but also feels welcoming, safe, and valuable.

What stops or makes it harder to receive or deliver services in a coordinated way for people in regional or remote areas?

Coordinated mental health care in regional areas, such as service fragmentation, workforce shortages, geography, and stigma, limits the Barossa. Services are often delivered by multiple disconnected providers, resulting in gaps in care, poor follow-up, and confusion for individuals attempting to navigate the system. Many residents report needing to repeat their story to multiple services, with no consistent care pathway or support across transitions.

Workforce shortages are acute. There are not enough mental health professionals—psychologists, peer workers, counsellors available locally, resulting in long wait times or no access at all, particularly for early intervention or lower-intensity support. The local housing shortage further impacts the recruitment and retention of health staff.

Stigma and privacy concerns are common in small communities, which can prevent people from seeking help. Residents shared a strong need for low-pressure, welcoming environments that support mental wellbeing without feeling clinical or stigmatising. Many people are unaware of the services available or how to access them, especially when referral pathways are unclear or poorly promoted.

Geography compounds these issues. Residents in outlying towns often need to travel significant distances to access services. In the Wellbeing Survey, 17% of individuals and 63% of community groups identified transport as a significant barrier to participation in wellbeing and support activities. This particularly affects young people, older residents, and those on low incomes or without licences.

Limited-service hours, lack of walk-in options, and the absence of mental health infrastructure—such as local hubs or mobile support units further reduce access. In smaller towns, basic facilities such as public toilets, safe green spaces, or indoor drop-in areas are often lacking, creating both physical and emotional accessibility issues.

Overall, the challenge is not just one barrier but the layering of multiple systemic and structural issues that prevent equitable access to mental health support in the regions.

Survey Part 3: Appropriate care

Are there any challenges faced in your local area or community relative to receiving or providing appropriate mental health care?

Yes. Youth disengagement is a significant concern in the Barossa. The region has higher rates of young people not in full-time secondary education and a higher-than-average rate of avoidable youth deaths (Regional Public Health Plan Data). There is an urgent need for more inclusive, place-based supports that are welcoming to young people, particularly those who are not engaged in formal schooling or employment.

There is also a growing need to support an ageing population with flexible, dementia-friendly, and emotionally supportive mental health care. Older residents frequently reported isolation, grief, or loneliness as key challenges. Current service models are often not flexible enough to reach older people, particularly those living alone or without access to transportation.

Many residents also reported that current services are designed for those already able to engage people with the confidence, time, or mental energy to navigate complex systems.

In your view, what factors are currently impacting outcomes for people with or at risk of mental illness in country South Australia?: (select all that apply)

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- ☒Transport
- ☒Environmental stressors (e.g. low rainfall, flood, bushfire, climate change)
- ☒Housing, including homelessness, or access to basic amenities
- ☒Early childhood experiences
- ☒Social isolation
- ☒Availability of support
- ☒Stigma related to mental health in my community
- ☐Other (please specify)

Survey Part 5: Early intervention and prevention

What can be done to better reach those most in need of mental health support?

People want support that is relational, consistent, and integrated into their daily lives. The strongest message from the Barossa community is that wellbeing begins with infrastructure, routine, and a sense of belonging. To support early intervention, services must meet people where they already are, such as libraries, parks, schools, art groups, community halls, gardens, markets, and playgrounds. Programs should be welcoming, co-designed, and easy to attend.

Residents requested outreach services in rural towns, community mental health hubs with a clear referral pathway, and improved mental health literacy in schools and workplaces. Peer-led programs, safe spaces for conversation, nature-based recovery, and inclusive activities like sound baths, dance, journaling, and wellbeing cafes were frequently suggested. People also requested social prescribing options that connect them to local groups, events, and skill-building workshops.

Barossa has a strong volunteer culture, and many residents expressed a desire to give back, but only when they felt supported, safe, and included. Social connection must be built intentionally, with buddy models, welcome programs, and group hosts. Lifelong learning was also viewed as a key form of mental health recovery, as people want to feel purposeful, creative, and valuable.

What are the specific cultural or local needs for early intervention and prevention services?

In the Barossa, small, tight-knit communities present unique challenges for early mental health intervention and prevention. Mental health stigma remains a significant barrier, with many residents fearing judgment or a lack of confidentiality when seeking support. These concerns are particularly amplified in rural settings, where maintaining privacy is more challenging and individuals are more likely to be recognised within their communities.

The Barossa's wine culture adds another layer of complexity. As an internationally renowned wine-producing region, alcohol is deeply embedded in the area's social, economic, and cultural fabric. This cultural normalisation can obscure problematic use, making it harder to recognise when alcohol is being used to self-medicate or mask underlying mental health issues. There is a clear local need for non-judgmental alcohol and other drug (AOD) supports that acknowledge and work within this context. Programs such as Sober in the Country and FARE Australia offer models for localised, targeted responses that could be adapted to Barossa's needs.

In addition, specific groups within the community are often excluded from traditional mental health services due to systemic gaps or cultural inappropriateness. These include:

- People with disability who are ineligible for the NDIS and fall between systems, particularly in the absence of robust foundational supports.

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- Culturally and linguistically diverse (CALD) residents, who may face language, trust, and system navigation barriers.
- People with trauma histories or low literacy, who require tailored, accessible engagement approaches.

Built environment limitations further exacerbate exclusion. Many towns in the region still lack Changing Places bathrooms, accessible and shaded play areas, or culturally safe community hubs. These infrastructure deficits reduce opportunities for preventative engagement and safe connection, especially for those with mobility issues, families with children, or people from minority groups.

In response, early intervention and prevention services must be:

- Locally informed and designed to reflect the realities of rural living.
- Culturally safe and universally accessible.
- Confidential and non-stigmatising, particularly for AOD and mental health support.
- Integrated with infrastructure and foundational support reform, ensuring those falling through the gaps (e.g. non-NDIS participants) receive timely, appropriate care.

This calls for investment in both physical and service infrastructure, as well as in models of care that are co-designed with priority groups to ensure relevance, dignity, and long-term impact.

Please provide any additional information and feedback that in your view will improve mental health care for people in regional South Australia.

The Current System and the Need for Reform

The current structure of mental health, disability, health, and wellbeing support reveals a lack of cohesion between different levels of government. Rather than operating through a collective impact model, federal, state, and local governments often work within separate mandates, with unclear boundaries and minimal coordination. As a result, local government is increasingly expected to act as convener, advocate, service designer, implementer, and fund-seeker, yet without the resources or structural backing to do so effectively.

Councils are legislatively required to deliver Disability Access and Inclusion Plans (DAIPs), Regional Public Health Plans, and community infrastructure responses, yet must do so without secure investment or ongoing guidance from central agencies. Funding is often project-based and competitive, rather than sustained and strategic. This undermines councils' ability to deliver long-term, evidence-informed, place-based solutions.

Meanwhile, state and federal bodies such as SA Health, Primary Health Networks (PHNs), Preventive Health SA, the Department for Human Services, and disability and aged care agencies operate in parallel streams, often with overlapping or adjacent responsibilities. Without a shared framework or mechanisms for collaboration, their work risks duplication, fragmentation, or creates gaps in service coverage, particularly in regional areas.

This lack of alignment not only diminishes system effectiveness but also erodes clarity about who is responsible for leading and resourcing key parts of the mental health and wellbeing system in regional South Australia.

The Barossa Council supports better clarity and initiatives for:

- A clearly defined leadership and coordination role for local government in prevention and community-based mental health and wellbeing.
- Core infrastructure and activation funding to support early intervention and non-clinical mental health initiatives.
- Regional planning structures that embed shared accountability between councils, PHNs, state agencies, and service providers.
- Whole-of-system investment in place-based design, social prescribing, and the social determinants of health.
- Clear governance frameworks that eliminate duplication, define roles, and enable long-term planning.

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Council's Position and Forward Plan

The Barossa Council believes that local government has a pivotal role in enabling preventive health and wellbeing, particularly through action on the social determinants of health. The Council's Wellbeing Strategy, currently under development, is being developed in collaboration with state agencies, community services, and government stakeholders to address place-based access, inclusion, and wellbeing outcomes.

This strategy is shaped by local engagement, lived experience, and equity data, and is designed to embed coordinated, cross-agency planning into future infrastructure and community development. It positions Council as a central partner in delivering mentally well, connected, and inclusive communities.

MATTERS FOR INFORMATION

6.7 RELEASE OF DRAFT AMENDED BAROSSA WATER ALLOCATION PLAN (WAP) FOR PUBLIC CONSULTATION

**Author: Executive and Project Support Officer
25/49717**

The Northern and Yorke Landscape Board has advised that it will be amending the Barossa Water Allocation Plan (WAP), pursuant to *the Landscape South Australia Act 2019*. The Landscape Board and the Department for Environment and Water are working in partnership to consult on, and finalise, the draft amended Barossa Water Allocation Plan.

The draft WAP sets out the management arrangements for the allocation and use of water resources in the Barossa, setting the way water licences and allocations are managed in the future, proposing:

- overall limits on how much water can be extracted from each water resource within zones (called 'consumptive pools'). The groundwater consumptive pools are based on aquifer type and relevant triggers (e.g. water level), the surface water consumptive pools are based on the main sub-catchments and monitoring site locations;
- the types of water management tools (licences, entitlements and allocations) used to manage water extraction and take;
- how these water management tools may be issued, varied or transferred to other people;
- buffer zones to limit water use in close proximity to water-dependent ecosystems and other water users;
- what water-dependent ecosystems are present and the relevant water requirements to meet their needs;
- provision of cultural water to meet the water rights of native title; and
- how water resources and ecosystems should be monitored.

The draft WAP and FAQ's can be found at [Barossa Water Allocation Plan Amendment | YourSAy](#)

Feedback is invited during the consultation period commencing Monday 30 June 2025 and ending at 5:00pm on Sunday 31 August 2025.

Written submissions can be forwarded via email – ny.landscapeboard@sa.gov.au, or via post – Northern and Yorke Landscape Board, 318 Main North Road, Clare SA 5453.

Drop in sessions are also planned for various locations and interested parties are invited to register by calling (08) 8841 3444.

Council will have opportunity to make a submission during the period of public consultation.

ATTACHMENTS

Nil

SUPPORTING REFERENCES

Nil

DEBATE REPORT

7.2 Corporate Services, Strategy and Innovation

7.2.1 FUTURE USE OF TALUNGA PARK OVAL

**Author: Manager Corporate Services
25/49156**

PURPOSE

To consider a request from the Torrens Valley Football Club to expand its use of Talunga Park Oval beyond current license terms, and to assess the associated risks relating to long term shared use of the site for both football and equestrian activities. This report seeks a Council decision regarding the preferred future purpose of Talunga Park Oval to inform licensing, asset planning, and community consultation.

RECOMMENDATION

That Council, noting risk advice and that safety cannot be guaranteed on an oval used to provide ongoing service for both equestrian and football activities:

1. Notes that the current license held by Torrens Valley Football Club permits up to four games per season, one finals game per season, and one end-of-season presentation night; that existing service levels cannot be maintained in a safe manner; and that our insurance status is in jeopardy should dual use continue to be maintained.
2. Notes the increased demand and current reliance on Talunga Park Oval by regional equestrian groups, alongside the recent incidence of surface damage following horse events, which were approved in accordance with agreed core service levels.
3. Acknowledges complaints raised by football users regarding surface safety, and the fact that no matter what investments are made, the oval cannot provide a service level that appropriately meets the requirements of both competing interests.
4. Endorse the prior master planning outcomes whereby the facility is primarily an equestrian and agricultural and tourism facility incompatible with ongoing football use.
5. Endorses an update to the Talunga Park Master Plan to confirm the oval's primary purpose as an equestrian facility and commits to exploring other options to support honouring of the Torrens Valley Football Club's current lease commitments that do not put the community at risk or contribute to unacceptable insurance and liability risks.

REPORTBackground

Talunga Park Oval has long supported equestrian activity, with the 2018 Master Plan ([Attachment 1](#)) identifying the site as a significant equestrian venue due to limited alternatives in the district. Although the plan has not been fully realised to date, as funding sources are still to be identified, the site remains actively used and strongly supported by the equestrian community.

The Pleasant Valley Football Club amalgamated with Mount Torrens in 1997 to form the Torrens Valley Football Club and is currently based at Mount Torrens Oval in the adjoining Adelaide Hills Council area. The Club has indicated interest in expanding operations at Talunga Park to support junior, Auskick, and women's football.

Discussion

The Torrens Valley Football Club currently holds a license for Talunga Park Oval. The license permits up to four home games per season, one finals game per season, and one end-of-season presentation night. The license acknowledges the oval's primary equestrian use and identifies surface integrity and event incompatibility as key risks. The football club currently reports having 100 registered players from across the region, comprising of 70 juniors and 30 adults. The club has also reported increased interest in Auskick and see themselves as a growing club with a community focus who are currently in the process of developing a strategic plan for the club's growth over the next 5 years.

Playing the majority of their games from Mt Torrens Oval, which is a 15-minute drive from Talunga Park, the football club are seeking to hold training sessions twice a week and facilitate a 10-week Auskick program with a view to increasing the number of games played at Talunga Park in addition to current license arrangements.

The site is also actively used by multiple equestrian organisations, including the Show Horse Council of SA, Mount Pleasant Pony Club, local showjumping and dressage groups, and regional eventing associations. Over the last two years, Talunga Park has seen a 57% increase in horse-related events, including clinics, pony club competitions, and regional qualifiers. The continued growth in activity affirms the facility's role as the district's only dedicated equestrian venue. Local markets have also reported increased patronage during horse events, indicating a positive flow on effect for the local community.

Although the 2018 Master Plan did acknowledge the potential for some football use, its central recommendation was to prioritise the site as an equestrian precinct. Recent events have highlighted the physical incompatibility between football and equestrian activity. Specifically, the playing surface has sustained damage from horse events, including uneven ground and turf disturbance, resulting in complaints from football players who raised safety concerns about tripping hazards and soft patches. These concerns have been formally communicated to Council Officers.

While some minor surface repairs can be managed under current maintenance budgets, the level of impact caused by increased events from both sports has exceeded what can be sustainably maintained. The site was not designed to support both sports expanding use and no reasonable increase in maintenance funding would resolve the underlying incompatibility or eliminate the risk. The ability to provide

the service level, regardless of cost, is simply not achievable especially as we continue to invest in the park in equestrian and other supporting upgrades in the future.

The LGRS has advised that dual use of Talunga Park Oval presents a high operational and liability risk due to the conflicting surface requirements of the two sports. These risks are exacerbated by increased event scheduling, insufficient rest periods, and limited capacity for intensive turf maintenance.

The installation of new lighting infrastructure in 2024 was completed as approved by Council which was fundamentally driven to achieve safe use by emergency services and core use of the facility, not expanded use for football. Some public comment has contributed to a community misperception of this investment as being targeted to increase football levels of service. While this investment has improved functionality, it does not mitigate the underlying risks of dual sporting use.

Given the sustained growth in both equestrian events and football demand, Council must now reaffirm a clear long term primary purpose for Talunga Park Oval, which based on current approved master planning is equestrian activities. Of note, investment to date has been aligned to this strategy, and forward plans also align to this commitment. Continuing to operate the site for dual use has proven to be unsustainable and inherently high-risk due to conflicting requirements between the sports.

While it may be assumed that increased turf maintenance could address the issue, advice and recent experience suggest that the surface cannot reliably meet the safety and performance requirements of both sports, regardless of investment. The challenge is not financial, it is a structural and scheduling limitation that affects event quality, user safety, and the long-term condition of the oval.

An alternative football venue, such as Springton Oval presents a more viable solution. The site already includes basic infrastructure (toilets and a small pavilion) and, with some capital investment, could be developed into a suitable venue for junior and community football. Reaffirming Talunga Park's status as a regional equestrian precinct will also enable targeted investment and reduce ongoing conflict between user groups.

Summary and Conclusion

Torrens Valley Football Club has expressed an interest to expand operations at Talunga Park Oval to support junior and women's football, citing strong local interest. However, the site is already utilised by multiple equestrian groups, and recent damage to the playing surface has led to safety complaints from football users and highlighted the incompatibility of dual sporting use.

While the 2018 Master Plan made limited reference to potential football activity, its central intent was to position Talunga Park as an equestrian precinct, a need that has only grown in the absence of alternative venues.

The dual use of the site has proven increasingly unsustainable in terms of cost, surface condition, and risk exposure. Council must now make a clear decision on the long term primary purpose of the site, whether to retain Talunga Park Oval as a dedicated equestrian venue, or to pivot toward expanded football use so that future planning, community engagement, and infrastructure investment can proceed with clarity and transparency.

While some elements of the 2018 Master Plan for Talunga Park Oval have been achieved, others have not been fully realised to date. A clear decision on the site's future use will support the development of a revised Master Plan, incorporating community consultation and updated costings to guide future budgets and potential external funding applications.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES

Attachment 1 Talunga Park Master Plan Posters - Jensen Plus - 31 January 2018 [↓](#) 

Supporting references

Nil

COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTS

Community Plan



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

Strategic Outcomes

We support and advocate for sound planning and community outcomes in the implementation of the Concordia development in alignment with Council's vision, mission and principles for this development.



Supporting a sustainable Barossa.

Strategic Outcomes

We sustainably manage our resources and encourage sustainable practices.



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

Strategic Outcomes

Our places are planned, managed, and sustainable.

Legislative Requirements

Local Government Act 1999 (SA)

Work Health and Safety Act 2012 (SA)

RISK MANAGEMENT CONSIDERATIONS

These statements are qualitative in nature and designed to provide an indication of Council's general position when deciding to take or retain risk in pursuit of its objectives.

1. SERVICE DELIVERY

Refers to the delivery of services to the community, which includes the systems and physical assets that enable provision of these services, including structures (such as roads, buildings and facilities) as well as IT infrastructure, plant, vehicles & other equipment.

There is a risk that dual or expanded use of existing infrastructure may compromise the safety, quality and sustainability of service delivery. Increased frequency or intensity of use without appropriate investment in infrastructure could lead to accelerated asset degradation, increased maintenance requirements, or service disruptions.

2. SUSTAINABILITY & ENVIRONMENT

Relates to measures to preserve, protect and minimise impact on the natural environment, including sacred and indigenous lands, flora, fauna, heritage, water, waste, hazardous materials and pollution.

There is a moderate risk of environmental impact due to increased wear on grounds and surrounding facilities, particularly in high-traffic zones. Shared use by multiple sporting codes may also increase pressure on waste management and noise. Mitigation strategies include proactive turf management and environmental monitoring. Cultural values should be considered in any physical upgrades.

3. FINANCIAL

Refers to planning and control of Council's budget to align with the sustainable achievement of the desired outcomes articulated in its Community Plan.

There's a risk that increased or expanded use of the facility could lead to higher maintenance costs or the need for capital upgrades that aren't currently budgeted for. Costs could arise from insurance excesses, legal action, or the need for urgent remedial works. Ensuring appropriate risk controls, insurance coverage, and user responsibilities are clearly defined is important in protecting Council's financial position.

4. PEOPLE

Relates to recruitment, retention, wellbeing and safety of employees and volunteers and engagement and management of contractors as well as the wellbeing and safety of the community.

There are potential WHS and liability risks to staff, contractors, volunteers, and community members if facilities are used beyond their intended design or safe capacity.

5. REPUTATION

Relates to policy, decisions, actions and circumstances that may cause Council to lose credibility with the community, ratepayers, key stakeholders, other levels of government and its own employees and contractors.

There is a risk to Council's reputation if increased or concurrent use of the facility results in avoidable conflict between user groups or injury to participants, volunteers, or the public. Perceptions of poor planning,

inadequate risk management, or insufficient oversight may damage community confidence.

COMMUNITY ENGAGEMENT

A number of community stakeholders have an interest in the future use of Talunga Park Oval, including local equestrian clubs, football associations, event organisers, and residents. Given the competing demands, any future planning process will include a community engagement approach to ensure the perspectives of all key users are considered.

Council retains the authority to determine a strategic direction for the long term use of the site, consistent with its responsibilities under the Local Government Act. A decision to identify a preferred use does not preclude community engagement but will provide a foundation for meaningful consultation, which will inform the review of the Master Plan, any proposed capital works, and future licensing arrangements.

10 TOP PRIORITIES FOR TALUNGA PARK

1. NEW CARAVAN PARK FACILITIES

A new Plan has been prepared for the development of the Caravan Park. This will become a key tourist destination for campers, cyclists and visitors to the region and has been prioritised for improvement in the near future.

2. REPAIRS TO THE SHEEP PAVILION

Major repairs to be costed as part of the phased implementation.

3. ENVIRONMENTAL AND SITE INFRASTRUCTURE IMPROVEMENTS

Improve the functionality of Talunga Park by staged improvements to drainage and other site services and civil infrastructure. This includes: surface water treatment, guttering and other environmental improvements. Improvements to landscape may include revegetation to the creek line, pruning and removing unhealthy trees, adding water sensitive urban design infrastructure, formalising car parking spaces and pathway access throughout and beyond.

4. EQUESTRIAN INFRASTRUCTURE

Support and promote the increased use of the Park for multiple equestrian disciplines to attract state wide and interstate participation and events (to include use of the oval, provision of on-site temporary, reusable horse stabling, improved amenity for watering, veterinary purposes, float parking etc)

5. OVAL INFRASTRUCTURE

Support and promote to facilitate sport including:
Australian Rules Football competition and practice to a
level of service commensurate with use.

6. ADD AMENITY TO THE PLAYSPACE

Improve natural shade/shelters, BBQs, picnic furniture and add new landscaping to enhance the playspace and encourage increased use by the local community and visitors.

7. CREATE A NEW “ADDRESS” AND MAIN ENTRY

Close the existing entry off Melrose Street to cars (it's unsafe and impractical). Create a new, welcoming primary "address" for Talunga Park at a safer location further East that includes new trees, gates, bollards and signage.

8. A NEW ADMINISTRATION AND CATERING FACILITY

Develop a new integrated administration and catering building that is central to the community hub/park and supports the ongoing site uses and events. Improve the forecourt area adjacent that takes in the Show Hall and Sheep pavilion

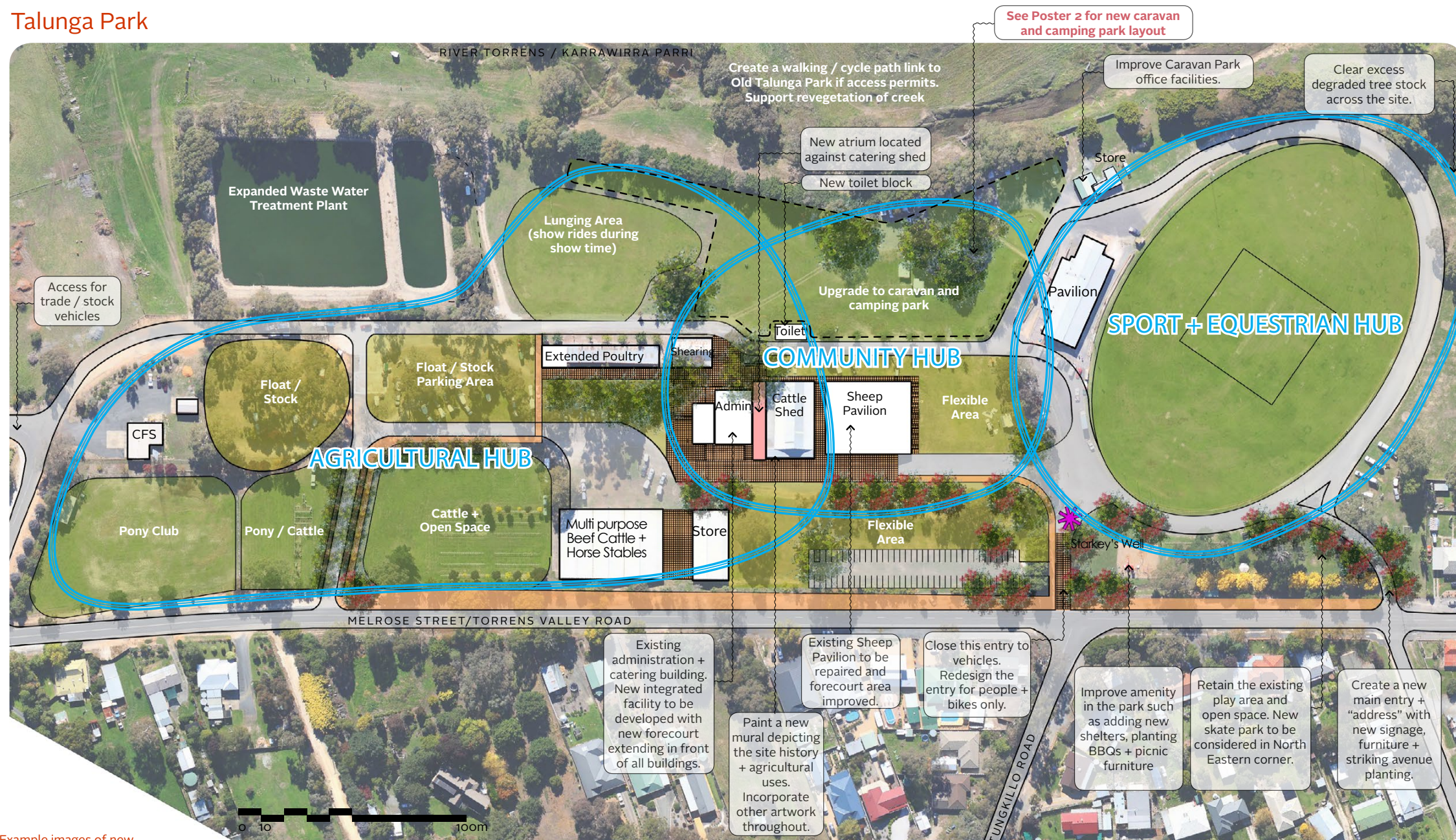
9. NEW SIGNAGE, PLANTING AND FURNITURE

Improve the visitor experience to Talunga Park by adding new furniture (potentially made by the Men's Shed), new trees and shrubs and information/directional signage throughout.

10. NEW ARTWORKS AND MURAL

Introduce artwork to the site, primarily by the creation of a large mural on the Cattle Shed wall. This can tell the story of Talunga Park, the people and History and be an interesting talking point in the Town.

Talunga Park



Example images of new improvements to Talunga Park



In 2014, the Barossa Council commissioned the preparation of a strategic Masterplan for Talunga Park in Mount Pleasant to guide future improvement of this important agricultural and community space for the benefit of local residents and visitors.

Some of the recommendations detailed within the 2014 Masterplan have already been delivered and so the following Plans have been prepared to depict these changes and identify the future stages in the Site's development. The Plan will be used to:

- _ provide a long-term Vision for Talunga and Old Talunga Park
- _ inform decision-making regarding physical infrastructure and community assets
- _ assist in prioritising future investment and guide sustainable development
- _ help to identify future partnerships to deliver the work.

5 TOP PRIORITIES FOR OLD TALUNGA PARK

1. IMPROVE TENNIS COURTS

Continue to replace/repair the remaining tennis courts to promote and increase use into the future and support the reintroduction of other sports such as netball onto the site.

2. A NEW TENNIS CLUB BUILDING

A new building is required to replace the existing dilapidated clubroom. It should include change facilities and toilets as well as provide a meeting place for the club that is inviting and promotes the sport within the Town.

3. IMPROVE AMENITY

Improve the visitor experience throughout the Park by adding new furniture and picnic facilities, outdoor exercise and play equipment and landscaping.

4. IMPROVE ACCESSIBILITY

Improve walking and cycling links through the Park and create a link to Talunga Park if access permits.

5. FORMALISE CAR PARKING

Formalise car parking on the Site to make it safer and more functional. This may include compacted gravel surfacing, wheel-stops and bollards.



Example images of new improvements to Old Talunga Park



PROPOSED NEW TALUNGA PARK CARAVAN AND CAMPING PARK LAYOUT

THE OVERALL VISION FOR TALUNGA AND OLD TALUNGA PARK

The Overall Vision was developed in consultation with multiple stakeholder and community groups and captures the essence of the Talunga Park Masterplan.

A VIBRANT SPORTING, EVENT AND COMMUNITY HUB FOR PEOPLE VISITING, WORKING AND LIVING IN MT PLEASANT AND SURROUNDS

Talunga Park, a picturesque sporting and event hub site located close to the heart of scenic Mt Pleasant is a community and visitor hub. It hosts a range of local and regional sporting competitions and is the home of the annual Mt Pleasant District Show and the popular Mt Pleasant Farmers Market as well as being home to several local and district community groups.

A GREEN AND WELCOMING SPACE TO STAY, EXPLORE AND SAVOUR THE UNSPOILT EXPANSES OF MOUNT PLEASANT, THE HILLS AND BEYOND.

The park is an enjoyable, functional and attractive place to stay, with upgraded facilities for camping. The caravan and camping park setting is unique and beautiful and provides an excellent base to explore the region.

DISTINCTLY RURAL IN LOOK, FEEL AND FUNCTION

The park and its buildings are informal and rural in character; they reflect the agricultural focus of the District. The park spaces host a diverse range of events that continue to put Mt Pleasant on the map. The large range of events and functions means that people can enjoy a range of sporting and other community functions in one location.

ACCESSIBLE AND SAFE

The site is very accessible to both visitors and locals, and allows families, children, older people and stock to easily and safely wander around the extensive grounds.

CONNECTED TO OTHER ENJOYABLE PLACES

The park is well linked to Mt Pleasant and Old Talunga Park by the main road and along the river.

SUSTAINABLE

The park setting, adjacent to the upper reaches of the River Torrens, reminds us of the importance of using natural resources wisely. The park uses recycled water, and solar energy to generate some of its power.



Old Talunga Park

DEBATE REPORT

7.2 Corporate Services, Strategy and Innovation

7.2.2 BAROSSA PARK ADVISORY GROUP TERMS OF REFERENCE

**Author: Deputy CEO and Director Corporate Services, Strategy and Innovation
25/49260**

PURPOSE

To seek Council endorsement of draft Terms of Reference for the newly created Barossa Park Advisory Group.

RECOMMENDATION

That Council:

- (1) Endorses the draft Barossa Park Advisory Group Terms of Reference as presented at Attachment 1; and
- (2) Nominates Mayor Lange to represent Council on the Barossa Park Advisory Group along with Council Officers undertaking roles in support of precinct operations.

REPORT

Background

Since the inception of planning for the Lyndoch Recreation Park Redevelopment Project a core group of directly impacted site stakeholders has been actively engaged in ongoing consultation and communication. During the construction project, this group formed the Lyndoch Recreation Park Redevelopment Project Stakeholder Group, meeting regularly to coordinate site access, provide input into infrastructure design requirements and ensure the needs and views of their clubs and members are heard.

Introduction

Following the recent completion and handover of the Lyndoch Recreation Park Redevelopment and official naming of the precinct Barossa Park, Officers have initiated the transition of the existing Project Stakeholder Group to an ongoing volunteer advisory group to provide feedback and make recommendations on the management and operations of Barossa Park in accordance with principles of good governance.

Discussion

Draft Terms of Reference have been prepared in consultation with existing members of the group and are presented at Attachment 1.

It is proposed that Membership of the Barossa Park Advisory Group includes the following stakeholders:

- The Barossa Council
- Barossa District Football and Netball Club Inc
- Lyndoch Cricket Club Inc
- Lyndoch and Districts Little Athletics Centre Inc
- Lyndoch Tennis Club Inc
- Lyndoch and Districts Bowling Club Inc
- Barossa Pigeon Racing Club
- Southern Barossa Alliance
- Other stakeholders as agreed by the BP Advisory Group.

The proposed Objectives of the group are:

- To work and communicate collaboratively, in the best interests of Barossa Park for the overall success of Barossa Park, for the local community, broader Barossa and visitors to our region;
- To advise and make recommendations to the Head Lessee of the Clubroom and the Council on the management and operations of Barossa Park;
- To promote a positive community spirit in the region towards Barossa Park;
- To collaborate with all Barossa Park Stakeholders with regard to events and major bookings at Barossa Park;
- To collaborate and report on precinct level risks to inform security measures as required;
- To collaborate and report on usage trends to inform promotion as required; and
- To contribute to recommendations for any future development of the Park for the benefit of the community.

The Barossa Park Advisory Group, as advisory only, will not have any delegated powers nor approval for expenditure at the Barossa Park. Each individual stakeholder Club will manage their own sporting code operating budgets (as does Southern Barossa Alliance), including income and expenditure obligations as documented within individual lease and licence agreements.

Pending Council endorsement of the draft Terms of Reference, the group has nominated Katrin Lohner, Southern Barossa Alliance to Chair the group upon transition to the new governance model. Officers support this appointment.

Summary and Conclusion

Council is asked to review and endorse the Draft Terms of Reference for the Barossa Park Advisory Committee and nominated an elected member to represent Council on the Group along with Council Officers undertaking roles in support of precinct operations.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES

Attachment 1 Barossa Park Advisory Group - Draft Terms of Reference - June 2025

Supporting references

Nil

COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTS**Community Plan**

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

Strategic Outcomes

Our services and facilities are accessible.



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

Strategic Outcomes

We plan for and deliver infrastructure to enhance our places.

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

RISK MANAGEMENT CONSIDERATIONS

These statements are qualitative in nature and designed to provide an indication of Council's general position when deciding to take or retain risk in pursuit of its objectives.

1. SERVICE DELIVERY

Refers to the delivery of services to the community, which includes the systems and physical assets that enable provision of these services,

including structures (such as roads, buildings and facilities) as well as IT infrastructure, plant, vehicles & other equipment.

The proposed governance model supports ongoing community and stakeholder engagement in the maintenance, optimisation and promotion of Council facilities and assets. It is also a valuable mechanism to support the delivery of agreed Council levels of service, leveraging off the valuable contribution of volunteer effort in supplementing Council resourcing and enhancing community outcomes.

2. SUSTAINABILITY & ENVIRONMENT

Relates to measures to preserve, protect and minimise impact on the natural environment, including sacred and indigenous lands, flora, fauna, heritage, water, waste, hazardous materials and pollution.

Nil

3. FINANCIAL

Refers to planning and control of Council's budget to align with the sustainable achievement of the desired outcomes articulated in its Community Plan.

The proposed introduction of the Barossa Park Advisory Group does not present any financial risks. The group will have no delegation to spend funds and whilst Officer's will continue to provide administrative support to the group as requested and required, it will be administered by the Chair and volunteers within the membership group outside of Council.

4. PEOPLE

Relates to recruitment, retention, wellbeing and safety of employees and volunteers and engagement and management of contractors as well as the wellbeing and safety of the community.

The proposed governance model supports the active engagement of volunteer groups operating within the Barossa Park Precinct and promotes sound planning and communication to ensure the wellbeing and safety of the community.

5. REPUTATION

Relates to policy, decisions, actions and circumstances that may cause Council to lose credibility with the community, ratepayers, key stakeholders, other levels of government and its own employees and contractors.

The Barossa Park Advisory Group provides an ongoing, regulated forum for identifying and managing reputational risks associated with the ongoing management and maintenance of the precinct, ensuring that stakeholder groups have a mechanism for the provision of feedback and to contribute to shared solutions and opportunities for improvement.

COMMUNITY ENGAGEMENT

The Terms of Reference have been developed in consultation with key site stakeholders (as identified in the proposed membership listed in the draft document) and do not require further formal consultation under legislative requirements.



Barossa Park Advisory Group

Terms of Reference

1 Establishment

- 1.1 The Barossa Council (Council) has partnered with the State Government to deliver a fully redeveloped sport and recreation precinct at Barossa Park (BP), Barossa Valley Way, Lyndoch;
- 1.2 The stakeholders of Barossa Park have agreed, and the Council has approved, the formation the Barossa Park Advisory Group (BP Advisory Group). The BP Advisory Group is established to provide feedback and make recommendations on the management and operations of Barossa Park in accordance with the Objectives set out under clause 2;
- 1.3 The Membership of the BP Advisory Group includes the following stakeholders:
 - The Barossa Council
 - Barossa District Football and Netball Club Inc
 - Lyndoch Cricket Club Inc
 - Lyndoch and Districts Little Athletics Centre Inc
 - Lyndoch Tennis Club Inc
 - Lyndoch and Districts Bowling Club Inc
 - Barossa Pigeon Racing Club
 - Southern Barossa Alliance
 - Other stakeholders as agreed by the BP Advisory Group.
- 1.4 The BP Advisory Group may be wound up at any time by resolution of the majority of members and notification to Council.

2 Objectives

- 2.1 To work and communicate collaboratively, in the best interests of BP for the overall success of BP, for the local community, broader Barossa and visitors to our region;
- 2.2 To advise and make recommendations to the Head Lessee of the Clubroom and the Council on the management and operations of BP;
- 2.3 To promote a positive community spirit in the region towards BP;

- 2.4 To collaborate with all BP Stakeholders with regard to events and major bookings at BP;
- 2.5 To collaborate and report on precinct level risks to inform security measures as required;
- 2.6 To collaborate and report on usage trends to inform promotion as required;
- 2.7 To contribute to recommendations for any future development of the Park for the benefit of the community.

3 Membership

- 3.1 The Group will consist of two representatives from the BP Stakeholders as listed at clause 1.3, other than Barossa District Football & Netball Club who will appoint one Sporting Club Chairperson, two football and two netball representatives for a total of 5 representatives (due to the representation of 2 sporting codes) that will form the Members of the BP Advisory Group;
- 3.2 The Council may also be represented by an Elected Member and multiple Officers whose roles support the operations of Barossa Park.
- 3.3 The Group will annually appoint a Chairperson and Administrative Support Officer, the same Members may be re-appointed:
 - (i) The Chairperson of the Group is subject to clause 3.4; and
 - (ii) The Administrative Support Officer may be appointed from the BP Advisory Group, or be assigned by Council as per clause 3.4, and duties will include the drafting and distribution of meeting agendas, the taking of meeting notes and scheduling of meetings;
- 3.4 In addition to appointing a Chairperson, the BP Advisory Group may determine if there will be a Deputy Chairperson and, if so, will make the appointment;
- 3.5 Should there be more nominations than required then all voting will be by secret ballot;
- 3.6 An Elected Member of The Barossa Council may be a Member of the BP Advisory Group, however may not hold the position of Chairperson nor Deputy Chairperson;
- 3.7 Membership of the BP Advisory Group is continuous until the Member resigns or is otherwise incapable of continuing as a Member or is removed from the membership by the parent stakeholder club / body.

4 Communication And Collaboration

- 4.1 Communication of meetings and shared documents will be via the Microsoft Teams Community platform. Further information is available here and can be accessed via computer or phone
<https://www.microsoft.com/en-au/microsoft-teams/teams-for-home>;
- 4.2 Access requests are managed by the BP Advisory Group Teams Community owner/s;
- 4.3 Meetings are held at the Barossa Park Committee Room;
- 4.4 Participation in the BP Advisory Group may be in person at scheduled meetings or online via Teams Platform;
- 4.5 Support and training for the BP Advisory Group Teams Community platform is available from the BP Advisory Group Teams Community owner.

5 Power of the Barossa Park Advisory Group

- 5.1 The BP Advisory Group, as advisory only, does not have any delegated powers nor approval for expenditure at the BP. Each individual stakeholder Club will manage their own sporting code operating budgets (as does Southern Barossa Alliance), including income and expenditure obligations as documented within individual user agreements;
- 5.2 The Group may establish a sub-group/s to assist in the exercise of its objectives for specific projects, events or activities;
 - The sub-group/s will not have any delegated power nor approval for expenditure of funds and all recommendations made by the sub-groups shall be ratified by the BP Advisory Group prior to implementation.
 - The establishment, term, objectives and membership of any sub-group/s must be noted and agreed by the BP Advisory Group.

6 Chairperson

- 6.1 The Chairperson will:
 - be responsible for the proper observance of the Terms of Reference;
 - oversee and facilitate the conduct of meetings;

- ensure all members have an opportunity to participate in discussions in an open, respectful and encouraging manner; and
- where a matter has been discussed significantly and no new information is being discussed to call the meeting to order and ask for the discussion to be finalised and any recommendations be put.

7 Governance

- 7.1 No member will be personally liable in respect of any transaction, act or omission of the BP Advisory Group that entered into, done or made in good faith;
- 7.2 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.

8 Meetings

- 8.1 Meetings of the BP Advisory Group will be bi-monthly or as determined by the BP Advisory Group. The day, time and place for such meetings will be determined and may be altered by the BP Advisory Group to the favor of the majority of Members;
- 8.2 Quorum
 - A meeting will commence as soon after the time specified in the notice of meeting;
 - As an advisory only group, a quorum is not required.;
- 8.3 If the Chairperson of the Group is absent from a meeting, the Deputy Chairperson (if such position exists) will preside at that meeting in accordance with clause 6.1. If there is no position of Deputy Chairperson, or both the Chairperson and the Deputy Chairperson are absent from a meeting, then a Member of the BP Advisory Group chosen from those present will preside at that meeting until the Chairperson (or Deputy Chairperson, as appropriate) is present;
- 8.4 All decisions (recommendations) of the BP Advisory Group will be made on the basis of the majority of the Members present;
- 8.5 Meeting Notes of each Meeting must include:
 - names of Members present;
 - items for discussion from the agenda; and
 - the BP Advisory Group's recommendation.

8.6 The Group will:

- keep Meeting Notes of each meeting;
- store Meeting Notes in the Meetings channel of the BP Advisory Group Teams Community.

DRAFT

DEBATE REPORT

7.2 Corporate Services, Strategy and Innovation

7.2.3 MONTHLY FINANCE REPORT AS AT 30 JUNE 2025

**Author: Senior Accountant
25/49266**

PURPOSE

The monthly finance update report as at 30 June 2025 provides information on the financial position and performance of the Council, including notes on material trends and transactions.

RECOMMENDATION

That Council receives and notes the monthly finance update report as at 30 June 2025, as provided in Attachment 1.

REPORT

The monthly finance report as at 30 June 2025 is attached. It should be noted that this monthly update is not reflective of any adjustments or transactions that usually occur as part of Council's end of year financial processing (e.g. asset adjustments and revaluations, reserve reconciliations, etc). The final figures for 30 June 2025 will be provided to Council later in the year as part of our finalised audited annual financial statements.

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 3 budget.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES

Attachment 1 Monthly Finance Report Council June 2025 [↓](#) 

Supporting references

Nil

COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTS

Corporate Plan

BS6 Finance - Provision of financial and budgetary accounting services, treasury and investment services, management reporting, reconciliation and taxation services, asset accounting, internal control, accounts payable and receivable services

Legislative Requirements

Nil

RISK MANAGEMENT CONSIDERATIONS

These statements are qualitative in nature and designed to provide an indication of Council's general position when deciding to take or retain risk in pursuit of its objectives.

1. SERVICE DELIVERY

Refers to the delivery of services to the community, which includes the systems and physical assets that enable provision of these services, including structures (such as roads, buildings and facilities) as well as IT infrastructure, plant, vehicles & other equipment.

Monthly monitoring of financial performance ensures Council is in a position to ensure budget and expenditure are aligned to meet approved levels of service.

2. SUSTAINABILITY & ENVIRONMENT

Relates to measures to preserve, protect and minimise impact on the natural environment, including sacred and indigenous lands, flora, fauna, heritage, water, waste, hazardous materials and pollution.

Nil

3. FINANCIAL

Refers to planning and control of Council's budget to align with the sustainable achievement of the desired outcomes articulated in its Community Plan.

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

4. PEOPLE

Relates to recruitment, retention, wellbeing and safety of employees and volunteers and engagement and management of contractors as well as the wellbeing and safety of the community.

Nil

5. REPUTATION

Relates to policy, decisions, actions and circumstances that may cause Council to lose credibility with the community, ratepayers, key stakeholders, other levels of government and its own employees and contractors.

Nil

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 to that budget.

MONTHLY FINANCE REPORT

AS AT 30 June 2025

For Year Ending 30 June 2025

	Notes	% Actual Expenditure to Original Budget	Original Budget (Full-Year) \$'000	Revised Budget (Q3) (Full-Year) \$'000	Actual Result (Year-to-Date) \$'000
Uniform Presentation of Finances					
OPERATING ACTIVITIES:					
			<i>Operating</i>		
Operating revenue			49,517	50,785	50,306
<i>Less: Operating expenses</i>		103.77%	(49,954)	(49,611)	(51,837)
Operating Surplus / (Deficit)			(437)	1,174	(1,531)
CAPITAL ACTIVITIES:					
Net Outlays on Existing Assets					
			<i>Capital</i>		
Capital expenditure on renewal and replacement of existing assets	2	68.64%	(11,202)	(10,689)	(7,689)
<i>Add back: Depreciation, amortisation & impairment</i>			10,816	10,181	10,833
<i>Add back: Proceeds from sale of replaced assets</i>			368	304	358
Subtotal			(18)	(204)	3,502
Net Outlays on New and Upgraded Assets					
Capital Expenditure on new and upgraded assets	2	103.80%	(29,484)	(32,139)	(30,605)
<i>Add back: Amounts received specifically for new and upgraded assets</i>	1		6,725	8,196	5,792
Subtotal			(22,759)	(23,943)	(24,813)
Net Lending/(Borrowing) for the Financial Year			(23,214)	(22,973)	(22,842)
Total % Capital Budget Spent			94.12%		

NOTES

1) Total Barossa Park SA Government contributions year-to-date excluded from figure - \$16.7 million

2) 2024-25 capital expenditure to end of June includes:

- Barossa Park redevelopment (less SA Government contribution) - \$22.7m
- Nuriootpa soccer - \$1.6m
- Sealed roads - \$2.8m
- Unsealed roads - \$1.9m

DEBATE REPORT

7.2 Corporate Services, Strategy and Innovation

7.2.4 MINOR AMENDMENTS TO 2025-26 FEES AND CHARGES REGISTER

**Author: Manager Financial Services
25/49491**

PURPOSE

The 2025-26 Fees and Charges register was approved by Council at the 17 June 2025 meeting. It has subsequently been identified that amendments are required to the fees approved for use of Bethany Reserve and to remove the separate fee for set-up/pack-down of facilities.

RECOMMENDATION

That Council approve the updated fees for use of Bethany Reserve and the removal of the separate fee for the set-up/pack-down of facilities for the 2025-26 budget year as outlined in Attachment 1.

REPORT

Discussion

At its meeting on 17 June 2025, Council approved and adopted a list of fees and charges for the 2025-26 budget year. It has been identified that amendments are required to the fees approved for use of Bethany Reserve and to remove the separate fee for set-up/pack-down of facilities, to ensure there is not an unfair cost to people wishing to use Council's facilities.

The fee for the hire of the Bethany Reserve shelter shed increased from the 2024-25 amount of \$15 per hour to \$50 per hour, and the fee for the hire of the Bethany Reserve shelter shed and kitchen increased from \$26 per hour to \$100 per hour. The intention of this fee increase was to cover the costs associated with Barossa Council staff having to attend Bethany Reserve to set-up and pack-down after the event, for example emptying bins.

It has been recognised however that by increasing the hourly fee by such a significant amount, there is an unfair cost to people wishing to hire Bethany Reserve, especially for longer periods of time. For example, someone wishing to hire the Bethany Reserve shelter shed and kitchen for 8 hours would be required to be pay \$592 more based on the fee approved for 2025-26 compared to the 2024-25 fee.

It is proposed that a more modest increase to the hourly rate be adopted - \$20 per hour for hire of the Bethany Reserve shelter shed (compared to \$15 per hour in 2024-

25) and \$31 per hour for hire of the shelter shed and kitchen (compared to \$26 per hour in 2024-25).

A fee of \$11 per hour was also approved at the 17 June 2025 meeting for set-up and pack-down of all halls and facilities. Historically if a Council hall or facility was booked, a set-up/pack-down hourly fee was charged in addition to a separate hourly fee for use of the facility. For example, if a facility was booked for a total of 5 hours, made up of 1 hour of set-up, 3 hours of use, and 1 hour of pack-down, two hours of the set-up/pack-down fee was charged plus 3 hours of the separate hourly fee for use of the facility.

To simplify the fee for hiring a Council facility, it is proposed that one flat fee be charged for hiring the facility. It is therefore proposed that the hourly fee for set-up/pack-down of facilities be removed from the 2025-26 fees and charges register. The hourly fee already included for use of each of the facilities will instead be applied for the total hourly use of the facility.

Summary and Conclusion

The amended fees for use of Bethany Reserve are outlined in Attachment 1 for Council consideration and approval.

In addition to this, it is proposed that the hourly set-up/pack-down fee for all halls and facilities be removed, and this be replaced with one flat-fee for hourly use of the facility. These hourly fees were already approved by Council at the 17 June 2025 meeting.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES

Attachment 1 Proposed changes to 2025-26 Fees and Charges Register - to 15 July 2025 Council meeting [↓](#) 

Supporting references

Nil

COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTS

Corporate Plan

- BS7 Governance - Provision of governance advice and support in the discharge of legislative responsibilities for policy development, delegations and authorisations, internal review of Council decisions, delegations and authorisations, Native Title claims
- BS6 Finance - Provision of financial and budgetary accounting services, treasury and investment services, management reporting, reconciliation and taxation services, asset accounting, internal control, accounts payable and receivable services
- 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

Legislative Requirements

Section 188 of the Local Government Act 1999.

RISK MANAGEMENT CONSIDERATIONS

These statements are qualitative in nature and designed to provide an indication of Council's general position when deciding to take or retain risk in pursuit of its objectives.

1. SERVICE DELIVERY

Refers to the delivery of services to the community, which includes the systems and physical assets that enable provision of these services, including structures (such as roads, buildings and facilities) as well as IT infrastructure, plant, vehicles & other equipment.

Fees and charges raised for goods and services provided by Council allows us to recover the costs associated with providing these goods and service, allowing us to maintain an appropriate service delivery level to members of the community.

2. SUSTAINABILITY & ENVIRONMENT

Relates to measures to preserve, protect and minimise impact on the natural environment, including sacred and indigenous lands, flora, fauna, heritage, water, waste, hazardous materials and pollution.

Nil impact.

3. FINANCIAL

Refers to planning and control of Council's budget to align with the sustainable achievement of the desired outcomes articulated in its Community Plan.

Fees and charges raised for goods and services provided by Council allows us to recover the costs associated with providing these goods and services.

To continue to minimise the general rates burden on our community, it is imperative that Council increases fees and charges in line with the cost increases being experienced by the Council in delivering such goods and/or services. Accordingly, all fees and charges have been reviewed by the relevant budget managers and increased where appropriate.

4. PEOPLE

Relates to recruitment, retention, wellbeing and safety of employees and volunteers and engagement and management of contractors as well as the wellbeing and safety of the community.

Nil impact.

5. REPUTATION

Relates to policy, decisions, actions and circumstances that may cause Council to lose credibility with the community, ratepayers, key stakeholders, other levels of government and its own employees and contractors.

Fees and charges have been reviewed by the relevant budget managers and any increases have been kept at the level of inflation where possible. This helps to ensure that the goods and services provided by Council are accessible to all members of the community.

COMMUNITY ENGAGEMENT

The 2025-26 Annual Budget and Business Plan is aligned to the proposed 2025-26 fees and charges register and this report represents no material change in risk, financial outcomes or resource allocations. The 2025-26 Annual Budget and Business Plan went out for consultation and was formally adopted at the 17 June 2025 Council meeting.

The newly adopted fees and charges were made available to the community to access on the Council's website on 1 July 2025.

Bethany Reserve fees approved at the 17 June 2025 Council meeting:

Service ▾	Title ▾	General Information ▾	GST ▾	2024-2025 ▾	2025-2026 ▾
Public Open Spaces & Reserves	Bethany Reserve Shelter Hire	Per Hour	Yes	\$15.00	\$50.00
Public Open Spaces & Reserves	Bethany Reserve Kitchen and Shelter Hire	Per Hour	Yes	\$26.00	\$100.00

Correction to Bethany Reserve fees for 2025-26:

Service ▾	Title ▾	General Information ▾	GST ▾	2024-2025 ▾	2025-2026 ▾
Public Open Spaces & Reserves	Bethany Reserve Shelter Hire	Per Hour	Yes	\$15.00	\$20.00
Public Open Spaces & Reserves	Bethany Reserve Kitchen and Shelter Hire	Per Hour	Yes	\$26.00	\$31.00

General set-up/pack-down fee to be removed from 2025-26 fees and charges register:

Service ▾	Title ▾	General Information ▾	GST ▾	2024-2025 ▾	2025-2026 ▾
Council Facilities Hire	Set Up & Pack Down - All Halls and Facilities	Per Hour	Yes	\$10.00	\$11.00

DEBATE REPORT

7.3 Infrastructure and Environmental Services

7.3.1 REQUEST TO CONSIDER A WALKWAY CLOSURE (EFFECTIVELY A ROAD CLOSURE) - BAROSSA VILLAGE INCORPORATED

**Author: Chief Executive Officer and Manager, Engineering Services
25/49192**

PURPOSE

To consider commencing a process under the *Roads (Opening and Closing) Act 1991* to assist Barossa Village Inc with their investment plan for units adjacent to a Council walkway, in return to provide pedestrian access through an access arrangement to the west of the current walkway.

RECOMMENDATION

That Council having reviewed the request and Disposal of Land and Other Asset Policy:

- (1) Agree to commence a process under the *Roads (Opening and Closing) Act 1991* for the purpose of closing the walkway between Scholz Avenue and Penrice Road as shown at Attachment 1 on condition that:
 - a. All cash costs incurred by Council are reimbursed by Barossa Village Incorporated; and
 - b. A perpetual access agreement is reached to ensure an alternative pedestrian access is achieved and it is appropriately sign posted and safely maintained by Barossa Village Incorporated.
- (2) Agree that the Disposal of Land and Other Assets Policy is satisfied through the provision of part 1 (b) of this resolution as compensation for the transfer of land, be it through a new title or amalgamation of titles.
- (3) That Council, subject to approval of the final road orders, approves the Mayor and Chief Executive Officer to sign and seal any relevant documentation to give effect to this decision of Council.

REPORT

Background

Barossa Village Inc (BVI) has been pursuing ongoing investment and improvement in its housing stock to meet ever growing demand and community need.

At present they are developing plans for upgrades between Scholz Avenue and Penrice Road, specifically residences adjacent Council's walkway (which is effectively a road). The walkway can be seen at Attachment 1 to this report.

Introduction

The BVI has recently briefed the Chief Executive Officer on plans for the aforementioned upgrades and sought advice on how to approach Council to consider transferring the adjoining land to their allotments to assist the redevelopment outcomes with room and space provisions.

At Attachment 1 is his correspondence and a map of the location.

Discussion

The proposal of BVI is considered reasonable, with plans to ensure continued pedestrian access outlined on the included map. The vast majority of users of the walkway, which we understand is very low, are the residents of BVI in any case.

To achieve the outcome, Council would need to approve a process under the *Road (Opening and Closing) Act 1991*, which includes many steps including community engagement and ultimately Ministerial approval. A summary of the various legislative and administrative steps follows.

It is proposed that BVI would be responsible for any out-of-pocket expenses associated with the process, ie for legal lodgement of documents to achieve the outcome, not any of our time or resourcing costs should Council agree to proceed. The steps at a high level are:

1. Council is formally approached seeking to commence a *Road (Opening and Closing) Act* process to close the road off and create a title. This would include having to enter into an agreement under the Act with Council including provision for ongoing pedestrian access.
2. A Council report is submitted seeking to commence the process.
3. If supported, a survey is undertaken, and a road closing plan generated.
4. Once items 1-3 are complete there is a period of community engagement on the proposal.
5. Depending on the outcomes of community engagement, Council then must determine if it will proceed and endorse the relevant road closing orders.
6. Those orders then need to go to the relevant Minister and need endorsement.
7. If the Minister concurs with the orders, then the road is closed and the process of issuing or amalgamating two adjacent titles commences.
8. Once titles are issued/amalgamated settlement can conclude.

The normal process for someone wishing to undertake such a closure would be to pay all costs including reasonable administrative costs and compensation of some form for the land. In this case it is proposed that the cash cost must be covered by BVI, however as a fellow community organisation the administrative support is not pursued.

Further, and before proceeding, Council also needs to turn its mind to the Disposal of Land and Other Assets Policy and that it is satisfied the resulting land can be transferred (be it by transfer of new title or amalgamated titles) is reasonable and the compensation of ensuring an access agreement is in place for pedestrian access is acceptable. In the view of the authors it is, as demonstrated by the following policy assessment for land disposal.

Relevant Policy Clauses	Basis of Clause	Analysis
3.5.1	<i>Roads (Opening and Closing Act) 1991</i>	This will be adhered to as outlined in this report.
3.5.2.1 to 3.5.2.4	Market approaches to disposal of the resulting land after the <i>Roads (Opening and Closing Act) 1991</i> process.	The resulting land is not developable as its simply too narrow and it has not real market value other than to adjoining allotments.
3.5.2.5	Acceptable method is direct negotiation with adjoining landowners.	The report is proposing to enter into an agreement with the major adjoining landowner who seeks to provide community services to our community.
3.5.4	Valuation requirement for at least one valuation	This land is not developable and fundamentally has no market value due to its shape; the policy clause also stipulates a valuation is not required for road closure disposal matters, which this proposal is.

Summary and Conclusion

Having received the correspondence and inspected the location where there is a viable and safe alternative pedestrian access option Council is asked to consider commencing the process as outlined in this report.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES

Attachment 1 Barossa Village Incorporated Correspondence  

Supporting references

[Disposal-of-Land-and-Other-Assets-Policy.pdf](#)

COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTS

Community Plan



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

Strategic Outcome

We support and advocate for sound planning and community outcomes in the implementation of the Concordia development in alignment with Councils vision, mission and principles for this development.

Legislative Requirements

Roads (Opening and Closing) Act 1991
Local Government Act 1991 Section 49

RISK MANAGEMENT CONSIDERATIONS

These statements are qualitative in nature and designed to provide an indication of Council's general position when deciding to take or retain risk in pursuit of its objectives.

1. SERVICE DELIVERY

Refers to the delivery of services to the community, which includes the systems and physical assets that enable provision of these services, including structures (such as roads, buildings and facilities) as well as IT infrastructure, plant, vehicles & other equipment.

Partnering with a fellow community organisation to assist in community service provision.

2. SUSTAINABILITY & ENVIRONMENT

Relates to measures to preserve, protect and minimise impact on the natural environment, including sacred and indigenous lands, flora, fauna, heritage, water, waste, hazardous materials and pollution.

Nil

3. FINANCIAL

Refers to planning and control of Council's budget to align with the sustainable achievement of the desired outcomes articulated in its Community Plan.

Nil

4. PEOPLE

Relates to recruitment, retention, wellbeing and safety of employees and volunteers and engagement and management of contractors as well as the wellbeing and safety of the community.

Nil

5. REPUTATION

Relates to policy, decisions, actions and circumstances that may cause Council to lose credibility with the community, ratepayers, key stakeholders, other levels of government and its own employees and contractors.

Nil

COMMUNITY ENGAGEMENT

Engagement processes are undertaken as part of the Roads (Opening and Closing) Act 1991.



Retirement Living & Community Home Care
14 Scholz Ave, Nuriootpa SA 5355
Residential Care
9 Atze Parade, Nuriootpa SA 5355
08 8562 0300
PO Box 531 Nuriootpa SA 5355
csreception@barossavillage.org
www.barossavillage.org

30 June 2025

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

Dear Martin,

Request: seeking the closure of a road and the creation of a title

Following from our email conversation on the 25 June 2025, on behalf of Barossa Village, I am writing to formally seek the Barossa Council's commencement of a *Road (Opening and Closing) Act 1991* process to close off the road as presented in the image attached and create a title with a view toward a transfer of ownership of the resulting land to the Barossa Village.

It would be the Barossa Village's intent to amalgamate the newly created title into the land under our ownership immediately to the east to deliver improved housing outcomes through our redevelopment of the adjacent land. As part of the process, we would provide a right of access over our site, allowing pedestrian access which in the main would be Barossa Village's own clientele.

This request assumes the principles outlined in our email of the 25 June 2025 i.e.:

- Acceptance of the Barossa Council and the general community inline with the relevant processes that form part of the road opening and closing;
- Barossa Council's administrative facilitation of the process; and
- Costs for the Barossa Village are limited to the 'out-of-pocket' expenses.

I trust that the information provided above is sufficient to commence the process. If additional details are required, please let me know.

Yours sincerely,

Ben Hall

Chief Executive Officer



DEBATE REPORT

7.4 Development and Community Services

7.4.1 DRAFT DESIGN STANDARD 1 - ENGINEERING REQUIREMENTS FOR LAND DIVISION

**Author: Manager Development Services
25/47687**

PURPOSE

The State Government has released for consultation proposed engineering requirements for land division. This report provides Council information on the key issues that are of priority for the Council submission.

RECOMMENDATION

That Council:

- (1) Endorses the draft submission on the proposed Design Standard 1 – Engineering Requirements for land division, as contained in Attachment 1.
- (2) Authorises the Chief Executive Officer or delegate, to make minor technical or typographical amendments to the submission.

REPORT

Background

A report provided to the 15 April 2025 Council meeting highlighted proposed changes to the regulations under the *Planning, Development and Infrastructure Act 2016*. Many of the proposed changes implement the recommendations of the Expert Panel on Planning Reform as well as the Housing Roadmap.

A key issue with the proposed changes is the land division approval process and the vesting of land to councils. Council resolved not to support these proposed changes. It is understood the government is considering all submissions. A copy of Council's submission is contained in Attachment 2.

Introduction

The State Government has released *Design Standard 1 – Engineering requirements for land division* for consultation which closes 15 July 2025. A copy of the letter from the Chair, State Planning Commission outlining the consultation is contained in Attachment 3. The *Draft Design Standard 1* is contained in Attachment 4.

There are significant implications for councils if these new requirements and the proposed regulation changes are implemented as proposed. This report provides

Council advice on the more significant implications if the regulations and Design Standard are introduced as outlined.

The technical requirements have also been scrutinised in detail by Council's Engineering Services Department and technical comments are outlined within the draft submission, contained in Attachment 1.

It should be noted that the draft Design Standard 1 only applies to the Master Planned Neighbourhood Zone, Master Planned Renewal Zone or the Master Planned Township Zone. Concordia Growth Area is the only such area that would be affected by the proposed Design Standard.

Discussion

The stated intention of the engineering requirements is '*...to streamline assessment processes and enable more homes to be built faster across South Australia's growth areas*'.

The engineering requirements set out technical requirements / specifications for the construction of infrastructure (roads, stormwater systems, street trees etc.) for land division. They are comprised in three parts:

- a) Design Standard – this is the statutory mechanism under the Act that provides the Design Principles and Design Requirements for the respective infrastructure matters;
- b) Technical Manual – supports the Design Standard with technical details and specifications that relate to respective civil infrastructure;
- c) Standard Drawings – supports the Design Standard with detailed specifications for the construction of specific infrastructure and includes dimensions, materials and construction methods.

The Design Standard will replace Council's Engineering Guidelines as it relates to Concordia. Currently, each Council has adopted its own guidelines for infrastructure for land division development. Council's requirements are based on generally accepted engineering requirements with changes to reflect local conditions.

The intent of the Design Standard is that there will be consistency for civil infrastructure design, assessment and construction across the state. At this time, engineering requirements will be applied to the identified growth areas in the Greater Adelaide Regional Plan. In Barossa, this includes the Concordia Growth Area.

Infrastructure such as roads and stormwater systems that are created in land division developments become a Council asset for ongoing maintenance. This impacts council's asset management and long-term financial plans. Council therefore has a strong interest in the type and condition of infrastructure that is gifted in the land division process.

A preliminary review of respective standards across growth councils has identified common requirements that could be adopted. In principle, there is opportunity to better align engineering requirements. There are however important local considerations that should be included, and it is not clear at this time the extent to which this is provided for in the new Design Standard.

There are concerns with how the new Design Standard will be used given the proposed regulation changes considered by Council in April 2025. These concerns are outlined under headings below:

Implications of carved out approval processes

The land division approval process provides that a Land Division Consent may be granted by a nominated Relevant Authority under the Act. The Land Division Assessment Panel (sub-committee of the State Planning Commission) has been established for this purpose.

If Council is largely excluded from the design and approval stages of land division, despite becoming the long-term custodian of the resulting infrastructure, there are significant risks from an asset management perspective. It undermines Council's ability to apply a whole-of-life approach to infrastructure planning and delivery.

Specifically, it increases the likelihood that:

- Infrastructure is not designed with consideration for long-term renewal maintenance, or lifecycle performance;
- Assets may not align with Council's endorsed service levels and standards, as outlined in Council's Strategic Asset Management Plan;
- The early deterioration or premature failure of infrastructure could impose unplanned costs and risks on Council, exceeding the projections in Council's Long Term Financial Plan and compromising long-term sustainability.

It is also unclear how infrastructure agreements and deeds, which are an essential part of the Concordia Growth Area planning process, are to be accounted for in the land division process.

Vesting of land to Councils

The stated intention of the new Design Standard is to inform the design process for land divisions. This is however only a small part of the land division approval process. Land division applications are complex, having input from various experts throughout the design, construction, inspection, maintenance and hand over process. The new Design standard does affect these processes, but this is not clarified in the Design Standard or the draft Regulations.

The Council report of 15 April 2025 identified that Councils will no longer be able to refuse the vesting of land and infrastructure if the proposed regulation proceeds as proposed. This change is a significant risk for all Councils. It fails to recognize the importance of inspections and quality control to ensure infrastructure that is vested to councils is constructed to the appropriate standard.

Based on current experience, there is a high risk of substandard infrastructure being vested to councils under this proposed change. Councils employ significant resources in the inspection of development to ensure infrastructure is built in accordance with approved plans. Ultimately communities will be burdened with rectification costs and/or shortened asset life if inferior/poorly constructed infrastructure is vested to councils without quality control checks.

12.5% open space no longer a requirement

The draft regulations propose the deletion of the requirement that 12.5% open space is required in a land division application. Further, the current regulations remove Council's role in the vesting of open space or accepting of a financial contribution where less than 12.5% open space is provided. Public open space is an essential component for all communities and this proposal is opposed.

Summary and Conclusion

The draft Design Standard is proposed to be applied to identified growth areas in the Greater Adelaide Regional Plan. In Barossa, this would apply to the Concordia growth area.

The proposed Design Standard needs to be considered together with the draft Regulation changes that were considered by Council in April 2025. It is apparent that there are risks of important local council requirements not being appropriately considered in the approval process and potential for substandard infrastructure being vested to councils under the proposed changes.

Holistic consideration should be given to the approval process, including the design process and providing the context and framework of how Design Standards are to be applied. There should also be greater consideration given to the engineering requirements being used as guidelines to allow flexibility to adopt to local conditions.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES

Attachment 1	Draft Submission to State Planning Commission regarding Design Standard 1 - Engineering Requirements for Land Divisions ↓ 
Attachment 2	Council Report - 15 April 2025 meeting - Amendment Regulations 2025 ↓ 
Attachment 3	Advice from State Planning Commission - Public Consultation for Draft Engineering Requirements ↓ 
Attachment 4	Draft Design Standard 1 - Engineering Requirements for Land Divisions ↓ 

Supporting references

Nil

COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTS

Community Plan



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

Strategic Outcome

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

Corporate Plan

CS15 Land Use and Development - Assessment of development applications for construction, alteration or demolition of buildings, and the division of land and changes in land use.

Legislative Requirements

Planning, Development and Infrastructure Act 2016

RISK MANAGEMENT CONSIDERATIONS

These statements are qualitative in nature and designed to provide an indication of Council's general position when deciding to take or retain risk in pursuit of its objectives.

1. SERVICE DELIVERY

Refers to the delivery of services to the community, which includes the systems and physical assets that enable provision of these services, including structures (such as roads, buildings and facilities) as well as IT infrastructure, plant, vehicles & other equipment.

The respective standards do have common requirements that could be adopted. In principle, there is an opportunity to better align engineering requirements.

2. SUSTAINABILITY & ENVIRONMENT

Relates to measures to preserve, protect and minimise impact on the natural environment, including sacred and indigenous lands, flora, fauna, heritage, water, waste, hazardous materials and pollution.

In the development of the Technical Manual, the principle of sustainability has been applied in relation to water quality, tree canopy and construction techniques.

3. FINANCIAL

Refers to planning and control of Council's budget to align with the sustainable achievement of the desired outcomes articulated in its Community Plan.

The changes to vesting of infrastructure is a significant risk for all councils. Based on current experience, there is a high risk of substandard land and associated infrastructure being vested to councils under this proposed change.

Ultimately communities will be burdened with rectification costs and/or shortened asset life if inferior/poorly constructed infrastructure is vested with councils. This will impact depreciation for assets and require earlier than expected renewal maintenance.

4. PEOPLE

Relates to recruitment, retention, wellbeing and safety of employees and volunteers and engagement and management of contractors as well as the wellbeing and safety of the community.

Nil

5. REPUTATION

Relates to policy, decisions, actions and circumstances that may cause Council to lose credibility with the community, ratepayers, key stakeholders, other levels of government and its own employees and contractors.

The proposed regulation changes have potential to negatively impact the reputation of local government if its ability to undertake quality control checks in relation to construction of infrastructure prior to the vesting of the infrastructure is removed.

COMMUNITY ENGAGEMENT

The draft Design Standard is out for consultation until 15 July 2025. The Department has consented to the embargoed submission being presented by the due date with the endorsed submission being received upon adoption of the minutes of the Council meeting.

Reference:

15 July 2025

Mr Craig Holden
Chair
State Planning Commission
GPO Box 1815
ADELAIDE SA 5001

By email: plansasubmissions@sa.gov.au

Dear Mr Holden,

Draft Design Standard 1 – Engineering Requirements for Land Division

Thank you for opportunity to make a submission in respect to the draft Design Standard 1 – Engineering requirements for Land Divisions.

This submission wishes to highlight concerns with the Design Standard if the proposed *Planning, Development and Infrastructure (General)(Miscellaneous)(No 2) Amendment Regulations 2025* are implemented.

Broadly, there is opportunity to better align engineering requirements across growth areas. An observation is that there are a number of areas where the Technical Manual is seeking to dictate design requirements over and above longstanding and broadly adopted industry standards and guidelines, for example, Austroads Guidelines and Australian Standards.

Council has had opportunity to review the engineering standards and feedback on the technical matters of the Design Standard is contained in Appendix 1 to this letter.

There are concerns with how the new Design Standard will be used given the proposed regulation changes referred above. These concerns are outlined under headings below:

Implications of carved out approval processes

If Councils are excluded from the design and approval stages of land division, there are significant risks from an asset management perspective. This undermines Council's ability to apply a whole-of-life approach to infrastructure planning and service delivery. Specifically, it increases the likelihood that:

- Infrastructure is not designed with consideration for long-term renewal;
- Assets may not align with Council's endorsed service levels and standards, as outlined in Strategic Asset Management Plans.
- The early deterioration or premature failure of infrastructure could impose unplanned costs and risks on Council, exceeding the

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projections of Long Term Financial Plans and compromising long-term sustainability thereby imposing a cost on communities.

It is also unclear how infrastructure agreements and deeds, which have been an essential part of the Concordia Growth Area planning process, are to be accounted for in the land division process.

Vesting of land to Councils

The stated intention of the new Design Standard is to inform the design process for land divisions. This is however only a small part of the land division approval process. Land division applications are complex, having input from various experts throughout the design, construction, inspection, maintenance and hand over process.

Council made a submission on the draft regulations expressing opposition to the changes that prevent councils refusing the vesting of land and infrastructure. This change is a significant risk for all councils. It fails to recognise the importance of inspections and quality control to ensure infrastructure that is vested to councils is constructed to the appropriate standard.

It is considered there is a high risk of substandard infrastructure being vested to councils under this proposed change. Councils employ significant resources in the inspection of development to ensure infrastructure is built in accordance with approved plans. Ultimately, communities will be burdened with rectification costs and/or shortened asset life if inferior/poorly constructed infrastructure is vested with councils without quality control checks.

12.5% open space no longer a requirement

The draft regulations propose the deletion of the requirement that 12.5% open space is required in a land division application. Further, the current regulations remove Council's role in the vesting of open space or accepting of a financial contribution where less than 12.5% open space is provided. Public open space is an essential component for all communities and this proposal is opposed.

We welcome opportunity to discuss the contents of this submission. Should you wish to discuss this matter further, please contact Aaron Curtis, Manager – Development Services, acurtis@barossa.sa.gov.au or 8563 8492.

Yours faithfully

Martin McCarthy
Chief Executive Officer

Appendix 1 – Technical Feedback on draft Design Standard 1**Design Standard 1**

- DR 1.6 – The Barossa Council applies a minimum 3m wide easement or 4m wide where multiple services exist to ensure appropriate access.
- DR 1.9 – The Barossa Council applies standard of a maximum batter of 1:6.
- DR 2.6 – The Barossa Council applies a standard of 1.5m wide generally in residential areas, 1.8m in main street shopping precincts.
- DR 2.11 – The Barossa Council applies a standard of 4.5 x 4.5 regardless of the speed environment.

Technical Manual

- 4.8 – Coefficients of Runoff – coefficients based on allotment area, not surface type. Suggest should be based on surface type.
- 4.96 / 4.98 – there are contradicting SEP spacings – are they 100m or 80? 80-100m is generally acceptable, but it should not be ambiguous.
- 4.10.1 – refers to flush jointed pipes/culverts to be fitted with RRJ – suspect what is meant is 'rubber band'.
- 5.7.3 – proposed 6m kerb radii in local access roads – we generally use minimum of 8m
- 5.8.2 – proposed max driveway slope of 1:10 conflicts with 1:4 as per Australian Standard 2890.0.
- 5.92 – lots of unnecessary detail – why not simply comply with AS 2890.1?
- 5.12 – proposed corner cutoffs 3m x 3m where design speed < 50km/h or 5m x 5m > 50km/h. The Barossa Council applies a standard of 4.5 x 4.5 regardless of the speed environment.
- DRT 6-1 – a 32m width cul-de-sac seems excessive. The Barossa Council adopts 25m at cul-de-sacs.
- 11.6.9 – agree, pervious pavements are not to be accepted as a Council asset.
- 12.7 – Hours of operation are in conflict with the *Local Nuisance and Litter Control Act 2016* which includes construction noise as a form of local nuisance where the noise has travelled from the location of the construction activity to neighbouring premises on any Sunday or public holiday or after 7pm or before 7am on any other day.

Standard Drawings

- DH-RD-1000 – This standard is for semi-mountable kerb for the note refers that is not suitable for access?
- DH-RD-2025 – shows driveway crossover dowelled to kerb and footpath – is not considered to be appropriate in highly reactive soils.
- DHRD-2045 – barrier 250mm above water table where property is on the low side of road – The Barossa Council standard is 300mm.
- DH-RD-2060 – Cul-de-sac head shows road reserve of 25m, however the Technical Manual DRT 6.1 shows 32m. The T-head configuration including carriageway widths and kerb radii are considered inadequate.
- DH-RD-3015 – The Barossa Council require CWMS to be bedded, haunched and covered in 5mm screenings, not sand.
- DH-DW-5020 – shows gutter depressed additional 400mm across front of side entry pit. The Barossa Council require 50mm.

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DEBATE REPORT

7.4 Development and Community Services

7.4.3 DRAFT PLANNING, DEVELOPMENT AND INFRASTRUCTURE (GENERAL) (MISCELLANEOUS) (NO 2) AMENDMENT REGULATIONS 2025

**Author: Manager Development Services
25/25368**

PURPOSE

To seek the endorsement of a submission to the Department for Housing and Urban Development in relation to the draft *Planning, Development and Infrastructure (General) (Miscellaneous) (No 2) Amendment Regulations 2025*.

RECOMMENDATION

That Council:

- (1) Authorise the draft submission to the Department for Housing and Urban Development in relation to the draft *Planning, Development and Infrastructure (General) (Miscellaneous) (No 2) Amendment Regulations 2025*, contained in Attachment 1.
- (2) Authorises the Chief Executive Officer, or delegate, to make minor technical or typographical amendments to the submission.

REPORT

Background

The Housing Roadmap and the Expert Panel for the Planning System Implementation Review make a number of recommendations for improvements to the South Australian planning system. In order to implement the recommendations, changes to South Australia's general planning regulations are proposed.

Introduction

The draft *Planning, Development and Infrastructure (General) (Miscellaneous) (No 2) Amendment Regulations 2025* (**Amendment Regulations**) proposes amendments to the *Planning Development and Infrastructure (General) Regulations 2017* which were released for consultation on 11 March 2025. The proposed changes include:

- Making local council the authority for assessing minor variations;
- Providing that land divisions meet relevant design standards, they do not require council consent for vesting of public land;
- Increasing the timeframe to assess complex applications and gather information to assist decision-making;
- Ensuring planning consent decisions can only be made by accredited planning professionals;

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- Clarification that under certain conditions, planning and land division consent can be issued over an allotment that is yet to be created;
- Giving landowners easier access to documentation relevant to their property through local council;
- Providing both public and private schools equal exemptions for performing tree maintenance works;
- Excluding electric vehicle charging stations from the definition of 'development'.

Council received written correspondence in relation to the proposed draft amendments as per the letter contained in [Attachment 2](#). Copy of the Amendment Regulations is contained in [Attachment 3](#). Additional resources have also been provided which include:

- Draft complexity criteria, contained in [Attachment 4](#);
- Summary table containing list of the amendments and why they are proposed, contained in [Attachment 5](#).

Discussion

There are a number of significant amendments proposed under the Amendment Regulations. While some of the proposed amendments are supported, there are concerns with a number of the proposed amendments. The draft submission contained in [Attachment 1](#) highlights the following concerns:

Amendment of Regulation 3A – vesting of land

Proposed clause 3(1) removes the requirement that Council must consent to the vesting of land arising from a division of land, where an applicable design standard applies.

The guidance material in [Attachment 5](#) suggests this proposal will benefit people by ensuring that the land division process is not delayed through negotiations over the vesting of land that is in accordance with a design standard.

It is noted there is no evidence shown of how the current process of vesting land has slowed the provision of housing as experience is that typically this is not a reason for delay of land division clearance and thus provision of housing.

The fundamental concerns with this proposal are that:

- Councils will have no discretion to refuse vesting of land or infrastructure such as in circumstances where the infrastructure is inferior or poorly constructed or the land has defects;
- It is unclear how these changes will practically work given context of the existing legislative requirement that council consents to the vesting of land pursuant to Section 223LH of the *Real Property Act 1886*;
- The contents of the design standard are yet to be understood, and it is unclear how the design standard will be written to define the acceptable principles upon which land can be vested.

This regulation is not supported and poses significant risks for Council.

Amendment of Regulation 22 – Power of accredited professionals to issue Planning and Land Division Consent for deemed to satisfy land divisions

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This proposal will support private accredited professional surveyors in being able to issue Planning and Land Division Consent for deemed-to-satisfy land divisions. This proposal will extend the current power such that private accredited professionals can issue both consents.

The proposed regulation change introduces a new role for private accredited professionals to make decisions over infrastructure matters that are a critical component of assessments and this proposal risks of incomplete assessment outcomes, such as where there are necessary and specific stormwater discharge needs.

The current deemed-to-satisfy provisions under the Planning & Design Code do not presently define the critical land division consent requirements that must be met by a land division in order to receive a land division consent.

It is therefore suggested this power should be restricted to accredited professionals working in local government. Alternatively, greater deemed-to-satisfy requirements are necessary to address critical components of land division applying both under Section 102 of the Act and the Planning & Design Code.

Regulation 53 – time within which decision must be made

Changes to Regulation 53 are proposed to reduce the timeframe for land division where 10 or less allotments are proposed from 60 to 30 business days. An additional 3 business days is also proposed to enable verification of 'complex' applications and a further 5 business days for assessment of 'complex' applications. In addition, where verification is completed in advance of the statutory timeframe, the surplus time will be added to the timeframe for assessment, or where the verification timeframe is exceeded, the additional time taken will be subtracted from the assessment.

While some of these changes are positive, the main concern is that:

- The reduction in timeframe for simpler land divisions is based upon an arbitrary figure of 10 allotments and which does not acknowledge the complexity of many land divisions involving fewer allotments but where there are inherent site complexities arising from slope, stormwater or infrastructure issues;
- The additional time for 'complex' applications is less than that recommended by the Expert Panel for the Planning System Implementation Review. The recommended time of 10 additional days for assessment of complex development applications should be adopted.

Regulation 85B

This proposed regulation states that *"The development of any land proposed to be held as open space within the relevant division must be approved by, and developed to the satisfaction of, the relevant authority"*.

It is recommended this clause be amended to refer to Council rather than the Relevant Authority. It is appropriate that this power sits with local governments, given their ongoing role in maintaining open space for the community.

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Summary and Conclusion

A draft submission is prepared in relation to the Amendment Regulations which are open for consultation until 22 April 2025. Council is requested to endorse the draft submission as outlined in Attachment 1.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES

Attachment 1	Draft Planning Development and Infrastructure (General)(Miscellaneous)(No 2) Amendment Regulations 2025 - Submission 
Attachment 2	Advice from Department for Housing and Urban Development - Draft amendments to General Regulations 
Attachment 3	Draft Planning Development and Infrastructure - General-Miscellaneous- Amendment Regulations 2025 for comment 
Attachment 4	Draft – Verification complexity criteria - for discussion 
Attachment 5	Summary of Amendments - Draft Amendment Regulations - Planning Development and Infrastructure General Regulations 2017 

Supporting references

[Proposed amendments to SA's planning regulations | YourSAy](#)

COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTS**Corporate Plan**

CS15 Land Use and Development - Assessment of development applications for construction, alteration or demolition of buildings, and the division of land and changes in land use.

Legislative Requirements

Planning, Development & Infrastructure Act 2016

Planning, Development and Infrastructure (General) Regulations 2017

Planning, Development and Infrastructure (General) (Miscellaneous) (No 2)

Amendment Regulations 2025

RISK MANAGEMENT CONSIDERATIONS

These statements are qualitative in nature and designed to provide an indication of Council's general position when deciding to take or retain risk in pursuit of its objectives.

1. SERVICE DELIVERY

Refers to the delivery of services to the community, which includes the systems and physical assets that enable provision of these services, including structures (such as roads, buildings and facilities) as well as IT infrastructure, plant, vehicles & other equipment.

The **Amendment Regulations** will provide additional time for staff to assess development applications where defined as a complex application, however, where verification is not completed within the timeframe, the additional time taken to complete will be subtracted from the statutory

Item 7.4.3

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timeframe for assessment. Land divisions will also be halved in terms of timeframes from 60 to 30 business days where proposing creation of 10 or less allotments without creation of a public road.

2. SUSTAINABILITY & ENVIRONMENT

Relates to measures to preserve, protect and minimise impact on the natural environment, including sacred and indigenous lands, flora, fauna, heritage, water, waste, hazardous materials and pollution.

Nil

3. FINANCIAL

Refers to planning and control of Council's budget to align with the sustainable achievement of the desired outcomes articulated in its Community Plan.

The principal concern with the proposed **Amendment Regulations** is the removal of the requirement that Council must consent to the vesting of land.

The **Amendment Regulations** also pose significant risk of inferior or poorly constructed infrastructure that may be vested with councils. Communities may be burdened with rectification costs arising from substandard work. These concerns are outlined in the draft submission.

4. PEOPLE

Relates to recruitment, retention, wellbeing and safety of employees and volunteers and engagement and management of contractors as well as the wellbeing and safety of the community.

Nil

5. REPUTATION

Relates to policy, decisions, actions and circumstances that may cause Council to lose credibility with the community, ratepayers, key stakeholders, other levels of government and its own employees and contractors.

Reputational risks may arise in respect to situations where inferior or poorly constructed infrastructure are vested with councils and where communities are burdened with rectification costs.

COMMUNITY ENGAGEMENT

Stakeholders are provided with opportunity to make submissions as part of the consultation process which concludes on 22 April 2025.

Reference:

15 April 2025

Planning and Land Use Services
Department for Housing and Urban Development
GPO Box 1815
ADELAIDE SA 5000

By email: plansasubmissions@sa.gov.au

Dear Sir/Madam,

Draft Planning, Development and Infrastructure (General) (Miscellaneous) (No 2) Amendment Regulations 2025

Thank you for providing opportunity to make comment in respect to the draft *Planning, Development and Infrastructure (General) (Miscellaneous) (No 2) Amendment Regulations 2025* (the Amendment Regulations).

The Barossa Council (Council) acknowledges the broad number of proposed regulation changes, many of which are considered to be positive. These include:

- Making local council the authority for assessing minor variations;
- Enabling councils to maintain trees in a timely manner;
- Ensuring planning consent decisions can only be made by accredited planning professionals;
- Clarifying that under certain conditions, planning and land division consent can be issued over an allotment yet to be created;
- Giving landowners easier access to documentation relevant to their property through local council;
- Excluding electric vehicle charging stations from the definition of 'development'.

While these positive changes are acknowledged, Council expresses concerns in relation to some of the proposed amendments and these are described in further detail under headings below:

Regulation 3A – Vesting of land

Proposed clause 3(1) removes the requirement that Council must consent to the vesting of land arising from a division of land, where an applicable design standard applies.

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The Barossa Council

The guidance material prepared by DHUD suggests this proposal will benefit people by ensuring the land division process is not delayed through negotiations over the vesting of land that is in accordance with a design standard.

It is noted there is no evidence shown of how the current process of vesting land has slowed the provision of housing as our experience is that typically this is not a reason for delay of land division clearance and thus provision of housing.

Council expresses concerns with this aspect of the amendment because:

- Council will have no discretion to refuse vesting of land or infrastructure such as in circumstance where the infrastructure is inferior or poorly constructed or where the land has defects. This poses significant risks for councils and communities may be burdened with rectification costs arising from substandard work.
- It is unclear how these changes will practically work given the context of the existing legislative requirement that council consents to vesting of land pursuant to Section 223LH of the *Real Property Act 1886*.
- The contents of the design standard are yet to be understood. As such it is unclear how the design standard will be written to define the acceptable principles upon which land can be vested to safeguard against the vesting of land that is subject to substandard work or where land has defects.

Regulations 22 – Power of accredited professionals to issue Planning and Land Division Consent for deemed to satisfy land divisions

This proposal will support private accredited professional surveyors in being able to issue Planning and Land Division Consent for deemed-to-satisfy land divisions. This proposal will extend the current power such that private accredited professionals can issue both consents.

The proposed regulation change introduces a new role for private accredited professionals to make decisions over infrastructure matters that are a critical component of land division assessments and this proposal introduces risks of incomplete assessment outcomes such as where there are necessary and specific stormwater discharge needs that are not properly considered or addressed.

The current deemed-to-satisfy provisions under the Planning & Design Code do not presently define the critical land division consent requirements adequately that must be met by a land division in order to receive a land division consent.

It is suggested this power should be restricted to accredited professionals working in local government. Alternatively, greater deemed-to-satisfy requirements are necessary to address critical components of land division applying both under Section 102 of the Act and the Planning & Design Code.

Regulation 53 – Time within which decision must be made

While some of the proposed changes to Regulation 53 are positive, the main concerns are that:

- The reduction in timeframe for simpler land divisions is based upon an arbitrary figure of 10 allotments and does not acknowledge the complexity of many land divisions involving fewer allotments but where there are inherent site complexities such as arising from slope, stormwater or infrastructure issues;

- The additional time for 'complex' applications is less than that recommended by the Expert Panel for the Planning System Implementation Review. The recommended time of 10 additional days for assessment of 'complex' development applications is recommended.

Regulation 85B

This proposed regulation states that *"The development of any land proposed to be held as open space within the relevant division must be approved by, and developed to the satisfaction of, the relevant authority"*.

It is recommended this clause be amended to refer to Council rather than the Relevant Authority. It is appropriate that this power sits with local council, given the councils ongoing role in maintaining open space for the community.

I thank you again for the opportunity to make comment in respect to the Amendment Regulations.

Should you wish to discuss this matter further, please contact Aaron Curtis, Manager – Development Services, acurtis@barossa.sa.gov.au or 8563 8492.

Yours faithfully

Martin McCarthy
Chief Executive Officer

(08) 8563 8444 | barossa@barossa.sa.gov.au | barossa.sa.gov.au
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Government of South Australia

Department for Housing
and Urban Development

22877958

11 March 2025

Planning & Land Use
ServicesLevel 10
83 Pirie Street
Adelaide SA 5000GPO Box 1815
Adelaide SA 5001

Tel 08 7133 2804

Mr Martin McCarthy
Chief Executive Officer
The Barossa Council

By email: barossa@barossa.sa.gov.au

Dear Mr McCarthy

The South Australian Government has drafted the Planning, Development and Infrastructure (General) (Miscellaneous) (No 2) Amendment Regulations 2025 (Amendment Regulations), which propose several amendments to the current *Planning, Development and Infrastructure (General) Regulations 2017*.

The changes are required to implement the Government's Housing Roadmap, recommendations of the Expert Panel for the Planning System Implementation Review's Final Report, and technical administrative changes.

We have identified that the Amendment Regulations may impact your business and are interested in hearing your suggestions or comments on the proposed changes.

To summarise, the proposed key amendments would:

- make local council the relevant authority for assessing minor variations (except where the State Planning Commission granted original development approval)
- enable local council to maintain trees more frequently
- ensure that land divisions that meet relevant design standards do not require council consent for vesting of public land
- increase the time to assess complex* applications and gather information to assist decision making
- ensure that only planning professionals can issue planning consent
- clarify that under certain conditions, planning and land division consent can be issued over an allotment that is yet to be created
- give landowners easier access to documentation relevant to their property through local council
- provide both public and private schools equal exemptions for performing tree maintenance works
- exclude electric vehicle charging stations from the definition of 'development' (subject to exceptions).

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I have enclosed a copy of the Amendment Regulations, a summary of the proposed amendments, and draft complexity criteria (for discussion) for your information.

Please provide any comments or feedback on the Amendment Regulations via email to PlanSASubmissions@sa.gov.au or by taking our survey on the [YourSAy website](#) by 22 April 2025.

Yours sincerely



Sally Smith
DEPUTY CHIEF EXECUTIVE
DEPARTMENT FOR HOUSING AND URBAN DEVELOPMENT

Enc *Planning, Development and Infrastructure (General) (Miscellaneous) (No 2) Amendment Regulations 2025*
 Summary of Amendments
 Draft – Verification Complexity Criteria - For Discussion

* See enclosed 'Draft – Verification Complexity Criteria - For Discussion' for commentary on determining if a development application is complex

OFFICIAL

Draft for comment

South Australia

**Planning, Development and Infrastructure (General)
(Miscellaneous) Amendment Regulations 2025**

under the *Planning, Development and Infrastructure Act 2016*

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Draft**Planning, Development and Infrastructure (General) (Miscellaneous) Amendment Regulations 2025**
Part 1—Preliminary**Part 1—Preliminary****1—Short title**

These regulations may be cited as the *Planning, Development and Infrastructure (General) (Miscellaneous) Amendment Regulations 2025*.

2—Commencement

These regulations come into operation on .

Part 2—Amendment of *Planning, Development and Infrastructure (General) Regulations 2017***3—Amendment of regulation 3A—Application of Act (section 8)**

(1) Regulation 3A—after subregulation (1) insert:

(1a) In accordance with section 8(2) of the Act, sections 102(1)(c)(iv) and 198(1)(c), (1)(e) and (3) of the Act do not apply in respect of development that constitutes a proposed division of land in circumstances in which a design standard prepared for the purposes of section 102(1)(c)(ii) of the Act applies.

(2) Regulation 3A—after subregulation (3) insert:

(3a) In accordance with section 8(2) of the Act, sections 213, 214 and 215 of the Act do not apply to circumstances in which there has been a contravention consisting of a failure to comply with a condition relating to the provision of recycled water that is imposed under the Act in relation to a development authorisation issued for a development within a designated area.

(3) Regulation 3A(5)—after the definition of *ancillary accommodation* insert:

designated area means a shaded area bounded by a bold black line in a map set out in Schedule 18;

4—Amendment of regulation 3F—Regulated and significant trees

Regulation 3F(6)(c)—delete subparagraph (c) and substitute:

(c) that is—

- (i) in the case of a tree on land owned by, or under the care, control and management of, a council—undertaken by or on behalf of the council at any time; or
- (ii) in any other case—undertaken at least 5 years after pruning of a kind referred to in this subregulation was last undertaken in relation to the tree,

5—Amendment of regulation 22—Prescribed scheme (section 93)

Regulation 22(1)(d)—after "consent" insert:

and consent under section 102(1)(c) or (d) of the Act

Draft

Planning, Development and Infrastructure (General) (Miscellaneous) Amendment Regulations 2025
 Amendment of *Planning, Development and Infrastructure (General) Regulations 2017*—Part 2

6—Amendment of regulation 25—Accredited professionals (section 97)

Regulation 25(2)—delete subregulation (2) and substitute:

- (2) For the purposes of section 97 of the Act, and subject to these regulations, an Accredited professional—building level 1 may act as a relevant authority for the purposes of giving building consent in relation to any class of development.

7—Insertion of regulation 26B

After regulation 26A insert:

26B—Code assessed development—conditions and exceptions

- (1) In accordance with section 106(4) of the Act, a planning consent under section 106 is subject to the exception that subsection (1) of that section does not apply to a development that is inconsistent with a design standard that is relevant to development of that kind.
- (2) In accordance with section 107(7) of the Act, a planning consent under section 107 is subject to a condition that the development that is the subject of the consent complies with any design standard that is relevant to development of that kind.

8—Amendment of regulation 29—Application to relevant authority

Regulation 29—after subregulation (4) insert:

- (5) The appropriate fee for the purposes of section 119(1)(d) of the Act is the fee identified as the base amount in respect of an application for consent under Part 7 of the Act in a fee notice made for the purposes of the Act.

9—Amendment of regulation 31—Verification of application

- (1) Regulation 31(1)—after paragraph (a) insert:

- (ab) determine the complexity of the application in accordance with any criteria published by the Chief Executive on the SA planning portal for the purposes of this paragraph that relates to development of a kind proposed in the application; and

- (2) Regulation 31(1)(d)(ii)—delete "the prescribed" and substitute:
any remaining prescribed

- (3) Regulation 31(2)(a)—delete "5" and substitute:
8

- (4) Regulation 31(2)(b)—after "to the application" insert:
within 8 business days after receiving the application

Draft**Planning, Development and Infrastructure (General) (Miscellaneous) Amendment Regulations 2025**
Part 2—Amendment of *Planning, Development and Infrastructure (General) Regulations 2017***10—Amendment of regulation 33—Application and further information**

Regulation 33(5)—delete subregulation (5) and substitute:

- (5) For the purposes of section 119(5)(d) of the Act, the period of—
- (a) in the case of an application that has been determined to be complex under regulation 31(1)(ab)—15 business days from the day on which notice has been provided under regulation 31(1); or
 - (b) in any other case—10 business days from the day on which notice has been provided under regulation 31(1),
- or, if a later day, the day on which the appropriate fees have been paid by the applicant, is prescribed.

11—Amendment of regulation 53—Time within which decision must be made (section 125(1))

- (1) Regulation 53(1)—after paragraph (b) insert:
- (ba) if the application proposes to divide land under section 102(1)(c) or (d) of the Act and—
 - (i) the proposed development involves the division of land into 10 allotments or less; and
 - (ii) does not involve the creation of a public road,**30 business days;**
- (2) Regulation 53(1)—before paragraph (f) insert:
- (ea) if paragraph (b) applies and the application has been determined to be complex by the relevant authority under regulation 31(1)(ab), **an additional period of 5 business days** must be added to the period that applies under paragraph (b); and
- (3) Regulation 53(1)—after paragraph (ja) insert:
- (jb) if paragraph (ca) applies and the development that is the subject of the application for outline consent is being assessed against a proposed amendment to the Planning and Design Code, an additional period equal to the time taken for the proposed amendment to be adopted by the Minister must be added to the period that applies under paragraph (ca); and
- (4) Regulation 53—after subregulation (4) insert:
- (4a) In addition, if an application was verified under regulation 31—
 - (a) in less than the number of days prescribed for verification under regulation 31—an additional period equivalent to the remaining days prescribed for verification under that regulation must be added to the period prescribed in subregulation (1); or

Draft**Planning, Development and Infrastructure (General) (Miscellaneous) Amendment Regulations 2025**
Amendment of *Planning, Development and Infrastructure (General) Regulations 2017*—Part 2

- (b) in more than the number of days prescribed for verification under regulation 31—a period equivalent to the days by which the period prescribed for verification under that regulation was exceeded is subtracted from the period prescribed in subregulation (1).

12—Amendment of regulation 61—Certificate of independent technical expert in certain cases

- (1) Regulation 61(1)(a)—delete "of Volume 1, or Part 2.1 of Volume 2," and substitute:
or Part H1
- (2) Regulation 61(1)(b)—delete "of Volume 1"
- (3) Regulation 61(1)(c)—delete "of Volume 1, or Part 2.6 of Volume 2," and substitute:
or Part H6

13—Amendment of regulation 65—Variation of authorisation (section 128)

Regulation 65—after subregulation (3) insert:

- (3a) For the purposes of subregulation (1), if a person requests a minor variation to a planning consent previously given by an accredited professional in respect of a development within the area of a council, the relevant authority is an assessment manager appointed for an assessment panel appointed by the council.

14—Amendment of regulation 80—Prescribed requirements

Regulation 80—after its present contents (now to be designated as subregulation (1)) insert:

- (2) Except as otherwise provided, the requirements set out in this Division only apply in circumstances in which a design standard prepared for the purposes of section 102(1)(c)(ii) of the Act does not apply.

15—Insertion of regulations 85A and 85B

After regulation 85 insert:

85A—Division of proposed allotments

For the purposes of a division of land referred to in Schedule 3 clause 12, a certificate of title must have been issued in respect of the land that is proposed to be divided.

85B—Open space

- (1) The development of any land proposed to be held as open space within the relevant division must be approved by, and developed to the satisfaction of, the relevant authority.
- (2) The requirement in subregulation (1) applies regardless of whether a design standard prepared for the purposes of section 102(1)(c)(ii) of the Act applies.

Draft**Planning, Development and Infrastructure (General) (Miscellaneous) Amendment Regulations 2025**
Part 2—Amendment of *Planning, Development and Infrastructure (General) Regulations 2017***16—Amendment of regulation 93—Notifications during building work**

Regulation 93—after subregulation (4) insert:

- (4a) This regulation only applies to building work that constitutes development for the purposes of the Act.

17—Insertion of regulation 116A

Before regulation 117 insert:

116A—Access to documents

- (1) Subject to subregulation (2), an owner of land may inspect at the office of the council for the area in which the land is situated, or obtain from the council a copy of, any plans, drawings, specifications or other documents or information retained on the SA planning portal in relation to an application for a development authorisation under section 102 of the Act in respect of development on the land.
- (2) The council is not required to make available any plans, drawings, specifications or other documents or information referred to in subregulation (1) for inspection or copying under subregulation (1) if to do so would—
 - (a) in the opinion of the council, unreasonably jeopardise the present or future security of a building; or
 - (b) involve an infringement of copyright in matter contained in a document; or
 - (c) constitute a breach of any other law.
- (3) The council is not permitted to charge a fee for the inspection of documents or information under this regulation, but may charge a reasonable fee for providing copies of documents or information, unless the Minister sets a fee for that purpose by fee notice made for the purposes of this Act.

18—Amendment of Schedule 3—Additions to definition of development

Schedule 3—after clause 11 insert:

12—Division of proposed allotments

The division of land that is subject to a development application that proposes to create an allotment comprising the land where—

- (a) that application has not been finally determined; or
- (b) —
 - (i) a development authorisation has been issued in respect of that application; and
 - (ii) the development authorisation is operative; and
 - (iii) a certificate of title has not been issued in respect of the land.

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Planning, Development and Infrastructure (General) (Miscellaneous) Amendment Regulations 2025
 Amendment of *Planning, Development and Infrastructure (General) Regulations 2017*—Part 2

19—Amendment of Schedule 4—Exclusions from definition of development—general

- (1) Schedule 4, clause 18(1)—after paragraph (d) insert:
 - (da) the tree is on land on which a school, within the meaning of the *Education and Early Childhood Services (Registration and Standards) Act 2011*, is located or is proposed to be built; or
- (2) Schedule 4—after clause 21 insert:

22—Electric vehicle charging stations

The construction, alteration, repair or maintenance of an electric vehicle charging station, other than—

- (a) in respect of a local heritage place; or
- (b) on adjacent land to a State heritage place or local heritage place; or
- (c) in an area that is underground or covered.

20—Amendment of Schedule 8—Plans

Schedule 8, clause 7(3)(a)(iii)—delete subparagraph (iii)

21—Amendment of Schedule 9—Referrals

- (1) Schedule 9, clause 3, table, Part A, item 8, column relating to "**Period**"—delete "30" and substitute:

20
- (2) Schedule 9, clause 3, table, Part A, item 11, column relating to "**Period**"—delete "20" and substitute:

30

22—Amendment of Schedule 13—State agency development exempt from approval

- (1) Schedule 13, clause 2(1)(w)(i)—delete subparagraph (i)
- (2) Schedule 13, clause 5(b)(viii)(A)—delete subsubparagraph (A)

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Planning, Development and Infrastructure (General) (Miscellaneous) Amendment Regulations 2025
Part 2—Amendment of *Planning, Development and Infrastructure (General) Regulations 2017*

23—Insertion of Schedule 18

After Schedule 17 insert:

Schedule 18—Map of designated area
(regulation 3A)

1—Blakes Crossing

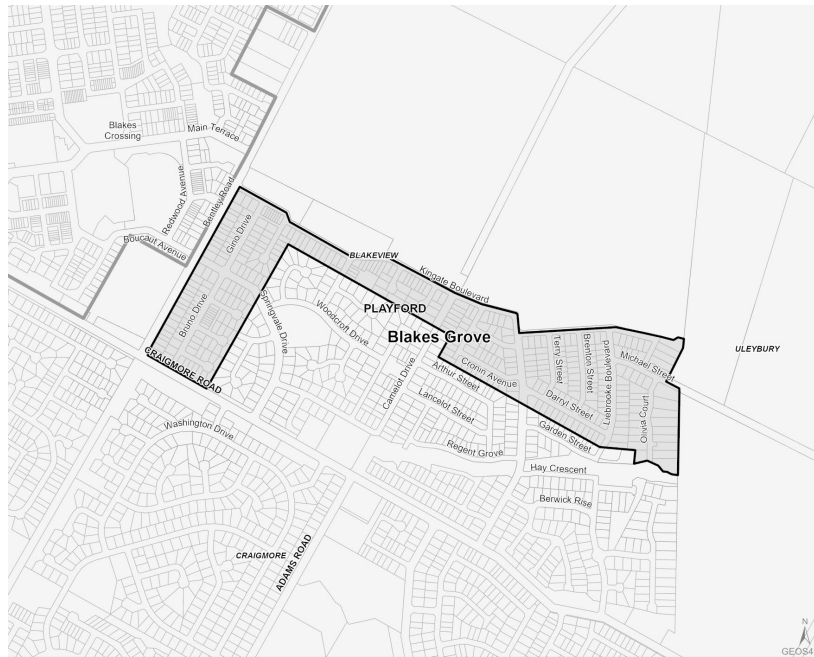


Note—
The shaded area bounded by the bold black line in this map shows the designated area referred to as "Blakes Crossing".

Draft

Planning, Development and Infrastructure (General) (Miscellaneous) Amendment Regulations 2025
Amendment of Planning, Development and Infrastructure (General) Regulations 2017—Part 2

2—Blakes Grove



Note—

The shaded area bounded by the bold black line in this map shows the designated area referred to as "Blakes Grove".

Draft

Planning, Development and Infrastructure (General) (Miscellaneous) Amendment Regulations 2025
Part 2—Amendment of *Planning, Development and Infrastructure (General) Regulations 2017*

3—20 Acres at Andrews Farm



Note—
The shaded area bounded by the bold black line in this map shows the designated area referred to as "20 Acres at Andrews Farm".

Draft

Planning, Development and Infrastructure (General) (Miscellaneous) Amendment Regulations 2025

Amendment of *Planning, Development and Infrastructure (General) Regulations 2017*—Part 2

4—Playford and Lakeside at Andrews Farm



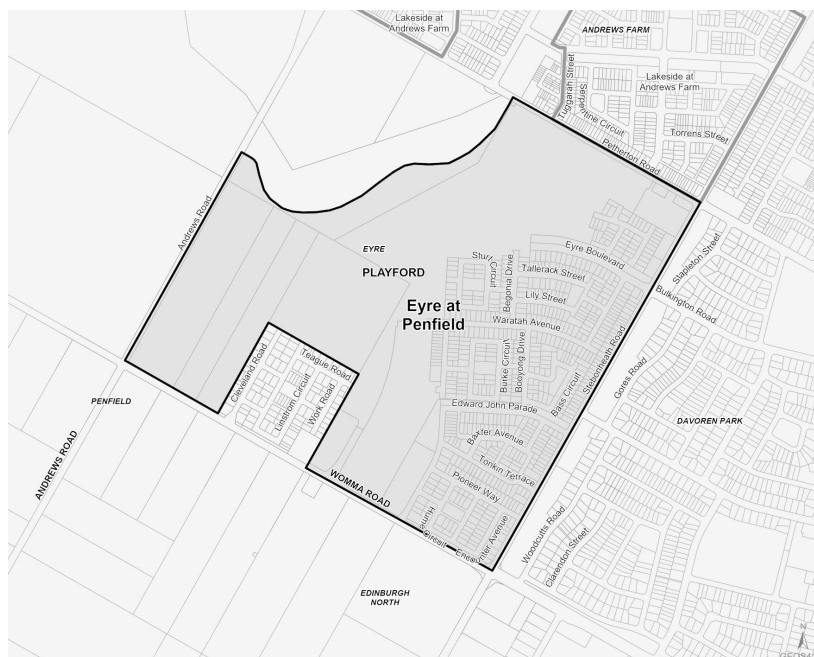
Note—

The shaded areas bounded by the bold black lines in this map show the designated areas referred to as "Playford" and "Lakeside at Andrews Farm".

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Planning, Development and Infrastructure (General) (Miscellaneous) Amendment Regulations 2025
Part 2—Amendment of *Planning, Development and Infrastructure (General) Regulations 2017*

5—Eyre at Penfield



Note—

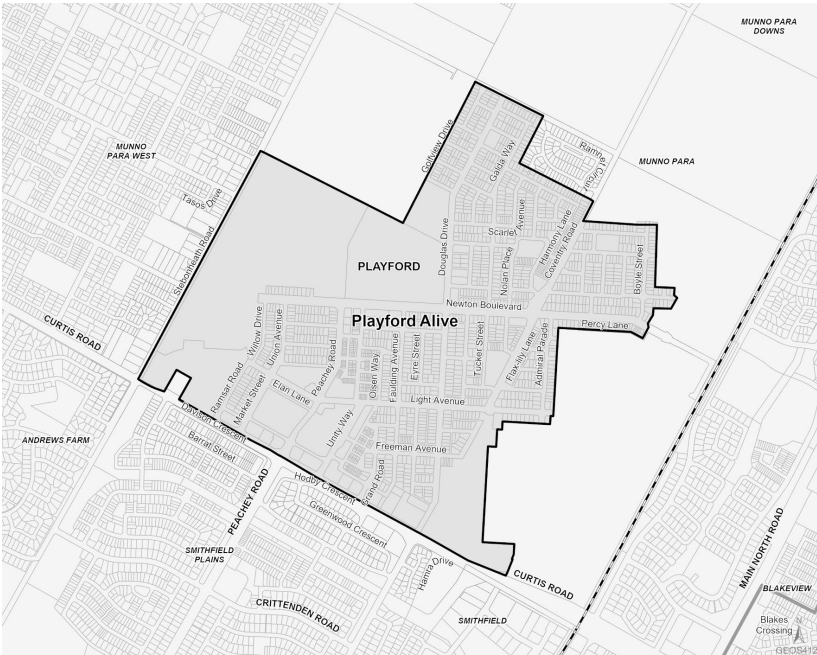
The shaded area bounded by the bold black line in this map shows the designated area referred to as "Eyre at Penfield".

Draft

Planning, Development and Infrastructure (General) (Miscellaneous) Amendment Regulations 2025

Amendment of *Planning, Development and Infrastructure (General) Regulations 2017*—Part 2

6—Playford Alive



Note—

The shaded area bounded by the bold black line in this map shows the designated area referred to as "Playford Alive".

Editorial note—

As required by section 10AA(2) of the *Legislative Instruments Act 1978*, the Minister has certified that, in the Minister's opinion, it is necessary or appropriate that these regulations come into operation as set out in these regulations.

Made by the Governor

with the advice and consent of the Executive Council

on

No of 2025

DRAFT – VERIFICATION COMPLEXITY CRITERIA - FOR DISCUSSION

The following provides draft criteria (for discussion) that could be used to determine if a development application is ‘complex’, in connection with proposed Amendment #9(1) – proposed Regulation 31(1)(ab):

9—Amendment of regulation 31—Verification of application

- (1) Regulation 31(1)—after paragraph (a) insert:
- (ab) determine the complexity of the application in accordance with any criteria published by the Chief Executive on the SA planning portal for the purposes of this paragraph that relates to development of a kind proposed in the application; and

PART 1 - EXCLUSIONS

Development applications of the following types are excluded from the Complex Applications Table in Part 2 (and therefore cannot be considered ‘complex’):

- An application that is Accepted, Deemed to Satisfy or Impact Assessed pathway
- A Performance Assessed application which involves either public notification or a referral under s.122 (noting such applications already have an extended assessment timeframe)
- Dwelling or residential flat building undertaken by:
(a) the South Australian Housing Trust either individually or jointly with other persons or bodies or (b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust.
- Temporary accommodation in an area affected by bushfire or flood
- An application that has a single element only, for any of the following (where associated with an existing dwelling or a dwelling that has an existing authorisation):
 - ancillary accommodation
 - carport
 - dwelling addition
 - deck
 - verandah
 - garage
 - outbuilding
 - fence
 - retaining wall
- Detached dwelling/s, semi-detached dwelling/s or row dwelling/s in any of the following zones:
 - Master Planned Neighbourhood Zone
 - Master Planned Renewal Zone
 - Master Planned Township Zone

PART 2 - Complex Applications Table

Complex applications by land use	Complex applications due to a combination of factors
An application for planning consent involving ONE of the following, is deemed to be complex:	An application for planning consent involving a combination of THREE OR MORE of any of the following, is deemed to be complex:
• a residential flat, student accommodation, or tourist accommodation building of 10 or more stories in height • land division comprising 50 or more allotments • a shop or bulky goods outlet with a gross leasable floor area of 1000m² or more • tourist accommodation comprising more than 4 buildings or providing accommodation for more than 15 guests • warehouse involving the construction of a building with a floor area of 1000m² or more • educational facility • function venue • caravan and tourist park • special industry • hotel • place of worship • residential park • retirement facility • a service trade premises building greater than 300 square metres or has an area for sale, rental or display of greater than 500 square metres • stock sales yard	• a residential flat building including 4 or more dwellings • 3 or more group dwellings • development of 3 storeys or more in height • the division of land which creates 6 or more additional allotments • the division of land that creates a public road • a community title land division involving a common driveway servicing 3 or more dwellings • a general or light industry • office building greater than 2 storeys or greater than 250 square metres • the development of a building for a shop or shops greater than 250 square metres • tree damaging activity • student accommodation • tourist accommodation • development where the site does not have connection to a sewer or communal wastewater management system • development which proposes a new or amended driveway crossover to a public road • involves a local heritage place or a site adjacent a local heritage place • involves the removal of native vegetation within the Native Vegetation Overlay, but which does not require a referral to the Native Vegetation Council • any class of development/activity listed in Part 9.1 (EPA referrals) but which does not meet the relevant threshold or other criteria to require a referral to the EPA • is located within any of the following zones in the Planning and Design Code: ○ Adelaide Parklands Zone ○ Conservation Zone ○ Commonwealth Facilities Zone ○ Community Facilities Zone ○ Established Neighbourhood Zone ○ Hills Neighbourhood Zone ○ Open Space Zone ○ Productive Rural Landscape Zone ○ Recreation Zone ○ Resource Extraction Zone ○ Rural Aquaculture Zone ○ Rural Horticulture Zone ○ Rural Intensive Enterprise Zone ○ Strategic Employment Zone ○ Strategic Innovation Zone • is located within any of the following Overlays in the Planning and Design Code: ○ Character Area Overlay ○ Character Preservation District Area Overlay ○ Coastal Flooding Overlay ○ Defence Aviation Area Overlay ○ Gateway Overlay ○ Hazards (Acid Sulfate Soils) Overlay ○ Any Hazards Bushfire Risk Overlay ○ Hazards (Flooding) Overlay ○ Hazards (Flooding - General) Overlay ○ Heritage Adjacency Overlay (local heritage only) ○ Historic Area Overlay ○ Interface Management Overlay ○ Local Heritage Place Overlay ○ Mount Lofty Ranges Water Supply Catchment (Areas 1 or 2) Overlays ○ Scenic Quality Overlay ○ Significant Interface Management Overlay ○ Significant Landscape Protection Overlay ○ Water Resources Overlay

Summary Table – for Consultation:

Planning, Development and Infrastructure (General) (Miscellaneous) (No 2) Amendment Regulations 2025
amending: *Planning, Development and Infrastructure (General) Regulations 2017*

Cl.#	What the change is?	Why is it happening?	How will it benefit people?
3	Amendment of regulation 3A. Clause 3(1) Removes the requirement that Council must consent to the vesting of relevant property arising from a division of land, where an applicable design standard applies. Clause 3(2) and 3(3) ensures that properties within the designated area (Playford Alive) are excluded from offence provisions for failing to comply with a condition on that land requiring recycled water to be connected.	3(1) ensures that where a design standard applies: - land for public infrastructure automatically vests with Council; - a prescribed contribution for the Open Space Contribution Scheme is required (rather than vesting of open space). 3(2) and 3(3) address a situation where condition on certain land in Playford alive required connection to recycled water, but connection program was discontinued. This change removes the inadvertent potential of home-owners breaching the condition and committing an offence.	3(1) will ensure that the land division process is not delayed through negotiations over the vesting of land that is in accord with a design standard. 3(2) and 3(3) ensures that homeowners in Playford Alive designated areas are not inadvertently in breach of a condition of development approval.
4	Amendment of regulation 3F—Regulated and significant trees. Allow local councils to undertake 'tree damaging activity' for regulated and significant trees more frequently than only once every 5 years, providing remaining criteria met.	It is recognised that local council is required to perform tree damaging activity more frequently than once per 5 years, to properly maintain the trees on council land.	Removing the 5 year limit will allow councils to undertake work as required to maintain all trees in public locations – particularly where they pose a risk to pedestrians, traffic or structures.
5	Amendment of regulation 22—Prescribed scheme (section 93) Allow private accredited professional surveyors to issue planning and land division consent for deemed-to-satisfy land divisions.	Accredited professional surveyors can already issue planning consent for deemed-to-satisfy land division. This extends current power, will be able to issue both consents.	Provide further flexibility for deemed-to-satisfy land division.

Cl.#	What the change is?	Why is it happening?	How will it benefit people?
6	Amendment of regulation 25—Accredited professionals (section 97). Removes ability for building professionals to issue planning consent.	Change reflects recommendation of Expert Panel, to align the issuing of consents by Accredited Professionals with their associated professions, consistent with their professional skills and qualifications.	Ensures planning decisions can only be made by accredited planning professionals.
7	Insertion of regulation 26B. For development assessed under ss 106 & 107, relevant authority must consider any relevant design standard under s 69 (complies with/not inconsistent with design standard)	Consequential change related to clause 3(1) - requiring land division applications to be assessed against any relevant design standard.	Ensures that a relevant design standard must be taken into account in the assessment of land division applications.
8	Amendment of regulation 29—Application to relevant authority. Sets the 'appropriate fee' for the purposes of s 119(1)(d), locking the Code in at the time of payment of lodgement fee. Change also ensures applications cannot be lodged in the system without payment of lodgement fee.	Required for the proper operation of the SA Planning Portal, and to give certainty to users as to the relevant version of the Code that applies to an application.	Creates more certainty for applicants and removes potential for disputes over the version of the Code applying to applications.
9	Amendment of regulation 31—verification of application. Sets the following revised requirements for verifying an application: 9(1) – verify the 'complexity' of an application by considering it against the criteria published by the Chief Executive on the SA Planning Portal. 9(2) – confirm any remaining prescribed fees required to be paid at that point. 9(3) – increases timeframe for verification to 8 business days.	Increases time for complex applications before Deemed Consent may be issued. Note – 9(2) is a technical change related to the amendment of reg 29.	Will provide councils with additional time for the assessment of complex applications.

Cl.#	What the change is?	Why is it happening?	How will it benefit people?
	9(4) – timeframe restarts where application is moved from one relevant authority to another – (... repeat the steps) 'within 8 business days after receiving the application'.		
10	Amendment of regulation 33—Application and further information For application determined as being 'complex', increase period in which a request for information may be made to 15 business days (from 10 business days).	Related to amendment of reg 31 for complex applications. Where an application is determined to be complex it provides the relevant authority with further time to request further information.	Facilitates better decision making in complex assessments.
11	Amendment of regulation 53—Time within which decision must be made (section 125(1)) 11(1) – time frame reduced from 60 to 30 business days for issuing of planning consent for a land division proposing creation of 10 or less allotments, without creation of public road. 11(2) – provide additional 5 business days for application determined to be 'complex'. 11(3) – technical change to ensure applications for outline consent being assessed against a proposed Code amendment have time added to the assessment clock to reflect the time taken for a decision to be made on the amendment. 11(4) – For application verified under r 31 in less or more days than prescribed, equivalent is added or subtracted to the period prescribed in r 53(1) (being the	11(1) and (2) - more accurately reflects the time required to assess land division applications based on their complexity. 11(3) – technical change. 11(4) – ensures that if the prescribed verification time is exceeded, or alternatively the verification is achieved in less time than that prescribed, then the time for the relevant authority to assess an application is reduced or increased to achieve the equivalent total time.	Will ensure basic land divisions are assessed more quickly. Taking account of the time taken to verify an application treats the verification and assessment as a total time frame giving more certainty to applicants.

Cl.#	What the change is?	Why is it happening?	How will it benefit people?
	time period within which the relevant authority should deal with application under Part 7 of the Act).		
12	Amendment of regulation 61—Certificate of independent technical expert in certain cases. Updating references to the Building Code.	Updates identified as being required.	Technical change.
13	Amendment of regulation 65—Variation of authorisation (section 128) Excluding development approval granted by Commission, council to be relevant authority for assessing minor variation (regardless of who the relevant authority was originally).	Minor variations to a planning consent once Development Approval has been issued should only be assessed by the relevant council.	Ensures that all minor variations are reviewed / assessed by the relevant council assessment manager.
14	Amendment of regulation 80 – Prescribed requirements. Ensures that where a design standard applies, that it prevails over existing land division requirements in regulations 80-85.	Amendment required to facilitate the use of design standards envisaged in clause 3(1) above.	Uniform design standards intended to create certainty for developers and council, and negate delays currently experienced in the development of new land.
15	Insertion of regulation 85A and 85B. 85A – clarifies that the Commission cannot issue its land division certificate until the land being divided has a certificate of title.	For broadacre land divisions there are often 'super lots' created that are then sought to be further divided into saleable residential allotments. To allow this to occur the regulation change ensures that planning and land division consent is able to be issued over an allotment not yet created (subject to the condition that the Commission cannot issue a certificate under s138 of the Act for the subsequent divisions into residential lots until a certificate has been issued / title issued for the parent / super lot.	Allows current industry practices to continue and ensures new residential lots cannot have titles issued until titles are issued for the parent lot.

Cl.#	What the change is?	Why is it happening?	How will it benefit people?
	85B – where land in a division is proposed to be held as open space, it must be approved by, and developed to the satisfaction of, the relevant authority.	Notwithstanding the changes above regarding the Open Space Contribution Scheme, or any design standard applying to the division of land, it is still necessary that any development of open space meets the requirements of the relevant authority.	This enables the relevant authority to continue ensuring that the proper provisions of open space are provided for.
16	Amendment of regulation 93—Notifications during building work. Clarifies that requirements regarding inspections of building work only applies to building work that constitutes 'development' for the purposes of the Act.	Technical change for clarity.	Provide clarity and certainty for the development industry.
17	Insertion of regulation 116A Allows councils to provide plans to landowners, even when the landowner was not the one who lodged the development application.	Addresses current concern as to whether Council can provide landowner with copy of documents previously lodged with them, by someone other than the current landowner.	Allows landowners to have access to relevant documentation regarding their property.
18	Amendment of Schedule 3—Additions to definition of development. Allow applications for the division of land into further allotments to be made and assessed prior to the title being issued for the parent allotment.	Technical change related to new regulation 85A ensuring that division of land over an allotment not yet created is development.	Increased efficiency in the progression of broadacre land division leading to faster delivery of new residential land supply.
19	Amendment of Schedule 4—Exclusions from definition of development—general. 19(1) – Tree damaging exemption now for both public and private schools. 19(2) – Electric Vehicle charging stations excluded from definition, other than – State heritage place or local	19(1) includes private schools into exemption currently only applying to state schools, to allow the same ability to manage regulated and significant trees. 19(2) provides certainty as to when development approval is required for the installation of Electric Vehicle charging stations.	All schools now provided the same ability to effectively manage, particularly for life safety reasons, regulated and significant trees on their land. Added certainty for landowners wishing to install Electric Vehicle charging stations impacting heritage sites.

Cl.#	What the change is?	Why is it happening?	How will it benefit people?
	heritage place, or adjacent land; or in an area that is underground or covered.		
20	Amendment of Schedule 8—Plans. Remove the need for applications for the division of land to be accompanied by advice as to where new permanent survey marks are to be located, as this is not known at time of application (occurring instead as part of the land division assessment process)	Technical change, to better reflect the actual land division process.	Increased ease of use of the planning system.
21	Amendment of Schedule 9—Referrals. 21(1) – Change time frame for referral of development applications within the Tunnel Protection Overlay from 30 days to 20 days. 21(2) – amend referral timeframe for Native Vegetation Council to 30 business days, so referral response can be coordinated with SA Country Fire Service.	Technical change to better reflect the time required for these referrals made.	Improving efficiency where time was in excess of actual requirements, whilst providing additional time where needed (facilitate correct decision making, with all required information).
22	Amendment of Schedule 13— removes specific exemption of tree damaging activity to regulated and significant trees that existed only for public schools (as State agency).	Administrative change linked to clause 19 – no longer required, as now not development for either private or state school.	Removes a regulation no longer required as it is now addressed through the amendment to Schedule 4
23	Insertion of Schedule 18. Insertion of Map, referred to in Cl 3(3) for definition of 'designated area'.	Required for geographic limitation of the amendments in clause 3(2), as provided for in clause 3(3).	Ensures that exemption is geographically limited to protect against unintended application.

OFFICIAL

222896300

20 May 2025

Mr Martin McCarthy
Chief Executive Officer
The Barossa Council

By email: barossa@barossa.sa.gov.au

Dear Mr McCarthy

Release on public consultation of the Engineering Requirements for Land Division Design Standard

Design standards are a new planning instrument that will complement the Planning and Design Code, with a focus on the public realm and infrastructure. Design standards promote good design in our streets, parks and other public places, and assist to manage the interface between the public and private realm, as well as contribute to efficiencies in the delivery of high-quality infrastructure in conjunction with development.

The State Planning Commission (the Commission) recently initiated the preparation of an engineering requirements for land division design standard pursuant to sections 69(1) and 73(1)(a) of the *Planning, Development and Infrastructure Act 2016* (the Act). The Commission will be the Designated Entity responsible for undertaking the preparation of the design standard.

The initiation of the Engineering Standards supports the South Australian Government's Housing Roadmap (the Roadmap) that seeks to address land supply, housing diversity and housing affordability across the State to help tackle the current housing supply crisis. The Roadmap identified that standardised engineering requirements (particularly in greenfield areas) has the potential to reduce the assessment timeframes of land divisions if developers have standard requirements to design and construct against, noting that this infrastructure will eventually be vested to the local council.

The Engineering Standards will apply to greenfield areas within Master Planned Zones and aims to improve transparency and consistency of Local Government requirements and construction specifications. The previous work undertaken by the Commission in relation to residential driveway crossovers has also been incorporated into this work.

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The public and stakeholder engagement for the preparation of the design standard for engineering requirements will be undertaken from 20 May 2025 and will conclude on 15 July 2025.

The Engagement Plan for the Engineering Requirements for Land Division Design Standard is available on the PlanSA Portal via the following link:

https://plan.sa.gov.au/our_planning_system/instruments/planning_instruments/design_standards. I have also enclosed a copy for your convenience.

The Commission is committed to working collaboratively with key stakeholders and Local Government throughout the implementation of design standards to refine the details, drafting of policy (where appropriate), and instructions to ensure the successful implementation of design standards.

Should you require further information, please do not hesitate to contact Cassia Byrne, Team Leader – Strategic Projects, Planning and Land Use Services, on 08 7133 2276 or via email Cassia.Byrne@sa.gov.au.

Yours sincerely



Craig Holden
Chair

Enc Engagement Plan – Design Standard Engineering Requirements for Land Division

DESIGN STANDARD 1

Engineering requirements for land divisions



DRAFT FOR CONSULTATION

This design standard was adopted by the Minister for Planning under section 73(10) of the *Planning, Development and Infrastructure Act 2016* on [day] [month] [20XX]

Introduction

Section 69 of the *Planning, Development, and Infrastructure Act 2016* (the Act) allows the State Planning Commission to prepare design standards that relate to the public realm or infrastructure. Design standards form part of the Planning Rules and may supplement the Planning and Design Code by:

- (a) specifying design principles; and
- (b) specifying design standards for the public realm or infrastructure; and
- (c) providing design guidance with respect to any relevant matter.

A design standard may:

- (a) be linked to any spatial layer in the Planning and Design Code; and
- (b) apply to any location specified in the Planning and Design Code, an infrastructure delivery scheme under Part 13 Division 1, or a scheme established under Part 15 Division 2.

Where relevant to the particular development, design standards must be considered in relation to any application:

- (a) for planning consent under s 102(1)(a); and
- (b) for land division consent under s 102(1)(c)(ii) and s 102(1)(d)(ii) and (iii); and
- (c) involving encroachments under s 102(1)(d)(iii) and s 102(1)(e);
- (d) involving an alteration to a public road for vehicular access as part of a development authorisation under s 221(3)(b) and s 234AA of the *Local Government Act 1999*.

In accordance with the above, this design standard specifies design principles and design requirements for infrastructure associated with land divisions within areas and circumstances identified in the scope of this standard.

Design Standard 1 – Engineering Requirements for Land Divisions

Part 1 – Preliminary

1. Citation

This design standard may be cited as *Design Standard 1 – Engineering Requirements for Land Divisions*.

2. Commencement of the Design Standard

This design standard will come into operation on dd mm yyyy

3. Object of the Design Standard

- (1) The object of this design standard is to prescribe the standard requirements in relation to land division with respect to:
- (a) Pavement design
 - (b) Stormwater design
 - (c) Road design
 - (d) Road corridor design
 - (e) Service infrastructure
 - (f) Water Sensitive Urban Design
 - (g) Street landscaping including trees

4. Interpretation

In this design standard, unless the contrary intention appears –

Act means the *Planning, Development and Infrastructure Act 2016*.

Activity Centre has the same meaning as in the Code.

Code means the Planning and Design Code.

Council means a council constituted under the *Local Government Act 1999*.

Design Principle provides the objectives that are sought to be achieved through the design requirements.

Design Requirement (DR) is the assessment criteria that must be met to satisfy the design standard.

Design Requirement Table (DRT) is supplementary quantitative information to a design requirement that must be met to satisfy the design standard.

Regulations means the *Planning, Development and Infrastructure (General) Regulations 2017*.

Standard Drawing (SD) means detailed specifications for construction including dimensions, materials and construction methods.

Technical Manual means the *South Australian Growth Areas Technical Manual* and associated standard drawings. Provides technical detail and context for the design and construction relating to the corresponding section of the design standard.

In addition to the above, any definition contained within Chapter 2 of the *Growth Area and Greenfield Development Technical Manual* will also be included as a definition in this design standard.

Note: Section 12 of the *Legislation Interpretation Act 2021* provides that an expression used in an instrument made under an Act has, unless the contrary intention appears, the same meaning as in the Act under which the instrument was made.

Part 2 – Compliance

5. Compliance

- (1) A person is taken to have complied with this design standard if they have satisfied the relevant design requirements and standard drawings.
- (2) For the avoidance of doubt, the relevant authority may determine that one or more of the design requirements are not relevant to a proposed land division.

Part 3 – Design Standard

6. Scope of this design standard

- (1) Subject to this clause, this design standard applies to all applications for consent under section 102(1)(c) of the Act involving:
 - (a) Division of land for residential purposes, or as part of a master planned development which is primarily for residential purposes; and
 - (b) The construction of a public road or infrastructure which is to be vested in a council; and
 - (c) Where the land the subject of the application for consent is located within the following zones in the Code:
 - i. Master Planned Neighbourhood Zone
 - ii. Master Planned Renewal Zone
 - iii. Master Planned Township Zone
- (2) Design Requirements DR7.1 to DR7.8 (inclusive) relating to Water Sensitive Urban Design only apply in relation to land division applications involving the creation of more than 5 allotments.

7. Assessment Provisions

1. STORMWATER DESIGN
Design Principle
Design of stormwater systems and stormwater management will be undertaken with consideration towards the technical detail provided within Chapter 4 - Stormwater Design of the Technical Manual. Stormwater drainage design in new developments is to be undertaken to achieve the following objectives: • collect, control and manage all stormwater generated from the development or project. • collect stormwater from a catchment and convey it to its receiving waters with minimal nuisance, danger, flooding, or damage to the environment. • prevent flooding of public and private property both within the catchment, upstream and downstream through adequate design of the development. • provide an effective outlet for all collected stormwater to a natural watercourse or approved outfall with outlet erosion control. • facilitate optimal water quality, as well as opportunities for stormwater harvesting and reuse; and • achieve these objectives without detrimentally affecting the environment, surface and subsurface water quality, the adjoining landowners in the vicinity of the stormwater drainage outlet and watercourses either upstream or downstream of the development.
Design Requirements
DR 1.1- Design of Stormwater The design of roads will be undertaken in accordance with the specifications of Chapter 4 – Stormwater Design of the Technical Manual.
DR 1.2 - Existing constraints Stormwater drainage design and the design and management of stormwater runoff must be in accordance with any current stormwater management strategies or catchment management plans in place under a deed of agreement, infrastructure scheme or regional stormwater management plan.

DR 1.3 – Stormwater Management Plan

A Stormwater Management Plan (SMP) will be provided with the application for land division consent. The SMP will provide the following details (as applicable):

- (a) catchment and sub-catchment plans
- (b) conceptual stormwater drainage systems including treatment, detention, and retention
- (c) detail of proposed stormwater discharge to the existing system
- (d) water quality detail
- (e) erosion management
- (f) flood management
- (g) electronic drainage model (DRAINS or approved equivalent)

The SMP will adopt the 'major / minor' approach to stormwater drainage systems as outlined in section 4.4 of **Chapter 4 - Stormwater Design** of the **Technical Manual** and will adopt the largest flow for the design of the stormwater system downstream of the connection point.

DR 1.4 – Major Stormwater drainage system

The stormwater drainage for the proposed division will be designed in accordance with the technical requirements for stormwater systems as detailed in **Chapter 4 - Stormwater Drainage** of the **Technical Manual**.

DR 1.5 – Stormwater Drainage Reserves

Where stormwater drainage reserves are proposed, the following provisions will be met:

- (a) reserve widths must be able to accommodate a drain with sufficient capacity to cater for a major storm event.
- (b) reserve design provides for an access or maintenance track along the top bank of the drain.
- (c) stormwater drainage reserves are to be shown in the plan of division.
- (d) any infrastructure such as pump stations, electrical equipment, water-quality treatment infrastructure or any other service must be sited with sufficient clearance for construction and maintenance.

DR 1.6 – Stormwater Drainage easements

Stormwater easements are not to be used, except in circumstances where discharge to the road reserve or existing drainage reserve cannot be achieved.

All easements will be shown on the plan of division and (unless otherwise required by the asset owner) such easements will be:

- (a) 2 metres wide when the easement contains only a single drain or pipe less than 900mm in diameter: or
- (b) 4 metres wide when the easement contains more than one drain or pipe, where they will be separated by a minimum of 1 metre.

DR 1.7 – Retention & Detention Basins

Any stormwater retention and detention basins proposed will be clearly shown on the plan of division within a stormwater reserve and will:

- (a) demonstrate they are required as part of a proposed drainage system.
- (b) demonstrate any required stormwater retention or detention systems can be integrated into the existing stormwater drainage system.
- (c) be free draining, except where it is demonstrated that a retention basin is required as part of a stormwater treatment system, for open space purposes or to mitigate existing stormwater system constraints.
- (d) retention / detention basins should not be sited in areas identified as being affected by overland flooding.
- (e) incorporate stormwater treatment, sedimentation traps and litter traps into the retention / detention basin design where required as part of a proposed stormwater system.
- (f) where possible, look to join or expand existing basins.
- (g) provide for a spill path in major storm and blockage events which does not cross residential properties.
- (h) show stormwater inlets and outlets.
- (i) provide for maintenance track access around the bank of basin.

DR 1.8 – Stormwater Basin Design

Where on-site detention is required prior to discharge into an existing stormwater drainage network, evidence will be provided to demonstrate that the rate of discharge and volume of on-site detention have been designed so that the existing stormwater drainage system will not be adversely impacted by the application.

DR 1.9 – Basin Access Requirements

Basin design will provide for appropriate access for their intended use including:

- (a) where public access is to be provided the maximum batter slope for basins is 1:5.
- (b) provision of all-weather access to basin and any associated structures, outlets, or pumps to enable maintenance to be carried out.
- (c) where a basin is not intended for public use, it will be fenced to prevent general access.

DR 1.10 – Landscaping

Landscaping for stormwater basins and drainage systems will be provided where required as part of a stormwater treatment system, to prevent erosion or disturbance to banks, and to provide stabilization to battered slopes.

2. ROAD DESIGN
Design Principle
Design of roads will be undertaken with consideration towards the technical detail provided within Chapter 5- Road Design of the Technical Manual Aspects of road design not specifically referred to in this chapter, or the corresponding Chapter 5 – Road Design of the Technical Manual should be generally in accordance with the following documents: • Austroads Guides • Australian Standards • Standard Drawings contained within Appendix A of the Technical Manual
Design Requirements
DR 2.1- Design of Roads The design of roads will be undertaken in accordance with the specifications of Chapter 5 - Road Designs of the Technical Manual.
DR 2.2 – Design Vehicle The design vehicle(s) to be adopted for roads within a land division will be selected in accordance with the current <i>Austroads Design Vehicles and Turning Path Templates</i>, except for instances in which a larger design vehicle is identified as being required to meet the specification of the refuse collection or emergency service provider for the land, in which case the larger design vehicle will be adopted as required.
DR 2.3 – Vehicle Turning Movements Vehicle turning movements are to be examined for design vehicles and check vehicles using the current <i>Austroads Design Vehicle and Turning Path Templates</i> and roads are to be designed to meet the following requirements: - the design vehicle can negotiate a left turn from the left lane without crossing opposite direction lanes or medians and without the need to reverse to complete the turning movement. - the identified checking vehicle may impinge upon opposite lanes except where a median is present. Where a checking vehicle impinges on an opposite lane, adequate sight distances will be provided to allow the manoeuvre to occur. - all intersection designs must be such that additional clearance from above ground structures is applied to the total swept path of the design vehicle of 600mm, unless otherwise specified. - vehicle accesses and driveways are not to be used for turning movements - all roadways, rights-of-way and vehicle crossings are to be designed to accommodate a standard vehicle (car).

DR 2.4 - Kerb and Channel Kerb and channel will be provided on both sides of all residential roads. Edge strips are to be used for application within laneways.
DR 2.5 – Kerb Ramps Kerb ramps will be provided at every corner radius where footpaths are proposed, with the location to provide connection to existing or future footpath networks.
DR 2.6 Footpaths A footpath and pedestrian movement plan will be submitted which provides for the following minimum footpath widths: (a) 3 metres for shared paths, adjacent bus stop areas and in front of commercial buildings and activity centres (b) 1.8 metres when a footpath is proposed on one side of a road, 1.5 metres if located on both sides of a road In instances where a footpath is to connect to an existing footpath network, or a division adjoins an existing land division approval, an alternate width which aligns with the adjoining network may be approved to achieve consistency in the pedestrian network.
DR 2.7 – Access to allotments Vehicular access to all allotments within a land subdivision application must be provided for on the proposed plan of division.
DR 2.8 – Residential Crossovers Vehicle crossings will be provided in accordance with detail contained within the Standard Drawings of Appendix A of the Technical Manual, unless site parameters do not allow for this design. In instances where the Standard Drawings cannot be achieved, vehicle crossing design will best align with the provisions of Chapter 5- Road Design of the Technical Manual.
DR 2.9 – Vehicle Crossings Driveway crossovers to residential properties will be shown to achieve the following: (a) maximum number of vehicle crossings to not exceed 2 crossings (b) where 2 crossings are proposed, neither will exceeds 4 metres in width. (c) where 2 crossings are provided, the minimum separation will be 9 metres or more. (d) minimum width of a single crossing to not be less than 3 metres. (e) maximum width of a single crossing will not exceed 6 metres. (f) crossings to adjacent properties will either be fully combined, with a maximum width of 6 metres, or have a minimum separation to allow an on-street park between driveways. (g) vehicle crossings to corner allotments are to be located a minimum of 6 metres from the tangent point of the kerb return at intersection of roads and 1 metre clear of pedestrian kerb crossings, street trees, signs, bollards and other street furniture in accordance with AS 2890.1.

DR 2.10 – Roundabouts

Roundabouts are to be designed to comply with the following requirements:

- (a) meet the requirements of the relevant Austroads publication.
- (b) designed in accordance with detail provided within the **Standard Drawings of Appendix A of the Technical Manual**
- (c) vehicular access to individual lots is not provided to or from the circulating roadway of a roundabout.
- (d) landscaping of the central roundabout island will not be of such nature and height as to compromise the sight distance requirements for vehicles set out in the above standards and will not extend past a mature growth height of 200mm.

DR 2.11 – Intersection Design

Intersections are to be designed to function in a safe, convenient and appropriate manner for the type of road and will be in accordance with **Chapter 5- Road Design** of the **Technical Manual**.

Corner cut offs or truncations of suitable dimensions to allow adequate sight distance, are to be provided at all corners of new and upgraded intersections in accordance with the following:

- (a) Vehicle design speeds of less than 50km/h – 3 x 3 metre truncation; or
- (b) Vehicle design speeds greater than 50km/h – 5 x 5 metre truncation.

DR 2.12 – Culs-de-sac

Where a residential street proposes a cul de sac or a court, provision must be made for a standard 12.5 metre service vehicle (fire truck) to undertake a three-point turn manoeuvre on the pavement area.

Such turn around area and swept path detail must account for any potential on street parking or identify where parking restrictions would be required to facilitate the turning.

3. ROAD CORRIDOR**Design Principle**

Design of road corridors will be undertaken with consideration towards the technical detail provided within **Chapter 6- Road Corridor Design** of the **Technical Manual**. The design and construction of roads and allotment accesses should meet or exceed the requirements of the Austroads, the Act and relevant Australian Standards

The application and consideration of this design standard is not intended to apply to pre-existing road hierarchies or established network management plans, except for where the volume of traffic generated from a development would be sufficient to change the classification or hierarchy of an existing road, which would require assessment by the Relevant Authority.

The road classification referred to within this Design Principle relates specifically to the design and construction of new or upgraded roads associated with a development.

Design Requirements
DR 3.1 – Design of Road Corridors The design of roads will be undertaken in accordance with the specifications of Chapter 6 - Road Corridor Designs of the Technical Manual.
DR 3.2 – Road Classification The classification of residential streets within any development should be in accordance with the 'DRT 6.1 Metropolitan Road / Street Characteristics Table' of Chapter 6 – Road Corridor Design of the Technical Manual. Road classifications will be consistent with future traffic requirements and generation movements envisaged for the subject land or area following completion of the development or (where applicable) under a deed of agreement, infrastructure deed or Infrastructure Scheme as may apply to the land.
DR 3.3 – Road Design and Street characteristics The design of roads, road reserve widths and road carriageway widths are to be designed in accordance with the requirements of Chapter 6 – Road Corridor Design of the Technical Manual. The road function will provide the following: (a) ultimate traffic volume and the type and volume of commercial vehicles (b) where identified in a road hierarchy plan, road carriageway width should include allowance for on street parking, cycle lanes/paths, footpaths and underground services (c) road verges should include allowance for footpaths and shared paths landscaping, WSUD (where required), street trees and street lighting (d) minimum verge width (see DRT 6-1 of Chapter 6 – Road Corridor Design of the Technical Manual) to provide for the mature growth of a street tree with significant canopy (e) street trees should have a minimum 2.4 metres tree zone to allow for growth and pruning to provide vertical height clearances (f) shared paths where identified are to be 3 metres wide (g) footpaths, where provided on only one side of the street are to be a minimum of 1.8 metres and in all other circumstances 1.5 metres and to be suitable for pedestrians and cyclists; and (h) location for waste bins.

4. PAVEMENT DESIGN
Design Principle
Design of pavement will be undertaken with consideration towards the technical detail provided within Chapter 7- Pavement Design of the Technical Manual. Pavement design will be undertaken with regard to the intended function of the proposed road or roads, nature and frequency of movement and the topography and soil characteristics of the subject site.
Design Requirements
DR 4.1- Design of Pavement The design of pavement will be undertaken in accordance with the specifications of Chapter 7 - Pavement Design of the Technical Manual.
DR 4.2- Minimum Design Traffic The minimum design traffic to be used for the design of a road classification will be in accordance with <u>DRT 7.1 Design Traffic</u>.
DR 4.3 – Flexible Sealed Road Pavements Road pavement designs will be identified as providing for a minimum 30-year design life.
DR 4.4 – Concrete Street Pavements Concrete Street Pavement designs will be identified as providing for a minimum 30-year design life.
DR 4.5- Interlocking Pavers Interlocking block street pavements are not to be used unless: (a) required for traffic calming purposes. (b) required for stormwater design and treatment purposes; and/or (c) required for retention of regulated or significant trees.
DR 4.6- Interlocking Pavers Design Where approved pursuant to DR 4.5, Interlocking pavers will be designed in accordance with the following: (a) minimum 30-year design life (b) have a road slope not exceeding 10% (c) provide for suitable drainage on slopes of 5% or more; and (d) be in shape 'type A' in a herringbone pattern

DR 4.7 Permeable Pavers

Permeable Pavers are not to be used unless required for:

- (a) stormwater design and treatment purposes; and/or
- (b) retention of regulated or significant trees

5. EARTHWORKS DESIGN**Design Principle**

Design of earthworks in land divisions will be undertaken with consideration towards the technical detail provided within **Chapter 8 - Earthworks Design** of the **Technical Manual**

Earthworks associated with a land division involving activities such as lot filling, constructing basins, stormwater drainage systems (including open channels), levee banks, access tracks, excavation, flood protection devices, overland flow paths or other associated activities should look to minimise unnecessary fill or excavation and have regard to the surrounding site levels to inform design.

Design Requirements**DR 5.1 Design of Earthworks**

The design of earthworks will be undertaken in accordance with the specifications of **Chapter 8 – Earthworks Design** of the **Technical Manual**.

DR 5.2- Site Levels

Site levels will ensure that the finished surface of any lot filling is equal to or above the 1% annual exceedance probability (AEP) flood level and that a future dwelling or structure is able to achieve a finished floor level of buildings at a minimum of 300mm above the 1% AEP flood level.

Where this cannot be achieved, plans must demonstrate that the development is otherwise protected from a 1% AEP flood event.

DR 5.3 – Bulk Earthworks Plans

Bulk earthworks plan for a division must demonstrate:

- (a) that existing stormwater runoff storage areas or flow paths are not obstructed
- (b) the anticipated extent of all cut and fill which will allow the site to drain; and
- (c) earthworks grading away from the location of future dwellings and structures.

DR 5.4 – Sloping Sites

All new allotments on sloping sites will be graded, cut, or filled, such that a minimum grade of 1 in 200 is achieved along the low side of the allotment towards the stormwater drainage outlet.

DR 5.5 - Flow Paths

No water is to be directed to flow into adjoining properties unless one or more of the following are met:

- (a) the water flow is part of an existing watercourse and pre-existing stormwater conditions are maintained; and/or
- (b) an easement for stormwater purposes is in place on the adjoining land and pre-existing stormwater conditions are maintained; and/or
- (c) connection into existing infrastructure is provided and pre-existing stormwater conditions are maintained

6. SERVICE INFRASTRUCTURE**Design Principle**

Design of service infrastructure will be undertaken with consideration towards the technical detail provided within **Chapter 9 - Service Infrastructure** of the **Technical Manual**

Service infrastructure will be provided to all new allotments in a manner and form as would be expected to ensure that services are provided in an appropriate and accessible manner for all new owners.

Design Requirements**DR 6.1 – Design of Service Infrastructure**

The design of service infrastructure will be undertaken in accordance with the specifications of **Chapter 9 – Service Infrastructure** of the **Technical Manual**.

DR 6.2 - Undergrounding of services

All services, including communications and electricity, are to be placed underground to the requirements of the relevant service providers.

DR 6.3 – Tree Protections

New land divisions will ensure that existing and proposed trees are protected and will provide for the following:

- (a) tree root barriers are to be installed a minimum 750mm radius of newly planted trees (measured from the trunk of the tree) from new services or to the extents of the established tree canopies.
- (b) new services to not be installed within a minimum 750mm radius of newly planted trees.
- (c) new services to not be installed in the root protection zone of regulated and significant trees.

DR 6.4 – Street Lighting

Street lighting is to be provided throughout any land division in accordance with Australian Standard AS/NZS 1158

DR 6.5 - Location of Services

Pad-mounted transformers, switching cabinets and pump stations which are to be located within a proposed reserve should be situated:

- (a) in an area with reduced visibility.
- (b) away from locations near play equipment, BBQ or picnic areas or active recreation furniture and located in corners of reserves.
- (c) not adjacent to collector roads or shared paths; and
- (d) with landscape screening to obscure structures associated with the services and infrastructure.

DR 6.6 - Accessibility

Electrical cabinets and similar associated infrastructure will be located in accessible locations, accessible from a public road and with appropriate easements shown on the relevant plan of division.

DR 6.7 - Plan of Division

Transformers, pumping stations and electrical cabinets are to be shown on a plan of division and are to be excluded from any open space calculations as shown on the relevant plan of division.

DR 6.8 - Potable water and wastewater provision

All new allotments are to be provided with potable water and wastewater connections.

7. WATER SENSITIVE URBAN DESIGN**Design Principle**

Design of urban environments will be undertaken with consideration towards the technical detail provided within **Chapter 11- Water Sensitive Urban Design** of the **Technical Manual**.

Water Sensitive Urban Design (WSUD) principles may be used within urban environments to achieve water management outcomes for pollutant load reductions and green infrastructure. WSUD outcomes will look to mitigate adverse water quality impacts such as such as sediments, nutrients, and hydrocarbons into receiving waterways, degrading water quality and aquatic ecosystems.

The use and application of WSUD in stormwater treatment for land division will be undertaken against the following considerations that systems should:

- preserve natural features and support ecological features
- preserve the natural hydrological behaviour of sites
- safeguard the quality of surface water and groundwater.
- incorporate water into the urban landscape to enrich the aesthetic, social, cultural, and ecological features.

Design Requirements
DR 7.1 – Design of Water Sensitive Urban Design The design of urban environments will be undertaken in accordance with the specifications of Chapter 11 – Water Sensitive Urban Design of the Technical Manual.
DR 7.2 – Pollutant Load Reductions Stormwater systems will achieve the following mean annual pollutant loads, when compared to the unmitigated stormwater runoff. (a) 80% for Total Suspended Solids (TSS) (b) 60% for Total Phosphorus (TP) (c) 45% for Total Nitrogen (TN) (d) 90% for Gross Pollutants (GP)
DR 7.3 – Water Treatment In designing a system to meet the water quality requirements identified in DR 7.2, the applicant must confirm if WSUD devices and management techniques are proposed for stormwater quality, or what other method may be proposed.
DR 7.4 - design of WSUD systems and devices Where WSUD devices or stormwater management systems are proposed under DR 7.3, they will be designed in accordance with the requirements of Chapter 11- Water Sensitive Urban Design of the Technical Manual.
DR 7.5 - Vegetation Vegetation species identified for use within bioretention systems will be consistent with DRT 11-1 of Chapter 11 – Water Sensitive Urban Design of the Technical Manual.
DR 7.6 - Access A dedicated access into an end-of-line bioretention basin, swale and any Gross Pollutant Trap for maintenance of inlet and outlet structures is required, either via adjacent road or driveways or by provision of a maintenance path.
DR 7.7 - WSUD and Proprietary devices Where a WSUD system or device is proposed which meets the requirements of Chapter 11 – Water Sensitive Urban Design of the Technical Manual, but is not a device or system preferred by the council, the Relevant Authority may specify an alternate device which is to be used in place of the proposed, provided that such device meets the following requirements: (a) the device has comparable performance relating to water quality; and (b) the device is of a comparable cost and is readily obtainable.

DR 7.8 - Vegetated Swales

Where vegetated swales are proposed to provide water quality treatment they are not to be used for urban development where the swale is required to cross residential driveways.

8. STREET LANDSCAPING INCLUDING TREES**Design Principle**

Design of street landscaping will be undertaken with consideration towards the technical detail provided within **Chapter 10 - Street Trees** of the **Technical Manual**

The design and planting of street trees in new divisions will have regard to the following provisions:

- street trees are a legacy for the community. Maximise planting of trees in all streets and retain existing trees wherever possible.
- street trees should contribute to the overall unity of the streetscape, through their layout, scale and character. Careful selection of the tree species will provide scale and visual cohesion to the street. Beyond this generic design intent for the street trees, trees can also form landmarks, contribute to both contextual character and the general amenity of a place.
- select the most appropriate tree species to satisfy the design intent and the physical conditions of the site both natural and manmade. Respond to other functional requirements such as solar access, vehicle clearances etc.
- optimise soil conditions for trees. Locate trees to maximise available soil volume. Ensure there is a sufficient quantity and quality of soil within the anticipated root zone to support the intended mature tree and that adequate moisture is provided to that zone.
- street trees need adequate water to flourish. Street tree location and design should optimise passive watering of all street trees.
- minimise infrastructure and functional conflicts. Locate trees and utility services to minimise potential conflicts between street elements and functions, such as streetlights being blocked by the tree canopy, or car doors being opened into tree trunks.
- where appropriate integrate water sensitive urban design (WSUD) initiatives with the provision of street trees

Planting of new and protection of existing trees will occur with a view to contributing towards the Greater Adelaide Regional Plan target of achieving 30% tree canopy cover across Greater Adelaide by 2051.

Design Requirements**DR 8.1 – Design of Street Landscaping**

The design of street landscaping will be undertaken in accordance with the specifications of **Chapter 10 – Street Trees** of the **Technical Manual**.

DR 8.2 - Tree Planting Street trees will be provided within the road reserve at the following rates: (a) 1 tree will be planted per single frontage allotment with a frontage of 10 metres or less. (b) 1 tree will be planted every 8 metres on allotments with a frontage greater than 16 metres. (c) 3 street trees to be provided to corner allotments. (d) 1 tree will be planted every 8 metres where not located adjacent a dwelling.
DR 8.3 – Quality of Stock All tree stock supplied for installation will meet the requirements of Australian Standard AS 2303.
DR 8.4 – Tree Stock Dimensions All trees to be a minimum height at time of planting of 2 metres, have a minimum pot size of 45 litres, and a minimum calliper of 30mm.
DR 8.5 - Planting Detail Street trees will be planted and established in accordance with the detail provided within the Standard Drawings in Chapter 10 - Street Trees of the Technical Manual.
DR 8.6 - Tree Species Street trees will be selected from the endorsed species list contained within Chapter 10 - Street Trees of the Technical Manual. Alternatively, street trees will be selected from the approved species list of the Relevant Authority in which the site is located. Where a species is proposed, a Relevant Authority may nominate a substitute species in place of the proposed species provided that: (a) the species is readily available; and (b) the cost for the planting and establishment of the species is comparable.
DR 8.7 - Tree Locations The precise location of all street trees is to be shown on the landscaping plan. Trees are to be located such that the centre of the tree is a minimum distance of (a) 2 metres from nearest property boundary, and (b) 1 metre from the face of kerb or edge of road (c) centrally located in the verge where possible or as specified by the Relevant Authority.
DR 8.8 - Corner Cut Offs No street trees are to be planted on road corners where corner cut-offs apply.

DR 8.9 - Tree Identification

All street trees will be shown on a landscaping plan detailing location, species and indicative location of services and driveways.

DR 8.10 - Infrastructure Separation

Street trees are to be setback from infrastructure in accordance with **Chapter 10 - Street Trees** of the **Technical Manual**.

DR 8.11 - Existing Trees

All existing regulated or significant trees (including trees located outside the site boundary but with a canopy overhanging the development land) will be shown on an 'Existing Tree Survey Plan' which provides the following detail:

- the Tree Protection Zone (TPZ) and Critical Root Zone (CRZ); and
- the location of any roads, structures, services or infrastructure associated with the proposed division.

Versions

Version 1 xx xx xxxx

DEBATE REPORT

7.4 Development and Community Services

7.4.2 AMENDMENTS TO COUNCIL'S SIGNAGE POLICY

**Author: Manager Health Services and Community Safety
25/42597**

PURPOSE

To seek Council endorsement of the amended Signage Policy to align with recent legislative amendments to the *Local Government Act 1999* (the Act).

RECOMMENDATION

That Council endorses the amended Signage Policy to align with recent legislative amendments to the *Local Government Act 1999*, as contained within Attachment 1.

REPORT

Background

In December 2024, amendments were made to Section 226 of the *Local Government Act 1999* relating to the control of electoral advertising posters. At the same time, Section 226A was implemented prohibiting the exhibition of designated Commonwealth electoral advertising posters on roads and road-related areas.

There are further amendments to the Act that also prohibit displaying of electoral advertising material for State and local government elections.

Discussion

Council's signage Policy, adopted in September 2023, currently exempts electoral signs, therefore the current Policy is inconsistent with the Act. Amendments have been made to the policy, as set out at Attachment 1, to reflect the recent updates to the Act.

Summary and Conclusion

As the current signage Policy is now inconsistent with the Act, sections 2.3.4, 2.3.5 and 2.3.6 of the Policy need to be removed to ensure the Policy is correct.

During the initial development and subsequent reviews of this Policy, public consultation was required. However, in this instance Section 50 (7) of the *Local Government Act 1999* states that minor changes can occur to a Policy if it is of minor significance that would attract little (or no) community interest. In this instance it will not be necessary, as community feedback cannot supersede the requirements of the Act.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES

Attachment 1 Draft Signage Policy - July 2025  

Supporting references

Nil

COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTS**Corporate Plan**

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

Legislative Requirements

Local Government Act 1999

Electoral Act 1985

RISK MANAGEMENT CONSIDERATIONS

These statements are qualitative in nature and designed to provide an indication of Council's general position when deciding to take or retain risk in pursuit of its objectives.

1. SERVICE DELIVERY

Refers to the delivery of services to the community, which includes the systems and physical assets that enable provision of these services, including structures (such as roads, buildings and facilities) as well as IT infrastructure, plant, vehicles & other equipment.

Nil

2. SUSTAINABILITY & ENVIRONMENT

Relates to measures to preserve, protect and minimise impact on the natural environment, including sacred and indigenous lands, flora, fauna, heritage, water, waste, hazardous materials and pollution.

Nil

3. FINANCIAL

Refers to planning and control of Council's budget to align with the sustainable achievement of the desired outcomes articulated in its Community Plan.

Nil

4. PEOPLE

Relates to recruitment, retention, wellbeing and safety of employees and volunteers and engagement and management of contractors as well as the wellbeing and safety of the community.

Nil

5. REPUTATION

Relates to policy, decisions, actions and circumstances that may cause Council to lose credibility with the community, ratepayers, key

stakeholders, other levels of government and its own employees and contractors.

Should the amendments not occur, Council's Signage Policy will not be aligned with the relevant State Legislation.

COMMUNITY ENGAGEMENT

Section 50 (7) of the *Local Government Act 1999* states that minor changes can occur to a Policy if it is of minor significance that would attract little (or no) community interest. In this instance.

Public Consultation will not be necessary as community feedback cannot override the Act.

THE BAROSSA COUNCIL SIGNAGE POLICY



1.	Purpose
1.1.	The purpose of this Policy is to provide principles and guidelines for the display of signs on Council land.
1.2.	The objectives of the Policy are:
1.2.1.	To promote appropriate signage types on Council land;
1.2.2.	To identify inappropriate signage types on Council land;
1.2.3.	To address previous signage matters erected on Council land;
1.2.4.	To prevent proliferation of signage on Council land that may detract from the character and amenity of the Barossa brand.
1.2.5.	To provide a consistent approach to signage on Council land;
1.2.6.	To provide clear criteria for the approval of signage on Council land under this Policy;
1.2.7.	To incorporate road signage policy contained within the "Legacy Policy Statements".
2.	Scope
2.1.	This policy only applies to signage on Council land and excludes signage on private land.
2.2.	This policy applies to signage as follows:
2.2.1.	Is "Development" pursuant to the <i>Planning, Development and Infrastructure Act 2016</i> ;
2.2.2.	Is a "moveable sign", pursuant to the <i>Local Government Act 1999</i> ;
2.2.3.	Finger board signs;
2.2.4.	Real estate signs;
2.2.5.	Variable messaging displays;
2.2.6.	The parking of a vehicle, trailer or the like parked on the road for the purpose of display of advertising.
2.3.	This policy does not apply to the following signage:
2.3.1.	That is a traffic control device displayed and erected under the <i>Road Traffic Act 1961</i> ;
2.3.2.	That is displayed by reason of a statutory obligation on the Crown, a Minister of the Crown, an agency or instrumentality of the Crown or a person requiring such display;
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2.3.3. A mural or artwork applied to a wall, fence or other surface provided the mural or artwork has been approved by The Barossa Council or an authorised Delegate of Council and does not depict messaging, graphics or communications that are in nature of advertising;

~~2.3.4. Is related to a Commonwealth election that occurs during the period commencing at 5:00pm on the day before the issue of the writ or writs for the election and ending at the close of polls on polling day;~~

~~2.3.5. Is related to a State election and is otherwise authorised to be exhibited under Section 226 of the Local Government Act 1999 or the Electoral Act 1985;~~

~~2.3.6. Is related to an election held under the Local Government Act 1999 or the Local Government (Elections) Act 1999 and is otherwise authorised to be exhibited under Section 226 of the Local Government Act 1999;~~

~~2.3.7-2.3.4.~~ Is related to a referendum and is displayed during the course of and for the purpose of the referendum;

~~2.3.8-2.3.5.~~ A moveable sign that directs people to a current open inspection of any land or building that is available for purchase or lease;

~~2.3.9-2.3.6.~~ A moveable sign that directs people to a current garage sale that is being held on residential premises provided the sign does not restrict the use of the road or endanger the safety of members of the public;

~~2.3.10-2.3.7.~~ A flat sign containing only the banner or headlines of a newspaper or magazine provided:

~~2.3.10.1-2.3.7.1.~~ The sign does not restrict the use of the road or endanger members of the public; and

~~2.3.10.2-2.3.7.2.~~ Only three such signs are displayed in relation to a business premises.

~~2.3.11-2.3.8.~~ Signs erected around the perimeter of a football or cricket oval, football pitch or any other similar sporting field, containing advertising.

~~2.3.12-2.3.9.~~ A plaque or memorial approved by The Barossa Council or an authorised Delegate of Council.

3. Policy Statement

3.1. The Barossa Council is committed to protecting the unique character of the townships and rural landscape of the Barossa while also promoting appropriate signage types that are respectful of and complementary to the unique character that benefit the community and direct visitors to attractions and services.

Council Consent Required

3.2. No sign shall be erected on the road or on Council Land without the consent of Council, except where the sign is exempt from this Policy or is erected in accordance with a By-Law.

3.3. A change in the contents of a sign display or the replacement of a sign (whether or not of the same dimensions) is subject to consent of Council.

3.4. Council reserves the right to approve or refuse signage on its land.

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- 3.5. A sign authorised pursuant to the *Planning, Development and Infrastructure Act 2016*, is not subject to consent under this Policy, pursuant to Section 231(4) of the *Planning, Development and Infrastructure Act 2016*.

Approval

- 3.6. A sign authorised under this Policy, whether temporary or permanent, is subject to such conditions as the Council thinks fit.
- 3.7. Signage defined as "Development" pursuant to the *Planning, Development and Infrastructure Act 2016* shall be approved pursuant to that Act.
- 3.8. The Barossa Council may adopt "Location Guidelines" that regulate the location and type of community information signs or temporary event signs, pursuant to this Policy. The "Location Guidelines" may be amended from time to time, under Delegated Authority of staff pursuant to Section 5 of this Policy.
- 3.9. A sign authorised under a by-Law is subject to the conditions of that By-Law.

General Principles for Signage

- 3.10. Signage must not interfere with the safety of road users or endanger the safety of members of the public.
- 3.11. Signage must not restrict the safe and efficient use of the road or footpath, giving due consideration to disability access.
- 3.12. Signage shall not contain offensive or inappropriate wording or imaging and shall not include prophesying, preaching, touting or the like.
- 3.13. To the extent relevant, signage shall comply with Australian Standard 1742.
- 3.14. Only Council (or an authorised contractor of Council) may install, maintain, replace or alter signs on roads under Council control or other Council Land, except where otherwise approved under this Policy or permitted under a By-Law.
- 3.15. Costs for the design, supply, installation and maintenance of a sign provided by Council on behalf of an applicant shall be borne by the applicant, pursuant to Council's fees and charges register or where otherwise not stated in the register, in accordance with a quote that accounts for Council's reasonable costs in the design, supply, installation and maintenance of the sign or signs.
- 3.16. Signage shall comply with a By-Law where applicable.

Appropriate and Inappropriate Signage Types

- 3.17. Appropriate signage types that may be erected on Council land, pursuant to this Policy include:
- 3.17.1. Township entry signs;
- 3.17.2. Council boundary entry and exit signs;
- 3.17.3. Street name signs and fingerboard signs;
- 3.17.4. Emergency services, public safety and hazard warning signs;
- 3.17.5. Visitor information bays;

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- 3.17.6. Tourist attraction signs erected in accordance with the Road Sign Guidelines, prepared by Department for Infrastructure and Transport (DIT), as amended from time to time;
- 3.17.7. Council building, dog parks and reserve identification signs;
- 3.17.8. Interpretive and trail signs;
- 3.17.9. Community information signs and notice boards;
- 3.17.10. Town banners promoting community and temporary events;
- 3.17.11. Rural addressing signs;
- 3.17.12. Temporary event signs;
- 3.17.13. Business sign fixed to a verandah overhanging the road verge;
- 3.17.14. Temporary barriers for approved outdoor dining.
- 3.17.15. Variable Messaging Displays for Community Information or a Temporary Event.
- 3.18. Inappropriate signage types include:
 - 3.18.1. Commercial advertising signs, other than approved fingerboard signs.
 - 3.18.2. Hoardings and billboards;
 - 3.18.3. Real estate signs on Council land other than a moveable sign that directs people to a current open inspection of any land or building that is available for purchase or lease;
 - 3.18.4. Moveable signs where not erected in accordance with the Moveable Signs By-Law 2021;
 - 3.18.5. Variable messaging displays except where authorised by the Council or an authorised delegate for community information purposes or a temporary event;
 - 3.18.6. The parking of a vehicle, trailer or the like parked on the road for the purpose of display of advertising.

Township Entry Signs

- 3.19. Township entry signs may be located at the entrance gateways or other key locations within townships.
- 3.20. Entry signs may include information that relates to the historic German name or Aboriginal name for the town or place.

Council Boundary Entry and Exit Signs

- 3.21. Council boundary entry and exit signs may be located at the entry and exit gateways or other key routes in and out of The Barossa Council.

Street Name Signs and Finger board signs

- 3.22. Street name signs refer to street signs comprising a pole and finger board sign.
- 3.23. Street name signs and finger board signs shall be installed in accordance with Australian Standard 1742.5.

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- 3.24. Street name signs must be clearly visible and are the primary means of directing road users.
- 3.25. Street name signs shall identify the approved name of a street or road. If the road is not connected at both ends to other roads, an appropriate "No Through Road" sign may be installed immediately under the street name sign.
- 3.26. Council will ensure that all streets and roads under its authority are clearly identified with a street name sign. The standard street signs are 200mm wide with 150mm lettering.
- 3.27. Fingerboard signs shall not exceed 1,000mm long, 200mm wide with 150mm lettering.
- 3.28. Street poles should not contain more than four fingerboard signs on the post/pole or support arm, including the street name.
- 3.29. Priority for placing signs shall be in order of the street name, street information (ie. no-through road), community facilities, tourist attractions, then commercial facilities.
- 3.30. The following facilities may be identified on a fingerboard sign:
 - 3.30.1. Tourism facility (ie. winery, accommodation, caravan park);
 - 3.30.2. Community facilities (ie. recreation centre, swimming pool);
 - 3.30.3. Shopping centres, car parks (in townships);
 - 3.30.4. Business names.

Emergency Services, Public Safety and Hazard Warning Signs

- 3.31. Signs may be located in the general locality of an emergency service to assist persons to find the location of a particular type of emergency service.
- 3.32. Signs should generally be of a "finger board" style, not exceeding 1,000mm long, 200mm wide with 150mm lettering.
- 3.33. Freestanding signs containing information dedicated to public safety including CFS, SES, dog and cat management, SAPOL, or any other emergency service where appropriate, in the opinion of The Barossa Council.

Visitor Information Bays

- 3.34. Visitor information bays assist visitors in becoming more familiar with services available within a township or locality.
- 3.35. Visitor information bays may be co-located with other facilities such as public car parks, toilets, telephones, picnic areas, parks and play equipment.
- 3.36. Visitor information bays may incorporate a town and/or region map, community information, local tourist attractions or any other content deemed appropriate in the opinion of The Barossa Council.

Tourist Attraction Signs

- 3.37. DIT and the South Australian Tourism Commission have prepared the "Road Sign Guidelines" to help tourism businesses and road authorities determine eligibility for road signs and demonstrate their most appropriate use.

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- 3.38. The key objective of the Road Sign Guidelines is to provide a clear and consistent approach to the signing of tourist attractions and road user services from the arterial road network in South Australia.
- 3.39. DIT regulates road signage on primary and secondary arterial roads. Under the authority of DIT, The Barossa Council supervises road signage on council roads within its area of operation.
- 3.40. Tourist attraction signs are subject to approval and installation in accordance with the DIT Road Sign Guidelines.
- 3.41. From time to time, The Barossa Council may publish a schedule to this policy which establishes the indicative fees associated with the approval and erection of a sign or signs under the Road Sign Guidelines.

Council Building, Dog Parks and Reserve Identification Signs

- 3.42. Building and/or reserve name signs may identify the official name of a building and/or the name of a reserve on land in ownership of The Barossa Council.
- 3.43. Building and/or reserve name signs may include the identification of community groups or clubs that occupy the facility or a part of the facility.
- 3.44. Where a reserve or building is occupied by multiple tenants or groups, shared aggregation of messaging is necessary.
- 3.45. Community information signs erected by The Barossa Council may be displayed at any Council owned site, including dog parks and the Council Chambers.

Interpretive and Trail Signage

- 3.46. Interpretive signs include information and directional signs in relation to historic trails, recreation trails, cycling trails as well as historic buildings, geological features or cultural sites with the area of The Barossa Council.
- 3.47. Interpretive or trail signage may be established along the route of a designated or gazetted trail such as The Barossa Trail, Town Heritage Walk and the Heysen Trail, to navigate trailer users.

Community Information Signs and Notice Boards

- 3.48. Community information signs may include shared community message boards that promote aggregate community messaging, promote communications and media of the Council, notice boards or community signage.
- 3.49. Community information signs shall comply with "Location Guidelines" of The Barossa Council, where adopted pursuant to Paragraph 3.8 of this Policy.

Town Banners promoting community information and temporary events

- 3.50. Town banners can be an effective tool to activate town centres, support economic activity and bring visibility to community and major events.
- 3.51. Council may establish one or more town banners fixed to public infrastructure within townships for purpose of displayed community and event messaging or to promote a local theme relevant to a particular township.
- 3.52. Banners fixed to public infrastructure shall be authorised by the owner of the infrastructure.

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- 3.53. Council may establish service standards for the temporary use of a banner or group of banners including to govern the duration of the display of banners, authorise and regulate the content of banners, establish a regime and costs associated with the installation and ongoing maintenance of banners or establish any other relevant requirements as determined by The Barossa Council. The "service standards" may be amended from time to time, under Delegated Authority of staff pursuant to Section 5 of this Policy.

Rural Addressing Signs

- 3.54. Rural property addressing is a numbered property address system that provides all occupied rural properties, homes and businesses with a numbered property address consistent with the national standards for Australia.
- 3.55. The roadside number must be clearly visible and be recognised from a vehicle travelling along the road in both directions.
- 3.56. The rural addressing sign shall be approved by The Barossa Council.
- 3.57. The landowner will be responsible for the ordering and purchase of all new, replacement and general maintenance of the rural property plate.
- 3.58. The rural property addressing plate shall be built in accordance with the DIT 'Plate B' specification as follows:
- 3.58.1. Sign area = 0.06m²;
- 3.58.2. Sign to be double sided and installed to face road traffic;
- 3.58.3. Bolts to suit 8mm diameter hole with spring washers;
- 3.58.4. Mounted to the top of a standard black star dropper steel post;
- 3.58.5. To be installed adjacent to the property access to a height of 1m to the top of post;
- 3.58.6. To be installed no closer than 1.5m to the edge of the shoulder, guide post alignment or grader wind row, whichever is further from the road.

Temporary event signs

- 3.59. Temporary events may be advertised on approved town banners pursuant to Paragraphs 3.50-3.53, community information signs pursuant to paragraphs 3.48 and 3.49 or a variable messaging display pursuant to Paragraph 3.65.
- 3.60. Temporary Event signs shall comply with "Location Guidelines" of The Barossa Council, where adopted pursuant to Paragraph 3.8 of this Policy.

Business Sign fixed to a verandah overhanging the road verge

- 3.61. A sign located above a verandah on the face (fascia) of a building used primarily for retail, commercial, office, business or community purpose.
- 3.62. Business signs shall be consistent with the document "Guidelines for Signs", prepared by The Barossa Council, 2021, endorsed by Council, dated 20 June 2023.

Barriers for approved outdoor dining

- 3.63. Temporary barriers containing advertising in association with approved outdoor dining associated with a shop, restaurant or the like are appropriate.

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- 3.64. Temporary barriers shall be located in accordance with any outdoor dining permit and/or By-law.

Variable Messaging Displays for Community Information or a Temporary Event

- 3.65. Variable messaging displays for community information purposes or a temporary event may be approved by Council or an authorised delegate within townships, subject to the variable messaging display being for a temporary period only.

Previous signage matters erected on Council land

- 3.66. Signs erected more than 3 years prior to the adoption of this Policy, whether compliant or non-compliant with this Policy, may remain at Council's discretion, however, Council maintains the right to replace or remove any sign installed on Council land (including any road under its control) where:
- 3.66.1. The sign is a hazard to road users;
 - 3.66.2. The sign is in a dilapidated state of repair;
 - 3.66.3. The facility to which the sign relates ceases to operate;
 - 3.66.4. There is a demonstrated need for aggregating signs in a particular location;
 - 3.66.5. The road authority needs to resume use of the land.
- 3.67. Where an existing sign is proposed to be removed under Clause 3.66, appropriate consultation shall take place with the owner of the sign or signs, prior to its removal.
- 3.68. A sign or signs that is subject to a development authorisation that is conditional upon removal of the sign or signs after a prescribed period of time is not captured by paragraph 3.66.
- 3.69. The replacement of a sign (including a change in the contents of the sign display) referred to in paragraph 3.66 is subject to Council approval and the existence of a sign referred in paragraph 3.66 does not infer automatic approval of a replacement sign or the change in the contents of the sign display.

4.	Enforcement
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- 4.1. If:
- 4.1.1. A sign has been erected or placed on Council land without the consent of Council; or
 - 4.1.2. The design or positioning of the sign does not comply with an approval of the Council; or
 - 4.1.3. The sign unreasonably:
 - 4.1.3.1. Restricts the use of the footpath area or road; or
 - 4.1.3.2. Endangers the safety of members of the public; or
 - 4.1.4. The sign is in a dilapidated state of repair or is obsolete,
- An authorised person may:
- a) Remove the sign immediately; or
 - b) Order the owner of the sign to remove the sign from the road.

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- 4.2. A person must comply with an order of an authorised person made pursuant to subparagraph 4.1.
- 4.3. If the authorised person cannot find the owner, or the owner fails to comply immediately with the order of an authorised person, the authorised person may remove the sign.
- 4.4. The owner or other person entitled to recover a sign removed pursuant to paragraph 4.1.4(a) or 4.3 must pay to the Council any reasonable costs incurred by the Council in removing, storing and attempting to dispose of the sign before being entitled to recover the sign.
- 4.5. Paragraphs 4.1.4(a), 4.3 and 4.4 do not apply to vehicle, trailer or the like parked on the road for the purpose of display of advertising.

5.	Delegation
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- 5.1. That Council delegate the authority to approve requests and applications for all categories of signs where consistent with this Policy to:
 - 5.1.1. Chief Executive Officer
 - 5.1.2. Director – Development and Community Services
 - 5.1.3. Director – Infrastructure and Environmental Services
 - 5.1.4. Manager – Development Services
 - 5.1.5. Manager – Engineering Services
 - 5.1.6. Manager – Health Services and Community Safety.
 - 5.1.7. Authorised Officer under the *Local Government Act 1999*.

6.	Supporting Processes and Documents
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- 6.1. *Guidelines for Signs, The Barossa Council*
- 6.2. *Planning and Design Code*

7.	Related Policies
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- 7.1 *Enforcement Policy*
- 7.2 *Lease and Licence Policy*
- 7.3 *Legacy Policy Statements*
- 7.4 *Local Government Land By-Law 2021*
- 7.5 *Moveable Signs By-Law 2021*
- 7.6 *Roads By-Law 2021*
- 7.7 *Selection of Road and Public Place Names Process*

8.	Legislation and References
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- 8.1. *Local Government Act 1999*
- 8.2. *Local Government (General) Regulations 2013*
- 8.3. *Local Government (Elections) Act 1999*
- 8.4. *Planning, Development and Infrastructure Act 2016*

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- 8.5. *Planning, Development and Infrastructure (General) Regulations 2017*
 8.6. *Road Traffic Act 1961*
 8.7. *Australian Standard 1742.6 Manual of uniform traffic control devices – Tourist and Services signs*
 8.8. *Road Sign Guidelines – Guide to visitor and service road signs in South Australia*

9.	Review
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This Policy will be reviewed by [the Document Control Officer] in consultation with the relevant stakeholders, within three (3) years or more frequently if legislation or Council's need changes.

10.	Further Information
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- 10.1. 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.
- 10.2. Complaints regarding this Policy or its application can be made to the Customer Service team on 8563 8444 or barossa@barossa.sa.gov.au at first instance, who will refer you to the most appropriate officer according to Council's *Customer Service Policy*.

11.	Document Control
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Corporate Plan Link:		1.11 Provide transparent, efficient and effective development assessment processes and regulatory activities.			
		6.2 Ensure that Council's policy and process frameworks are based on principles of sound governance and meet legislative requirements.			
Document Owner:	Director, Development and Community Services			Document Control Officer:	Manager, Development Services
Consultation Rating:		Audience:	Internal and External	Next Review Date:	20/06/2026
Version history					
Version No.	Date			Description of Change	
1.0	19/09/2023			New Policy	

10.	Definitions
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AS1742	Means Australian Standard: Manual of Uniform Traffic Control Devices.
Authorised Person	Authorised person has the same meaning as in the <i>Local Government Act 1999</i>
Business Day	A day when Council is normally open for business – Monday to Friday, excluding Public Holidays and when Council's Principal Office may be closed (e.g. over the Christmas holiday period).
Banner	Means a moveable sign constituted of a strip of cloth, plastic or other material designed to hang from or be attached to another structure
Council	Means The Barossa Council, including an Authorised Delegate of the Council pursuant to Section 5 of this Policy, except where otherwise stated.

	Approval date: 19/09/2023	Review date: 20/6/2026	Approved by: [Council] Council Minute Book Ref: 2022-26/195	Ref: 23/72806	Page 10 of 11
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Council land	Means land owned by the Council or under the Council's care, control and management as well as any road or road reserve.
Community Information Sign	Means signage containing information related to a not for profit organisation operating within the area of The Barossa Council and that represents or provides service to the Barossa community.
Community Message Board	Means a freestanding sign that contains information or material relating to a community group, the communications and media of Council or a community or temporary event.
Directional Sign	Means a sign of a non-promotional nature that serves to provide information relating to the direction towards a feature.
Employee	All full-time, part-time and casual employees of The Barossa Council including trainees, apprentices, and on-hire employees.
Electronic Document and Records Management System ("EDRMS")	An automated system used to manage the creation, use, management, storage and disposal of physical and electronic Documents and Records, for the purposes of supporting the creation, revision and management of digital Documents; improving Council's work-flow, and providing evidence of business activities.
Location Guidelines	Means "Location Guidelines" referred to in Paragraph 3.8 of this Policy.
Moveable Sign	Means a moveable advertisement or sign as defined in Section 4(1) of the Local Government Act 1999.
Road	Road has the same meaning as in the <i>Local Government Act 1999</i> .
Sign	Means an advertisement and any structure built specifically to support it displaying any word, letter, image, device or representation or combination thereof, whether moveable or immovable, used for the purpose of advertising, announcement or display. Includes a painted sign, signboard, visual display screen, projection device, flag, bunting or streamer, or vehicle depicting a sign.
Supervisor	Any direct line supervisor, including Chief Executive Officer, Director, Team Manager, Line Manager, Coordinator, Supervisor or Leading Worker who are responsible for Worker(s) reporting to them.
Temporary Event	Means a local event of an educational, cultural, social, recreational or religious character where the majority of the event proceeds are returned directly to the community of The Barossa Council.
Variable Messaging Displays	Means a moveable illuminated sign (including where mounted to a vehicle or trailer) promoted to display different messages.
Worker	A person is a worker if the person carries out work in any capacity for Council, including work as: (a) an employee; or (b) a contractor or subcontractor; or (c) an employee of a contractor or subcontractor; or (d) an employee of a labour hire company who has been assigned to work in the person's business or undertaking; or (e) an outworker; or (f) an apprentice or trainee; or (g) a student gaining work experience; or (h) a volunteer; or (i) a person of a prescribed class.

	Approval date: 19/09/2023	Review date: 20/6/2026	Approved by: [Council] Council Minute Book Ref: 2022- 26/195	Ref: 23/72806	Page 11 of 11
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DEBATE REPORT

7.4 Development and Community Services

7.4.3 APPOINTMENT OF OFFICERS TO THE ADELAIDE MOUNT LOFTY RANGES BUSHFIRE MANAGEMENT COMMITTEE

**Author: Manager Health Services and Community Safety
25/46467**

PURPOSE

To seek Council endorsement of a new Deputy Member to the Adelaide Mount Lofty Ranges Bushfire Management Committee (the Committee), following the recent resignation of the Senior Manager Infrastructure and Environmental Services

RECOMMENDATION

That Council endorse Tomas Hennessy, Team Leader, Infrastructure Maintenance Planning as Deputy Member for The Barossa Council on the Adelaide Mount Lofty Ranges Bushfire Management Committee.

REPORT

Background

The Committee has a role in developing and promoting policies, practises, plans and strategies for its area, focusing on the assessment and reduction of bushfire risk and hazards. It is also an advisory committee to the State Bushfire Coordination Committee on bushfire prevention matters for its area.

At the Council meeting held on 21 May 2024, the Manager Health Service and Community Safety, and the Senior Manager Infrastructure and Environmental Services were endorsed as the Member and Deputy Member on the Bushfire Management Committee for The Barossa Council.

Discussion

Recently the Senior Manager Infrastructure and Environmental Services resigned from The Barossa Council and as such, has resigned as the Deputy Member on the Committee.

It is recommended that Tomas Hennessy, Team Leader, Infrastructure Maintenance Planning be appointed as the new Deputy Member. Tomas is authorised to make decisions and/or is responsible for bushfire management activities with the Council area.

Summary and Conclusion

It is important to ensure that best practises, plans and strategies are considered to assist in minimising the risk of fire and assist with community safety in the Barossa Council area, therefore, the Team Leader, Infrastructure Maintenance Planning is

recommended as the most appropriate representative for the Deputy position for The Barossa Council.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES

Nil

Supporting references

Nil

COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTS

Community Plan



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

Strategic Outcome

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

Corporate Plan

- CS13 Fire Prevention - Fire prevention activities including issuing fire prevention notices and working with fire agencies to reduce fire risks
- 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
- BS4 Council and Committees - Provision of support to Council and Committees through the provision of required information, agendas, and minutes. Council and Committees are provided with support to enable informed decisions
- CS15 Land Use and Development - Assessment of development applications for construction, alteration or demolition of buildings, and the division of land and changes in land use.

Legislative Requirements

Fire and Emergency Services Act 2005

RISK MANAGEMENT CONSIDERATIONS

These statements are qualitative in nature and designed to provide an indication of Council's general position when deciding to take or retain risk in pursuit of its objectives.

1. SERVICE DELIVERY

Refers to the delivery of services to the community, which includes the systems and physical assets that enable provision of these services, including structures (such as roads, buildings and facilities) as well as IT infrastructure, plant, vehicles & other equipment.

The appointment of members to the Committee is necessary under the Terms of Reference to ensure the effective function of the Committee. Appropriately qualified, accredited and experienced members are recommended for appointment.

2. SUSTAINABILITY & ENVIRONMENT

Relates to measures to preserve, protect and minimise impact on the natural environment, including sacred and indigenous lands, flora, fauna, heritage, water, waste, hazardous materials and pollution.

Nil

3. FINANCIAL

Refers to planning and control of Council's budget to align with the sustainable achievement of the desired outcomes articulated in its Community Plan.

Nil

4. PEOPLE

Relates to recruitment, retention, wellbeing and safety of employees and volunteers and engagement and management of contractors as well as the wellbeing and safety of the community.

The endorsed members need to be authorised to make decisions and/or are responsible for bushfire management activities with the Council area.

5. REPUTATION

Relates to policy, decisions, actions and circumstances that may cause Council to lose credibility with the community, ratepayers, key stakeholders, other levels of government and its own employees and contractors.

Council and its staff are required to ensure that appropriate steps are taken to mitigate the risk of fire in its area.

COMMUNITY ENGAGEMENT

Not required.

DEBATE REPORT

7.4 Development and Community Services

7.4.4 REQUEST TO EXTINGUISH ENCUMBRANCE AT COULTHARD ESTATE NURIOOTPA

**Author: Manager Development Services
25/47693**

PURPOSE

To seek Council consent to extinguish the Encumbrance at Coulthard Estate, Nuriootpa

RECOMMENDATION

That Council delegates authority to the Chief Executive Officer to discharge the Encumbrance applying to properties within Coulthard Estate, per Attachment 1, where such request is received from a landowner.

REPORT

Background

Coulthard Estate was granted development authorisation in 1994 for 97 residential allotments. The estate is fully developed. The land division is located at the northern end of the Nuriootpa High School, on the eastern side of Murray Street and located approximately 550m south of Sturt Highway.

The land division layout is contained in Attachment 1 and the Deposited Plans for the land division are contained in Attachment 2.

The land division was approved subject to an Encumbrance that was registered upon all of the relevant allotments created under the land division. Encumbrances are a legal claim or restriction on a property that limits the owner's rights or use of the property. The encumbrance is registered between Council and the landowner.

The Encumbrance is contained in Attachment 3. Clause 1 of the Encumbrance states:

1. *During the continuance of this Encumbrance, the Encumbrancer shall not upon the land or in respect thereof:*
 - a. *Erect or suffer to be erected or to remain thereon any building, fence, or other structure (including roofing, garages and other outbuildings) whereby all or any portion of the building material used or contained in such building, fence or other structure is of reflective galvanised iron;*
 - b. *Suffer allow or permit any mobile home or transportable home of any type whatsoever situated on the Land to be used for residential purposes.*

Discussion

A key limitation of Encumbrances which work against their perpetual survival is that they are only enforceable between the parties that signed the Encumbrance i.e. between the Council and original landowner. In the instance where a property is sold, the new landowner is not a party to the Encumbrance and enforcement against the landowner may be problematic unless they have signed the Encumbrance.

Encumbrances are consequently no longer used by Councils to address ongoing land management type situations and instead Land Management Agreements (LMA) are used. LMAs can be entered into pursuant to Section 192 of the *Planning, Development and Infrastructure Act 2016* and relate to the development, management, preservation or conservation of land with the owner.

The existing Encumbrance is more than 30 years old, and the provisions contained within the Encumbrance are no longer enforced. Given the age of the Encumbrance and concerns regarding enforceability of its terms, it is recommended that Council delegate authority to the Chief Executive Officer to allow discharge of the Encumbrance for any property within Coulthard Estate, where requested.

If the Encumbrance is extinguished, the land remains subject to the same controls as all other land in Nuriootpa where not subject to an Encumbrance. For example, a transportable dwelling can be applied for and may be approved, provided the application meets the provisions of the Planning & Design Code. Galvanised iron would also not be precluded as a building material used in residential areas.

Summary and Conclusion

This report outlines a request for Council to extinguish the Encumbrance at Coulthard Estate, Nuriootpa and recommends Council delegate power to the Chief Executive Officer to discharge the Encumbrance.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES

- | | |
|--------------|--|
| Attachment 1 | Coulthard Estate - Land of Division   |
| Attachment 2 | Colthard Estate - Deposited Plans for the Division   |
| Attachment 3 | Coulthard Estate - Memorandum of Encumbrance for Land Division   |

Supporting references

Nil

COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTS**Corporate Plan**

- CS15 Land Use and Development - Assessment of development applications for construction, alteration or demolition of buildings, and the division of land and changes in land use.

Legislative Requirements

Planning, Development and Infrastructure Act 2016

RISK MANAGEMENT CONSIDERATIONS

These statements are qualitative in nature and designed to provide an indication of Council's general position when deciding to take or retain risk in pursuit of its objectives.

1. SERVICE DELIVERY

Refers to the delivery of services to the community, which includes the systems and physical assets that enable provision of these services, including structures (such as roads, buildings and facilities) as well as IT infrastructure, plant, vehicles & other equipment.

Nil

2. SUSTAINABILITY & ENVIRONMENT

Relates to measures to preserve, protect and minimise impact on the natural environment, including sacred and indigenous lands, flora, fauna, heritage, water, waste, hazardous materials and pollution.

The Encumbrance restricts transportable dwellings and building materials comprising galvanised iron. The purpose of the Encumbrance was clear at the outset but after 30 years of time, the Encumbrance is no longer enforced and there are issues in enforcing the terms of the Encumbrance upon new landowners that are not a party to the original Encumbrance.

3. FINANCIAL

Refers to planning and control of Council's budget to align with the sustainable achievement of the desired outcomes articulated in its Community Plan.

Nil

4. PEOPLE

Relates to recruitment, retention, wellbeing and safety of employees and volunteers and engagement and management of contractors as well as the wellbeing and safety of the community.

Nil

5. REPUTATION

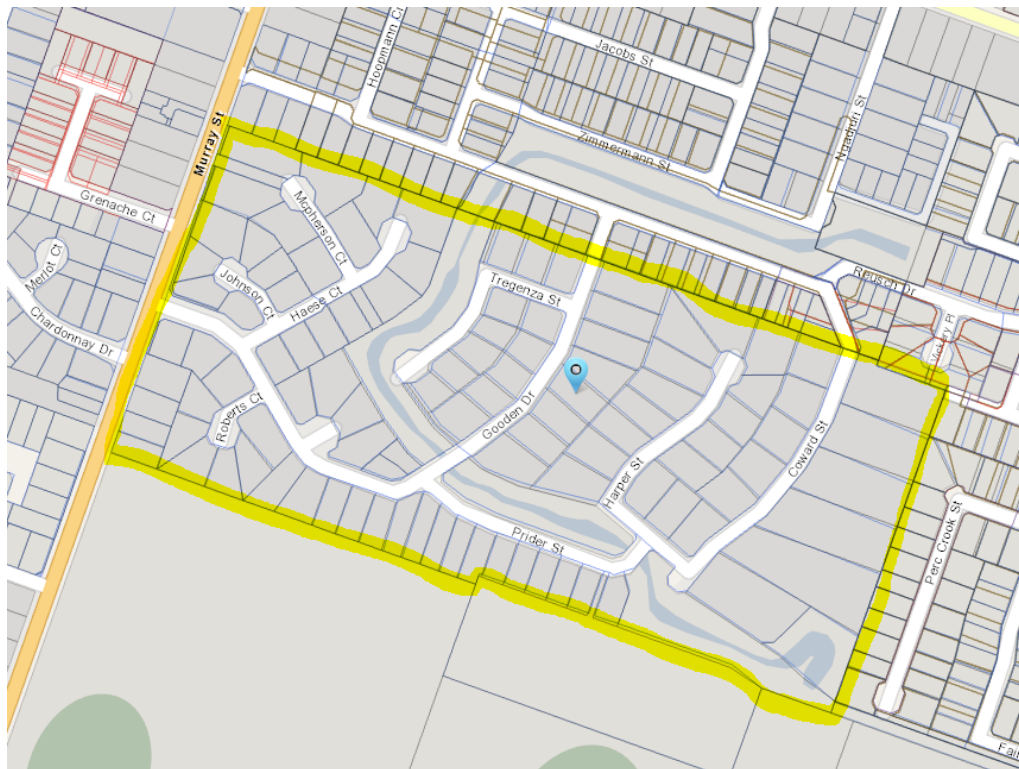
Relates to policy, decisions, actions and circumstances that may cause Council to lose credibility with the community, ratepayers, key stakeholders, other levels of government and its own employees and contractors.

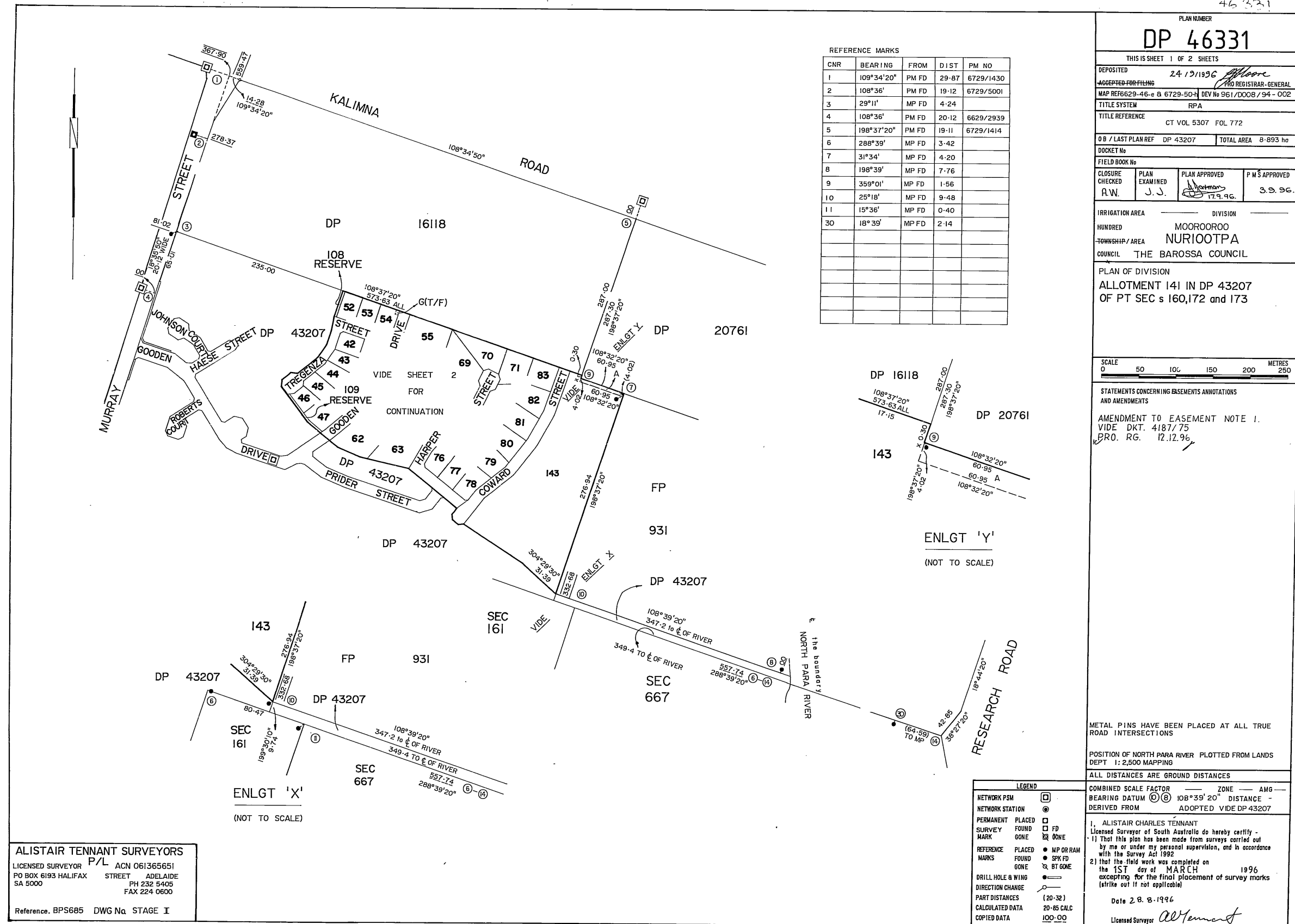
It is considered there are good governance reasons why the Encumbrance should be discharged from the land. Council retains right to assess development of land within Coulthard Estate to achieve suitable development outcomes pursuant to the *Planning, Development and Infrastructure Act 2016*.

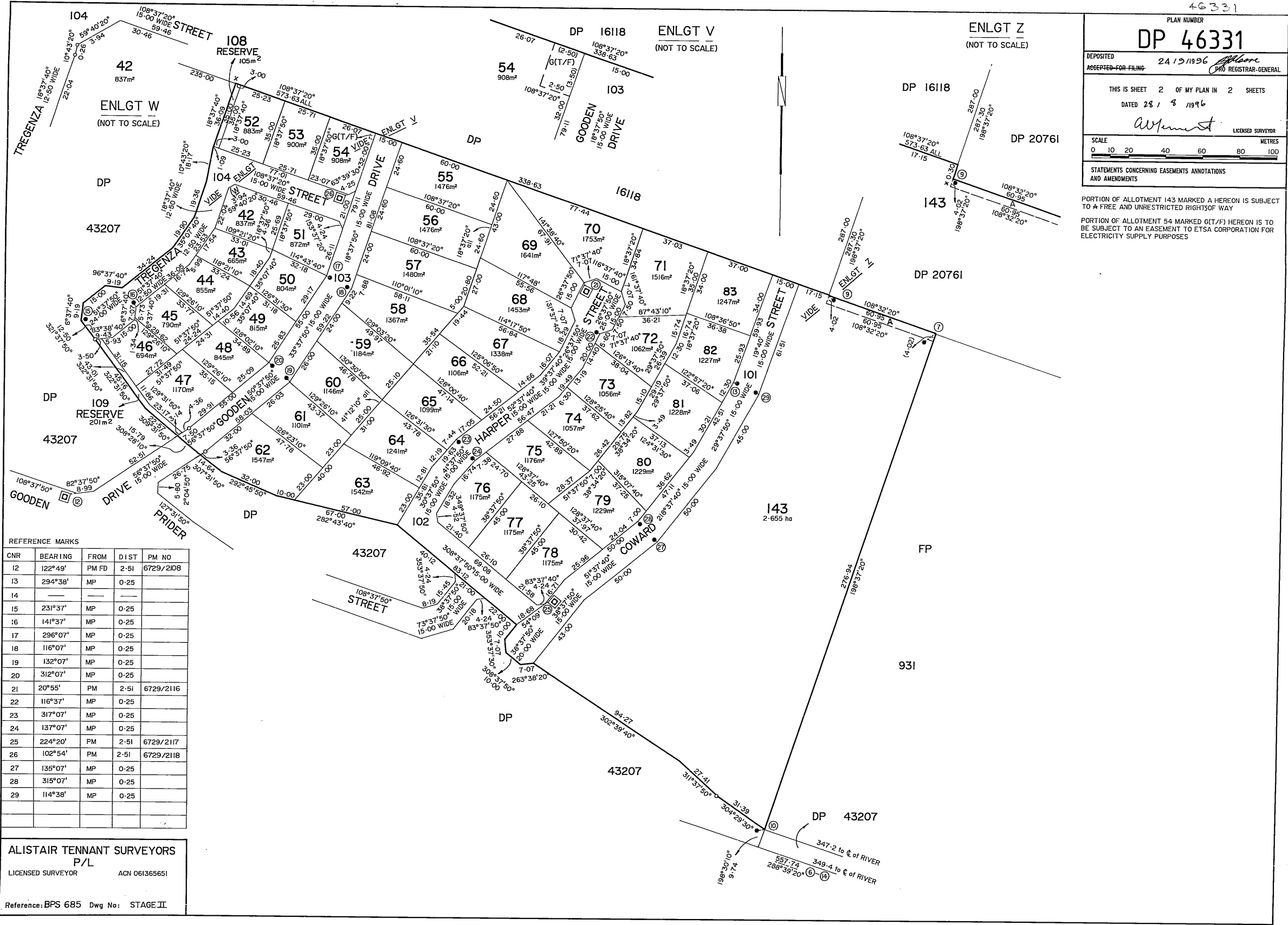
COMMUNITY ENGAGEMENT

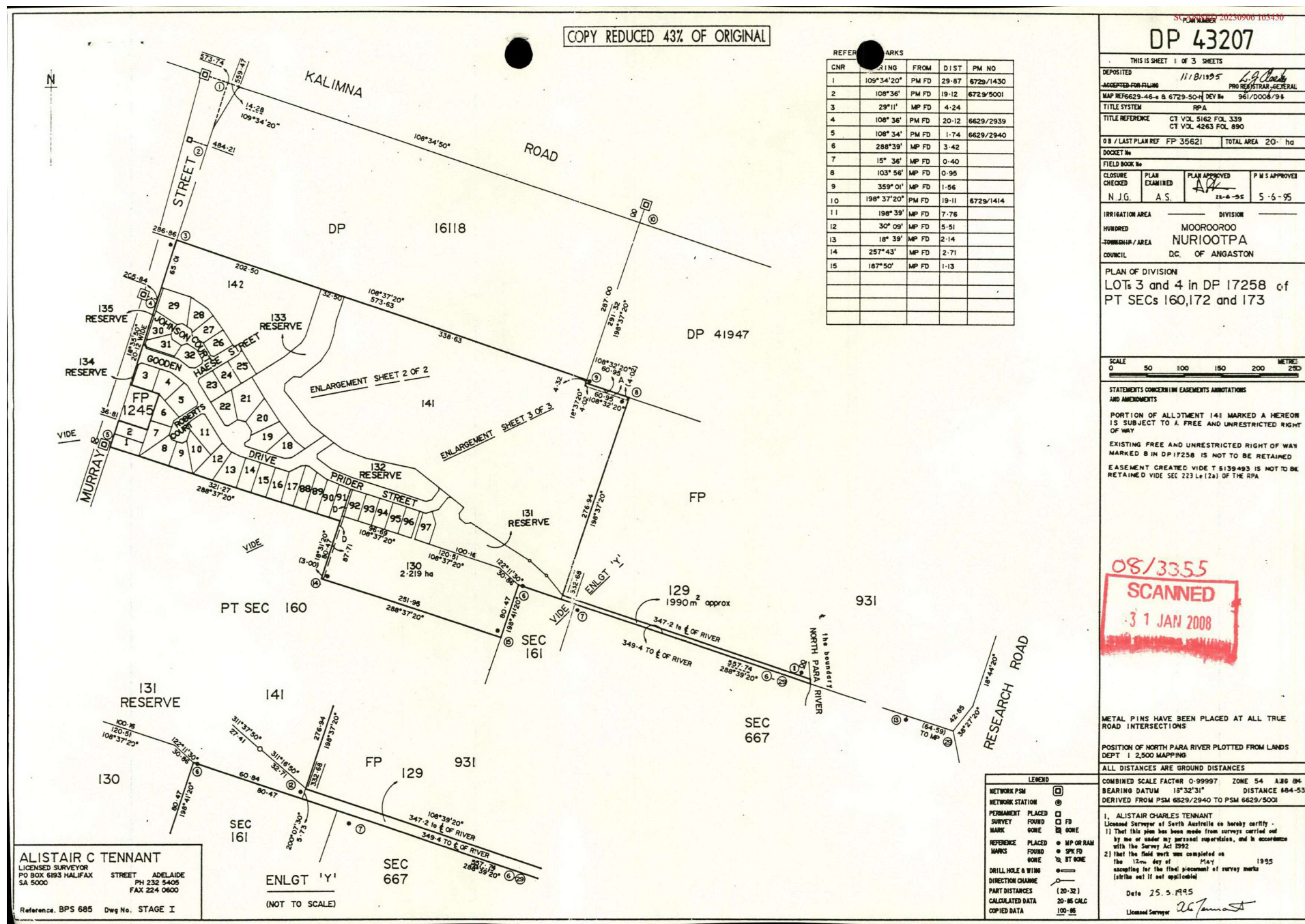
Should Council consent to the discharge of the Encumbrance, it is proposed to write to all applicable properties to bring the resolution to landowners' attention.

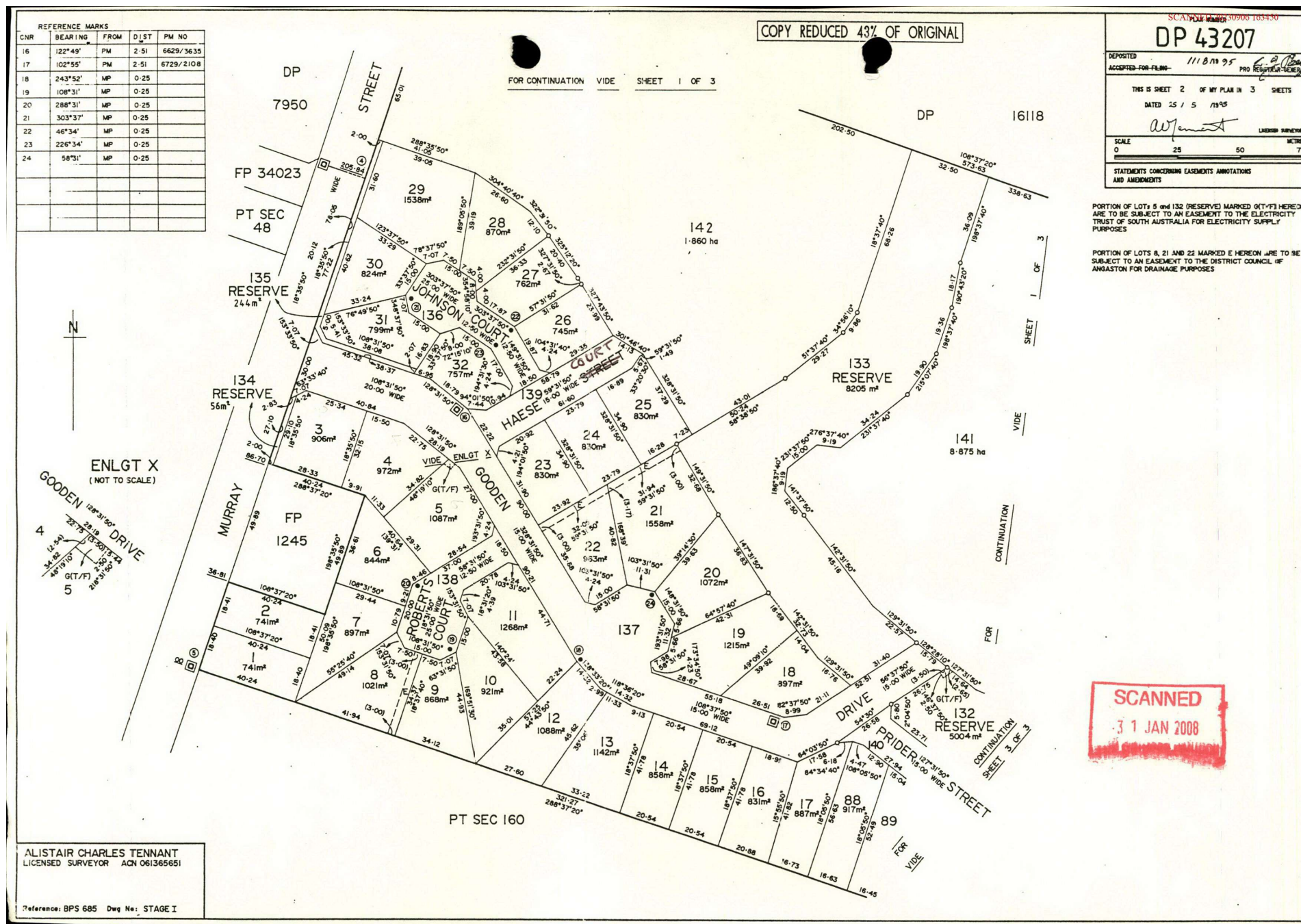
Coulthard Estate – Land Division – 961/D008/94

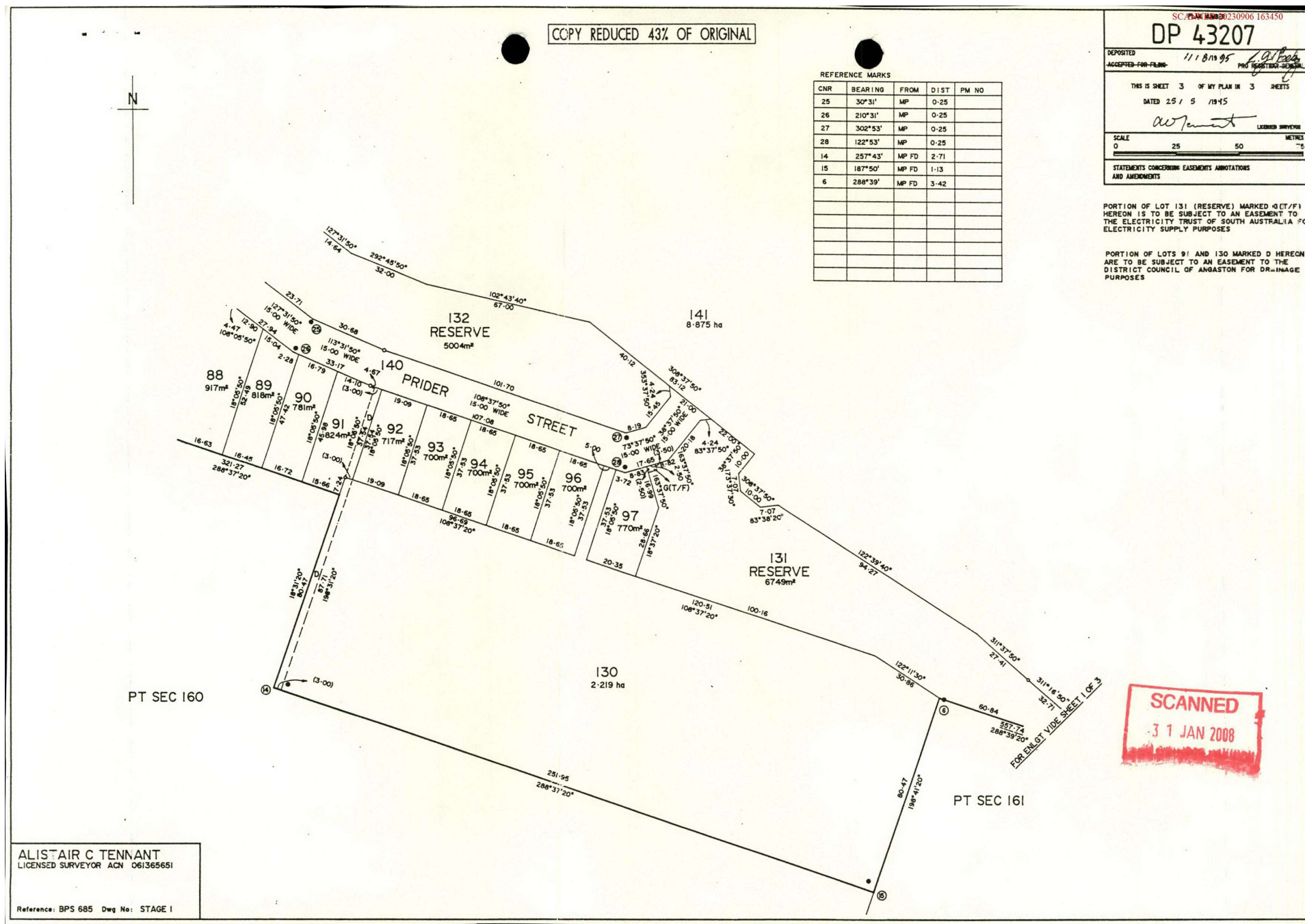




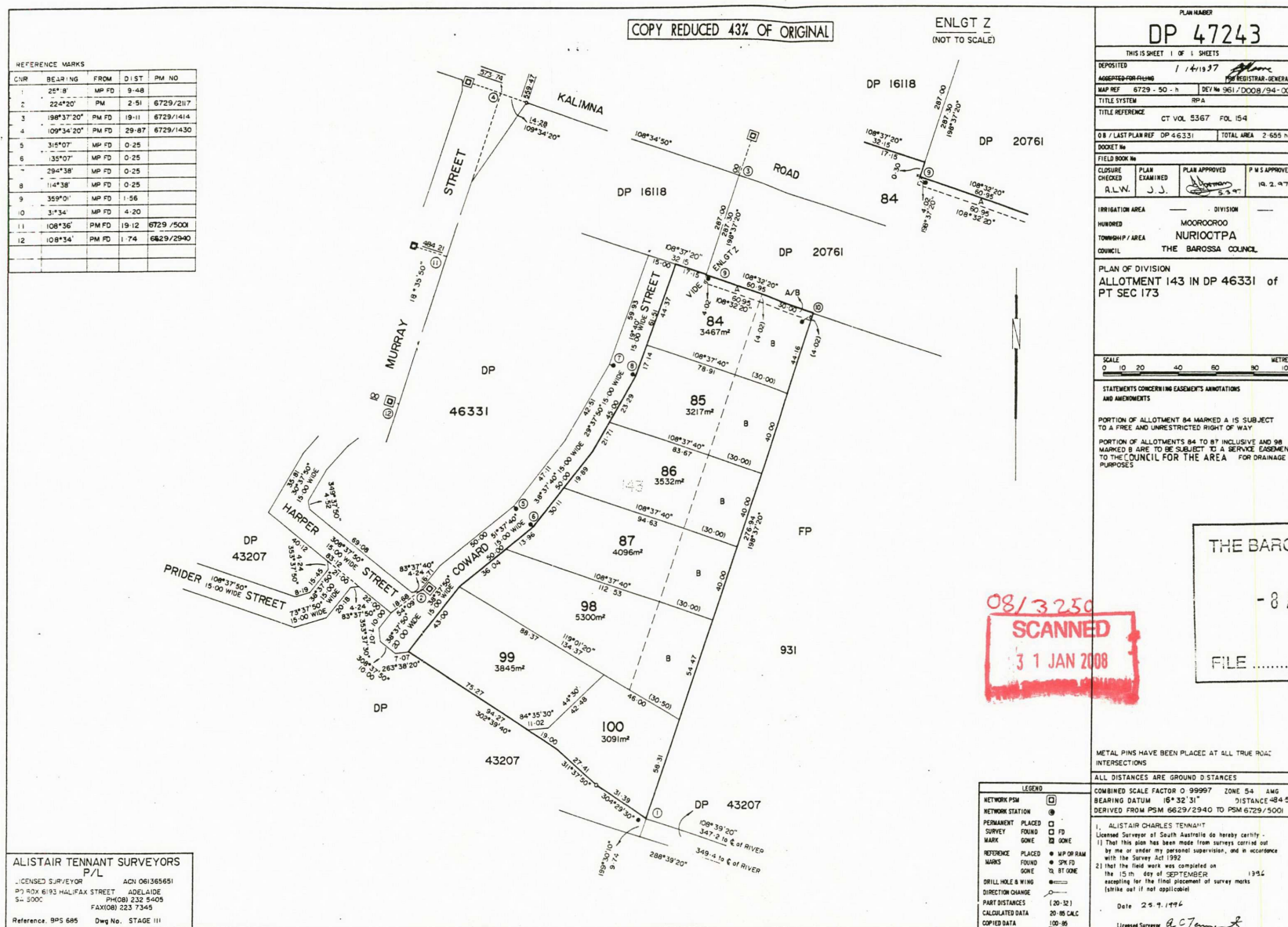


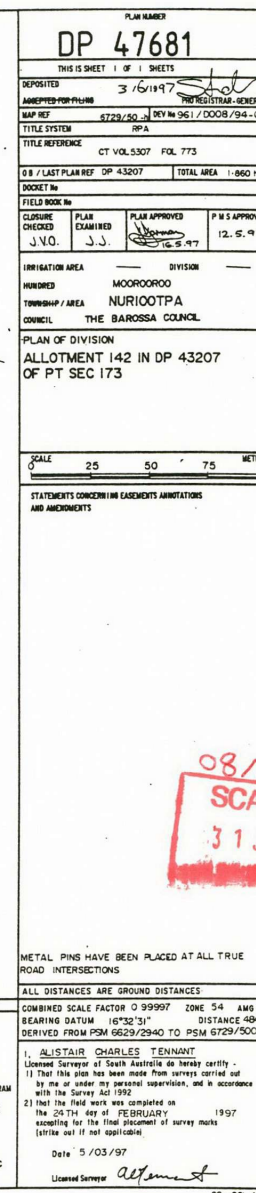






SCANNED 20230828 154045





COPY REDUCED 43% OF ORIGINAL

Form M2

MEMORANDUM OF ENCUMBRANCE**CERTIFICATE(S) OF TITLE BEING ENCUMBERED**

THE WHOLE OF THE LAND COMPRISED IN CERTIFICATE OF TITLE

Land Division - 961/D008/94

ESTATE AND INTEREST

ESTATE IN FEE SIMPLE

ENCUMBRANCES

NIL

ENCUMBRANCER (Full name and address)**ENCUMBRANCEE** (Full name, address and mode of holding)

THE BAROSSA COUNCIL OF PO BOX 867 NURIOOTPA SA 5355

OPERATIVE CLAUSE

THE ENCUMBRANCER ENCUMBERS THE ESTATE AND INTEREST IN THE LAND ABOVE DESCRIBED FOR THE BENEFIT OF THE ENCUMBRANCEE SUBJECT TO THE ENCUMBRANCES AND OTHER INTERESTS AS SHOWN HEREON WITH AN ANNUITY OR RENT CHARGE OF

- | | |
|---|---|
| (a) Insert the amount of the annuity or rent charge | (a) TEN CENTS (10c) |
| (b) State the term of the annuity or rent charge.
If for life use the words "during his or her lifetime" | (b) TO BE PAID TO THE ENCUMBRANCEE
3,996 years in an estate in fee simple |
| (c) State the times appointed for payment of the annuity or rent charge. Any special covenants may be inserted on page 2. | (c) AT THE TIMES AND IN THE MANNER FOLLOWING
If demanded on 15/08/2016 in every and each year commencing on the 15 th August next.
IT IS COVENANTED BETWEEN THE ENCUMBRANCER AND ENCUMBRANCEE as follows:-
The Encumbrancer does encumber the Land to the intent that it shall be binding on the Encumbrancer and on all successive owners, assignees, heirs, executors, administrators and transferees thereof <u>AND</u> with the performance or observance of the covenants by the Encumbrancer hereinafter contained <u>AND</u> the Encumbrancer <u>HEREBY COVENANTS</u> with the said Encumbrancee (in addition) and without prejudice to the covenants on the part of the Encumbrancer and the powers to the covenants on the part of the Encumbrancee implied herein under and by virtue of the provisions of the Real Property Act, 1886 (as amended), and any amendments hereof for the time being in force except insofar as the same are hereby expressly or impliedly varied or modified in the manner following, |

COVENANTS

1. During the continuance of this Encumbrance the Encumbrancer shall not upon the land or in respect thereof:
 - (a) Erect or suffer to be erected or to remain thereon any building, fence or other structure (including roofing garages and other outbuildings) whereby all or any portion of the building material used or contained in such building, fence or other structure is of reflective galvanised Iron;
 - (b) Suffer allow or permit any mobile home or transportable home of any type whatsoever situated on the Land to be used for residential purposes;
2. During the continuance of this Encumbrance the Encumbrancer shall comply with the requirements of The Barossa Council required from time to time.
3. The Encumbrancee may from time to time in its absolute discretion modify waive or release any of the covenants and other stipulations herein contained or implied.
4. The Encumbrancee may from time to time in its absolute discretion modify waive or release any of the covenants and other stipulations expressed or implied in any Memorandum of Encumbrance or other instrument whatsoever relating to any other land in the said plan of subdivision and whether the same were entered into or imposed before or at the same time as or after the date hereof and no such modification or waiver or release shall release the Encumbrancer or his successors in title from the covenants and other stipulations herein contained and implied.
5. In this instrument:
 - (i) Unless repugnant to the context words importing any particular gender shall include all other genders and words importing the singular numbers shall include the plural and vice versa;
 - (ii) If there shall be more than one person responsible hereunder as the Encumbrancer or as a successor in title to the Encumbrancer the liability of all such persons shall be both joint and several.

AND subject as aforesaid the Encumbrancee shall be entitled to all the powers rights and remedies given to the Encumbrancees by the Real Property Act aforesaid.

IT IS COVENANTED BETWEEN THE ENCUMBRANCER AND THE ENCUMBRANCEE in accordance with the terms and conditions expressed herein subject to such exclusions and amendments specified herein.

DATED

SCANNED 20160407 094959

LANDS TITLES REGISTRATION
OFFICE
SOUTH AUSTRALIA

MEMORANDUM OF ENCUMBRANCE

FORM APPROVED BY THE REGISTRAR-GENERAL

**BELOW THIS LINE FOR OFFICE &
STAMP DUTY PURPOSES ONLY**

Pn
E
Series No.

BELOW THIS LINE FOR AGENT USE ONLY

CERTIFIED CORRECT FOR THE PURPOSES
OF THE REAL PROPERTY ACT 1886


Brenton Miegel / Wyndham Rogers
Solicitor

AGENT CODE

Lodged by:

Correction to:

TITLES, CROWN LEASES, DECLARATIONS ETC.
LODGED WITH INSTRUMENT (TO BE FILLED IN BY
PERSON LODGING)

1.
2.
3.
4.

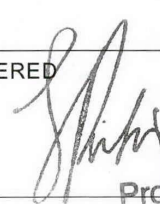
PLEASE ISSUE NEW CERTIFICATE(S) OF TITLE AS FOLLOWS

1.
2.
3.
4.

DELIVERY INSTRUCTIONS (Agent to complete)
PLEASE DELIVER THE FOLLOWING ITEM(S) TO THE
UNDERMENTIONED AGENT(S)

ITEM(S)	AGENT CODE

CORRECTION	PASSED
REGISTERED	


Pro  REGISTRAR-GENERAL
SOUTH AUSTRALIA

DEBATE REPORT

7.4 Development and Community Services

7.4.5 DRAFT SUBMISSION - CONCORDIA CODE AMENDMENT

**Author: Administrative and Technical Support Officer
25/49418**

PURPOSE

To present a draft submission for Council endorsement in respect to the Concordia Code Amendment.

RECOMMENDATION

That Council:

- (1) Endorse the draft submission in respect to the Concordia Code Amendment as contained in Attachment 1.
- (2) Authorises the Chief Executive Officer or delegate, to make minor technical or typographical amendments to the submission.

REPORT

Introduction

The Concordia Code Amendment was released for public consultation for a six week period from 19 June 2025 to 31 July 2025. This report presents Council's draft submission for endorsement.

The Code Amendment

The Concordia Code Amendment aims to rezone approximately 995 hectares of land to provide more homes for South Australians. The amendment will help facilitate staged development of a new master planned community to accommodate approximately 10,000–12,000 new homes for an estimated 25,000-30,000 residents.

The amendment will also enable the range of land uses and facilities needed to support a community of this size, including employment land, town centres, education facilities, healthcare, community facilities, open space and recreation areas.

The area of land affected by the Code Amendment is generally bound by:

- Kalbeeba Road and Teusner Road to the east;
- Bergen Road and Ironbark Road to the north;
- The North Para river to the west; and
- Local roads including Calton Road and the Barossa Valley Way to the south.

The draft Code Amendment proposes the following changes to the planning rules in the affected area:

- Rezoning approximately:
 - o 971 hectares of land currently in the Rural Zone to the Master Planned Neighbourhood Zone;
 - o 24 hectares of land currently in the Rural Zone to the Employment Zone.
- Applying the Regulated and Significant Trees Overlay to the entire affected area and Urban Tree Canopy Overlay to the Master Planned Neighbourhood Zone;
- Introducing a new Emerging Main Street Subzone and applying it to the Master Planned Neighbourhood Zone to support developing:
 - o Several activity centres, each including a main street that is a focal point for the surrounding neighbourhood;
 - o Medium to high density residential neighbourhoods in walkable distances to activity centres.
- Applying the Affordable Housing Overlay to the Master Planned Neighbourhood Zone to deliver at least 15 percent affordable homes across the residential development.
- Applying the Noise and Air Emissions Overlay to the Master Planned Neighbourhood Zone to protect residents in the new development from noise and air emissions generated by main roads, railways and other land uses.
- Introducing two concept plans to:
 - o Guide the provision of basic infrastructure, including stormwater management and roads.
 - o Support the orderly development of future land uses, including the preferred location of activity centres, schools and community facilities, and specifying the land required for education and emergency services.

A copy of the written communication from the Chief Executive of the Department for Housing and Urban Development is contained in [Attachment 2](#).

Infrastructure

To assist with the future delivery of basic infrastructure at Concordia, the State Government proposes to implement an Infrastructure Delivery Scheme. Basic infrastructure includes roads, stormwater management, electricity and stormwater. Consultation on the scheme will be undertaken in coming months.

A Concept Plan identifies the location of key land uses where land needs to be reserved for social infrastructure within the Code Amendment. The Concept Plan also specifies the minimum amount of land and number of facilities required for state social infrastructure including education and emergency services.

In addition, the State Government is establishing deeds to secure land for state social infrastructure such as health, education, emergency services or other facilities.

In respect to social infrastructure, a Social Infrastructure Deed is currently being negotiated between Council and Concordia landowners. These discussions are progressing. The social infrastructure provision incorporates sport and recreation, community centres and the like.

Discussion

Feedback during the consultation period is requested in relation to the Code Amendment in the following ways:

- The choice of proposed(s) zone and subzones and where they are applied within the affected area;
- The spatial application of overlays to the affected area;
- The wording of the proposed policies within the new Emerging Main Street Subzone;
- The introduction of the proposed concept plan and the information contained within them.

A draft submission is prepared and is contained at Attachment 1. The draft submission highlights a number of elements which are supported including the introduction of an Emerging Main Street Subzone, an Employment Zone, policy that supports an outer link road and policy supporting density around centres.

Council's aspirations for a Concordia Subzone have not been embedded in the Code Amendment which is a gap. There are also elements of the Concept Plan which warrant amendment and there are opportunities for improvements to the Emerging Main Street Subzone policy.

Detailed commentary is provided under headings below:

Concordia Subzone

The Barossa Council has engaged extensively with Planning & Land Use Services (PLUS) and the Growth and Infrastructure Coordination Unit (GICU) since March 2024 in relation to the introduction of a Concordia Subzone Policy into the Planning & Design Code library to apply over the Master Planned Neighbourhood Zone.

Advocating for a Concordia Subzone was in alignment with Council's adopted vision for Concordia *"A vibrant, connected and contemporary Barossa Community created with liveability, sustainability and longevity at its core"*. Central to this were the following six principles:

- Community – Concordia is a modern and distinctive Barossa community;
- Connected – Concordia is a connected community that promotes prosperity across the region;
- Sustainable – Concordia is an innovative and sustainable community;
- Inclusive – Concordia is a healthy, safe, accessible and inclusive community;
- Choice – Concordia delivers high quality design, amenity and choice;
- Environment – Concordia enhances and incorporates the natural environment.

To assist the development of the Subzone Policy, Council engaged John Stimson of Stimson Consulting and member of the State Planning Commission to collaborate with Council in preparation of the policy.

It is considered there is a strong need for a subzone policy for Concordia Growth Area to address gaps in the existing Masterplanned Neighbourhood Zone. Concordia contains a large degree of sloping and undulating land and additional policy, through a new subzone, is beneficial to ensure development responds to the site's natural features and slope of the land whilst balancing the need for density and expedient delivery of development.

Further, the site sits adjacent the highly valued Barossa Valley Character Preservation District and is a visually exposed site from existing urban and rural areas. The Barossa Council has a strong desire to preserve and, where possible, promote the landscape character of the Barossa in the planning and delivery of Concordia Growth area.

The absence of the Concordia subzone is considered to be a missed opportunity. Council seeks inclusion of a Concordia Subzone Policy into the code as part of the proposed Code Amendment for Concordia.

Infrastructure

The following are considered to be fundamental infrastructure considerations for Concordia that need to be accounted for and captured within the Basic Infrastructure Scheme:

- Sturt Highway connection – Murray Street and Lyndoch Road/Barossa Valley Way are near or at capacity, thereby making connection to Sturt Highway critical. This needs to be part of the initial development link investment. There is a need to further understand the funding mechanism and timing for delivery.
- Public transport – Early delivery of a rail station at Concordia is required. Timing of delivery of rail will also impact the bus services required. The road network needs to reflect bus routes which should connect activity centres to each other, Concordia connection to Gawler central, Lyndoch and road connections to the proposed Concordia railway station.
- Concordia Road junction with Barossa Valley Way – A further study is required for the proposed intersection between Concordia Road with Barossa Valley Way, with a confluence of issues in the current location;
- North-south Boulevard – The main central arterial road between Sturt Highway and Barossa Valley Way needs to be a boulevard. This is essential for the character of the Concordia Growth area, visual amenity and multi-purpose use. The road is expected to function as an arterial road and ongoing management should sit with Commissioner of Highways.
- Local Roads south of Barossa Valley Way – There is expected to be significant increase in traffic upon roads south of Barossa Valley Way, for example Cheek Avenue and Sunnyside Avenue. These roads need to be upgraded to accommodate the anticipated increase in traffic volumes.

The Concordia Code Amendment needs to work in conjunction with the Basic Infrastructure Scheme and the Deeds for Social Infrastructure that are being negotiated between Council and landowners and the State with landowners. The following matters need to be further considered:

- How will suitable land be set aside for social infrastructure that is critical to meet the future needs of Concordia and what will be the triggers for delivery.
- Noting the Basic Infrastructure Scheme is yet to be released for consultation, there is a critical dependency between the Code Amendment and the Basic Infrastructure Funding Plan. Further consultation with The Barossa Council is necessary in relation to the Infrastructure Funding Plan.

Concept Plan

The following elements should be considered as part of improvements to the Concept Plan:

- Gateways are identified at some of the key entrances *“to reinforce the prominence of these intersections and the need to maintain the visual amenity and streetscape appeal through the careful siting of buildings and other activities in a well landscaped setting”*. The gateways do not appear to be calling up the Gateway Overlay policy. It is suggested there is opportunity for the Gateway Overlay to be applied to these locations.
- A landscaped buffer is shown along a portion of Barossa Valley Way, which is supported, but this buffer does not extend all the way up to Concordia Road. We suggest the buffer is extended further on the Concept Plan.
- The neighbourhood activity centre, the District Park and primary school should be shifted further south to improve the business case for the Concordia train station. The preferred location of the District Community Centre is next to the Sports and Recreation Reserve on the western side of the north-south boulevard.
- The Concept Plan doesn't show the transmission easements or substations. Is there a particular reason why they've been excluded from the plan?
- Some of the shared use paths have breaks in them which should be corrected.
- The Concept Plan identifies the outer edge road which is planned to be accommodated at the edge of the growth area and is proposed to act as part of the buffer to the Rural Zone/Character Preservation District. What mechanism is proposed to ensure that land is set aside to enable the edge road to be accommodated later ie. if say 30m or 50m of land is required to be preserved to accommodate the road, how is such outcome achieved?

Please find attached previous summary feedback provided to GICU, dated 26th February 2025 and 14th May 2025.

Emerging Main Street Subzone Policy

The following matters should be considered as improvements to the draft policy within the Emerging Main Street Subzone:

- **Desired Outcome 1** – it is suggested delete the word “include” and replace with “are developed as”. Otherwise, a main street might just be a small element of the activity centre. It needs to be the only element in a local activity centre and the primary element for a neighbourhood activity centre (unless we think all roads in a neighbourhood activity centre should be designed as main streets).
- **PO 1.4** – How does one determine where a building that has residential on ground floor is suitable without a spatial limit to the activity centre? It is arguable that the same residential only buildings (or at least elements of them) are suitable in an activity centre.
- **PO 1.5** – The word “linear” is incorrect, it should be “liner”. A diagram explaining this concept would be useful.
- **PO 1.7** – How do we work out where to apply the 200m boundary if there is no spatial limit to the activity centres?
- **PO 2.1** – Buildings of 3-4 storeys in a Local Centre may be suitable and higher 6-8 storeys in a Neighbourhood Activity Centre. Noting this is a greenfield situation, the development will not need to worry about an existing interface situation.

- **PO 2.4** – Insert the word “continuous” before the word “pedestrian”. You want the shelter to be all along the main street to provide shade from sun and rain, not have gaps.
- **PO 3.1** – The DPF should be expressed in two parts, one for local and the other for neighbourhood activity centres. The heights should also be different. Max 3-4 storeys for local and max 6-8 for neighbourhood.
- **PO 3.3** – The 30 degree plane should start at 6m, not 3m. We are dealing with a greenfield site with no potential interface issues with existing built form.
- **PO 4.4** – How does one assess this policy when there is no spatial limit to an activity centre in the Code? Can't determine what the scale should be.
- **Part 8** – Administrative Terms and Definitions – There should be an example diagram of a main street in the policy. The definition of a main street as outlined in Part 8 is somewhat circular and unhelpful. What happens if a Building Envelope Plan is not used, is the definition still valid?

Summary and Conclusion

This report presents the Concordia Code Amendment and Council's draft submission for endorsement. The draft submission highlights a number of elements which are supported including the introduction of an Emerging Main Street subzone, an Employment Zone, policy that supports an outer link road and policy supporting density around centres. Council's aspirations for a Concordia Subzone have not been embedded in the Code Amendment which is a gap. There are fundamental infrastructure considerations for Concordia that need to be accounted for and captured within the Basic Infrastructure Scheme. There are also elements of the Concept Plan which warrant amendment and there are opportunities for improvements to the Emerging Main Street subzone policy.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES

- | | |
|--------------|---|
| Attachment 1 | Draft Council Submission - Concordia Code Amendment ↓  |
| Attachment 2 | Advice - Department for Housing and Urban Development - Consultation on the Draft Concordia Code Amendment and Infrastructure Scheme Update ↓ |

Supporting references

[Concordia Code Amendment: rezoning land for residential development | YourSAy](#)

COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTS

Community Plan



Our Places

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

Strategic Outcome

- Our places are planned, managed, and sustainable.

Corporate Plan

- | | |
|------|--|
| CS15 | Land Use and Development - Assessment of development applications for construction, alteration or demolition of buildings, and the division of land and changes in land use. |
|------|--|

Legislative Requirements*Planning, Development and Infrastructure Act 2016***RISK MANAGEMENT CONSIDERATIONS**

These statements are qualitative in nature and designed to provide an indication of Council's general position when deciding to take or retain risk in pursuit of its objectives.

1. SERVICE DELIVERY

Refers to the delivery of services to the community, which includes the systems and physical assets that enable provision of these services, including structures (such as roads, buildings and facilities) as well as IT infrastructure, plant, vehicles & other equipment.

Not Applicable

2. SUSTAINABILITY & ENVIRONMENT

Relates to measures to preserve, protect and minimise impact on the natural environment, including sacred and indigenous lands, flora, fauna, heritage, water, waste, hazardous materials and pollution.

The Code Amendment is proposing to rezone approximately 995ha of land within the Concordia Growth Area to facilitate the development of a new, master planned residential community with appropriate civil infrastructure as well as social, education, recreation, commercial and retail services.

The Code Amendment is looking to introduce a policy framework that can be used to facilitate the development of a sustainable, resilient, innovative, vibrant, connected and inclusive master planned community that responds to the existing character of the area and supports the needs of the community.

The investigations undertaken to inform the preparation of the master plan identified the extent of waterways and conservation reserves containing native vegetation. The master plan aims to protect and conserve these natural environments and ensure new development is appropriately integrated with the existing environment.

3. FINANCIAL

Refers to planning and control of Council's budget to align with the sustainable achievement of the desired outcomes articulated in its Community Plan.

The Concordia Growth Area has been modelled into Council's Long Term Financial Plan.

4. PEOPLE

Relates to recruitment, retention, wellbeing and safety of employees and volunteers and engagement and management of contractors as well as the wellbeing and safety of the community.

Endorsement of the Concordia Code Amendment will pave the way for future urban development within the Growth Area. The Growth Area will help facilitate staged development of a new master planned community to accommodate approximately 10,000-12,000 new homes for an estimated 25,000-30,000 residents.

The Barossa Council has initiated a Future Growth Resource Strategy and Plan to understand impacts to the workforce and ways of working to ensure operational readiness.

5. REPUTATION

Relates to policy, decisions, actions and circumstances that may cause Council to lose credibility with the community, ratepayers, key stakeholders, other levels of government and its own employees and contractors.

There are several elements of the Concordia Code Amendment which are supported, and which align with Council's Vision, Mission and Principles for Concordia Growth Area.

Council's aspirations for a Concordia Subzone have not been embedded into the Code Amendment which is a gap. There are also elements of the Concept Plan which warrant amendment and there are opportunities for improvements to the Emerging Main Street Subzone policy.

COMMUNITY ENGAGEMENT

Community engagement on the Code Amendment is open until 31 July 2025. The Chief Executive of the Department for Housing and Urban Development will consider feedback received in finalising the Code Amendment and will prepare an Engagement Report which will outline what was heard during consultation and how the proposed Code Amendment was changed in response to submission. The Minister will determine the Code Amendment.

Reference:

15 July 2025

Code Amendment Team
Department for Housing and Urban Development
GPO Box 1815
ADELAIDE SA 5001

By email: plansasubmissions@sa.gov.au

Dear Sir/Madam,

Concordia Code Amendment

Thank you for opportunity to make a submission in respect to the Concordia Code Amendment.

There are a number of elements of the Concordia Code Amendment which are supported including the introduction of an Emerging Main Street Subzone, an Employment Zone, policy that supports an outer link road and policy supporting density around centres.

Council's aspirations for a Concordia Subzone have not been embedded into the Code Amendment which is a gap. There are fundamental infrastructure considerations for Concordia that need to be accounted for and captured within the Basic Infrastructure Scheme and there are elements of the Concept Plan which warrant amendment and there are opportunities for improvements to the Emerging Main Street Subzone policy.

Further commentary is provided under headings below:

Concordia Subzone

The Barossa Council has engaged extensively with Planning & Land Use Services (PLUS) and the Growth and Infrastructure Coordination Unit since March 2025 in relation to the introduction of a Concordia Subzone Policy into the Planning & Design Code library to apply over the Master Planned Neighbourhood Zone.

To assist the development of the Subzone Policy, Council engaged John Stimson of Stimson Consulting and member of the State Planning Commission to collaborate with council in preparation of the policy. A copy of the Concordia Subzone is contained in Annexure 1 to this letter.

It is considered there is a strong need for a subzone policy for Concordia Growth Area to address gaps in the existing Masterplanned Neighbourhood Zone. Concordia contains a large degree of sloping and undulating land and additional policy through a new subzone is beneficial to ensure development responds to the site's natural features and slope of the land

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whilst balancing the need for density and expedient delivery of development.

Further, the site is situated adjacent the highly valued Barossa Valley Character Preservation District and is a visually exposed site from existing urban and rural areas. The Barossa Council has a strong desire to preserve, and where possible, promote the landscape character of the Barossa in the planning and delivery of Concordia Growth Area.

The absence of the Concordia subzone is considered to be a missed opportunity. Council seeks inclusion of a Concordia Subzone Policy into the Code as part of the proposed Code Amendment for Concordia.

Infrastructure

The following are considered to be fundamental infrastructure considerations for Concordia that need to be accounted for and captured within the Basic Infrastructure Scheme:

- Sturt Highway connection – Murray Street and Lyndoch Road/Barossa Valley Way are near or at capacity, thereby making connection to Sturt Highway critical. This needs to be part of the initial development link investment. There is a need to further understand the funding mechanism and timing for delivery.
- Public transport – Early delivery of a rail station at Concordia is required. Timing of delivery of rail will also impact the bus services required. The road network needs to reflect bus routes which should connect activity centres to each other, Concordia connection to Gawler central, Lyndoch and road connections to the proposed Concordia railway station.
- Concordia Road junction with Barossa Valley Way – a further study is required for the proposed intersection between Concordia Road and Barossa Valley Way, with a confluence of issues in the current location.
- North-south Boulevard – The main central arterial road between Sturt Highway and Barossa Valley Way needs to be a boulevard. This is essential for the character of the Concordia Growth area, visual amenity and multi-purpose use. The road is expected to function as an arterial road and ongoing management should sit with Commissioner of highways.
- Local Roads south of Barossa Valley Way – There is expected to be significant increase in traffic upon roads south of Barossa Valley Way, for example Cheek Avenue and Sunnyside Avenue. These roads need to be upgraded to accommodate for the anticipated increase in traffic volumes.

The Concordia Code Amendment needs to work in conjunction with the Basic Infrastructure Scheme and the Deeds for Social Infrastructure that are being negotiated between Council and landowners and the State with landowners. The following matters need to be further considered:

- How will suitable land be set aside for social infrastructure that is critical to meet the future needs of Concordia and what will be the triggers for delivery.
- Noting the Basic Infrastructure Scheme is yet to be released for consultation, there is a critical dependency between the Code Amendment and the Basic Infrastructure Funding Plan. Further consultation with The Barossa Council is necessary in relation to the Infrastructure Funding Plan.

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The following elements should be considered as part of improvements to the Concept Plan:

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careful siting of buildings and other activities in a well landscaped setting". The gateways do not appear to be calling up the Gateway Overlay policy. It is suggested there is opportunity for the Gateway Overlay to be applied to these locations.

- A landscaped buffer is shown along portion of Barossa Valley Way which is supported but this buffer does not extend all the way up to Concordia Road. We suggest the buffer is extended further on the Concept Plan.
- The neighbourhood activity centre, the District Park and primary school should be shifted further south to improve the business case for the Concordia train station. The preferred location of the District Community Centre is next to the Sports and Recreation Reserve on the western side of the north-south boulevard.
- The Concept Plan doesn't show the transmission easements or substations. Is there a particular reason why they've been excluded from the plan?
- Some of the shared use paths have breaks in them which should be corrected.
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Please find attached previous summary feedback provided to GICU, dated 26th February 2025 and 14th May 2025 which are contained in Annexure 2 to this letter.

Emerging Main Street Subzone Policy

The following matters should be considered as improvements to the draft policy within the Emerging Main Street Subzone:

- **Desired Outcome 1** – It is suggested delete the word "include" and replace with "are developed as". Otherwise a main street might just be a small element of the activity centre. It needs to be the only element in a local activity centre and the primary element for a neighbourhood activity centre (unless we think all roads in a neighbourhood activity centre should be designed as main streets).
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- **Part 8** – Administrative Terms and Definitions – There should be an example diagram of a main street in the policy. The definition of a main street as outlined in Part 8 is somewhat circular and unhelpful. What happens if a Building Envelope Plan is not used, is the definition still valid?

In summary, the Concordia Code Amendment incorporates a number of elements which are supported including the introduction of an Emerging Main Street subzone, an Employment Zone, policy that supports an outer link road and policy supporting density around centres.

Council's aspirations for a Concordia Subzone have not been embedded into the Code Amendment which is a gap. There are fundamental infrastructure considerations for Concordia that need to be accounted for and captured within the Basic Infrastructure Scheme, there are elements of the Concept Plan which warrant amendment and there are opportunities for improvements to the Emerging Main Street Subzone policy.

We welcome opportunity to discuss the contents of this submission. Should you wish to discuss this matter further, please contact Aaron Curtis, Manager – Development Services, acurtis@barossa.sa.gov.au or 8563 8492.

Yours faithfully

Martin McCarthy
Chief Executive Officer

-

OFFICIAL

RECEIVED

24 JUN 2025

Government
of South AustraliaDepartment for Housing
and Urban Development

Ref: #23078588

THE BAROSSA COUNCIL

20 June 2025

The Barossa Council
PO Box 867
NURIOOTPA SA 5355

Dear The Barossa Council,

Consultation on the draft Concordia Code Amendment and infrastructure scheme update

As someone who lives or owns property near the Concordia growth area, I am writing to invite your feedback on the draft Concordia Code Amendment and to provide an update on the Concordia infrastructure scheme.

About the Concordia Code Amendment

The Concordia Code Amendment aims to rezone approximately 995 hectares of land adjacent to Gawler township to provide more homes for South Australians.

The amendment will help facilitate the staged development of a new master planned community that is able to accommodate about 10,000-12,000 new homes for an estimated 25,000-30,000 residents.

The amendment will also enable the range of land uses and facilities needed to support a community of this size, including employment land, town centres, education facilities, healthcare, community facilities, open space and recreation areas.

The area of land affected by the Code amendment is generally bound by:

- Kalbeeba Road and Teusner Road to the east.
- Bergen Road and Ironbark Road to the north.
- the North Para River to the west.
- various local roads, including Calton Road, and the Barossa Valley Way to the south.

I have now released the draft Concordia Code Amendment for consultation from 19 June to 31 July 2025.

OFFICIAL

Proposed changes to the planning rules

The draft Code amendment proposes the following changes to the planning rules in the affected area:

- rezoning approximately:
 - 971 hectares of land currently in the Rural Zone to the **Master Planned Neighbourhood Zone** (see Figure 1) to deliver a new community with a range of housing that supports diverse needs and lifestyles, located within easy reach of services, facilities and open space.
 - 24 hectares of land currently in the Rural Zone to the **Employment Zone** (see Figure 2) to support a diverse range of low-impact light industrial, commercial and business activities.
- applying the Regulated and Significant Trees Overlay to the entire affected area and Urban Tree Canopy Overlay to the Master Planned Neighbourhood Zone to provide greater tree protections during and after development.
- introducing a new Emerging Main Street Subzone and applying it to the Master Planned Neighbourhood Zone to support developing:
 - several activity centres, each including a main street that is a focal point for the surrounding neighbourhood.
 - medium to high density residential neighbourhoods in walkable distances to activity centres.
- applying the Affordable Housing Overlay to the Master Planned Neighbourhood Zone to deliver at least 15 per cent affordable homes across the residential development.
- applying the Noise and Air Emissions Overlay to the Master Planned Neighbourhood Zone to protect residents in the new development from noise and air emissions generated by main roads, railways and other land uses.
- introducing two concept plans, to:
 - guide the provision of basic infrastructure, including stormwater management and roads.
 - support the orderly development of future land uses, including the preferred location of activity centres, schools, and community facilities, and specifying the land required for education and emergency services.

OFFICIAL

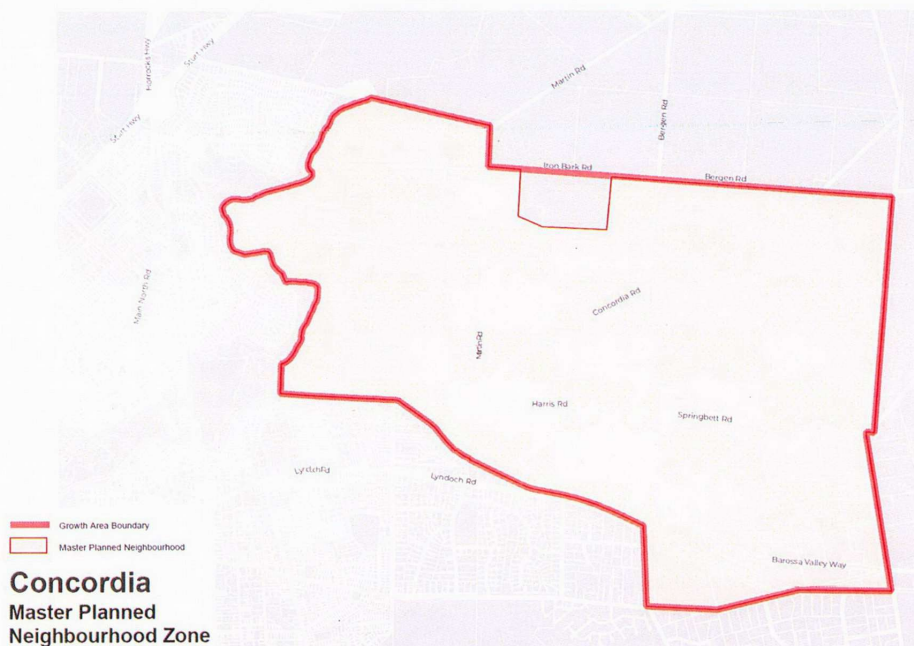


Figure 1: location of affected area and Master Planned Neighbourhood Zone

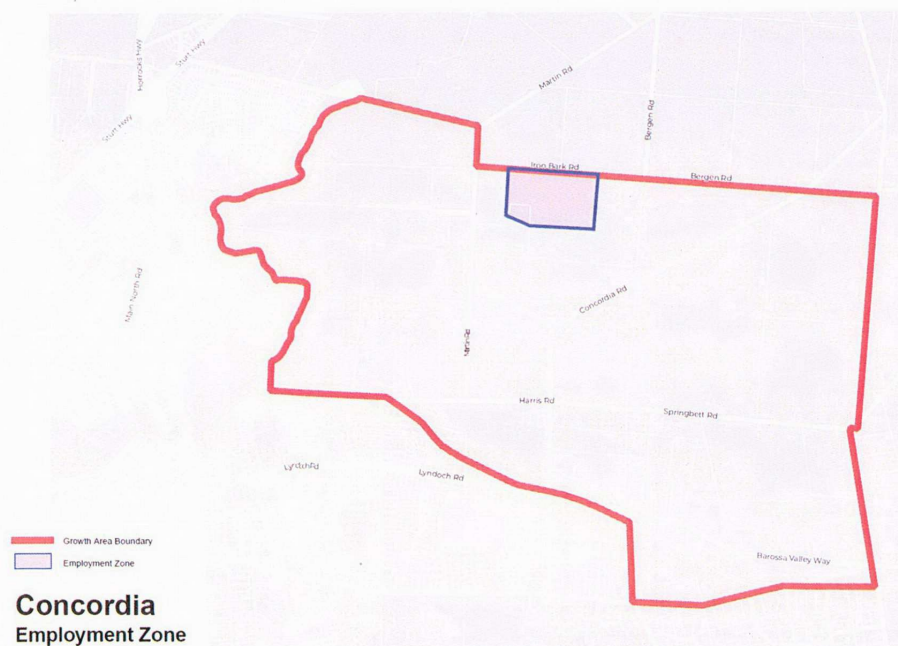


Figure 2: location of affected area and Employment Zone.

OFFICIAL**Infrastructure approach**

To assist with the future delivery of basic infrastructure at Concordia, the State Government proposes to implement an Infrastructure Delivery Scheme (the Scheme). Basic infrastructure can include things like roads, stormwater management, electricity and water.

The Scheme is being developed with relevant landowners and stakeholders to ensure the timely delivery of basic infrastructure to enable future development within committed timeframes.

At the same time, the Code Amendment seeks to coordinate the provision of social infrastructure, which includes things like schools, emergency services and community facilities, to support the future residents of Concordia.

In a new approach to greenfield growth areas, land is reserved for future social infrastructure through a suite of mechanisms:

- The Master Planned Neighbourhood Zone, proposed to apply to the majority of the Concordia Growth Area, supports the provision of community facilities such as schools, community centres, recreation centres and public open space.
- A new Concept Plan identifies the location of key land uses where land needs to be reserved for social infrastructure. It also specifies the minimum amount of land and number of facilities required for state social infrastructure, including education and emergency services.
- Social infrastructure deed(s) will be established between the government and landowners/developers to identify the nature of social infrastructure required to be provided, and at which point, to secure the provision/funding of these facilities.

The State Government is establishing deeds to secure land for state social infrastructure, such as health, education, emergency services or other facilities. The Minister has indicated that the Code Amendment will not be approved over properties unless landowners have signed the necessary agreements.

View the draft Code Amendment

View the draft Concordia Code Amendment online at: yoursay.sa.gov.au/concordia-code-amendment.

Hard copies of the draft Code Amendment are available to view during standard opening hours at:

Department for Housing and Urban Development office:

- Level 9, 83 Pirie Street, Adelaide

Barossa Council offices:

- 43-51 Tanunda Road, Nuriootpa
- Barossa Valley Way, Lyndoch

OFFICIAL

The Town of Gawler office:

- 43 High Street, Gawler East

Light Regional Council offices

- Kapunda Head Office at 93 Main Street, Kapunda
- Freeling Development Office at 12 Hanson Street, Freeling.

Have your say

Share your feedback by **31 July 2025** via:

- YourSAy online survey: yoursay.sa.gov.au/concordia-code-amendment
- email: plansasubmissions@sa.gov.au (subject: Submission – Concordia Code Amendment).
- post addressed to: Code Amendment Team, Department for Housing and Urban Development, GPO Box 1815, ADELAIDE SA 5001.

Information sessions

Online and in-person public information sessions are planned during the consultation period.

Visit the YourSAy website for details: yoursay.sa.gov.au/concordia-code-amendment.

More information

For more information about the draft Concordia Code Amendment and how to have your say:

- visit the YourSAy website at: yoursay.sa.gov.au/concordia-code-amendment.
- visit the PlanSA webpage at: plan.sa.gov.au/en/ca/concordia.
- email PlanSA@sa.gov.au.
- phone PlanSA Helpdesk on: 1800 752 664

Yours sincerely



David Reynolds
CHIEF EXECUTIVE

COVER SHEET

CONFIDENTIAL REPORT

15 July 2025

Council Meeting

8.1 Office of the Mayor and CEO

8.1.1 SPECIAL AUDIT AND RISK COMMITTEE - AGENDA AND MINUTES - 2 JUNE 2025

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 the matter involves commercial negotiations for a long term 10 year core systems contract and that Council must comply with non-disclosure arrangements in place with the State.

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)(b) of the Local Government Act 1999:

information the disclosure of which-

- (i) could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or to prejudice the commercial position of the council; and
- (ii) would, on balance, be contrary to the public interest; and

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 the matter involves commercial negotiations for a long term 10 year core systems contract and that Council must comply with non-disclosure arrangements in place with the State.

COVER SHEET

CONFIDENTIAL REPORT

15 July 2025

Council Meeting

8.2 Corporate Services, Strategy and Innovation

8.2.1 BAROSSA PARK - DRAFT RIGHT OF USE AGREEMENT FOR THE STATE

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 the matter relates to an agreement between the Premier of South Australia and The Barossa Council which is subject to confidentiality provisions.

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

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- (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 the matter relates to an agreement between the Premier of South Australia and The Barossa Council which is subject to confidentiality provisions.

COVER SHEET

CONFIDENTIAL REPORT

15 July 2025

Council Meeting

8.3 Infrastructure and Environmental Services

8.3.1 BAROSSA REGIONAL PROCUREMENT GROUP - TENDER - PROVISION OF NEW SURFACING WORKS AND RESURFACING OF SEALED ROADS

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 the information, if disclosed, could prejudice the commercial position of a person or confer a commercial advantage on a competitor.

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

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- (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 is that the information, if disclosed, could prejudice the commercial position of a person or confer a commercial advantage on a competitor.