



MINUTES OF THE MEETING OF THE BAROSSA COUNCIL
held on Tuesday 16 September 2025 commencing at 5.30pm
in the Council Chambers, 43-51 Tanunda Road, Nuriootpa.

MINUTES

Welcome by Deputy Mayor Jess Greatwich, meeting declared open at 5.30pm.

1. ATTENDANCE RECORD

1.1 Members Present

Crs John Angas, Don Barrett, David de Vries, Tony Hurn, Cathy Troup, Jane Evans, Bruce Preece, Jess Greatwich, and Heidi Thompson

Apologies

Mayor Bim Lange
Cr Kathryn Schilling
Cr Rick Lane

Not Present

Nil

Leave of Absence

Nil

2. CONFIRMATION OF MINUTES

2.1 Minutes of previous meetings – for confirmation:

MOVED Cr Hurn

That the Minutes of the Council meeting held on Tuesday 19 August 2025 at 5.30pm, as circulated, be confirmed as true and correct records of the proceedings of those meetings.

SECONDED Cr Barrett

CARRIED 2022-26/796

2.2 Matters arising from previous minutes

Nil

3. PROCEDURAL ITEMS

3.1 Petitions

3.1.1 PETITION PROPOSED CLOSURE OF THE WALKWAY BETWEEN PENRICE ROAD AND SCHOLZ AVENUE, NURIOOTPA **25/62286**

MOVED Cr Preece

That Council receive and note the petition and inform the lead petitioner that formal consultation will be undertaken and the submission received through the petition shall be included in the consultation report to Council.

SECONDED Cr de Vries

CARRIED 2022-26/797




PURPOSE

A petition containing 39 signatories has been received regarding Proposed Closure of the walkway between Penrice Road and Scholz Avenue, Nuriootpa from petitioner Donna Neumann on 17 August 2025.

REPORT

The petition seeks Council to review the decision to begin the Road Closing process which includes further consultation as it pertains to the land adjacent Barossa Village. The petition will be included in the consultation required by legislation, unless Council chooses to cease undertaking the Road Closing process in that case I foreshadow that a member will need to bring forward a notice of motion to rescind the prior decision of Council to undertake the road closure process at the October meeting of Council.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES

- Attachment 1 Proposed Closure of Walkway between Penrice Road and Scholz Avenue Nuriootpa - Petition 17 August 2025 
- Attachment 2 Submission - Closure of walkway - Barossa Village - between Penrice Road and Scholz Avenue - Redacted 2 
- Attachment 3 Submission - Closure of walkway - Barossa Village - between Penrice Road and Scholz Avenue - Redacted 

Supporting references

Nil

COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTS

Corporate Plan

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

Legislative Requirements

Local Government Act 1999 Section

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.

Nil

COMMUNITY ENGAGEMENT

Will occur as part of the road closure process.

3.2 Deputations/Visitors to the meeting

Deputy Mayor Greatwich welcomed Donna Neumann - Proposed Closure of the walkway between Penrice Road and Scholz Avenue, Nuriootpa to the meeting.

Deputy Mayor Greatwich welcomed Lindsay Linke - Proposed Closure of the walkway between Penrice Road and Scholz Avenue, Nuriootpa to the meeting.

3.3 Notice of Motion

Nil

3.4 Questions with Notice

Nil

4. MAYOR

4.1 Mayor's Report

Cr Preece left the meeting at 5:52 pm.

MOVED Cr de Vries

That the Mayor's report be received.

SECONDED Cr Angas

CARRIED 2022-26/798

5. COUNCILLORS' REPORTS

Nil

6. MATTERS FOR INFORMATION

- 6.1 Amendment to State Planning Policy 1: Integrated Planning
- 6.2 Trees for Life - Bush for Life Report
- 6.3 Local Government Finance Authority Annual General Meeting Notice
- 6.4 Community Governance - Barossa Community Impact Scholarship Pilot - Program Overview
- 6.5 Department of Human Services - Community Transport South Australia Program Tender - The Barossa Council
- 6.6 Consultation Report - Draft Design Standard 1 - Engineering Requirements for Land Divisions
- 6.7 Barossa Local Economic Development Plan update

7. DEBATE REPORTS

7.1 Office of the Mayor and CEO

7.1.1 FINDINGS OF THE SOUTH AUSTRALIAN OMBUDSMAN - CR PREECE AFFORDED PROCEDURAL FAIRNESS - NO ERROR **25/68036**

MOVED Cr Evans

That The Barossa Council having noted the findings of the South Australian Ombudsman that Cr Preece was indeed provided procedural fairness in the management of six complaints against his behaviour and actions, receive and note the report, and that the findings be published on Councils website so that the community is fully informed, and:

- Council again calls on Cr Preece to resign his position as an Elected Member effective immediately.
- Due to the costs incurred and findings of the investigations, Councils' determinations and Ombudsman outcomes, Cr Preece is requested to repay to the Barossa Council legal costs of \$38,362.50 and training costs of \$4,520.00 incurred up to date by The Barossa Council and its ratepayers. These costs have been incurred as a result of Cr Preece's behavioural misconduct occurring during the time of holding the office of an Elected Member of The Barossa Council.

SECONDED Cr Angas

CARRIED 2022-26/799

PURPOSE

To table the findings of the South Australian Ombudsman (the Ombudsman) into a complaint by Cr Preece as to my management of multiple complaints against Cr Preece and his public statement claiming he was not afforded procedural fairness through the complaint processes.

REPORT

Background

Council at its meeting of 20 May 2025 the Council considered and resolved matters pertaining to six complaints against Cr Preece.

At this meeting Cr Preece made a personal statement claiming, which statement is placed on the public record, as required by the *Local Government Act 1999*, that he had not been provided procedural fairness. He subsequently complained about Council decisions not affording him procedural fairness to the Ombudsman.

Introduction

The Ombudsman has conducted a review of Cr Preece's complaints and associated investigation reports and information and written to me as the Principal Member of Council about the findings.

It is incumbent in my view that I table these findings for the public and members information and to place them on the public record.

Discussion

The findings and pertinent commentary of the Ombudsman in summary is best stated verbatim as follows (my emphasis):

"For clarity, I confirm that under section 12H(1)(c) of the Ombudsman Act, I considered that there was good reason as to why no action should be taken in respect of your complaint. This was because I was unable to identify an error in the council's process and considered you had been afforded procedural fairness."

The relevant correspondence is provided at Attachment 1 and 2.

As the Principal Member of Council, it is my role to manage such complaints, and the process has been reviewed independently and shown to have provided procedural fair and no errors identified.

Summary and Conclusion

I hereby table the findings of the Ombudsman for members and public interest in this matter.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES

- Attachment 1 Ombudsman Findings - 22 July 2025 
Attachment 2 Ombudsman Findings - 15 August 2025 

Supporting references

Nil

COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTS

Corporate Plan

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

Legislative Requirements
Ombudsman Act 1972

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.

Costs incurred to date on this, and other complaints managed collectively, amount to \$58,868.75 being \$38,362.50 in legal support and investigation services, \$4,520 for training services and \$15,986.25 in administrative costs of the Chief Executive Officer and other officer resource used to date (this equates to an estimated 84.5 hours of work on this matter). This does not include any estimate for the Mayors' time.

These costs relate to all complaints made against Cr Preece that are currently under processes pursuant to Council policy and processes.

This includes invoicing up to and including July 2025.

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 six complaints have impacted community members, staff, fellow Elected Members and Board members of a subsidiary organisation of Council. This includes people being fearful of impact on them personally.

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 processes of the complaints and now the inability to achieve an agreed outcome will result in reputational damage to Council.

COMMUNITY ENGAGEMENT

Nil required or recommended.

7.1.2 MAYOR LANGE - REQUEST FOR TRAINING AND DEVELOPMENT 25/71945

MOVED Cr Barrett

That Council approve Mayor Lange to attend the Australian Local Government Association (ALGA) Roads Conference to be held on 11-12 November 2025 at a cost of \$979.00 as per Attachment 1.

SECONDED Cr Angas

CARRIED 2022-26/800

PURPOSE

This report seeks a decision from the Council regarding a request for professional development training for Mayor Lange to attend the ALGA Roads Congress, which is to be considered in accordance with the Elected Members Training and Development Policy.

REPORT

Discussion

The *Local Government Act 1999 (SA)* requires a Council to prepare and adopt a training and development policy for Elected Members. A link to The Barossa Council's Elected Members Training and Development Policy is available within this report under the subheading: 'Supporting references.'

The Barossa Council recognises that the ongoing professional training and development of Elected Members is vital to providing competency in community leadership. It is essential to ensure that Council is well governed and operates in the Corporation's and the community's best interests.

If approval is granted, Mayor Lange will be required to provide a report to Council at the completion of the course outlining the nature of the activity and the benefits gained through attendance along with feedback on ideas to enhance the activity.

Summary and Conclusion

Council is asked to approve Mayor Lange's request for training and development as per Attachment 1.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES

Attachment 1 Request for Training and Development Form - Mayor Lange - 16 September 2025 

Supporting references

[Elected-Members-Training-and-Development-Policy.pdf](#)

COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTS

Corporate Plan

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

Legislative Requirements

Local Government Act 1999 (SA), the Local Government (General) Regulations 2013 and the Local Government Association Training Standards for Council Members.

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.

There will be a cost of \$979.00 which includes the cost to attend the congress as well as accommodation and meals which are outlines pursuant to Clause 3.3.3 - Council's Elected Members Training and Development Policy.

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

Not required.

7.1.3 PROPOSED AMENDMENT TO A PREVIOUS COUNCIL DECISION - GAWLER RIVER FLOODPLAIN MANAGEMENT AUTHORITY
25/72463

MOVED Cr Angas

That Council, noting the report has been brought forward by the Chief Executive Officer pursuant to Regulation 21 of the Local Government (Procedures at Meetings) Regulations 2013, amend resolution 2022-26/667 from the Council meeting held on 15 April 2025 being:

That Council having reviewed the material from the Adelaide Hills Council:

- (1) Note their analysis and concur with its conclusions, and authorise the Mayor to respond to the Minister that it has no objection to Adelaide Hills Council request to leave the Gawler River Floodplain Management Authority (GRFMA).*
- (2) Notwithstanding the Minister's decision, it be put to the Minister that an alternative model should be considered and put to Adelaide Hills Council and other constituent that would:
 - a. Limit the extent of the current GRFMA to the prior agreed Bruce Eastick Dam only; and**

- b. *If determined necessary, a cross-government group be established to address risk and the business case for further stage 2 investment for flood mitigation on the North Para River from Gawler to the Gulf.*
 - c. *With the limited GRFMA being of the current six Councils and the alternative body be established with downstream Local Government entities, private sector and State Government to address the future risk mitigation and business case outcomes.*
- (3) *Instruct the Chief Executive Officer to develop and review paper on the benefits, costs and risk of being a member of the GRFMA (in its current form) and consideration of The Barossa Councils future membership with this Authority to meet budget discussions for the 2026-27 financial year.*

Amend the resolution to:

That Council having reviewed the material from the Adelaide Hills Council:

- (1) *Note their analysis and concur with its conclusions, and authorise the Mayor to respond to the Minister that it has no objection to Adelaide Hills Council request to leave the Gawler River Floodplain Management Authority (GRFMA).*
- (2) *Notwithstanding the Minister's decision, it be put to the Minister that an alternative model should be considered and put to Adelaide Hills Council and other constituent that would:*
 - a. *Limit the extent of the current GRFMA to the prior agreed Bruce Eastick Dam only; and*
 - b. *If determined necessary, a cross-government group be established to address risk and the business case for further stage 2 investment for flood mitigation on the North Para River from Gawler to the Gulf.*
 - c. *With the limited GRFMA being of the current six Councils and the alternative body be established with downstream Local Government entities, private sector and State Government to address the future risk mitigation and business case outcomes.*

SECONDED Cr Troup

CARRIED 2022-26/801

PURPOSE

Following the request from Adelaide Hills Council to withdraw from the Gawler River Floodplain Management Authority (GRFMA), and subsequent refusal by the Minister for Local Government, it is pertinent to revisit a previous resolution of Council with the intent to redirect Council resources.

REPORT

Background

Adelaide Hills Council resolved to apply for withdrawal from the Gawler River Floodplain Management Authority late in 2024 following which the Minister for Local Government contacted all GRFMA constituent Councils seeking comment on the proposal.

Subsequently, the Minister on 19 July 2025, advised that the request from Adelaide Hills Council was refused.

Introduction

Council on 15 April 2025 carried the following resolution in relation to Adelaide Hills Council request to withdraw from the GRFMA and subsequent Minister's consultation with constituent Councils.

Discussion

Mayor Lange responded to the Minister addressing in brief all parts of Council's resolution. In relation to Part 3, the Mayor's letter indicated that The Barossa Council would:

'...review our position in GRFMA, foreshadowing that The Barossa Council is also questioning the long-term value, to our residents, and viability of the current governance arrangements of GRFMA when faced with unsurmountable investment needs well beyond the Councils' ability to fund the current business case nor the ongoing maintenance of resulting assets, if ever built.'

The costs and resourcing associated with now developing a review paper of involvement with the GRFMA considering the refusal of Adelaide Hills Council's request are now deemed to be unjustifiable at this stage by officers. With two Councils seeking to be removed from GRFMA not being supported by the Minister it is clearly the intent of the State to ensure the authority continues its operation with the foundation members.

As such it is recommended that Part 3 of resolution 2022-26/667 from the Council meeting held on 15 April 2025 be removed through an amendment motion.

Parts 1 and 2, having already being completed are not impacted by this report.

Summary and Conclusion

Given the Ministers refusal of Adelaide Hills Councils withdrawal, it is not advised to continue with an investigation into the viability of future membership of the GRFMA at this stage.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES

Nil

Supporting references

Ordinary Council Meeting 15 April 2025 – report 7.1.4

Ordinary Council Meeting 19 August 2025 – report 2.2.1

COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTS

Legislative Requirements

Section 43 and Clause 29(b) of Schedule 2 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.

Nil, the current GRFMA provides no tangible services to The Barossa Council.

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.

GRFMA strives to support management of risk to assets, economic and 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 amendment will not result in savings however release final resources for other work priorities.

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.

GRFMA strives to support management of risk to assets, economic and environment.

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 an exposure to reputation risk of being associated with and funding GRFMA and the future management of risk and financial cost and benefit.

COMMUNITY ENGAGEMENT

The Minister has previously engaged with Council for comment, it does not require nor is it recommended to undertake community engagement for consideration of an operational matter.

**7.1.4 REGIONAL NORTHERN GROWTH AREA LOCAL GOVERNMENT COLLABORATION
MODEL PROPOSAL
25/72795**

MOVED Cr de Vries

That Council:

- (1) Support the exploration of a regional collaborative model to the benefit of all in our region, and each constituent Council and explore the purpose in summary being
 - o Identify and explore opportunities for joint planning, investment, and advocacy.
 - o Explore opportunities for greater efficiencies delivery of critical infrastructure and services.
 - o Promote sustainable economic development and population growth.
 - o Maintain and enhance each area's unique character and identity which requires clear definition.
- (2) Notes any mechanism our outcome in this regional will not involve boundary reform or amalgamation.
- (3) Will provide resourcing support and funding from existing and already allocated governance operating budgets but will not at this time provide any additional funding pending any future business case and proposals falling out of discussions.
- (4) Authorised the Mayor and Chief Executive Officer (or his delegate) to explore all options within the framework of this report and the Attachment.

SECONDED Cr Angas

CARRIED 2022-26/802

PURPOSE

To consider and support the exploration of the proposal regional Local Government collaboration model.

REPORT

Background

For many decades there has been differing forms and information arrangements and collaborative activities with our closest neighbours for which we work and support our communities. That being Town of Gawler, Light Regional Council and Adelaide Plains Council.

Whilst under the Local Government Association of South Australia framework The Barossa Council is aligned to the Northern and Yorke Local Government group, we do work closer with these councils and especially so as the vast majority of greenfield population growth for the State, along with Playford, will occur in north of Adelaide.

Introduction

It has been proposed through some recent engagement, lead the Hon Tony Piccolo, MP that the Councils, due to the nature of the growth opportunities and challenges we share and the similar communities we support, that exploration of a model be undertaken.

Discussion

The proposal is encased in high level summary documents as attached at Attachment 1.

The identified purpose at this early stage is as follows as well as rebuilding relationships and setting a regional approach for the future.

- Identify and explore opportunities for joint planning, investment, and advocacy.
- Explore opportunities for greater efficiencies delivery of critical infrastructure and services.
- Promote sustainable economic development and population growth.
- Maintain and enhance each area's unique character and identity which requires clear definition.

Subject to investigation and significant further work the collaboration, and the prior formal and information networks, are focussed on social, economic and community success of our residents, businesses, and visits and the infrastructure and services that support this are part of a wider approach. The Mayor and I have been assured the collaboration will not consider boundary reform or council amalgamation recognising the individual character, history and populations of each Council and instead focus on the benefits across the Norther growth front via collaboration. Such matters are subject of other processes.

The Collaboration, if successful, may provide a regional lens over shared challenges and opportunities, with a focus on:

- Integrated transport and public transport planning
- Coordinated land use and housing strategy
- Environmental sustainability and open space networks
- Long-term financial sustainability
- Strategic economic development
- Responding to the infrastructure challenge of population growth
- Efficient and effective service delivery models
- Promoting social equity across the region

At this time what is sought is a commitment to future discussions and how they can benefit the region and achieve efficient governance and the necessary community, economic and social outcomes underpinning a communities success.

The goal will be to align these efforts in a way that maximises benefit for all communities across the region.

At this time the Town of Gawler and Light Regional Council have made a commitment to exploring the model and Adelaide Plains Council is supportive depending on, upon other things, each Councils outcome.

Summary and Conclusion

There is no harm in exploring better integrated approach to community governance and all that entails and the strategy at this time is embryonic but however aligned to decades of other formal and information networks, projects, and frameworks previously.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES

Attachment 1 Northern Growth Areas Collaboration Notes 

Supporting references

Nil

COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTS

Corporate Plan

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

Legislative Requirements

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.

To be explored as part of the project, however any service impacts that are negative will not be accepted as reasonable.

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.

To be explored as part of the project, however any service impacts that are negative will not be accepted as reasonable.

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 be explored as part of the project, however any service impacts that are negative will not be accepted as reasonable. Only allocated funding to general governance activity and internal resources will be applied.

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.

To be explored as part of the project, however any service impacts that are negative will not be accepted as reasonable.

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.

To be explored as part of the project, however any service impacts that are negative will not be accepted as reasonable.

COMMUNITY ENGAGEMENT

Not required or recommended at this time, this may change as to what, if any, future consultation maybe required depending on what may fall out of the work.

7.2 Corporate Services, Strategy and Innovation

7.2.1 ANNUAL REPORT ON THE INTERNAL REVIEW OF COUNCIL DECISIONS 2024/25 25/56032

MOVED Cr Hurn

That Council receives and notes the annual report on the Internal Review of Council Decisions for the 2024/25 financial year, confirming that no applications for review were received during this period.

SECONDED Cr de Vries

CARRIED 2022-26/803

PURPOSE

To present Council with the annual report on the Internal Review of Council Decisions for the 2024/25 financial year, as required by Section 270(8) of the *Local Government Act 1999*.

REPORTBackground

Section 270 of the *Local Government Act 1999* requires all councils to have a policy and process that allows members of the public, or other interested parties, to request a review of a Council decision.

The intent of this process is to provide a fair, transparent and accessible way for people to raise concerns if they believe a decision has been made in error, or without proper consideration of all relevant information.

The legislation also requires that, on an annual basis, Council initiate and consider a report summarising:

- the number of review requests received;
- the types of matters raised;
- the outcomes of the reviews; and
- any other matters prescribed by regulation.

Additionally, Council's *Internal Review of Council Decisions Process* requires this report is submitted to Council each year to include a statement of resources and a summary of how the outcomes have been used to improve Council's customer service, policies and processes.

Discussion

In the 2024/25 financial year, Council did not receive any requests from the community or other parties to review a Council decision under Section 270 of the *Local Government Act 1999*.

This means there were no matters requiring formal review during the period, and no outcomes to report. While this may reflect community satisfaction with Council's decision-making processes, it also highlights the importance of continuing to ensure the review process remains clear, accessible, and available to anyone who may wish to use it in the future.

Summary and Conclusion

For the 2024/25 financial year, Council has met its legislative obligation under Section 270 (8) of the *Local Government Act 1999* by initiating and considering this annual report. No internal review applications were received, resulting in no service, financial reputational or operational impacts. Council continues to provide clear and accessible avenues for the community to seek a review of decisions if required.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES

Nil

Supporting references

Nil

COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTS

Corporate Plan

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

Legislative Requirements

Local Government Act 1999, Section 270

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.

No review applications were received, indicating no disruption or challenge to Council's service delivery processes.

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.

With no applications lodged, there was no financial expenditure associated with conducting internal reviews

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 engagement is not required for this matter.

7.2.2 MONTHLY FINANCE REPORT AS AT 31 AUGUST 2025 **25/72363**

MOVED Cr de Vries

That Council receives and notes the monthly finance update report as at 31 August 2025, as provided in [Attachment 1](#).

SECONDED Cr Hurn

CARRIED 2022-26/804

PURPOSE

The monthly finance update report as at 31 August 2025 provides information on the financial position and performance of the Council, including notes on material trends and transactions.

REPORT

The monthly finance report as at 31 August 2025 is at [Attachment 1](#). This report has been prepared comparing the year-to-date actuals at the end of the period, to the original adopted 2025-2026 budget.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES

Attachment 1 Monthly Finance Report Council - August 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 2025-2026, as required by the relevant legislation. This report is advising Council of the monthly finance position compared to that budget.

7.3 Infrastructure and Environmental Services

Nil

7.4 Development and Community Services

7.4.1 REQUEST TO ENTER INTO AN INFRASTRUCTURE AGREEMENT FOR STORMWATER WORKS - 102 AND 106 CALTON ROAD, KALBEEBA - DEVELOPMENT APPLICATION 24037278 25/62143

MOVED Cr Barrett

That Council approves the Chief Executive Officer to enter into an Infrastructure Agreement for the delivery of stormwater infrastructure with Kalbeeba Pty Ltd for the completion of stormwater catchment works at 102 and 106 Calton Road, Kalbeeba up to a maximum value of \$180,000 (indexed CPI value from March 2018) subject to the following conditions:

- a) Engineering approval for the final stormwater solution, if approved pursuant to Development Application 24037278;
- b) Upon practical completion, the amount to be paid shall be determined based on the indexed CPI value from March 2018 and shall be indexed annually up to 30 June of the year the date the funds are paid out but not exceeding the indexation base and should costs exceed the value these costs shall be the responsibility of the developer;
- c) That at the conclusion of the works, the funds shall be acquitted with evidence of the actual expenses incurred with allowance for reasonable project management costs, within part (b) above;
- d) Easements shall be provided to Council at no cost and that all legal costs are met by the developer.

SECONDED Cr Hurn

CARRIED 2022-26/805

PURPOSE

To present a request by the developer Kalbeeba Pty Ltd of land at 102 and 106 Calton Road, Kalbeeba to enter into an infrastructure agreement to delivery long necessary community stormwater infrastructure to the value of \$180,000 (to be indexed CPI value from March 2018) to undertake stormwater catchment works in relation to a land division to create 10 allotments.

REPORT

Background

There is extensive background to this matter which is captured largely within a confidential report, endorsed by Council at meeting of 17 July 2018.

The following is a summarised high level chronology of activity:

1. In 2010 to 2011, planning and development assessment by Town of Gawler in relation to a major land development south of Calton Road, known as

Springwood Estate. Development Approval was granted by the Gawler Development Assessment Panel subject to various conditions, including in relation to stormwater management.

2. The approved stormwater design for the northern catchment of the Springwood development incorporated a stormwater detention basin at the low point of the catchment, adjacent to and south of Calton Road. The detention basin would manage the post-development flow rate down to a discharge rate equivalent to the pre-development 5 year Average Recurrence Interval (ARI) levels.
3. The overflow detailed design provided for stormwater exiting the northern catchment detention basin to flow downstream between Calton Road and Lawson Road, thus stormwater would leave the development in the Town of Gawler into The Barossa Council. The flow path shown in relation to the detention basin is depicted in the image below:



The stormwater design recommended that overflow from the north catchment detention basin be conveyed via a pipe carrying the 1 year ARI pre-development catchment flow between the basin and Hameister Court. Stormwater runoff downstream of Hameister Court would enter an existing swale which eventually drains to Whitelaw Creek.

4. Land Division Clearance was granted for the development by the Town of Gawler without the required installation of the stormwater infrastructure, and without negotiating any access or plan for delivery, off-site and without a necessary agreement for works to be completed on private land at 102 and 106 Calton Road, Kalbeeba. As a result, works progressed on the development in accordance with the development approval without the necessary completion of the off-site stormwater infrastructure and ultimately homes were built on the allotments following titling. While stormwater from the development would subsequently be detained within the detention basin as outlined in the stormwater design referred above, the land division would result in a significant increase in base flows downstream of the detention basin, thereby resulting in more significant stormwater effects through 102 and 106 Calton Road. This could only be resolved through the completion of the necessary stormwater works within the site as outlined within the approved stormwater design for the site.

5. Despite the shortcomings with the application process, Council proactively negotiated an outcome with the developer (Lend Lease) which saw them provide \$180,000 to Council to fund infrastructure through the land at 102 and 106 Calton Road, Kalbeeba principally in the nature of an underground stormwater pipe. Notwithstanding, the agreement did not provide the necessary landowner consent to enable works on 102 and 106 Calton Road to be completed nor secure the necessary easements to be registered on the title for the land to permit access for ongoing maintenance by Council. Ultimately Council had to pick up the issue due to prior failures and that actual infrastructure and ratepayers being with The Barossa Council and assuming a position of being a proactive government customer authority. This matter has been ongoing since 2010 with extensive resources, time and funds placed into achieving an outcome. The funds have been reserved and carried forward annual to support the completion of the connection.

6. Downstream of 102 and 106 Calton Road, Council has subsequently invested substantial funds to deal with stormwater in the catchment, as was always planned and funded to the benefit of the Springwood Development but also our ratepayers further downstream. Council has completed major stormwater works within Hameister Court in order to enable stormwater flows to be channelled through to Whitelaw Creek via James Sim Court and this was completed many years ago in May 2020 so as not to disadvanXXXX.

7. The connection of the stormwater outflow from Calton Road through to Hameister Court is the component that is still outstanding.

Introduction

Development Application 24037278 was lodged by Mr Andrew Janicki (the developer) with The Barossa Council on 12 November 2024 to develop the land at 102 and 106 Calton Road, Kalbeeba in the nature of a land division for 10 allotments. A copy of the proposed land division plan is contained in Attachment 2.

The developer has outlined a proposal (Attachment 1) to manage the stormwater from upstream catchment through the site as well as stormwater from the development itself. As part of this proposal, the applicant has presented a request for

a rebate to complete the outstanding stormwater catchment works through the site on Council's behalf.

Discussion

The proposed land division is not yet approved but is substantially progressed. The land division provides the vehicle to enable the completion of the stormwater catchment works that have been outstanding for some time and for the works to be completed economically as part of the broader development of the site and finally complete the long-planned connections.

While the final stormwater design is yet to be approved, the developer has engaged an experienced consulting engineer to design the stormwater system for the site and the design is well progressed. The preliminary design has received initial favourable support from Council's Manager – Engineering Services with the following feedback received to date:

The optimal stormwater solution is to direct the main stormwater piped system and 1% Average Exceedance Probability (AEP) in the 100 year event overland flow path to the new proposed internal road by providing local grading and physical barriers to achieve this. A key consideration is whether the levels would support this outcome as the underground piped system would need to be quite deep.

If this is not achievable, then options are the indicated layout or potential to convey the stormwater through allotment 30 and out to the public road adjacent to the southern boundary of allotment 35.

We note there are no existing stormwater easements on the property at present. The indicated layouts for stormwater easement alignments do not follow the existing overland flow path diagonally across the site. Consideration would therefore need to be given for how the overland flow path is accommodated for within the future development layout in addition to the underground piped system.

Easements may also be required within the land division to accommodate for stormwater catchment management with smaller pipe size system both on the eastern and western boundaries.

The proposed drainage reserve size looks intuitively small when compared to others in the precinct with similar allotment catchment. This will need to be sized to satisfy relevant Council requirements.

The developer's proposal sets out request for an agreement to be established with Council to facilitate the rebate for the cost of stormwater catchment works required to be undertaken within the development to accommodate for the current overland flow coming from the upstream catchment (principally Springwood). The contribution would be for the costs of the underground stormwater pipe needed to handle the base stormwater flows and provision for overland flow for larger stormwater events.

Key elements of the developer's proposal are:

- Obtaining Development Approval for the land division and the detailed civil design approval for the stormwater catchment works;

- If approved, the developer providing proof of expenses for the works once practical completion is achieved (elements include planning and design, materials, construction, traffic management and supervision) prior to the rebate being paid by Council;
- The amount to be paid as a rebate to be not more than the amount of funds held by Council for the purpose of stormwater works. The funds are indexed CPI Value from March 2018 and as at 30 June 2025, the amount of funds totals \$232,453.00 which is in the budget at \$227,767 the difference of \$4,686 is the impact of CPI calculations and will be amended if necessary once final costs are claimed.
- The easements is to be provided to Council at no cost.
- Council provides approval under the *Local Government Act 1999* at no cost for any works required on the Calton Road or the Hameister Road reserves.

The applicant's proposal is generally supported and this report recommends that Council approves a proposal in-principle as outlined within the recommendation in this report. The outcome ensures the outstanding works are achieved in an economic manner and that the works are completed by the developer on behalf of Council which presents significant efficiencies in completion of the works as part of broader land division works at the site and represents saving of resources for Council.

The conditions proposed within the recommendation provide the necessary safeguards to ensure the works are completed satisfactorily and meet Council's requirements and that the funds to be rebated are expended for the purpose of the stormwater catchment management. Necessary easements would be established through the land division to ensure that Council has ongoing capacity to service the stormwater infrastructure as required. The easements can also be established economically by being integrated into the future land division plan.

The matter of granting of permits from Council for any works necessary in the Calton Road or Hameister Road reserves are considered to be matters that would be ordinarily addressed through the land division approval process, such that they should not be required to be captured explicitly within an agreement but could be if deemed appropriate by staff. If a separate Section 221 approval is required, Council staff can work collaboratively with the developer to facilitate such consents so that the necessary works can be completed where external to the site.

Summary and Conclusion

This report presents a request by the developer and significant opportunity to achieve a long-planned outcome and support housing supply.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES

- Attachment 1 Advice to Council Seeking Rebate for Stormwater Works 
 Attachment 2 Proposed Land Division Plan 

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.

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 proposal supports delivery of new infrastructure in nature of stormwater assets that must be designed and ultimately constructed in accordance with Council's Infrastructure Standards and following Practical Completion will be handed to Council as ongoing assets. Council's Asset Owner (Infrastructure & Environmental Services) have given preliminary support for the stormwater design and should land division approval be granted, detailed designs for the stormwater system must be presented for approval prior to commencement of civil works. The assets would be handed to Council at practical completion.

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 proposed land division seeks to manage stormwater flows both within the development as well as the upstream flows from the catchment (primarily from Springwood). A preliminary stormwater solution has been prepared by an experienced consulting stormwater engineer for the development and preliminary feedback from Council's Engineering Services Department is that the design is being developed in alignment with Council's Land Development Guidelines and recognised engineering practice, so as to minimise the risk of downstream flooding or flooding of the proposed allotments.

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.

Outlined in the body of the report.

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 proposal builds trust in Council by procuring an appropriate outcome to rebate for essential stormwater infrastructure that is presently outstanding at this site.

COMMUNITY ENGAGEMENT

The land division is not subject to public consultation pursuant to the relevant provisions of the Planning & Design Code. The budget has already been consulted upon and set as part of the annual business plan and budgeting processes.

7.4.2 WASTE MANAGEMENT SERVICES POLICY REVIEW**25/62755****MOVED** Cr de Vries

That Council:

- (1) Approve the release of the draft revised Waste Services Policy for public consultation commencing 1 October 2025 and concluding 5pm 24 October 2025.
- (2) Adopts the draft revised Waste Management Services Policy as a Policy of Council at the immediate conclusion of the public consultation period, in the absence of any written submissions being received.
- (3) Require Officers to bring a further report to Council with the outcome of the consultation and recommendations following conclusion of the consultation period if any written submissions are received.

SECONDED Cr Angas**CARRIED 2022-26/806**

PURPOSE

To endorse the release of the draft revised Waste Management Services Policy (attached) for public consultation.

REPORTBackground

The Waste Management Services Policy was last adopted in June 2023 (2022-26/196) with a recommended review date of June 2027. A need to manage service levels relating to ancillary accommodation has prompted an earlier review.

Discussion

State Government has eased policy statements around the occupation of ancillary accommodation and Council is now receiving requests for additional bin services at residential properties where accommodation (for example a granny flat) is being leased separately to the main dwelling. The current policy is prescriptive as to the circumstances that allow a property to have upgraded or additional waste services, and ancillary accommodation is not considered a 'special circumstance'.

A new policy clause (3.8.6) proposes that ancillary accommodation can upsize or have one additional set of bins, for an additional service fee and biannual review to confirm ongoing eligibility. Council can still reasonably refuse the approval of additional bins where there is not adequate space on the kerbside directly outside the property to facilitate collections safely or without nuisance to neighbouring properties.

Other policy changes from the review are considered administrative in nature to help with the flow and clearer communication of existing processes that support the policy vision.

Summary and Conclusion

This policy change for ancillary accommodation is recommended as appropriate. It is important that a strong eligibility criterion is maintained however, to ensure growth remains within normal limits and to support the long-term sustainability of the Waste Management Services Contract and policy vision to 'waste less and recycle more'.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES

Attachment 1 Final draft revised Waste Management Services Policy for community consultation - September 2025 

Supporting references

Nil

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

Supporting a sustainable Barossa.

Strategic Outcome

- We sustainably manage our resources and encourage sustainable practices.

Corporate Plan

CS22 Waste and Resource Recovery - Management of waste contract to ensure appropriate waste collection and disposal and operation of waste transfer station

Legislative Requirements

Local Government Act 1999.

The Barossa Council Waste Management By-Law No. 7 of 2021.

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 policy change meets new service needs of the community without putting the long-term sustainability of the contract at risk.

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 new policy is consistent with goals to encourage community to 'Waste less and recycle more'.

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 policy change will not impact the long-term financial sustainability of the contract.

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 contractor has capacity with current contract limits to meet the new policy requirements while meeting the wellbeing and safety of its employees.

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 new policy does not put Council's reputation at risk.

COMMUNITY ENGAGEMENT

The draft revised Waste Management Services Policy will be released for public consultation from 1 October 2025 and concluding 5pm 24 October 2025, in accordance with Council's Public Consultation Policy.

Public consultation notification will be by local print notice (The Leader) and electronic community notices (website and social media).

7.4.3 COMMUNITY BATTERY PROPOSAL FOR STOCKWELL OVAL 25/71965

MOVED Cr de Vries

That Council:

- (1) Resolves to commence public consultation for 21 days in accordance with Council's Public Consultation Policy in relation to the proposal to enter a lease to occupy community land for the purpose of establishing a Community Battery by the Department for Energy and Mining (DEM) at the Stockwell Oval;
- (2) Grants delegation to the CEO to enter a Lease Agreement for the Community Battery with the Department for Energy and Mining for a period of up to 15 years, following the public consultation process, subject to no objections being received;
- (3) Shall require staff to bring a further report to Council for final determination, following the public consultation process in event that objections are received.

SECONDED Cr Hurn

CARRIED 2022-26/807

PURPOSE

To present the final proposal for a community battery at Stockwell Oval that was originally received In Confidence and to seek Council's endorsement to commence community consultation in relation to leasing community land for this initiative.

REPORTIntroduction

At the Council Meeting 18 March 2025, Council agreed to enter a Memorandum of Understanding (MoU) with the State Government to explore a Community Battery proposal at Stockwell Oval (Decision: CO 2022-26/661).

The Community Battery Initiative is part of the Government of South Australia's *emPowering SA* program which is delivering 18 community batteries across South Australia for the direct benefit of South Australian government nominated households facing cost of living pressures. *emPowering SA* is also supported by the Australian Government's \$200m Community Batteries for Household Solar program through the Department of Climate Change, Energy, the Environment and Water (DCCEEW), and the Australian Renewable Energy Agency's (ARENA's) Advancing Renewables Program.

Extensive desktop and on-site technical assessments of the south-west corner of Stockwell Oval have now been completed and a Development Application has been submitted by The Department for Energy and Mining.

As the proposed lease term for the community land is 15 years, the initiative must go to public consultation. DEM has requested that community consultation begin as soon as possible. While some final network and planning checks might still be running parallel, there is sufficient confidence to proceed with public consultation. DEM will provide the information required for consultation and Administration will facilitate the consultation using Council systems.

This report provides information about the final proposed location for the Community Battery proposed at Stockwell Oval and asks Council to endorse commencement of public consultation about leasing the space to DEM for the purpose of hosting a community battery.

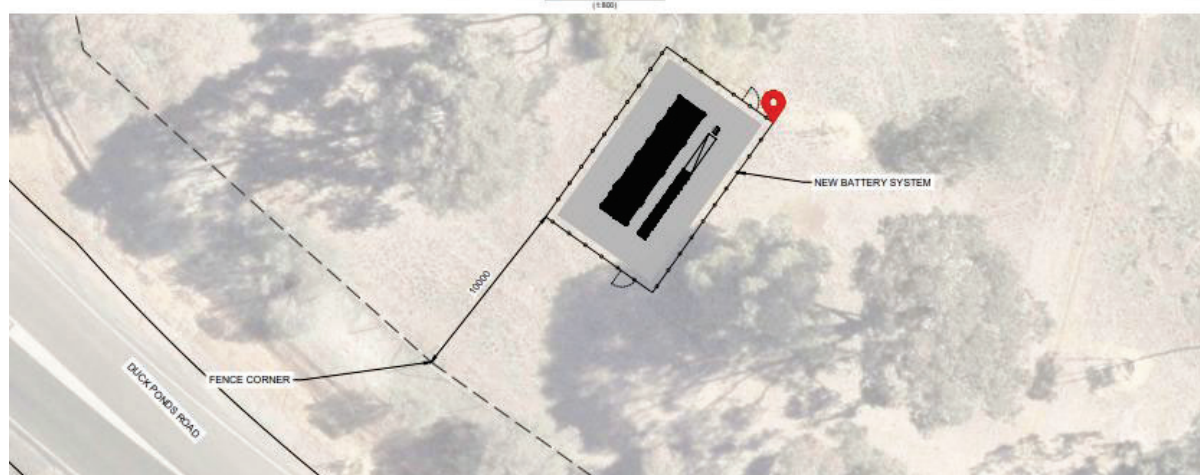
DiscussionPlacement of battery and new electrical transformer.

The south-west corner of Stockwell Oval has been surveyed in detail and the final position of the battery considers, the location of easements for all underground services including CWMS pipes, proximity and access to suitably sized electricity infrastructure, and the impact on existing vegetation and trees.

Image 1 (below) – placement of battery in south-west corner of Stockwell Oval.



TOP VIEW
PLAN BOUNDARIES
(1:200)



TOP VIEW
SYSTEM FOCUS
(1:200)

The total fenced area to host the battery is approximately 12 metres long and 8 metres wide. The fencing itself will be at most 2.1 metres high, whilst the battery equipment (positioned within the fence line) will be approximately 2.4 metres high. The battery will be constructed within existing trees, with no significant or at-risk native grasses identified in the immediate area.

A new dedicated electrical transformer will be installed to support the battery so the electrical capacity available to Stockwell Oval will not be impacted by this development. There are no easements outside the immediate fenced area required to connect the battery to the transformer. The transformer will be installed as close as possible to the overhead power pole (on the highway roadside) to limit easement infringement into community land.

Temporary fencing to support construction of the asset and access for construction will be along the fence line of Duck Ponds Road. DEM is committed to minimising disruption, re-establishing any impacted areas to pre-access conditions, and construction will not impact access or use of oval by community groups.

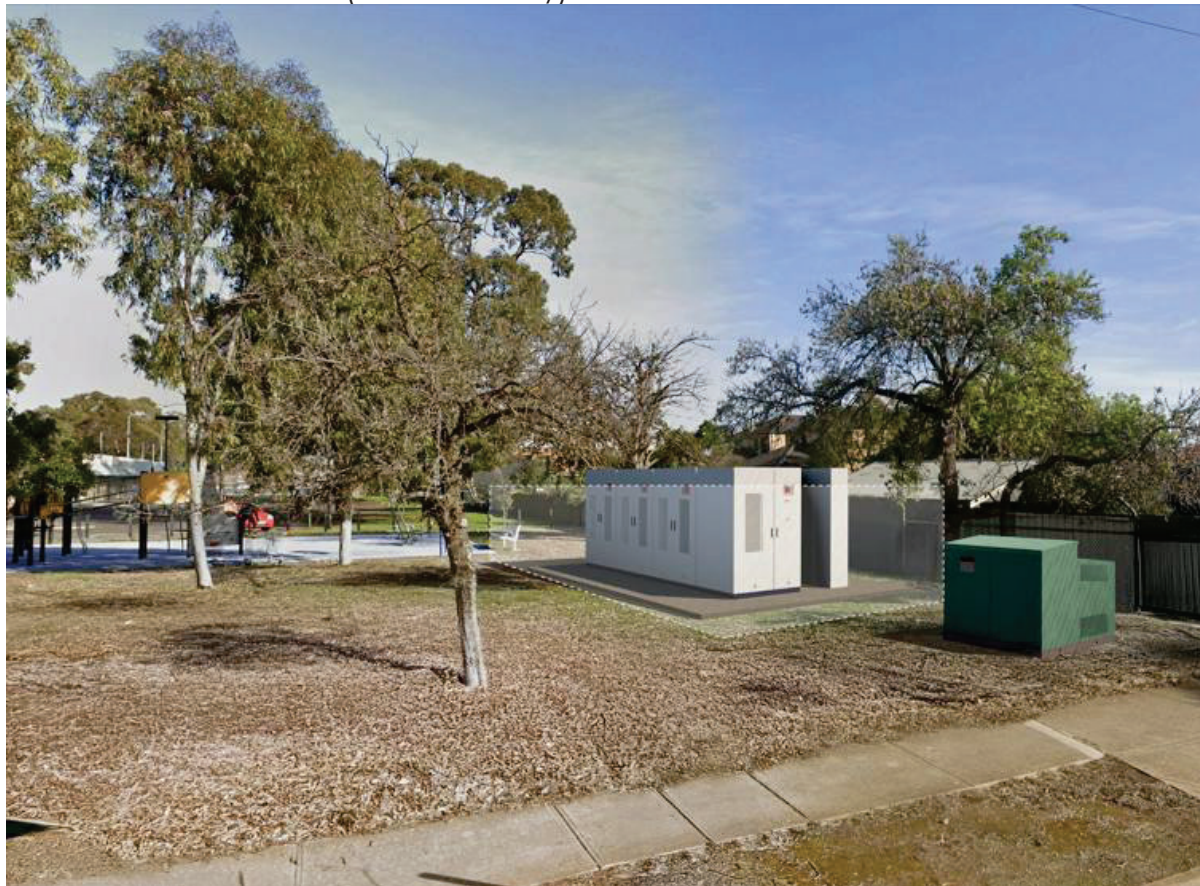
Visual considerations

The battery is positioned beyond the established tree line of the oval and is unlikely to be clearly seen when looking from the club rooms.

The battery is visible from Duck Ponds Road and the Sturt Highway. The State Government has committed in the Development Application to working with Council to ensure that Ecologically Sustainable Design Principles (ESD) are achieved. The State

project team intends to design fencing around the battery in conjunction with Council to ensure it meets Council, community, and project expectations regarding visual amenity (for example colours, landscaping and plantings that compliments the surrounds and local presentation standards), security and maintenance.

Image 2 (below) – Artist impression of battery in urban setting, noting that shaded dotted box represents fencing. ESD principles are also not yet represented in this impression, but DEM is committed to meeting the local requirements including the Character Preservation (Barossa Valley) Act 2012.



Proposed Lease term

The key lease, planning and development approval conditions are:

- A minimum 15-year lease term.
- A low-value peppercorn lease,
- No rates payable for the use of the land,
- Site maintenance to be continued by Local Government up to the edge of the asset (outside the fenced area),
- Regular passive surveillance. This condition is considered met with no further action required from Council. The visibility of the oval from the roadside and active use of the greater areas at the oval as it, meets the condition.

Financial

Other than the in-kind contributions made by Local Governments, by way of favourable lease and rates and surrounding site maintenance, there are no ongoing costs to Council.

Under the Lease conditions, the South Australian Government is prepared to commit to returning the site to its original condition at the end of the usable life of the

battery. There will be no cost to Council for any part of the project including but not limited to site preparation, installation, or connection.

Community benefit

As a program, *emPowering SA* will deliver direct benefits to more than 10,000 South Australian government nominated households facing cost of living pressure, through a retail electricity rate 25 percent below the Default Market Offer (DMO, the default price for electricity). The Stockwell battery will contribute to this with a capacity sufficient to support benefits between 600 – 650 households once the battery is installed and operational.

On current figures, a typical household benefitting from *emPowering SA* could save up to \$575 off their annual electricity bill (based on the annual saving estimate for a new residential customer when compared to the 2025-2026 DMO with an annual energy consumption of 4000 kilowatt-hours per year).

The Government of South Australia wants to ensure that communities hosting a battery receive priority access to *emPowering SA* benefits for their community members. For this reason, eligible Housing SA tenants in the Barossa Council will be among the first to be offered the opportunity to take up places in *emPowering SA* made available by this battery, once it is installed and operational.

Every household benefitting from *emPowering SA* will be in a home that cannot support its own solar panels or a battery. This ensures these South Australians are not locked out from accessing renewable energy technologies and the benefits it can provide.

The battery will benefit the wider Barossa community in general by keeping more renewable energy in the Barossa, contribute to network stability, and deliver local environmental benefit.

Summary and Conclusion

In March 2025, Council agreed to enter a confidential MoU to explore the feasibility of a community battery at Stockwell Oval. The assessments have returned favourably and a location in the south-west corner of Stockwell Oval has been identified for the initiative.

The proposed battery is part of the Government of South Australia's *emPowering SA* program that will support lower energy bills for nominated households, with eligible Housing SA tenants in the Barossa Council will be among the first to be offered the opportunity. More broadly the battery will also keep more renewable energy in the Barossa and contribute to the regions network stability.

The proposed lease term for the community land that will host the community battery is 15 years, which requires that the initiative goes public consultation. DEM has requested that community consultation begin as soon as possible. While some final network and planning checks might still be running parallel, there is sufficient confidence to proceed with public consultation.

Council will facilitate the consultation process using Council systems with DEM's support.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES

Nil

Supporting references

[ARENA funds national community battery roll out - Australian Renewable Energy Agency \(ARENA\)](#)

COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTS

Community Plan



Our Environment

Supporting a sustainable Barossa.

Strategic Outcome

- We support actions that manage our environment for future generations.

Corporate Plan

- CS17 Natural Resources - Regional development and management of the environment including natural resource management to ensure the region is managed sustainably and the environment is protected and enhanced
- CS6 Community - To help the prosperity and wellbeing of the community. Community grants programs. Support for community groups – networking, advice, input to The Big Project

Legislative Requirements

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 community battery will provide long term benefit to the community. The area of land proposed for lease is unlikely to be actively used for other community development. Temporary fencing to support construction of the asset and access for construction will be along the fence line adjacent to Duck Ponds Road. DEM is committed to minimising disruption, re-establishing any impacted areas to pre-access conditions, and construction will not impact access or use of oval by community groups.

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 community battery will be constructed within existing trees, with no significant or at-risk native grasses identified in the immediate area.

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.

Other than the in-kind contributions made by Local Governments, by way of favourable lease and rates and surrounding site maintenance, there are no ongoing costs to Council. At the end of the lease the site will be returned to its original condition at the end of the usable life at no cost to 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.

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 initiative aligned with Community Plan goals to support a sustainable Barossa.

COMMUNITY ENGAGEMENT

As the proposed lease term for the community land is 15 years, the initiative must go to public consultation for 21 days in accordance with Council's Public Consultation Policy.

Administration will ensure that key stakeholders that use the Stockwell Oval are notified of the proposal and public consultation process.

Public consultation notification will be by local print (The Leader) and electronic community notices.

8. CONFIDENTIAL REPORTS

8.1 Office of the Mayor and CEO

8.1.1 SUPREME COURT CASE MATTER - UPDATE 25/72771

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 it contains information that is related to the Supreme Court Case between Councils and TTEG.

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.

MOVED Cr de Vries

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 Deputy Chief Executive Officer and Director Corporate Services, Strategy and Innovation, Director Infrastructure and Environmental Services, Senior Manager Development 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)(i) of the *Local Government Act 1999*:

information relating to actual litigation, or litigation that the council or council committee believes on reasonable grounds will take place, involving the council or an employee of the council;

- (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 it contains information that is related to the Supreme Court Case between Councils and TTEG.

SECONDED Cr Troup

CARRIED CO 2022-26/808

The meeting moved into confidence at 6.09pm

MOVED Cr de Vries

That Council:

- (1) Council resolution.
- (2) Having considered this matter in confidence under Sections 90(2) and 90(3)(i) of the *Local Government Act 1999*, makes an order pursuant to Section 91(7), that the minutes, agenda report and attachments other than the minutes relating to this confidentiality order of the Confidential Council Meeting held on 16 September 2025 in relation to item 8.1.1 Supreme Court Case Matter - Update be kept confidential and not available for public inspection until 1 January 0001 and authorise the Chief Executive Officer to review and revoke the order.

SECONDED Cr Hurn

CARRIED CO 2022-26/809

Resumption of open council meeting at 6.10pm

9. URGENT OTHER BUSINESS

Nil

10. NEXT MEETING

Tuesday 21 October 2025 at 5.30pm

11. CLOSURE

Deputy Mayor Greatwich declared the meeting closed at 6:12pm.

Confirmed at Council Meeting on 21 October 2025

Date:.....

Mayor:.....