



NOTICE OF ORDINARY COUNCIL MEETING
Tuesday 27 January 2026
in the Council Chambers, 43-51 Tanunda Road, Nuriootpa,
commencing at 5:30pm.

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



Martin McCarthy
CHIEF EXECUTIVE OFFICER
THE BAROSSA COUNCIL

A G E N D A

Welcome by Mayor

1. ATTENDANCE RECORD

1.1 Members Present

Apologies

Nil

Not Present

Nil

Leave of Absence

Nil

2 CONFIRMATION OF PREVIOUS MINUTES

2.1 Minutes of previous meetings – for confirmation:

2.1.1 Council meeting held on Tuesday 16 December 2025 at 5.30pm

2.2 Matters arising from previous minutes

Nil

3 PROCEDURAL ITEMS

3.1 Petitions

Nil

3.2 Deputations/Visitors to the meeting

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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8.1 Office of the Mayor and CEO

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- 8.1.2 Audit and Risk Committee - Presentation of Confidential
Agenda and Minutes for the 11 December 2025 meeting..... 262

9. URGENT OTHER BUSINESS

10. NEXT MEETING

Tuesday 17 February 2026 at 5:30pm

11. CLOSURE

Mayor's Report - January Meeting 2026

25/100726

DECEMBER/JANUARY

- 8/12/2025 Attended the Barossa Bikes Connect for Youth Drop-In Registration at St Peter's Anglican Church Hall in Williamstown. This is a free bike skills program for young people aged 7-17 years, an initiative by Matt Hale and Bill Gransbury.
- 9/12/2025 Elaine Burridge, Senior Manager Economic Activation and Strategy and I met with Jack Ferrett, General Manager, The Tanunda Club to discuss the Tour Down Under in on 21 January 2026.
- 9/12/2025 Elaine and I met with Sporting Car Club of SA at the Vine Inn for a discussion on a proposal for a new event centred around the historic Nuriootpa Circuit Event, in celebration of the region's rich motorsport heritage.
- 9/12/2025 Attended the Southern Barossa Networking Event.
- 10/12/2025 I met with Katrin Lohner, Chair of the Southern Barossa Alliance for general discussions around opportunities within the Barossa.
- 10/12/2025 The "*Next Crop Program*" facilitated by Barossa Australia seeks to mentor individuals aged 21-49, providing a series of workshops on critical topics relevant to the contemporary economic environment including some core topics:
- Wine industry history, present situation and future options
 - Communication and negotiation
 - Social media and digital technology
 - Value chain thinking
 - Financial and business management
 - Succession planning
 - Cultural awareness of Australia's First Nations people
 - Environmental & Social Governance (ESG)
 - Environment and climate change adaptation
 - Capacity building and mentoring
- I provided some insight to the participants around how local government decisions are made, why local government is important to the wine industry and how the wine industry can positively influence the decision-making process.



10/12/2025 Attended the Barossa Park Advisory Committee

12/12/2025 Attended the Lyndoch Street Party

16/12/2025 Met with David Rowe, President of Nuriootpa RSL to discuss that there are more than 800 veterans living on the Barossa local government area and that in 2026 the Nuriootpa RSL will be proactively engaging with the community to ensure veterans and their families are aware of the welfare and advocacy services that are available.



Pictured with David Rowe, President of Nuriootpa RSL

16/12/2025 Presented Barossa Visitor Centre volunteer, Norma Rogers-Barnden, with a 2025 Premier's Certificate of Recognition for Outstanding Volunteer Service.

Norma has been a constant and cheerful presence since starting in her role in 2011 and has clocked up 1,794 volunteer hours with 200 just in the last 12 months. Norma actively promotes sustainable tourism through her assistance with bike hire bookings.

Over the years, Norma has generated \$37,000 in booking sales for local tour and accommodation providers and proudly champions our local makers.



9/01/2026

Pictured with Norma Rogers-Barnden
Australian County Cricket Championships – Female Presentation
Night held at Tanunda Recreation Park -



14/01/2026

Pictured with Ms Heidi Thompson and Megan Woolridge, General Manager
Community Cricket
Radio Interview with FlowFM regarding the Tour Down Under.

16/01/2026

Meeting with Steve Falland regarding the Barossa freight route
and road-train access.



Pictured with Steve Falland

MATTERS FOR INFORMATION

6.1 WILLIAMSTOWN AND LYNDOKH LANDCARE GROUP INC - MINUTES OF MEETING

**Author: Executive and Project Support Officer
25/97783**

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

ATTACHMENTS

Attachment 1 Minutes - Williamstown and Lyndoch Landcare Group Inc - 25 November 2025 [!\[\]\(ec9132f1d27c8919987d92907322654d_img.jpg\) !\[\]\(9db1a20e6fdae9c15975d240125424df_img.jpg\)](#)

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 26 November 2025

Attendees Angus Atkinson (Chair)
Terry Redman
Peter Henshaw
Don Wegener
Pam Cross

Margaret Puddy
Joerg Wiese

Quorum	Number of Ordinary members:	20% of Ordinary members	Attendees	Quorum ¹ achieved?
	11	2.8 (rounded up) 3	7	Yes

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

File 20251126_GeneralMeetingMinutes.docx

Item		Action by	Date Due
1	Meeting Opened 7.34 pm.		
2	Apologies – Nelly Van Der Lerssel, Elke Wiese.		
3	Minutes of previous Meeting held 22 October 2025. Moved: Pam Cross, Seconded: Don Wegener – Carried unanimously		
4	Business Arising last meeting: No business arising.		



Meeting Minutes

4.1	Actions now closed ACTION: Australian Taxation Office - Lodge NFP self-review return by 31/10/2025. Information provided subsequent to meeting that Return was submitted by 31/10/2025		
4.2	Actions Still open: ACTION: Action Plan - Review Objectives and Strategies for 2025	Tina Woods	Feb 26
	ACTION: BBBFM," Lets chat Barossa" Podcast Tracy Sinclair and Nelly Van Der Lerssel to contact BBBFM	Tracy Sinclair/ Nelly Van der Lerssel	Feb 26
5	New Actions from Business arising this meeting: ACTION: WLLG charity status – Review and Report back re requirements to register as a charity by Feb 2026	Tina Woods Tina Woods	Feb 26
6	Correspondence IN-		
	Friends of Parks and Nature SA - - Wednesday Weekly mailout -22/10/2025, 29/10/2025, 05/11/2025, 12/11/2025,19/11/2025. Northern and Yorke – 05/11/2025 - Yakka News Green Adelaide – 19/11/2025 - Green Adelaide News November 2025 DEW/Green Adelaide – 24/10/2025 – Volunteer Support email – October 2025. Josh Burton - 29/10/2025 – Appreciation letter		
	Correspondence OUT – Nil		

20251126_General Meeting Minutes.docx



Meeting Minutes

7	Chair Report – Late spring rains have stimulated unexpected weed growth in the reserve. Mostly Thistles, Salvation Jane and Monadenia. Hand weeding seems most effective at this time and we will review after the summer break. Some graffiti has been found on the bench at the top lookout near the container intersection. Paint has been purchased and most of the bench seats have been repainted to repair the issue. Saint Jakobi School held their last two class visits for this year on the 23 and 30th October. These visits were surveys to be added (where applicable) to the National Bird Count. No indication yet about similar visits next year.																																														
8	Monthly Volunteer Hours Summary Details provided subsequent to meeting <table border="1"> <thead> <tr> <th>Tasks</th><th>FY26 YTD</th><th>OCT 25</th><th>NOV 25 (to 27/11/25)</th></tr> </thead> <tbody> <tr> <td>1. Admin Duties (Committee Members)²</td><td>20</td><td>2</td><td></td></tr> <tr> <td>2. Meetings, home & away</td><td>24</td><td></td><td></td></tr> <tr> <td>3. Promotions. (Tours, demos, etc.)</td><td>26</td><td>6</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>433</td><td>103</td><td>80</td></tr> <tr> <td>6. Construction & maintenance (Equipment, fencing, trails, buildings, etc.)</td><td>87</td><td>11</td><td></td></tr> <tr> <td>7. Equipment design & manufacture (Seed boxes, displays, jigs, tools, etc.)</td><td>17</td><td></td><td></td></tr> <tr> <td>8. Monitoring</td><td>68</td><td>38</td><td></td></tr> <tr> <td>Totals</td><td>674</td><td>160</td><td>80</td></tr> <tr> <td></td><td></td><td></td><td></td></tr> </tbody> </table>	Tasks	FY26 YTD	OCT 25	NOV 25 (to 27/11/25)	1. Admin Duties (Committee Members) ²	20	2		2. Meetings, home & away	24			3. Promotions. (Tours, demos, etc.)	26	6		4. Propagation (Sowing, planting out, seed collection, etc.)	0			5. Weed & Pest Control	433	103	80	6. Construction & maintenance (Equipment, fencing, trails, buildings, etc.)	87	11		7. Equipment design & manufacture (Seed boxes, displays, jigs, tools, etc.)	17			8. Monitoring	68	38		Totals	674	160	80						
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Meeting Minutes

9	Treasurers Report – Details provided subsequent to meeting. To be voted on at the February 2026 General meeting. Moved: Seconded: Monthly Income & Expenditure – since last General Meeting <table><tr><td></td><td>OCT 25</td><td>NOV 25 (as at 28/11/25)</td></tr><tr><td>Balance Brought Forward</td><td>\$ 11,523.52</td><td>\$ 11,559.01</td></tr><tr><td>Income</td><td>\$ 35.49</td><td>Nil</td></tr><tr><td>Expenses</td><td>\$ -</td><td>Nil</td></tr><tr><td>End Month Balance</td><td>\$ 11,559.01</td><td>\$ 11,559.01</td></tr></table> Account Balances – since last General Meeting <table><tr><td></td><td>OCT 25</td><td>NOV 25 (as at 28/11/25)</td></tr><tr><td>Administration</td><td>\$ 1,422.29</td><td>\$ 1,422.29</td></tr><tr><td>Credit Union Share</td><td>\$ 2.00</td><td>\$ 2.00</td></tr><tr><td>Project No.2 (Altona)</td><td>\$ 10,134.72</td><td>\$ 10,134.72</td></tr><tr><td>Total End Month Balance</td><td>\$ 11,559.01</td><td>\$ 11,559.01</td></tr></table> Notes: Nil		OCT 25	NOV 25 (as at 28/11/25)	Balance Brought Forward	\$ 11,523.52	\$ 11,559.01	Income	\$ 35.49	Nil	Expenses	\$ -	Nil	End Month Balance	\$ 11,559.01	\$ 11,559.01		OCT 25	NOV 25 (as at 28/11/25)	Administration	\$ 1,422.29	\$ 1,422.29	Credit Union Share	\$ 2.00	\$ 2.00	Project No.2 (Altona)	\$ 10,134.72	\$ 10,134.72	Total End Month Balance	\$ 11,559.01	\$ 11,559.01		
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10	Petty Cash: – as presented by Angus Atkinson Donations: \$29.30 Purchases: - New Cash Tin \$26.70 Paint for bench \$ 83.25 Balance \$176.95																																
11	Work Health and Safety: Nil																																
12	Publicity: • Facebook ○ Regular updates continuing. 686 followers. • Lyndoch Grapevine ○ Standing Advertisement • Willy Wagtail ○ Standing Advertisement																																



Meeting Minutes

13	General Business: - On the 3rd November 2025, Josh Martin contacted Angus Atkinson requesting permission to install a small pitfall trap for the spider he is seeking to describe at Altona. The trap will be monitored and designed to avoid bycatch of reptiles and amphibians. - At the working bee on 6 November attended by Angus Atkinson, Don Wegener, Maria Burton, Margaret Puddy, Nelly Van Den Lerssel, Pam Cross, Peter Henshaw and Terry Redman, Angus moved a motion to agree to the proposal. The motion was seconded by Terry Redman and unanimously carried. Angus subsequently communicated this to Josh. No feedback has been received.		
14	Key Dates for 2025 – Nil		
15	Next Meeting – The next Meeting will be Wednesday 25th February 2026, Council Rooms, 29 Barossa Valley Way, Lyndoch, SA.		
16	Meeting Closed: .7.52 pm		

Notes-

- Under the Constitution dated 26 June 2025 – A **quorum** (that is the minimum number of members that must be present at a general meeting to make the proceedings of that meeting valid) shall be determined as 20% of the number of Ordinary 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:	
Member who presided at the meeting where these minutes are confirmed:			

MATTERS FOR INFORMATION

6.2 GAWLER RIVER FLOODPLAIN MANAGEMENT AUTHORITY - MINUTES OF MEETING

**Author: Executive and Project Support Officer
25/98016**

Minutes of the Gawler River Floodplain Management Authority meeting held 4 December 2025, are attached for information.

ATTACHMENTS

Attachment 1 Minutes and Key Outcome Summary - Gawler River Floodplain Management Authority 4 December 2025 [!\[\]\(de95854c7ee024cfadc48187bbb781b2_img.jpg\) !\[\]\(cef08d8c15d8a8acd5e25ab0d65432c3_img.jpg\)](#)

SUPPORTING REFERENCES

Nil

MINUTES

GAWLER RIVER FLOODPLAIN MANAGEMENT AUTHORITY BOARD

9:45am Thursday 4 December 2025
City of Playford Civic Centre, 10 Playford Boulevard, Elizabeth

1. Meeting of the Board

1.1 Welcome by the GRFMA Chairperson

Mr Lino Di Lernia formally welcomed Board Members, Deputy Board Members, and the Executive Officer and opened the 160th meeting of the Board.

1.2 Present

- Mr Lino Di Lernia, Independent Board Member, Chair
- Mr James Miller, Adelaide Plains Council, Board Member
- Cr Mel Lawrence, Adelaide Plains Council, Deputy Board Member
- Cr Malcolm Herrmann, Adelaide Hills Council, Board Member
- Mr Ashley Curtis, Town of Gawler, Board Member
- Cr Brian Sambell, Town of Gawler, Deputy Board Member
- Mayor Bill Close, Light Regional Council, Board Member
- Mr Mark McShane, 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 Apologies

- Cr Paul Koch, Town of Gawler, Board Member
- Mr Jake McVicar, The Barossa Council, Board Member
- Cr Terry-Anne Keen, Adelaide Plains Council, Board Member
- Ms Jade Ballantine, Adelaide Hills Council, Board Member

1.4 Appointment of Observers

Nil

1.5 Declarations of Interest

Nil

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

GB61/25 **GRFMA Ordinary Meeting Minutes**
Moved: Cr Malcolm Herrmann
Seconded: Mayor Bill Close

That the Minutes of the Gawler River Floodplain Management Authority Board meeting held on 16 October 2025 be confirmed as a true and accurate record of that meeting.

CARRIED UNANIMOUSLY

2.2 Actions on Previous Resolutions

Nil

2.3 Matters Arising from the Minutes

Nil

3. Questions on Notice

Nil

4. Motions on Notice

Nil

5. Presentations

Mr Tom Gersekowski, Senior Engineer – Dams at GHD provided a presentation (via meeting link) on the Intermediate Surveillance Inspection of Bruce Eastick North Para Flood Mitigation Dam 2025 report, Agenda Item 8.2 at 10.30am.

6. Audit and Risk Committee**6.1 Audit and Risk Committee Meeting Minutes 25 November 2025**

GB62/25 **Audit and Risk Committee Meeting Minutes 25 November 2025**
Moved: Cr Malcolm Herrmann
Seconded: Mayor Bill Close

That the GRFMA:

- 1. Receives the minutes of the Gawler River Floodplain Management Authority Audit and Risk Committee meeting held on 25/11/2025.*
- 2. Requests the GRFMA Executive Officer to make a submission to the LGA Asset Mutual Fund (LGAAMF) to consider appropriate insurance coverage for the Bruce Eastick North Para Flood Mitigation Dam.*

CARRIED UNANIMOUSLY

7. Technical Assessment Panel**7.1 Technical Assessment Panel Appointment****GB63/25 Technical Assessment Panel Appointment****Moved:** Mr Greg Pattinson**Seconded:** Mr James Miller

That Mr Philip Kuhn, City of Playford be appointed to membership of the GRFMA Technical Assessment Panel as a Constituent Council representative.

CARRIED**8. Reports****8.1 Gawler River Flood Management Business Case****GB64/25 Gawler River Flood Management Business Case****Moved:** Mr James Miller**Seconded:** Cr Malcolm Herrmann

That the GRFMA:

1. *Notes with appreciation, GRFMA's successful application for Disaster Ready Fund (DRF) Round Three funding of \$774,000.*
2. *Endorses the GRFMA Chairman and Executive Officer to:*
 - a. *Complete the required funding agreements and implementation plan.*
 - b. *Initiate actions, to determine the availability and cost of suitable resources to undertake the required project works.*
 - c. *Continue to engage with all stakeholders, including Members of Parliament, industry representatives and key State Government agencies to work through the Dam raise and Levee improvement funding options.*
3. *Receives a project progress report at the February 2026 meeting.*
4. *Requests the Executive Officer to write to the relevant Minister expressing appreciation for allocation of DRF funding.*

CARRIED UNANIMOUSLY**8.3 Financial Report****GB65/25 Financial Report****Moved:** Mr Mark McShane**Seconded:** Cr Mel Lawrence

That the GRFMA receives the financial report as of 25 October 2025, showing a cash at bank balance of \$ 113,458.51.

CARRIED UNANIMOUSLY

8.4 Executive Officer Report**GB66/25 Executive Officer Report****Moved:** Mr Greg Pattinson**Seconded:** Mr James Miller*That the GRFMA receives the report.***CARRIED UNANIMOUSLY****8.5 Schedule of Ordinary GRFMA Meetings****GB67/25 Schedule of Ordinary GRFMA Meetings****Moved:** Mr Greg Pattinson**Seconded:** Mr James Miller*That the Schedule of ordinary GRFMA meetings, each commencing at 9:45am, for 2026 be:*

- Thursday 12 February 2026, Light Regional Council
- Thursday 16 April 2026, Adelaide Hills Council
- Thursday 25 June 2026, The Barossa Council
- Thursday 20 August 2026, Town of Gawler
- Thursday 15 October 2026, Adelaide Plains Council
- Thursday 10 December 2026, City of Playford

CARRIED UNANIMOUSLY**9. Correspondence****9.1 SA Stormwater Management Authority – Approval of the Gawler River Stormwater Management Plan****GB68/25 SA Stormwater Management Authority – Approval of the Gawler River Stormwater Management Plan****Moved:** Cr Clint Marsh**Seconded:** Cr Mel Lawrence*That the correspondence be received.***CARRIED UNANIMOUSLY**

10.24am formal meeting procedures suspended to allow for a short break.

10.30am formal meeting procedures resumed.

8.2 Intermediate Surveillance Inspection of Bruce Eastick North Para Flood Mitigation Dam

Mr Tom Gersekowski, Senior Engineer – Dams at GHD, provided a presentation (via meeting link) on the Intermediate Surveillance Inspection of Bruce Eastick North Para Flood Mitigation Dam 2025 report.

Gawler River Floodplain Management Authority

GB69/25 Intermediate Surveillance Inspection of Bruce Eastick North Para Flood Mitigation Dam**Moved:** Cr Malcolm Herrmann**Seconded:** Cr Clint Marsh*That the GRFMA:*

1. *Receives a presentation from GHD on the Intermediate Surveillance Inspection of Bruce Eastick North Para Flood Mitigation Dam, report.*
2. *Requests the GRFMA Executive Officer to report estimated costs, including engineering aspects, for inspection recommendations at the February 2026 GRFMA Audit and Risk Committee and GRFMA Board meetings.*

CARRIED UNANIMOUSLY**10. Confidential**

Nil

11. Urgent Matters Without Notice

Nil

12. Next Meeting**Date and Time:** Thursday 9:45am, 12 February 2026**Host:** Light Regional Council**13. Closure**

The Chairperson thanked the members for their attendance and contributions and closed the meeting at 10.59am.

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 – 4 December 2025

Gawler River SMP

The meeting received correspondence from the SA Stormwater Management Authority advising approval of the Gawler River Stormwater Management Plan.

Presentations

Mr Tom Gersekowski, Senior Engineer – Dams at GHD provided a presentation (via meeting link) on the Intermediate Surveillance Inspection of Bruce Eastick North Para Flood Mitigation Dam 2025 report,

Insurance coverage for the Bruce Eastick North Para Flood Mitigation Dam

The GRFMA Executive Officer was requested to make a submission to the LGA Asset Mutual Fund (LGAAMF) to consider appropriate insurance coverage for the Bruce Eastick North Para Flood Mitigation Dam.

Technical Assessment Panel Appointment

Mr Philip Kuhn, City of Playford was appointed to membership of the GRFMA Technical Assessment Panel as a Constituent Council representative.

Business Case Gawler River Floodplain Flood Management.

The meeting noted with appreciation, GRFMA's successful application for Disaster Ready Fund (DRF) Round Three funding of \$774,000 and endorsed the GRFMA Chairman and Executive Officer to:

- a. Complete the required funding agreements and implementation plan.
- b. Initiate actions, to determine the availability and cost of suitable resources to undertake the required project works.
- c. Continue to engage with all stakeholders, including Members of Parliament, industry representatives and key State Government agencies to work through the Dam raise and Levee improvement funding options.

The Executive Officer was also requested to write to the relevant Minister expressing appreciation for allocation of DRF funding.

Intermediate Surveillance Inspection of Bruce Eastick North Para Flood Mitigation Dam

The Executive Officer was requested to prepare a report of estimated costs, including engineering aspects, for inspection recommendations at the February 2026 GRFMA Audit and Risk Committee and GRFMA Board meetings.

Financial Report

The financial report as of 25 October 2025 provided a cash at bank balance of \$113,458.51 with internal cash lending for CAD offset of \$ 331,589,072

Schedule of Meetings

The 2026 schedule of ordinary GRFMA meetings, each commencing at 9:45am, is:

- Thursday 12 February 2026, Light Regional Council
- Thursday 16 April 2026, Adelaide Hills Council
- Thursday 25 June 2026, The Barossa Council
- Thursday 20 August 2026, Town of Gawler
- Thursday 15 October 2026, Adelaide Plains Council
- Thursday 10 December 2026, City of Playford

MATTERS FOR INFORMATION

6.3 GOVERNMENT OF SOUTH AUSTRALIA - ACCELERATING SA'S TRANSITION TO A CIRCULAR ECONOMY: SOUTH AUSTRALIA'S WASTE STRATEGY 2025 - 2030.

**Author: Sustainability Officer
25/98087**

Green Industries SA (GISA) have confirmed South Australia's new 5-year strategy to advance the circular economy - [Accelerating SA's transition to a circular economy: South Australia's waste strategy 2025–2030 \(The Strategy\)](#).

The Strategy sets a framework of strategic objectives, targets and priority actions that is designed to accelerate a transition to a circular economy and help meet State Government priorities for a sustainable economy and net zero emissions by 2050.

The responsibility for implementation of the strategy is shared across government, business, industry, communities and individuals. Table 1 from The Strategy is included as an attachment and outlines some of the ways the strategy applies to each group, sector and tier of government. The background and context section is also attached, with the full strategy available at www.greenindustries.sa.gov.au/resources/circular-economy-strategy-2025-2030.

Sustainability staff will continue to look for opportunities to partner with State Government where locally relevant and strategically aligned.

ATTACHMENTS

Attachment 1 Government of South Australia - Circular economy strategy 2025 - 2030 - Background and context, Table 1. [↓](#) 

SUPPORTING REFERENCES

[Accelerating SA's transition to a circular economy: South Australia's waste strategy 2025–2030](#)

Background and context

South Australia has a long and proud history of leadership in resource recovery and waste avoidance. Despite our achievements, our current patterns of production and consumption are unsustainable. While resource recovery and recycling are an essential part of the transition away from the 'take-make-waste' approach of a linear economy, it's not enough to ensure a sustainable future.

Globally we have gone beyond planetary boundaries, causing environmental impacts such as climate change and biodiversity loss. If Australia is to meet its commitments under the United Nations' 2030 Agenda for Sustainable Development, we need to accelerate the transition to a more circular economy to achieve the system-wide transformation that's required. This transition is essential to reducing our reliance on virgin resources, eliminating waste and pollution, tackling biodiversity loss, and achieving net zero emissions while supporting the needs of current and future generations of South Australians.

Circular economy

The circular economy is an economic model designed to prioritise sustainability, resource efficiency, and waste reduction. It aims to move away from the traditional linear economic model and instead seeks to create a closed loop system where products and materials are kept in use for as long as possible, with their value preserved and waste minimised. This requires a transformation in our ways of producing and consuming, to gradually de-couple economic activity from the consumption of finite resources.



Achieving this will require systems-wide approaches with cooperation up, down and across supply chains to share resources, design better goods and services, and innovate. Large-scale change is always disruptive, and shifting to a more circular economy will require coordinated action, commitment, and investment. It will also require policy settings and tools that support this kind of collaboration and shared action.

Significant benefits can be realised through moving to a circular economy. These are explored in Appendix B.

What this strategy means for you

Transitioning from an entrenched linear 'take-make-waste' economy to a circular economy is complex and requires that South Australians work together to achieve the changes required. The responsibility for implementation of the strategy will be shared across government, business, industry, communities and individuals. Everyone needs to do their part.

This table outlines some of the ways this strategy applies to each group, sector and tier of government. The list of detailed actions is located under the [focus areas](#) section of this strategy.

Table 1: What this strategy means for you

Group	Action
Individuals	• Make sustainable consumption choices and minimise waste • Support circular initiatives such as repair cafes, libraries, and second-hand marketplaces, including by donating responsibly
Households	• Separate waste into the correct kerbside bins • Take non-kerbside-recyclable waste, including batteries and embedded battery products, to appropriate drop-off points • Minimise food waste by using up ingredients that you already have, and storing food for maximum shelf life
Not-for-profit organisations and community groups	• Create community-led initiatives, like repair hubs, swap centres, sharing groups, clean-up campaigns and community gardens with composting • Advocate for a more sustainable and circular economy • Implement community education campaigns to drive behaviour change
Research institutions	• Undertake and publish innovative research to drive the circular economy forward • Partner with businesses, industry and entrepreneurs to develop innovative solutions • Evaluate policies, programs and initiatives that contribute to the circular economy transition
Education sector	• Educate and develop workforce knowledge and skills to meet the current and future needs of the circular economy
Business sector	• Adopt circular practices to meet growing stakeholder and customer expectations, ensure compliance and capitalise on new market opportunities • Donate unsold edible food to food rescue charities for redistribution
Resource recovery and waste management industry	• Process end-of-life material into new products with high circularity outcomes • Provide safe and appropriate waste management and disposal pathways • Provide source-separating collection systems to businesses and industry
Local government	• Deliver and educate communities on high-performing kerbside collection systems • Adopt circular procurement policies and practices • Support community-led initiatives like repair hubs and swap centres • Support adaptive reuse of existing building stock
State government	• Implement policies, regulations and financial incentives that accelerate and support the transition to a circular economy • Encourage and facilitate collaboration and behaviour change across sectors • Use government procurement to drive changes in market behaviour and set an example for the private sector to follow • Advocate for national product stewardship schemes to address problematic wastes or implement state-based schemes or other interim measures where appropriate • Show leadership in implementing adaptive reuse and responsible design and construction approaches

MATTERS FOR INFORMATION

6.4 UPDATE FROM BOUNDARIES COMMISSION ON THE COMMUNITY SUBMISSION REGARDING TRURO AND DUTTON

**Author: Chief Executive Officer
25/101024**

The Mayor has received correspondence, as attached, updating Council on the submission made by representatives of the Truro and Dutton Community.

The Commissions is undertaking further enquiries.

ATTACHMENTS

Attachment 1 Letter from LGBC to The Barossa Council - Truro and Dutton Boundary Potential Proposal - December 2025 [!\[\]\(05be7c7a8995decd503647c99211f7c2_img.jpg\) !\[\]\(16cd6e1a39784ecf52b4db09f4865f40_img.jpg\)](#)

SUPPORTING REFERENCES

Nil



GPO Box 2329
Adelaide SA 5001
Tel (08) 7133 1311
boundaries.commission@sa.gov.au

12 December 2025

Mayor Bim Lange
The Barossa Council
PO Box 867
NURIOOTPA SA 5355

Via email: mayor.lange@barossa.sa.gov.au

Dear Mayor Lange

Boundary Change Proposal in the Truro and Dutton District - Mid Murray Council and The Barossa Council

I refer to the boundary change potential proposal received from the Representatives of the Truro and Dutton Community to realign the boundary between the Mid Murray Council and The Barossa Council. The submission proposes to move the townships of Truro and Dutton, including portion of the surrounding area, from the Mid Murray Council to The Barossa Council (the Potential Proposal).

At its meeting on 19 November 2025, the SA Local Government Boundaries Commission (the Commission) considered the Potential Proposal, and subject to the confirmation of eligible elector requirements by the Representatives of the Truro and Dutton Community, the Commission has advised that a Stage 2 General Proposal may be referred to the Commission.

Please note that submission of a Stage 2 General Proposal does not guarantee that the proposal will be formally accepted by the Commission to proceed to inquiry.

On receipt of a Stage 2 General Proposal, the Commission will assess the proposal and determine whether it meets the requirements of the Act and Guidelines. Affected councils will be advised of the Commission's decision whether the Stage 2 General Proposal will proceed to an inquiry.

If you have further questions, please feel free to contact the Commission's Executive Officer, Mr Peter Ilee, on 7133 1311 or by email to boundaries.commission@sa.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Rob Donaldson'.

Rob Donaldson
CHAIR
SOUTH AUSTRALIAN LOCAL GOVERNMENT BOUNDARIES COMMISSION

MATTERS FOR INFORMATION

6.5 BAROSSA BUSHGARDENS S41 COMMITTEE - MINUTES OF MEETING

**Author: Executive and Project Support Officer
25/101129**

Minutes of the Barossa Bushgardens S41 Committee meeting held 17 December 2025, are attached for information.

ATTACHMENTS

Attachment 1 Minutes - Barossa Bushgardens S41 Committee - 17 December 2025
 

SUPPORTING REFERENCES

Nil

2025/20

**MINUTES OF THE MEETING OF BAROSSA BUSHGARDENS COMMITTEE**

held on Wednesday 17 December 2025 commencing at 1:00pm
in the Council Chambers, 43-51 Tanunda Road, Nuriootpa.

MINUTES

Sarah Barrett opened the meeting at 1:06pm

1. ATTENDANCE RECORD**1.1 Members Present**

Sarah Barrett (Chairperson), Louise Mason, Kate Jenkins, Andrew Philpott, Trevor Waldhuter, Andrew Fairney (via Teams), and Cr Kathryn Schilling

Apologies

Bryce Lillecrapp

Not Present

Nil

Leave of Absence

Nil

2. CONFIRMATION OF PREVIOUS MINUTES**2.1 Minutes of previous meetings – for confirmation:**

2025/21

MOVED A Philpott

That the Minutes of the Barossa Bushgardens Committee held on Wednesday 15 October 2025 at 1:00pm, as circulated, be confirmed as true and correct records of the proceedings of those meetings.

SECONDED T Waldhuter**CARRIED BB 2022-26/13**

2.2 Matters arising from previous minutes

2.2.1 MATTERS ARISING FROM PREVIOUS MINUTES

25/93715

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

Meeting Date	Resolution/Action	Status	Actioning Officer
6 August 2025	Annual Sponsorship packages	Develop Sponsorship package in conjunction with Friends of Barossa Bushgardens	Senior Environmental Officer
6 August 2025	Russell Johnstone Award Held Saturday 25 October 2025	Assist with Award Design The Committee was very pleased with the success of the day, and noted positive feedback from Russell's family.	Kate Jenkins Trevor Waldhuter
15 October 2025	Review of Terms of Reference	Agenda item for February 2026 S41 Committee meeting	Senior Environmental Officer
15 October 2025	Request for additional funding to enable the development of a Masterplan	Agenda item for 17 December 2025 S41 Committee meeting. Sarah Barrett distributed correspondence received from Martin McCarthy.	Senior Environmental Officer

The Barossa Council 25/100911

Minutes of Barossa Bushgardens Committee Meeting
held on Wednesday 17 December 2025

2025/22

		The Committee will review the Masterplan proposal and the potential separation of the Cultural Centre piece, and focusing on the long-term operations.	
--	--	--	--

SUPPORTING REFERENCES

Nil.

3. MATTERS FOR INFORMATION

- 3.1 Correspondence
- 3.2 Strategic Plan Progress Report
- 3.3 Partner Project Updates
- 3.4 Marketing Initiatives and Sales Opportunities
- 3.5 Risk Management/Work Health Safety
- 3.6 Visitation to the Barossa Bushgardens
- 3.7 Friends of Barossa Bushgardens Update
- 3.8 Russell Johnstone Award Update
- 3.9 Section 41 Committees and Advisory Committees - Governance Overview

4. DEBATE REPORT**4.1 BAROSSA BUSHGARDENS S41 COMMITTEE - MEETING SCHEDULE FOR 2026
25/79158****MOVED** L Mason

That the Barossa Bushgardens Committee continue to meet on a bi-monthly basis, commencing February 2026 in the Barossa Council Chambers, at 1:00pm.

SECONDED K Jenkins**CARRIED BB 2022-26/14****PURPOSE**

To seek the approval of the Barossa Bushgardens S41 Committee Meeting Schedule for 2026.

2025/23

REPORTDiscussion

Historically, the Barossa Bushgardens S41 Committee meetings have been held on a bi-monthly basis, beginning in February each year. The meetings are held in The Barossa Council Chambers, commencing at 1:00pm.

The following Schedule of meeting dates is presented for Committee endorsement:

Wednesday 18 February 2026
Wednesday 15 April 2026
Wednesday 17 June 2026
Wednesday 19 August 2026
Wednesday 21 October 2026
Wednesday 16 December 2026

ATTACHMENTS OR OTHER SUPPORTING REFERENCES

Nil

Supporting references

Barossa Bushgardens S41 Committee Terms of Reference

COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTS**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
- 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

Legislative Requirements

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.

2. SUSTAINABILITY & ENVIRONMENT

The Barossa Council 25/100911

Minutes of Barossa Bushgardens Committee Meeting
held on Wednesday 17 December 2025

2025/24

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

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

4.2 FINANCE REPORT - AS AT 30 NOVEMBER 2025
25/93730

MOVED A Philpott

That Barossa Bushgardens Committee receive and note the Finance Report as at 30 November 2025, as provided in Attachment 1.

SECONDED K Jenkins

CARRIED BB 2022-26/15

PURPOSE

To provide progress on budget income and expenditure as at 30 November 2025.

2025/25

REPORTDiscussion

Budgets have recently been realigned to reflect the appropriate natural accounts where expenditure is allocated to.

Q1 Budget adjustments have been approved by Council at its meeting held 18 November 2025.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES

Attachment 1 Finance Report Attachment - Barossa Bushgardens S41 Committee meeting 17 December 2025

Supporting references

Nil.

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

Supporting a sustainable Barossa.

Strategic Outcome

- We support actions that manage our environment for future generations.
- We sustainably manage our resources and encourage sustainable practices.

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

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

Legislative Requirements

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,

2025/26

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

Regular monitoring of financial performance ensures 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 effective and strategic decisions, a finance report is provided for 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

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

4.3 FRIENDS OF BAROSSA BUSHGARDENS - MINUTES OF ANNUAL GENERAL MEETING 25/98081

MOVED K Jenkins

That Barossa Bushgardens Committee:

- (1) Receive and note the Minutes of the Friends of Barossa Bushgardens Annual General Meeting held 13 November 2025.

2025/27

- (2) Support the appointment of Greg Donovan as Friends of Barossa Bushgardens representative to the Barossa Bushgardens S41 Committee, to be endorsed by Council resolution.

SECONDDED A Philpott**CARRIED BB 2022-26/16****PURPOSE**

The Minutes of the Friends of the Barossa Bushgardens (FoBB) Annual General Meeting held 13 November 2025 are attached for information.

REPORTDiscussion

The Minutes of the Annual General Meeting of the Friends of Barossa Bushgardens (FoBB) held 13 November 2025, are attached for information.

As part of the Annual General meeting, nominations were called for the positions of Officer Bearers.

Kate Jenkins, who has filled the position of Chairperson for many years, nominated Greg Donovan for the position, which was accepted.

As Chairperson, Greg will now represent the Friends of Barossa Bushgardens on the Barossa Bushgardens S41 Committee, subject to the endorsement of Council.

Summary and Conclusion

A report will be presented to the January meeting of Council, seeking endorsement of the appointment of Greg Donovan as representative to the Barossa Bushgardens S41 Committee.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES

Attachment 1 Minutes - Friends of Barossa Bushgardens Annual General Meeting held 13 November 2025

Supporting references

Barossa Bushgardens Terms of Reference

COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTSCorporate Plan

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

Legislative Requirements

Local Government Act 1999

2025/28

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

Not required.

5. CONFIDENTIAL AGENDA

Nil

2025/29

6. URGENT OTHER BUSINESS

Blue Gum Woodlands at Nuriootpa High School

Andrew Philpott informed the Committee of personal discussions held in relation to supporting the Blue Gum Woodlands at Nuriootpa High School.

Passing of James Maitland

Sarah Barrett advised of the recent passing of James Maitland. James was a previous Chairperson of Friends of Barossa Bushgardens and a great supporter of the Barossa Bushgardens.

Thank you to Kate Jenkins

Sarah Barrett thanked Kate Jenkins for her tireless efforts over many years and for her guidance, dedication and sharing of knowledge.

7. NEXT MEETING

Wednesday 18 February 2026 at 1:00 PM

8. CLOSURE

Sarah Barrett extended Christmas Greeting and declared the meeting closed at 2:31pm.

Confirmed at Barossa Bushgardens Committee Meeting on 18 February 2026

Date:.....

Chairperson:.....

MATTERS FOR INFORMATION

6.6 AUDIT AND RISK COMMITTEE - PRESENTATION OF AGENDA AND MINUTES FOR THE DECEMBER 2025 MEETINGS

**Author: Governance Officer
25/101996**

The Audit and Risk Committee Agendas and Minutes for the December 2025 meetings are hereby tabled:

ATTACHMENTS

Nil

SUPPORTING REFERENCES

[Special Audit and Risk Committee Agenda 1 December 2025](#)
[Special Audit and Risk Committee Minutes 1 December 2025](#)

[Audit and Risk Committee Agenda 11 December 2025](#)
[Audit and Risk Committee Minutes 11 December 2025](#)

MATTERS FOR INFORMATION

6.7 LOCAL GOVERNMENT ELECTIONS 2026 - CORRESPONDENCE FROM COMMISSION INDICATIVE COSTS FOR ELECTION

**Author: Chief Executive Officer
26/252**

Correspondence has been received from the Commissioner outlining the indicative costs for the 2026 Local Government elections and is hereby tabled for members information. The increase is significant and as highlighted by the Commissioner there are a range of issues for this in his correspondence. The GST exclusive cost estimate is \$209,128 up from \$145,488 in 2022. Officers had already been provided advance warning of a significant increase, and the recently revised long term financial plan anticipated a cost of \$200,000 therefore the impact on the budget for 2026-27 will be minor at around \$9,128.

ATTACHMENTS

Attachment 1 Indicative Costs of the 2026 Local Government Periodic Elections [↓](#)


SUPPORTING REFERENCES

Nil

From: [ECSA](#)
To: [Martin McCarthy](#)
Subject: [EXTERNAL] Indicative Costs for the 2026 Local Government Periodic Elections
Date: Friday, 2 January 2026 6:08:05 PM
Attachments: [image002.png](#)
[image003.png](#)

CAUTION: This Message originated outside your organization. Treat all attachments and hyperlinks with suspicion.

OFFICIAL

02 January 2026

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

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

Dear Mr McCarthy

Re: Indicative Costs for the 2026 Local Government Periodic Elections

Under sections 10(1) and 12 of the *Local Government (Elections) Act 1999* (LGE Act), the Electoral Commissioner is the returning officer responsible for conducting the periodic elections. Section 13 of the LGE Act provides that all costs incurred by the returning officer in carrying out official duties are to be defrayed from funds of the council.

To assist council budgeting, this letter outlines indicative costs for the 2026 elections. These estimates use the 2022 elections as the baseline, including the same number of elections and candidates, distribution of contested elections, participation assumptions, and cost attribution, while also accounting for changes in volumes and market conditions. The estimates provided reflect the costs of conducting a full election. Costs will be lower if some elections are not contested.

The cost of the 2022 elections has been indexed in line with State Government budgeted inflation over four years, representing a compound annual growth rate of approximately 2.5% per annum.

In addition to inflation, several cost categories have increased significantly above indexed levels, including:

- Australia Post charges (\$1.10 in 2022, and \$1.90 in 2026)
- Contracted processing centre rental, driven by market conditions
- Transport charges due to the need to use multiple providers and higher consignment rates
- Price of paper has increased for all printed material including ballot material.

In addition to inflationary impacts, further cost increases arise from the need for additional staffing to support physical and cyber security, manage complaints, and monitor social media in response to the evolving environment in which the 2026 elections will be conducted. Additional personnel are also required to ensure effective planning and delivery of the 2026 elections within the shortened

timeframe following the March State Election, and to implement the reforms introduced by the *Statutes Amendment (Local Government Elections Review) Act 2025*, which took effect on 1 January 2026.

To minimise costs where practicable, I will be writing to Australia Post requesting reduced postage rates and will also be seeking to leverage existing State election procurement arrangements such as ballot paper printing.

A new election management system, incorporating council election requirements, is also being developed. This system will strengthen election integrity, meet cyber-security and data-integrity standards, and is expected to significantly reduce ICT costs for future elections from 2030.

Two invoices will be issued for the 2026 elections: the first in November 2026 which represents 30% of the anticipated full cost, and the final invoice in June 2027 once total election costs are confirmed.

The estimated cost of the 2026 Local Government Periodic Election for The Barossa Council is \$230041.14 GST inclusive.

Please note the above is an estimate cost only. The final cost may vary due to unknown variables at this time such as actual number of returned ballots, and actual elections conducted.

For any information regarding costs of the 2026 Local Government Periodic Election, please contact ECSA Finance at ECSA.Finance@sa.gov.au.

Further information on the conduct of the election (timetable, electoral officers, roll certification, candidate briefings) will follow.

Yours sincerely

A handwritten signature in blue ink, appearing to be 'M Sherry', with a stylized flourish at the end.

Mick Sherry
ELECTORAL COMMISSIONER

MATTERS FOR INFORMATION

6.8 2026 BAROSSA HERITAGE MOTORSPORT FESTIVAL

Author: Senior Manager Economic Activation and Strategy
26/688

The Sporting Car Club of South Australia have approached Council with an Event Proposal to deliver a two-day heritage motorsport festival across the weekend of 3 and 4 October 2026.

The festival is proposed to include:

- A Nuriootpa Grand Prix re-enactment on Saturday, 3 October commemorating the historic 1950 street circuit through a controlled, non-competitive heritage demonstration;
- The Barossa Vintage Collingrove Hillclimb on Sunday, 4 October, a competitive historic motorsport event held at the purpose-built Collingrove Hillclimb facility; and
- Potential for a post-event festival activation to occur in Nuriootpa. Nuriootpa Futures Association and local businesses will be engaged to determine what this activation might look like.

Expected event impact:

- Nuriootpa will be the event host town.
- Approximately 60-80 competing vehicles across both days.
- Expected participation from intrastate and interstate competitors.
- Execution of a comprehensive marketing campaign, it is expected that the event is likely to attract >5,000 participants/spectators into region.
- A two-day event will maximise potential for overnight stays.
- The estimated economic impact (based on achieving 5,000 visitors into region and a mix of overnight visitors and day trippers) = \$1million.

Council officers are currently working through the finer detail of the event with the Sporting Car Club of South Australia, to identify what traffic management is required for the event to occur safely, identification of other logistical support that may be required of Council and opportunities for local business and community groups to get involved in the event.

A further update will be provided to Council once the finer details of the event are known.

ATTACHMENTS

Attachment 1 Barossa Heritage Motorsport Festival - Event Proposal - October 2026
 

SUPPORTING REFERENCES

Nil



Celebration of Race Circuits - Barossa Heritage Motorsport Festival -

Nuriootpa & Collingrove | October 2026

Event Proposal

Sporting Car Club of SA

Executive Summary

The Sporting Car Club of South Australia (SCCSA) proposes to deliver a two-day heritage motorsport festival titled Celebration of Race Circuits – Barossa, to be held on Saturday 3 and Sunday 4 October 2026.

The festival combines:

- a Nuriootpa Grand Prix re-enactment on Saturday, commemorating the historic 1950 street circuit through a controlled, non-competitive heritage demonstration; and
- the Barossa Vintage Collingrove Hillclimb on Sunday, a competitive historic motorsport event held at the purpose-built Collingrove Hillclimb facility.

Together, these events form a coordinated festival weekend designed to celebrate the Barossa's motorsport heritage while delivering strong community activation, regional tourism, and economic benefit.

The Nuriootpa component will activate the town centre through scheduled demonstration runs and has the potential to be complemented by a Saturday evening street-party or town activation, subject to Council direction. The Collingrove event on Sunday provides a natural continuation of the festival, encouraging visitors to remain in the region across the weekend. The proposal has been developed in consultation with Council officers and builds on SCCSA's proven experience delivering heritage events across South Australia. Council endorsement is sought to enable approvals, coordination, and promotion of this significant regional event.

Economic Impact Statement

The Celebration of Race Circuits – Barossa is expected to generate a positive and measurable economic impact for Nuriootpa, the Barossa region, and surrounding areas.

Visitor & Participation Profile

- Participants: 60–80 competing vehicles across both days
- Interstate visitation: Strong interest already received from Victoria and New South Wales
- Spectators: Several thousand visitors across the two-day festival
- Length of stay: Two-day format encourages overnight accommodation rather than day-only visitation

Estimated Economic Contribution

Based on comparable SCCSA heritage events:

- Average visitor spend: \$180–\$220 per person per day
- Direct regional spend: Estimated \$750,000 – \$1.0 million across the festival weekend
- Key beneficiaries:
 - Accommodation providers
 - Cafés, restaurants, and hotels
 - Retail and service businesses
 - Fuel stations and transport services

Economic Impact Statement continued

Broader Economic & Community Benefits

- Increased activation of Nuriootpa town centre and Collingrove precinct
- Extended visitor stays across the Barossa region
- Enhanced regional profile through media, social, and car-club networks
- Support for local traders through a potential Saturday evening activation
- Establishment of a scalable event model with potential to become an annual or biennial festival



Purpose of the Proposal

The Sporting Car Club of South Australia (SCCSA) seeks Council endorsement for the delivery of a two-day heritage motorsport festival in October 2026, combining a Nuriootpa Grand Prix re-enactment on Saturday with the Barossa Vintage Collingrove Hillclimb on Sunday.

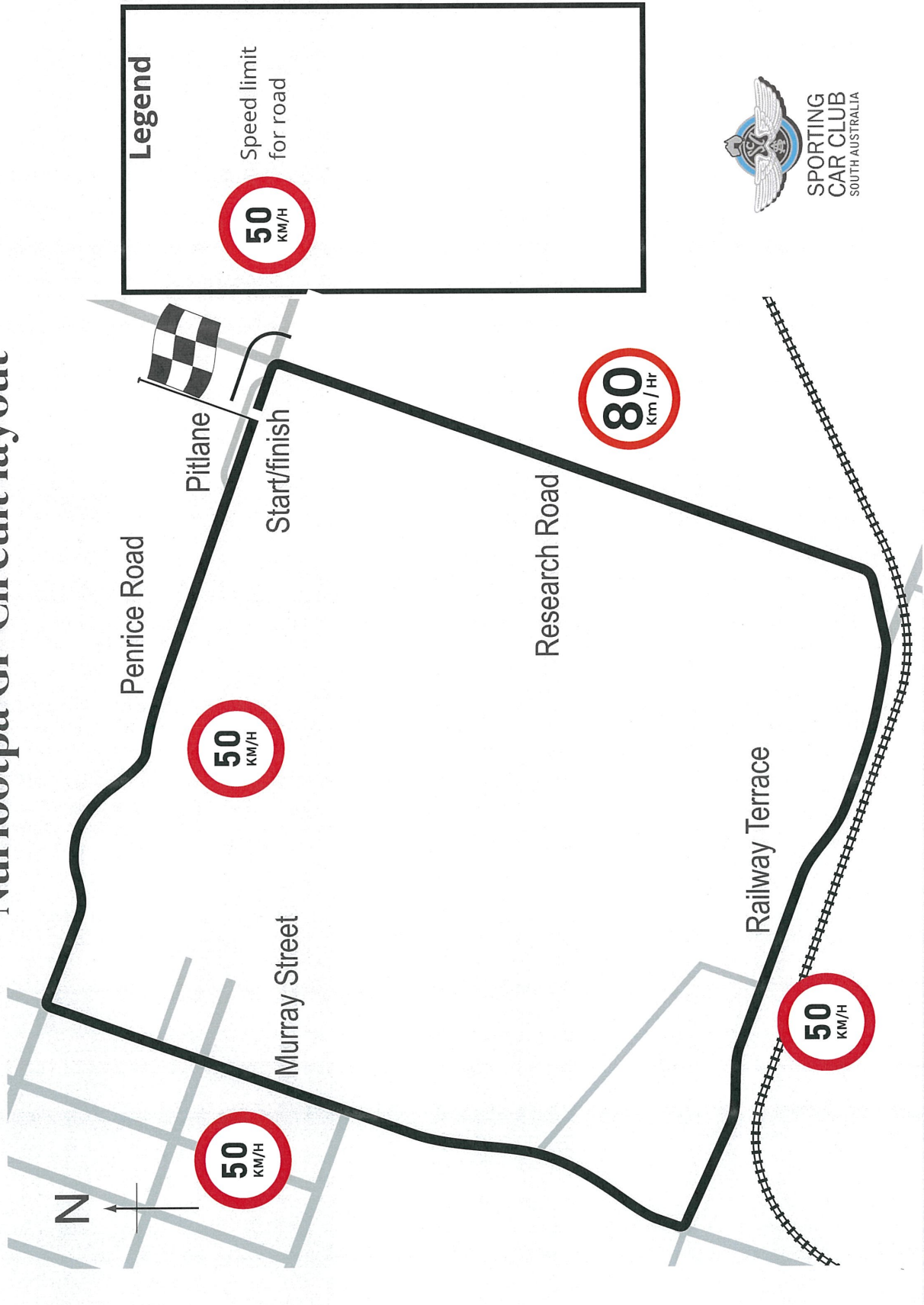
The proposal is designed to:

- Celebrate the Barossa's historic role in South Australian motorsport
- Activate Nuriootpa's town centre and the Collingrove precinct
- Drive regional tourism, overnight stays, and local economic benefit
- Deliver a safe, well-managed, family-friendly community event

Council support is sought to enable coordination, approvals, and promotion of the event.



Nuriootpa GP Circuit layout



**SPORTING
CAR CLUB
SOUTH AUSTRALIA**





Event Overview

Event Name: Celebration of Race Circuits – Barossa

Proposed Dates:

- Saturday 3 October 2026 – Nuriootpa Grand Prix (heritage re-enactment)
- Sunday 4 October 2026 – Barossa Vintage Collingrove Hillclimb

The two events are intentionally linked to create a festival weekend, encouraging visitors to stay in the region for multiple days and attend both activities.

Day 1 – Saturday 3 October

Nuriootpa Grand Prix Re-Enactment

The Nuriootpa Grand Prix re-enactment commemorates the original 1950 Nuriootpa Grand Prix, using a controlled, non-competitive format focused on heritage interpretation rather than racing.

Event Format

- Heritage demonstration laps of the historic street circuit
- No competitive racing, no timing, no race starts
- Vehicles escorted and managed under an approved traffic management plan
- Rolling or staged road closures, coordinated with SAPOL and Council

Vehicle Groups

Participants will be grouped into:

1. Era Vehicles – representative of the 1950 Grand Prix period
 2. Historic Vehicles – pre-1972 classic and competition cars
 3. Modern & Performance Vehicles – for broader community inclusion
- Approximately 60–80 vehicles are expected, with strong interest already received from interstate participants (Victoria and NSW).



Saturday Evening Activation – Nuriootpa Town Centre (Optional but Recommended)



Following the daytime re-enactment, SCCSA proposes a Saturday night town activation or street party, subject to Council preference and community input.

Possible elements include:

- Static vehicle displays
- Local food and beverage offerings
- Live music or entertainment
- Community group involvement
- Heritage displays and storytelling

This activation is intended to:

- Retain visitors in Nuriootpa overnight
- Support local traders and hospitality
- Create a festival atmosphere beyond the daytime event



Day 2 – Sunday 4 October

Barossa Vintage Collingrove Hillclimb

The festival continues at Collingrove Hillclimb, a purpose-built motorsport venue owned and operated by SCCSA.

Event Format

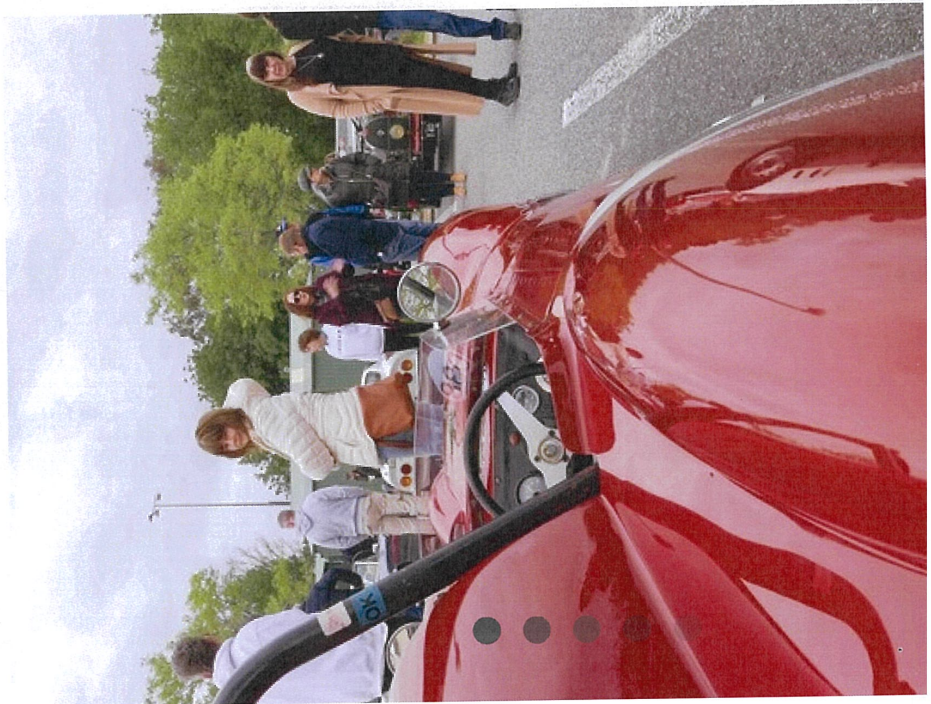
- Competitive hillclimb event for historic and vintage vehicles
- Delivered under Motorsport Australia regulations
- Family-friendly spectator environment with food and amenities
- Builds on the established and successful Barossa Vintage Collingrove event format

This provides a natural progression from Saturday's heritage demonstration to a regulated motorsport competition, appealing to both enthusiasts and the general public.





Community, Tourism & Economic Benefits



Community, Tourism & Economic Benefits

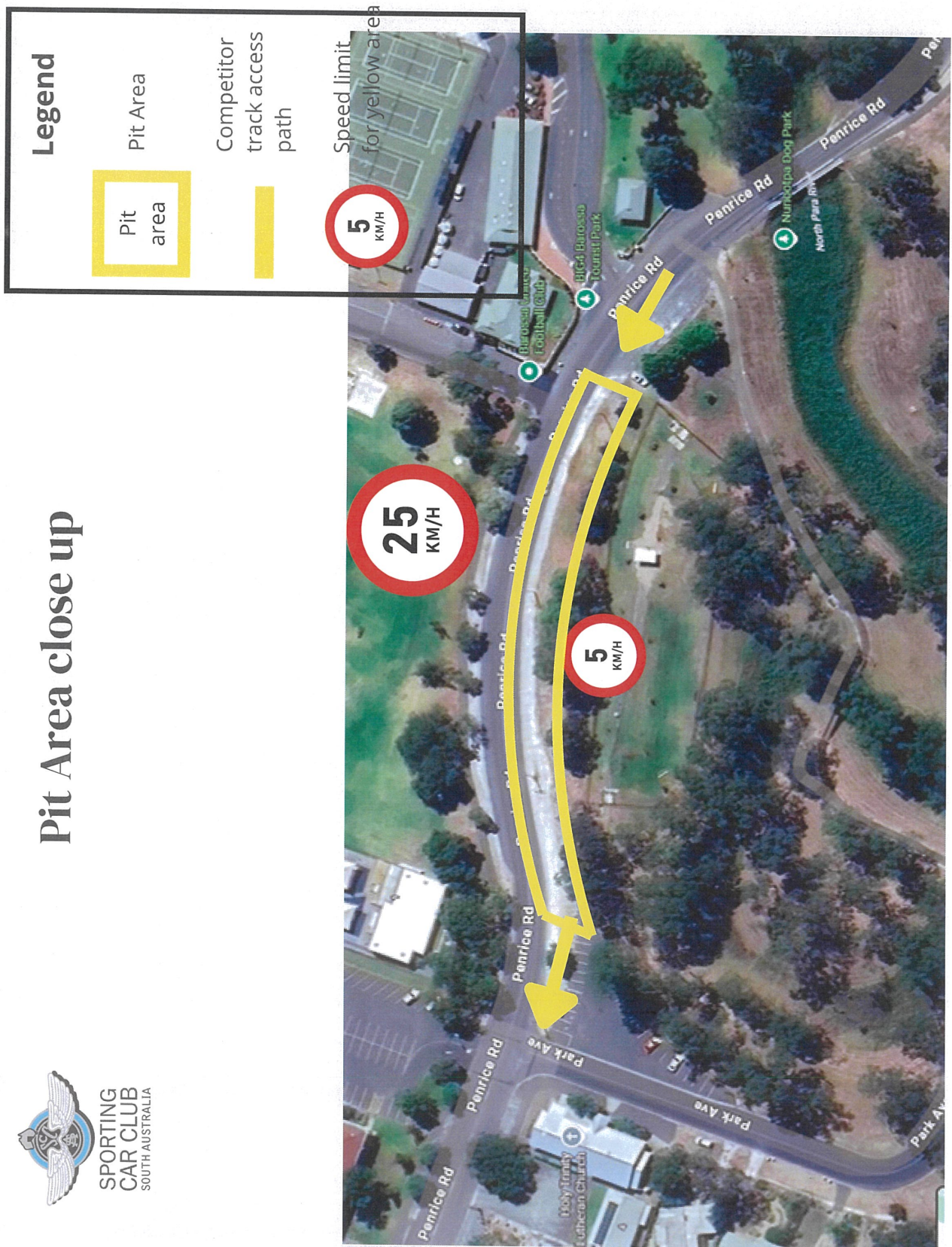
The two-day festival format is specifically designed to deliver measurable regional benefits:

- Tourism uplift: Encourages weekend stays rather than day visits
- Economic impact: Increased spend on accommodation, dining, retail, fuel, and local services
- Community pride: Celebrates local history and identity
- Visitor economy growth: Attracts interstate competitors and spectators
- Inclusive participation: Family-friendly, accessible, and community-focused

Based on comparable events, the festival is expected to attract several thousand visitors across the weekend.



Pit Area close up

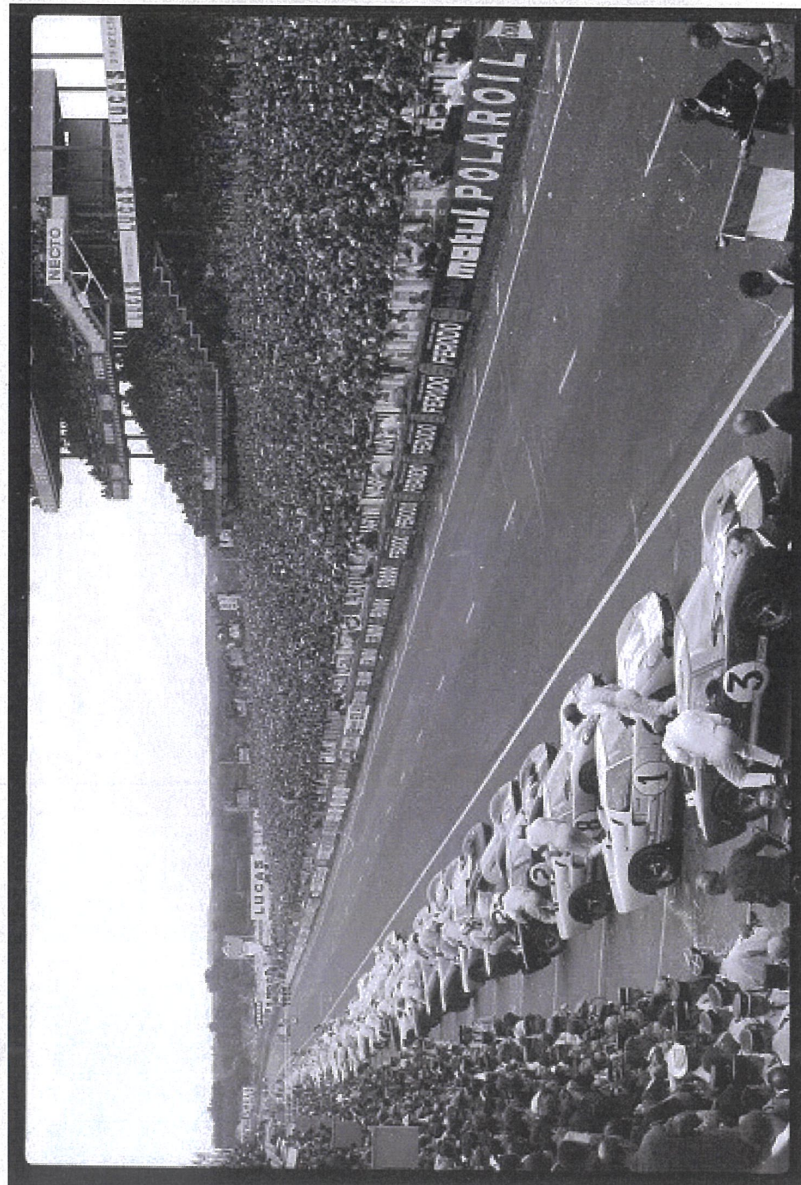




Nuriootpa Centennial Park Pit Area Street view



Nuriootpa Centennial Park Competitor parking style





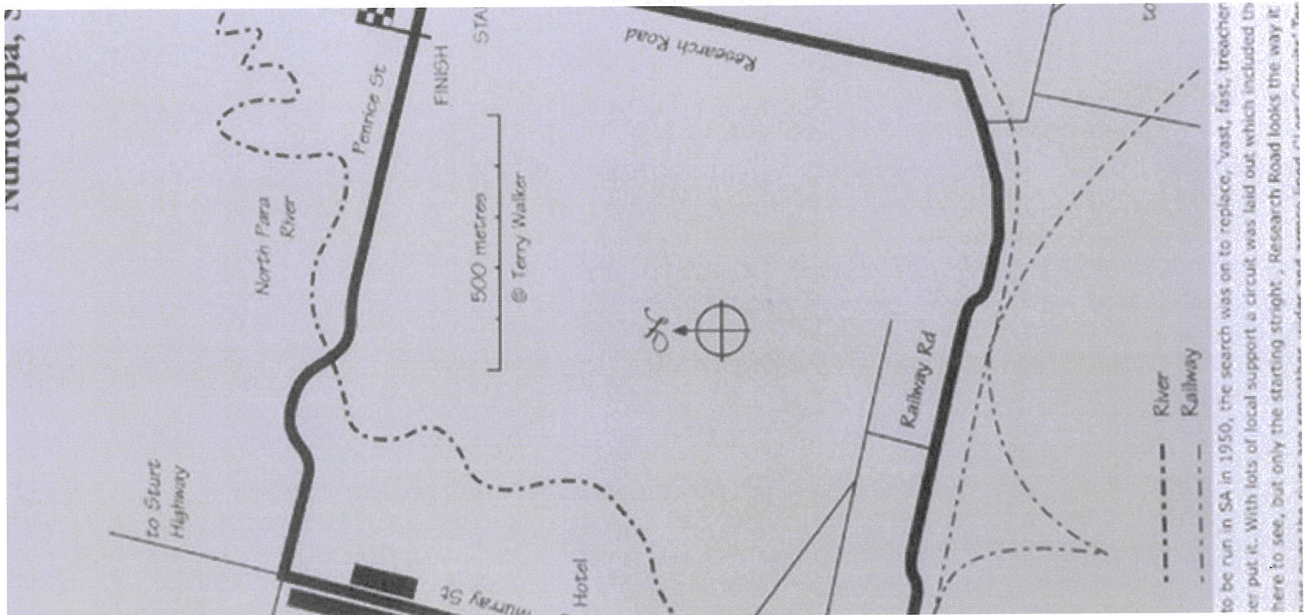
Event Management & Safety



The Sporting Car Club of SA has extensive experience delivering complex heritage events across South Australia.

Key management elements include:

- Formal Event Management Plan
- Traffic Management Plans approved by Council and SAPOL
- Public liability insurance and risk assessments
- Volunteer marshals and trained officials
- Ongoing liaison with Council officers and emergency services

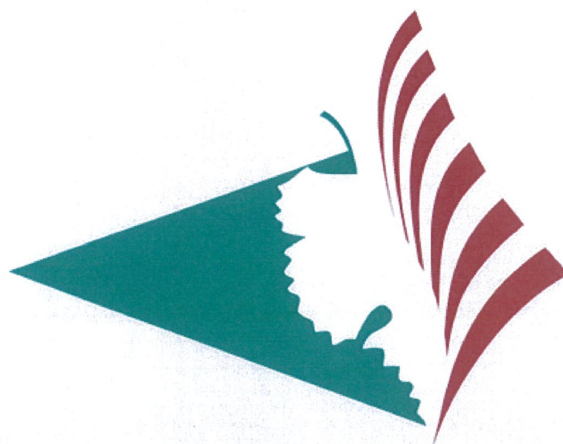


Council Involvement & Support



Council support is sought in the following areas:

- Endorsement of the event concept
- Coordination of approvals and road use requirements
- Support for town centre activation and community engagement
- Promotion through Council channels and tourism platforms



The Barossa Council



Conclusion

The Celebration of Race Circuits – Barossa offers a unique opportunity to deliver a high-quality, well-managed heritage motorsport festival that:

- Honours the Barossa's motorsport history
- Activates Nuriootpa and Collingrove
- Supports local business and tourism
- Builds on proven, successful event models

SCCSA looks forward to working closely with Council to deliver an event that is safe, respectful, and of lasting value to the community.



sportingcarclub.com.au



manager@sportingcarclub.com.au



08 8373 4899

Get in Touch

Sporting Car Club of South Australia Inc.
Contact: Ziggy Cosic – Club Manager



MATTERS FOR INFORMATION

6.9 CHANGES TO THE AGED CARE ACT 2024 REQUIRING MANDATORY SCREENING FOR ELECTED MEMBERS

Author: Manager Governance and OMCEO
26/754

The Australian Parliament passed the [Aged Care Act 2024](#) (The Act) as the new law for government-funded aged care in Australia on 25 November 2024. The new Act started on 1 November 2025 and aligns with the launch of the new Support at Home program.

The changes respond to certain recommendations of the Royal Commission into Aged Care Quality and Safety and the Final Report of the Aged Care Taskforce by establishing a new framework for the delivery of funded aged care services to individuals under the Commonwealth aged care system, including providing for:

- a Statement of Rights for individuals and a Statement of Principles for government agencies and bodies;
- requirements for an individual to access funded aged care services; mechanisms for the Aged Care Quality and Safety Commissioner to consider and decide on applications for registration as a provider and applications for approval of a residential care home;
- arrangements for funding of aged care services; governance arrangements for the broader aged care system;
- regulatory mechanisms;
- the use and disclosure of information; and
- the establishment of a First Nations Aged Care Commissioner.

The Local Government Association SA have provided a guide for Councillors (as responsible persons under the Act) as per [Attachment 1](#) which outlines new requirements for Elected Members having a direct role in ensuring their council's aged care services are governed effectively and that Council meets its accountability obligations.

As defined in Section 12 of the Act, a responsible person of a registered provider includes anyone responsible for executive decisions, which includes members of governing bodies, and anyone who has authority or responsibility for (or significant influence over) planning, directing or controlling the activities of the registered provider. Accordingly, an Elected Member as an individual will generally be considered a responsible person for the purposes of the Act.

The Barossa Council delivers funded aged care services: – Barossa Community Transport and Home Assist services, and our Elected Members make decisions on these services and is responsible for key aspects of decisions as the registered provider. For example, the Council may make strategic decisions about services offered and/or provide independent oversight and assurance of council management action including financial oversight. For example, setting budgets, overarching complaint management policies and processes etc.

As such, Council will now conduct mandatory screening for The Barossa Council Elected Members for a police certificate or a National Disability Insurance Scheme (NDIS) Worker Screening Clearance.

ATTACHMENTS

Attachment 1 The Aged Care Act 2024 - Guide for SA Council Members [↓](#) 

SUPPORTING REFERENCES

[Aged Care Act 2024](#)

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The Aged Care Act 2024 – Fact sheet for SA Council Members

December 2025

lga. South
Australia

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Disclaimer

This publication is not legal advice and must not be used or relied upon as a substitute for legal advice. Users must seek their own independent legal advice in relation to their particular circumstances.

While every effort has been made to ensure the accuracy of this document, providers should refer to the Department of Health, Disability and Ageing, and the Aged Care Quality and Safety Commission for up-to-date information.

LGA South Australia (LGA) would like to acknowledge the Municipal Association of Victoria (MAV) for information contained in this fact sheet. MAV receive Sector Support and Development funding from the Australian Government Department of Health, Disability and Ageing. The material contained herein does not necessarily represent the views or policies of the Australian Government.

For further information, please contact lgasa@lga.sa.gov.au.

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The Aged Care Act 2024 - Factsheet for SA Council Members

The new Aged Care Act 2024 (Cth) (the Act) is changing the way federally funded aged care is governed in Australia. On its commencement on 1 November 2025, the Act introduced a series of new arrangements and requirements that aged care providers must comply with.

While some of these changes will be new for council-aged care providers, many will be broadly aligned to processes and arrangements councils already have in place in other areas of council business.

Under the Act, all services funded by the Commonwealth Government will be regulated by the same legislation.

The Act applies to aged care providers, their governing bodies, responsible persons, associated providers (sub-contractors) and aged care workers and volunteers.

1. About this guidance

This factsheet provides local government council members with key information about the Act, including their responsibilities as 'responsible persons' and the council's obligations as the governing body when delivering Commonwealth-funded aged care services.

This includes where councils receive grant funding through the Commonwealth Home Support Program, are registered to deliver Home Care Packages (now known as Support at Home, as of 1 November 2025) or provide residential aged care services.

This resource outlines how the Act relates to your role as a council member, provides practical steps to help you meet your obligations under the legislation, and details how to support your council in delivering high-quality aged care services through effective leadership.

Further to this, the Commission will provide additional regulatory guidance on responsible persons in local government authorities in the coming weeks.

2. Why do I need to know about the Aged Care Act 2024?

The Act introduces significant governance responsibilities for 'responsible persons', who are persons who are responsible for the executive decisions of aged care service providers. In the case of local government councils, this includes council members, alongside CEOs and in many cases other senior officers with some responsibility for the aged care service delivery. The Act

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introduces a statutory duty to exercise due diligence in ensuring your council complies with its duties and obligations when delivering aged care services.

Understanding these new responsibilities will help you support your council's leadership in delivering high-quality aged care. It also provides an opportunity to build on your knowledge of the valued aged care services your council provides and to foster a culture of quality, safety and inclusion.

This guidance will help you interpret what these new duties mean in practice and assist you to confidently meet your obligations under the legislation.

3. About the Aged Care Act 2024

The Act has been developed in direct response to the Royal Commission into Aged Care Quality and Safety (the 'Royal Commission'), which found that the aged care sector needed significant reform. The Royal Commission heard significant evidence that the aged care system was not meeting the needs of older Australians. The Royal Commission's first recommendation was that Australia needed a new rights-based Aged Care Act. The Royal Commission also found that the system and providers needed to strengthen governance to ensure older Australians receive high-quality care and avoid poor outcomes.

The Act directly responds to the Royal Commission findings by requiring providers to put in place strong organisational and, in some cases, clinical governance arrangements.

The [Aged Care Quality and Safety Commission](#) (ACQSC) is the national regulator of funded aged care services under the Act. The ACQSC oversees provider compliance, monitors the quality and safety of care, and takes enforcement action where standards are not met.

Under the Act, a governing body of a registered provider means:

- if the provider is a body corporate incorporated, or taken to be incorporated, under the Corporations Act 2001, it refers to the board of directors.
- in any other case, it refers to the person or group of persons responsible for the executive decisions of the provider.¹

Council members fall within the group of persons responsible for the executive decisions of the council.

The ACQSC advises that governing bodies are responsible for:

- identifying and managing risk
- monitoring the provider's compliance with all legal requirements and their own organisational policies.

¹ <https://www.agedcarequality.gov.au/resource-library/provider-governance-policy>

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If you require any further information about your role as a member of the governing body of a “registered provider”, it is suggested you contact your council’s CEO or other relevant contact.

4. Responsible Persons under the Aged Care Act 2024

The term ‘responsible person’ has a clear definition in the Act. This definition is specific to this legislation and differs from the *Aged Care Act 1997*, which used the term ‘key personnel’. Section 12 of the Act defines a responsible person as:

- Any person who is responsible for the executive decisions of the registered provider;
- Any other person who has authority or responsibility for (or significant influence over) planning, directing or controlling the activities of the registered provider;
- Any person who has responsibility for overall management of the nursing services delivered by the registered provider, or overall management of the nursing services delivered at an approved residential care home of the registered provider, and who is a registered nurse; and
- Any person who is responsible for the day-to-day operations of an approved residential care home or service delivery branch of the registered provider.

While arrangements may differ from council to council, ‘responsible officers’ will include, as a minimum:

- Council members
- Chief Executive Officer (CEO)
- Director or senior officer responsible for aged care services (regardless of their official title)

This new definition means that, as a ‘responsible person’, council members have a direct role in ensuring their council’s aged care services are governed effectively and that Council meets its accountability obligations.

Council services will therefore need to adapt their reporting processes and decision-making to reflect this responsibility.

5. Council Members as responsible persons

The Department of Health, Disability and Ageing has provided the following policy guidance to support council members to highlight their role as responsible persons.

As defined in Section 12 of the Act, a responsible person of a registered provider includes anyone responsible for executive decisions, which includes members of governing bodies, and anyone who has authority or responsibility for (or significant influence over) planning, directing or controlling the

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activities of the registered provider. Accordingly, an elected member as an individual will generally be considered a responsible person for the purposes of the Act, noting there may be differences between jurisdictional legislative frameworks.

Where a local council delivers funded aged care services, elected members making decisions as a council may be treated as a governing body for the purposes of the Act. In such situations the Council would be generally responsible for key aspects of the executive decisions of the registered provider. For example, the Council may make strategic decisions about services offered and/or provide independent oversight and assurance of council management action including financial oversight.

As a responsible person under the Act, elected members will need to comply with the Aged Care Code of Conduct, undergo worker screening, have an assessment made of their suitability, have a duty for due diligence.

The Department further notes -

That these requirements are not unduly high and from 1 November 2025, responsible persons will need either a police certificate or a National Disability Insurance Scheme (NDIS) Worker Screening Clearance.

However, the Department appreciates that suitability and the statutory duty are elements causing particular concern and further guidance is provided below.

6. Statutory duty of responsible persons

As outlined above, council members, the CEO and certain other senior officers are considered responsible persons under the Act.

The Department of Health, Disability and Ageing has provided the following policy guidance below in relation to statutory duty.

Registered providers have an enforceable duty to ensure (as far as reasonably practicable) they don't cause harm to older people when they're delivering care. Under the Act, certain Responsible persons have a complementary duty to exercise due diligence to ensure the provider complies with the registered provider's duty set out in the legislation.

This includes council members as the council's governing body.

The registered provider duty states that a provider must ensure, so far as is **reasonably practicable**, that the conduct of the provider does not cause adverse effects to the health and safety of individuals to whom the provider is delivering funded aged care services while the provider is delivering those services.

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It is important to unpack what “**due diligence**” entails for the responsible person. The legislation describes due diligence as taking “**reasonable steps**”:

The Department further notes -

Due diligence, in the context of being an elected member, may include taking reasonable steps to:

- *to acquire and maintain knowledge of requirements applying to registered providers under the Act; and*
- *to gain an understanding of the nature of the funded aged care services the registered provider delivers and the potential adverse effects that can result to individuals when delivering those services; and*
- *to ensure that the registered provider has available for use, and uses, appropriate resources and processes to manage adverse effects to the health and safety of individuals accessing funded aged care services delivered by the provider; and*
- *to ensure that the registered provider has appropriate processes for receiving and considering information regarding incidents and risks and responding in a timely way to that information; and*
- *to ensure that the registered provider has, and implements, processes for complying with any duty or requirement of the registered provider under the Act.²*

What due diligence looks like is assessed based on what was reasonable for that particular responsible person, in their particular role, at that particular time.

The civil liability for breaching the statutory duty requires a finding by the court that the responsible person has not exercised due diligence, and that their conduct, which must be a significant departure from the conduct that could reasonably have been expected, or part of a systematic pattern, has exposed an older persons to a risk of death or serious injury or illness. This demonstrates this pathway is for the most serious of failures.

Your council's systems and processes, including reporting mechanisms to Council, are designed to support you in meeting this obligation, but they do not displace a personal responsibility to exercise due diligence.

7. Suitability requirements of responsible persons

Another element in ensuring that funded aged care services have strong governance, as outlined in the Act, is the requirement for responsible persons to meet certain suitability requirements (referred to in the Act as **suitability matters**). The Act sets out a comprehensive range of matters that providers must ensure their responsible persons satisfy.

² Aged Care Act 2024, Section 180 (2)

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It is the responsibility of the **individual responsible person** to notify the aged care provider of **any relevant change** in their circumstances related to suitability.

Notification must be provided in writing within 14 days of the person becoming aware of the change and must include the details relevant to the change of circumstances relating to the suitability matter. Failure to comply with the duty to notify is a strict liability offence with a penalty of 30 penalty units.³

Registered providers must consider the suitability matters in relation to their responsible persons at least once every 12 months. This can be achieved through an annual declaration process.

The Department of Health, Disability and Ageing has provided the following policy guidance below in relation to suitability requirements.

In assessing the suitability of responsible persons, Section 13 of the Act outlines the matters that need to be considered including:

- *an aged care or NDIS banning order;*
- *insolvency;*
- *being subject to civil penalties or conviction for indictable offences;*
- *actions from listed regulators; and*
- *any findings or judgements in relation to fraud, misrepresentation or dishonesty.*

If a suitability matter arises this does not mean a responsible person is automatically unsuitable for the position. Rather, these matters inform consideration of suitability both by the registered provider and the Commission.

The Commission will approach a situation where an elected member may be considered unsuitable to be a responsible person of an aged care provider in a pragmatic and proportionate way. In line with their Regulatory Strategy, they will work with providers who are taking reasonable steps to mitigate any risks resulting from the elected member's role in the governance of the funded aged care services.

This may include, for example, limiting the elected member from making executive decisions regarding the council's delivery of the funded aged care services, and seeking to limit their influence over the council's aged care operations to the extent possible under relevant local government legislation.

³ Aged Care Act 2024, Section 169 (3)

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This may also include implementing processes to mitigate the impact of the elected member's actions, such as reviewing the basis of the assessment that they were unsuitable to ensure any ongoing issues are accurately identified and able to be managed.

The Commission will not compel a local government authority to take an action that is unlawful under their own legislative framework. For example, it is acknowledged that a Council will not be able to lawfully remove an elected member only on the basis that the Commission has assessed them as unsuitable to be a responsible person for aged care services. Where such a conflict arises, they will work pragmatically with the council as an aged care provider toward an appropriate outcome.

Suitability matters are explored in more detail in section 15 of this factsheet.

8. Other obligations required of responsible persons

Responsible persons of aged care providers also have other obligations under the Act.

These include:

- complying with the Aged Care Code of Conduct (applies to providers, responsible persons, workers, and volunteers) (see section 11 of this factsheet).
- notifying your provider as to any changes in your suitability as a responsible person (see sections 7 and 14 of this factsheet).
- complying with whistleblower protections under the Act when a protected disclosure is made to a responsible person. This includes safeguarding the discloser's identity and avoiding any actions that could victimise them.
- holding a valid police certificate or NDIS Screening Clearance.

9. Breaches of the registered provider or responsible persons duty

It is important that responsible persons take reasonable steps to ensure they are complying with their prescribed duties. The Act also provides descriptions of what would constitute 'contravening' these duties.

The registered provider statutory duty imposed by section 179 of the Act is contravened when the registered provider **'without reasonable excuse, engages in conduct that does not comply with the duty'** and the conduct amounts to a **'serious failure' to comply with the duty**.

The complementary statutory duty of a "responsible person" under section 180 of the Act is contravened when the responsible person, "without reasonable excuse, engages

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in conduct that does not comply with the duty” and the conduct “amounts to a serious failure ” to comply with the duty.

Serious failures have a specific definition under the Act. A serious failure means conduct that exposes an individual to a risk of death or serious injury **and** that conduct involves significant failure or is a part of a systemic pattern of conduct.

For both the registered provider duty and the responsible person duty, both elements (i) ‘involves a significant failure’ and (ii) ‘is part of a systemic pattern of conduct’ must be present to amount to a breach of the duty.

10. Penalties

Breaches of the registered provider or responsible person duty may result in civil penalties against the provider or responsible person(s). You can read about these civil penalties in LGA's second guidance [*'Unpacking the Aged Care Act for SA Local Government Providers'*](#).

11. Compensation Pathways

Section 186 of the Act provides for a “Compensation Pathway” under which an individual who suffers serious injury or illness as a result a registered provider's breach of its duty under section 179.

The contravention must have made the provider liable to a civil penalty under ss.179 (3) or (5) and must have been the cause of the serious injury or illness.

An application for a compensation order can be made by Commissioner or the individual to an appropriate Federal Court within 6 years of the contravention occurring. **⁴

12. Aged Care Code of Conduct

From 1 November 2025, as a member of your council's governing body, you will need to understand and comply with the Aged Care Code of Conduct (the Code) and ensure your registered provider is taking reasonable steps to ensure aged care workers and members of the governing body comply with the Code.

The Code outlines the expected behaviour and treatment of aged care providers, their governing bodies (including council members), and workers (including volunteers) towards individuals receiving aged care.

⁴ ** An entity facing such a claim should contact the LGAMLS

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It helps ensure that people can have confidence and trust in the quality and safety of the aged care they receive.

The Code outlines 8 elements of expected behaviour:

- (a) Act with respect for people's rights to freedom of expression, self-determination and decision-making in accordance with applicable laws and conventions.
- (b) Act in a way that treats people with dignity and respect and values their diversity.
- (c) Act with respect for the privacy of people.
- (d) Provide care, supports and services safely and competently, with care and skill.
- (e) Act with integrity, honesty and transparency.
- (f) Promptly take steps to raise and act on concerns about matters that may impact the quality and safety of care, support and services.
- (g) Provide care, supports and services free from:
 - (i) all forms of violence, discrimination, exploitation, neglect and abuse
 - (ii) sexual misconduct.
- (h) Take all reasonable steps to prevent and respond to:
 - (i) all forms of violence, discrimination, exploitation, neglect and abuse
 - (ii) sexual misconduct.

You can read more about the Code at the [ACQSC website](#).

13. Aged Care Quality Standards

The commencement of the Act will also introduce the Strengthened Aged Care Quality Standards (the Standards).

Aged care providers need to meet the strengthened standards based on the types of services they deliver. The types of services your council delivers will determine the 'registration category' assigned to your council. There are six registration categories, as follows:

Category 1 – Home and community services – it includes:

- domestic assistance
- home maintenance and repairs
- meals
- transport.

Category 2 – Assistive technology and home modifications - it includes:

- equipment and products
- home adjustments.



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Category 3 – Advisory and support services – it includes:

- hoarding and squalor assistance
- social support and community engagement.

Category 4 – Personal care and care support in the home or community (including respite) – it includes:

- allied health and therapy
- personal care
- nutrition
- therapeutic services for independent living
- home or community general respite
- community cottage respite
- care management
- restorative care management

Category 5 – Nursing and transition care – it includes:

- nursing care
- assistance with transition care.

Category 6 – Residential care (including respite) – it includes:

- residential accommodation
- residential everyday living
- residential non-clinical care
- residential clinical care.

You can watch [this short video](#) that provides an overview of these categories. If your council is only registered to deliver services in categories 1, 2 or 3, the Strengthened Quality Standards do not apply.

If your council is registered to deliver services in category 4, 5 or 6, it will need to comply with the Standards, including [Quality Standard 2 – the Organisation](#).

This specific standard sets out the Commission's expectations of the governing body and management of the service.

Quality Standard 2 also provides an important framework for you, as a member of the governing body, to exercise your role effectively.

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14. Further reading

A range of helpful resources is available to support members of aged care governing bodies, developed by the ACQSC and other leading governance organisations.

[Aged Care Provider Governance Responsibilities](#) - Aged Care Quality and Safety Commission

[Australian Institute of Company Directors](#)

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15. Explanation of suitability matters

Meaning of suitability matters in relation to an individual		
Sub-section (for example, ss. 28 (3) (e))	What the sub-section states	Explanation/Comment
ss.13 (1) (a)	Whether an individual has experience in providing, at any time, funded aged care services or similar services.	An individual's experience in providing aged care or similar services is relevant in determining whether a person is suitable to be a suitable person.
ss. 13 (1) (b)	Whether a banning order against an individual is, or has at any time been, in force.	The banning order that is being referred to here is a banning order under the new <i>Aged Care Act 2024</i> (Cth). Note the use of the words "or has at any time been". This includes banning orders that have been revoked or expired, not just current banning orders.
ss.13 (1) (c)	Whether an NDIS banning order against an individual is, or has at any time been, in force.	Same point as ss.13 (1) (b) above (except that this sub-section instead refers to a banning order under the <i>National Disability Insurance Scheme Act 2013</i> (Cth)).
ss.13 (1) (d)	Whether an individual has at any time been convicted of an indictable offence.	An indictable offence is a criminal offence for which the accused has the right to have their case heard before a judge and jury. This is opposed to summary offences, which are generally heard in the Magistrates Court and for which the accused is not entitled to have their case heard before a jury.

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ss.13 (1) (e)	Whether a civil penalty order against the individual has been made at any time.	A civil penalty is defined by section 7 of the new <i>Aged Care Act 2024</i> (Cth) as having the same meaning as in the <i>Regulatory Powers Act 2014</i> (Cth). Under sub-section 79 (2) (a) (i) of the <i>Regulatory Powers Act 2014</i> (Cth) a provision is a civil penalty order if, at the foot of the pecuniary penalty, it states that it is a civil penalty by using the words “civil penalty”. An example of this is: 142 Conditions of registration (3) An entity contravenes this subsection if: (a) the entity is a registered provider; and (b) the entity engages in conduct; and (c) the conduct breaches a condition to which the entity’s registration is subject. Civil penalty: 250 penalty units. Arguably, the following sub-section of 169 is not a civil penalty because the required words “civil penalty” are not used: (3) A person commits an offence of strict liability if: (a) the person is one of the responsible persons of a registered provider; and (b) the person fails to comply with subsection (1). Penalty: 30 penalty units. Interestingly, the <i>Local Government Act 1999</i> (SA) does not use the words “civil penalty” and so any misconduct matters or other contraventions of the Local
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		Government Act by a council member may not amount to a civil penalty for the purposes of the <i>Aged Care Act 2024 (Cth)</i> .
ss.13 (1) (f)	Whether an individual is, or has at any time been, an insolvent under administration.	A vacancy in the office of a council member arises if the council member is declared bankrupt or applies for the benefit of a law for the relief of insolvent debtors. This means that people cannot serve as council members while they are bankrupt (or subject to other personal insolvency administrations). By operation of this provision, a council member's bankruptcy <i>before</i> taking office is also a suitability matter. This provision does not appear to indicate that the individual being a director of an insolvent company or other entity is a suitability matter.
ss.13 (1) (g)	Whether an individual is, or has at any time been, the subject of adverse findings or enforcement action by any of the following: • a Department of the Commonwealth or State or Territory, • the Australian Securities and Investments Commission, • the Australian Charities and Not-for-profits Commission,	This is a broad provision. Council members may find themselves involved in adverse findings or enforcement action from the entities listed in their professional or private capacities.

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	• the Australian Competition and Consumer Commission, • the Australian Prudential Regulation Authority, • the Australian Crime Commission, • AUSTRAC, • the Australian Health Practitioner Regulation Agency, • another body established for a public purpose under the law of the Commonwealth, • a State or Territory authority, • a local government authority or • a body responsible for maintaining standards of conduct in a profession that is involved in the delivery of funded aged care services.	
s.13 (1) (h)	Whether an individual is, or has been, the subject of fraud findings or judgments or is currently the party to fraud proceedings.	No explanation/comment is required.

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s.13 (1) (i)	Whether an individual is disqualified from managing corporations.	No explanation/comment is required.
s.13 (1) (j)	Whether a worker is subject to worker screening requirements under the Rules.	No explanation/comment is required.
s.13 (1) (k)	Any other matters prescribed by the rules (currently there are no other matters prescribed by the Rules).	No explanation/comment is required.

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MATTERS FOR INFORMATION

6.10 DEVELOPMENT OF NEW DISABILITY ACCESS AND INCLUSION PLAN IN 2026

Author: Community Development Officer
26/1399

Purpose

The purpose of this report is to inform Council of progress in developing the new Disability Access and Inclusion Plan (DAIP) and to advise of the proposed request for an extension to the delivery timeframe.

Background

The State Disability Inclusion Plan provides the overarching framework for the development of Council's Disability Access and Inclusion Plan under the *Disability Inclusion Act 2018*. The Department for Human Services (DHS) has defined 18 mandatory measures for local government to develop DAIP actions against, which are required to be reported on annually by calendar year.

All DAIPs are expected to be published by 14 February 2026. However, in response to advocacy from LGA SA, DHS has confirmed that local government may request additional time to accommodate appropriate consultation and Council processes.

Using the DHS DAIP template, Council has progressed development of the new DAIP (2026-2030) and is integrating it within the *Draft Wellbeing & Inclusion Strategy* as part of a consolidated planning and reporting approach.

Publication of the Disability Access and Inclusion Plan 2026-2030

Annual Reporting Requirements (Current DAIP)

- In line with legislative requirements, Council must continue annual reporting against its current DAIP (2020-2024) until the new Plan is formally published.
- The 2025 DAIP Report Survey is due to DHS by 27 March 2026.
- The 2025 DAIP Report Survey also provides an opportunity to formally notify DHS of any anticipated delays in publishing the new DAIP, including the associated accessible versions, by the current timeframe of 14 February 2026.

Development and Publication of the New DAIP

- Council intends to request an extension to 30 June 2026 for publication of the DAIP (2026-2030) via the 2025 DAIP Report Survey.
- This extension will:
 - Provide additional time to fully integrate DAIP actions and mandatory measures within the Wellbeing & Inclusion Strategy.
 - Avoid the need for community consultation during the Christmas and New Year period, supporting more inclusive and accessible engagement.

- Enable stronger engagement with lifespan groups, advisory groups and community stakeholders.
- Ensure accessible versions of the DAIP are available at time of publication.

ATTACHMENTS

Nil

SUPPORTING REFERENCES

[Inclusive SA - State Disability Inclusion Plan](#)

DEBATE REPORT

7.1 Office of the Mayor and CEO

7.1.1 FINDINGS AND ORDERS OF THE BEHAVIOURAL STANDARDS PANEL AGAINST CR PREECE

**Author: Chief Executive Officer
26/2171**

PURPOSE

To table and review the findings of the Final Report by the Behavioural Standards Panel (the Panel) regarding a complaint against Cr Preece.

RECOMMENDATION

That Council, having received the Final Report of the Behavioural Standards Panel into the behaviour of Cr Preece:

- (1) Censure Cr Preece in accordance with the findings and orders of the Panel under s 262W(1)(b) of the *Local Government Act 1999 (the Act)*.
- (2) Authorise the Chief Executive Officer to provide written confirmation to the Panel's as to the completion or otherwise of the Orders.
- (3) Note that if Cr Preece does not comply with the Behaviour Standards Panels' Orders, including Council directions of 20 May 2025, the Chief Executive Officer will refer the matter pursuant to Section 262W(4) of the Act to South Australian Civil and Administrative Tribunal as required by the Act.

REPORT

Background

Council is aware that there were 6 complaints against Cr Preece's behaviour that were investigated in accordance with the *Local Government Act 1999* and Council policy and tabled for its consideration at the meeting of 20 May 2025. At this meeting Council made 5 findings, noting two complaint matters were of a similar nature and therefore presented as one item. The decisions of Council where:

7.1.1 COMPLAINT AGAINST CR PREECE - TABLING OF INVESTIGATION, FINDINGS AND RECOMMENDED OUTCOMES - COMPLAINT MATTER 1 AND 2 **25/36696**

MOVED Cr de Vries

That Council having reviewed the independent investigation report and findings:

- (1) Hereby finds that Cr Preece breached the following clauses under the *Behavioural Standards for Council Members* for the allegations found proved:

- Clause 1.4 of the Mandatory Standards - Act in a reasonable, just, respectful and non-discriminatory way.
- Clause 2.5 of the Mandatory Standards - Act in a manner consistent with their roles, as defined under section 59 of the Act.
- Clause 3.1 of the Mandatory Standards - Establish and maintain relationships of respect, trust, collaboration, and cooperation with all Council members.

(2) To remedy these breaches, the Council resolves that:

- a. Cr Preece be reprimanded;
- b. Cr Preece attend training relevant to his role and responsibilities as an Elected Member within (4) weeks, unless an amended date is otherwise agreed prior with the Mayor which shall include Indigenous and cultural awareness training component; and
- c. Cr Preece issue a public apology to Crs Greatwich and Schilling and acknowledging the offence to fellow Councillors and the Indigenous and wider community at a public meeting of the Council, to be delivered within the next two (2) meetings of Council, and the terms of the apology are to be recorded in the Minutes which shall acknowledge the substantiation of the complaint.

SECONDED Cr Troup

CARRIED 2022-26/695

MOVED Cr Angas

That Council having found Cr Preece has breached the Behaviour Standards for Council Members censures the member for his behaviour and disrespect to Cr Greatwich and Cr Schilling, Council and its community as outlined in the findings.

SECONDED Cr de Vries

CARRIED 2022-26/696

7.1.2 COMPLAINT AGAINST CR PREECE - TABLING OF INVESTIGATION, FINDINGS AND RECOMMENDED OUTCOMES - COMPLAINT MATTER 3 **25/36700**

MOVED Cr Greatwich

That Council having reviewed the independent investigation report, and findings, hereby:

(1) Finds that Cr Preece has breached the following clauses under the Behavioural Standards for Council members for the allegations found proved:

- Clause 1.4 of the Mandatory Standards - Act in a reasonable, just, respectful and non-discriminatory way.
- Clause 2.1 of the Mandatory Standards – Comply with all applicable Council policies, codes, procedures guidelines and resolutions.
- Clause 2.5 of the Mandatory Standards - Act in a manner consistent with their roles, as defined under section 59 of the Act.
- Clause 4.2 of the Mandatory Standards – Not bully Council employees.

(2) To remedy these breaches, the Council resolves that:

- a. Cr Preece be reprimanded;
- b. Cr Preece attend training relevant to his role and responsibility as an Elected Member within (4) weeks, unless an amended date is otherwise agreed prior with the Mayor including bullying and harassment training; and
- c. Cr Preece issue a public apology which shall acknowledge he engaged staff contrary to the Chief Executive Officers instructions and bullied and harassed staff, at a public meeting of the Council to the employees in question (without otherwise naming them), to be delivered within the next two (2) meetings of Council, and the terms of the apology are to be recorded in the Minutes.

SECONDED Cr Evans

VARIATION

Cr Evans sought leave of the meeting and consent of the Mover, requesting the addition of the word 'with' after the word 'engaged' in item (2)c.

The Mayor put the question of leave of the meeting. Leave of the meeting and consent from the Mover was granted.

The motion was varied and read as follows:

That Council having reviewed the independent investigation report, and findings, hereby:

(1) Finds that Cr Preece has breached the following clauses under the Behavioural Standards for Council members for the allegations found proved:

- Clause 1.4 of the Mandatory Standards - Act in a reasonable, just, respectful and non-discriminatory way.
- Clause 2.1 of the Mandatory Standards – Comply with all applicable Council policies, codes, procedures guidelines and resolutions.
- Clause 2.5 of the Mandatory Standards - Act in a manner consistent with their roles, as defined under section 59 of the Act.
- Clause 4.2 of the Mandatory Standards – Not bully Council employees.

(2) To remedy these breaches, the Council resolves that:

- a. Cr Preece be reprimanded;
- b. Cr Preece attend training relevant to his role and responsibility as an Elected Member within (4) weeks, unless an amended date is otherwise agreed prior with the Mayor including bullying and harassment training; and
- c. Cr Preece issue a public apology which shall acknowledge he engaged with staff contrary to the Chief Executive Officers instructions and bullied and harassed staff, at a public meeting of the Council to the employees in question (without otherwise naming them), to be delivered within the next two (2) meetings of Council, and the terms of the apology are to be recorded in the Minutes.

CARRIED 2022-26/697

MOVED Cr Greatwich

That Council having found Cr Preece has breached the Behaviour Standards for Council Members censures the member for his behaviour and disrespect to Council and its staff as outlined in the findings.

SECONDED Cr de Vries**CARRIED 2022-26/698**

7.1.3 COMPLAINT AGAINST CR PREECE - TABLING OF INVESTIGATION, FINDINGS AND RECOMMENDED OUTCOMES - COMPLAINT MATTER 4
25/36701

MOVED Cr Angas

That Council having reviewed the independent investigation report, and findings, hereby:

(1) Finds that Cr Preece has breached the following clauses under the Behavioural Standards for Council members for the allegations found proved:

- Clause 1.4 of the Mandatory Standards - Act in a reasonable, just, respectful and non-discriminatory way.*
- Clause 2.5 of the Mandatory Standards - Act in a manner consistent with their roles, as defined under section 59 of the Act (namely, to ensure positive and constructive working relations within the Council).*
- Clause 3.1 of the Mandatory Standards – Establish and maintain relationships of respect, trust, collaboration, and cooperate with all Council members.*

(2) To remedy these breaches, the Council resolves that:

- a. Cr Preece be reprimanded;*
- b. Cr Preece attend training relevant to his role and responsibility as an Elected Member within (4) weeks, unless an amended date is otherwise agreed prior with the Mayor including training on bullying and harassment; and*
- c. Cr Preece issue a public apology at a public meeting of the Council which shall include an apology to Cr Greatwich for a lack of professional conduct and undertaking bullying and harassment, to be delivered within the next two (2) meetings of Council, and the terms of the apology are to be recorded in the Minutes.*

SECONDED Cr Troup**CARRIED 2022-26/699****MOVED** Cr Angas

That Council having found Cr Preece has breached the Behaviour Standards for Council Members censures the member for his behaviour and disrespect to Cr Greatwich and Council as outlined in the findings.

SECONDED Cr Hurn**CARRIED 2022-26/700**

7.1.4 COMPLAINT AGAINST CR PREECE - TABLING OF INVESTIGATION, FINDINGS AND RECOMMENDED OUTCOMES - COMPLAINT MATTER 5
25/36703

MOVED Cr de Vries

That Council having reviewed the independent investigation report, and findings, hereby:

- (1) Finds that Cr Preece has breached the following clauses under the Behavioural Standards for Council members for the allegations found proved:*
 - Clause 1.2 of the Mandatory Standards - Act in a way that generates community trust and confidence in the Council.*
 - Clause 1.5 of the Mandatory Standards – When making public comments, including comments to the media, on Council decisions and Council matters, show respect for others and clearly indicate their views are personal and are not those of the Council.*
 - Clause 2.5 of the Mandatory Standards – Act in a manner consistent with their roles, as defined under section 59 of the Act.*
- (2) To remedy these breaches, the Council resolves that:*
 - a. Cr Preece be reprimanded;*
 - b. Cr Preece attend training relevant to his role and responsibility as an Elected Member within (4) weeks, unless an amended date is otherwise agreed prior with the Mayor including appropriate public conduct; and*
 - c. Cr Preece issue a public apology which shall include acknowledgement of misconduct at a Council and community event and to the members of the clubs and community present at the Tanunda Recreation Park redevelopment opening at a public meeting of the Council, to be delivered within the next two (2) meetings of Council, and the terms of the apology are to be recorded in the Minutes.*
- (3) Cr Preece, for a period of 12 months, be ineligible for consideration to attend on behalf of the Council, as an Elected Member representative, at community events where the Council is invited to send a representative and that this be published in the Minutes of the Council meeting.*

SECONDED Cr Greatwich**CARRIED 2022-26/701**

MOVED Cr de Vries

That Council having found Cr Preece has breached the Behaviour Standards for Council Members censures the member for his behaviour and disrespect to the Tanunda community and this present at the Tanunda Recreation Park redevelopment opening as outlined in the findings.

SECONDED Cr Troup**CARRIED 2022-26/702**

7.1.5 COMPLAINT AGAINST CR PREECE - TABLING OF INVESTIGATION, FINDINGS AND RECOMMENDED OUTCOMES - COMPLAINT MATTER 6
25/37102

MOVED Cr Greatwich

That Council having reviewed the independent investigation report, and findings, hereby:

- (1) Finds that Cr Preece has breached the following clauses under the Behavioural Standards for Council members for the allegations found proved:
 - Clause 1.3 of the Mandatory Standards - Act in a manner that is consistent with the Council's role as a representative, informed and responsible decision maker, in the interests of its community.
 - Clause 1.4 of the Mandatory Standards – Act in a reasonable, just, respectful and non-discriminatory way.
 - Clause 2.5 of the Mandatory Standards – Act in a manner consistent with their roles, as defined under section 59 of the Act (being a failure to provide community leadership and guidance).
- (2) To remedy these breaches, the Council resolves that:
 - a. Cr Preece be reprimanded;
 - b. Cr Preece attend training relevant to his role and responsibility as an Elected Member within (4) weeks, unless an amended date is otherwise agreed prior with the Mayor including the impacts of discriminatory behaviour and actions; and
 - c. Cr Preece issue a public apology to the Members of the Gawler River Floodplain Management Authority and Council which shall include acknowledgement of his discriminative behaviour and comments at a public meeting of the Council and write to the Chairperson of the Gawler River Floodplain Management Authority providing a written apology, to be delivered within the next two (2) meetings of Council, and the terms of the apology are to be recorded in the Minutes.
- (3) In accordance with clause 5.6.6 of the Charter, that the Council revokes the appointment of Cr Preece from the GRFMA, and appoint an alternative Member to the Board.
- (4) Note the outcomes of agenda items 7.1.1 to 7.1.5;
 - a) being six (6) formal investigations and findings of multiple breaches of the Behavioural Standards for Elected Members; and
 - b) the impacts and costs on rate payers, residents and employees; and

c) *damaging Councils reputation;*
calls on Cr Bruce Preece to resign from Council forthwith from his position as an Elected Member of The Barossa Council.

SECONDED Cr Angas

CARRIED 2022-26/703

MOVED Cr Hurn

That Council having found Cr Preece has breached the Behaviour Standards for Council Members censures the member for his behaviour and disrespect to the Members of the Gawler River Floodplain Management Authority, Council and its community as outlined in the findings.

SECONDED Cr Greatwich

CARRIED 2022-26/704

Introduction

As Cr Preece did not comply with Councils directions to apologise, either not at all or outside of the required timeframes and not with the prescribed instructions, regarding the Gawler River Floodplain Management Authority statement, the Mayor as directed by the *Local Government Act 1999, Section 262Q* and Council Elected Member Behaviour Management Process Part 3 referred the matters to the Behaviour Standards Panel.

Discussion

The Behaviour Standards Panel has now issued its final report and struck the following orders. The relevant documents are tabled at [Attachment 1](#).

The Panel's findings are therefore that Cr Preece committed misbehaviour on five occasions as detailed in the "Provisional Findings" section of the report.

The Panel orders that:

1. It reprimands Cr Preece, by means of a public statement, in accordance with s 262W(1)(a) of the Act.
2. The Council is directed to pass a censure motion in respect of Cr Preece, in accordance with s 262W(1)(b) of the Act.
3. Cr Preece is required to issue public apologies in a manner which accords with the actions taken by the Council, in accordance with s 262W(1)(c) of the Act.
4. Cr Preece is required to issue a public apology in a manner determined by the Panel in accordance with s 262W(1)(c) of the Act.
5. Cr Preece is required to reimburse the Council the specified amount of \$810, as a proportion of reimbursement of the costs to the Council in relation to dealing with these complaints, in accordance with section 262W(1)(e) of the Act.

The Panel reprimand is tabled at [Attachment 2](#).

The apology required of Cr Preece is to be undertaken in accordance with the wording provided in the final report in addition to those instructed by Council in May 2025.

If the original apologies, all five and the apology required from the Behavioural Standards Panel, are not concluded within two ordinary meetings of Council from the

release of the report, being 19 January 2026 the matter must then be referred to the SA Civil and Administrative Tribunal. The final date for compliance with the orders is therefore 17 February 2026.

Summary and Conclusion

The complaint matters have been investigated and determined by the Panel and this report tables the outcomes and ensures Council compliance with the Panels orders.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES

- Attachment 1 Behavioural Standards Panel Final Report [!\[\]\(4e333a6106fc298d0ae6dff272a736ef_img.jpg\) !\[\]\(97089f8e07e24e31baa67366e358a709_img.jpg\)](#)
Attachment 2 Behavioural Standards Panel Reprimand [!\[\]\(9496824b8cff3a19f59b81b37b57d8b6_img.jpg\) !\[\]\(ec8d0f7e486e2280c113cd85015a8548_img.jpg\)](#)

Supporting references

Nil

COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTS

Corporate Plan

- 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
- 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

Section 262 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

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, and all being reported to the Council meeting amount to \$70,370.15 being \$52,853.90 in legal and investigation services and \$17,516.25 in administrative costs of the Chief Executive Officer, being internal resource used to date (this equates to an estimated 92.5 hours to date). This does not include any estimate for the Mayors time costs.

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

This does not include any invoicing for January 2026.

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.

This has impacted the two staff involved, they are fearful of impact on them personally and Council senior staff have been ensuring they are adequately supported.

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 and the Behaviour Standards Panel has released the report and its reprimand publicly at its web site [Behavioural Standards Panel](#).

Behavioural Standards Panel



Final Report

Council Member:	Cr Bruce Preece
Council:	The Barossa Council
Referral by:	Mayor Bim Lange
Panel Reference:	25BSP-0007
Date Received:	25 July 2025
Issues:	Misbehaviour

January 2026

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Final Report

1. This final report has been prepared on an inquiry undertaken by the Behavioural Standards Panel (the Panel) following a referral made by Mayor Michael 'Bim' Lange, principal member of The Barossa Council (the Council). The complaint alleged that Councillor Bruce Preece (Cr Preece) had committed misbehaviour as defined by s 262E of the *Local Government Act 1999* in that he had failed to undertake actions that were made by resolution of the Council in accordance with s 262C of the Act following its inquiries into complaints about Cr Preece's behaviour made under Chapter 13, Part AI, Division 1 of the Act.
2. Cr Preece was elected to the Council at the 2022 Council elections and has had previous experience as a Councillor at the City of Prospect.

Legislative Framework

3. Section 262Q of the *Local Government Act 1999* (the Act) provides that a complaint alleging misbehaviour, repeated misbehaviour or serious misbehaviour may be referred to the Panel by a resolution of the council; the principal member of the council; at least 3 members of the council; or a responsible person in accordance with section 75G(5) of the Act.
4. Relevantly to this inquiry, s 262E provides that misbehaviour means—
 - (a) a failure by a member of a council to comply with a requirement of the council under section 262C(1); or
 - (b) a failure by a member of a council to comply with a provision of, or a requirement under, the council's behavioural management policy; or
 - (c) a failure by a member of a council to comply with an agreement reached following mediation, conciliation, arbitration or other dispute or conflict resolution conducted in relation to a complaint under Division 1.

The Complaint

5. On 25 July 2025, Mayor Lange referred a complaint to the Panel that included, in summary—
 - Between February 2024 and April 2024, the Council received 6 complaints about Cr Preece's behaviour alleging that he had breached the Behavioural Standards for Council Members (the Behavioural Standards).

- The Council received the complaints and dealt with them under its Behavioural Management Policy. This resulted in five independent investigations (investigation one combined council complaints one and two) being undertaken, each separate investigation found that Cr Preece had breached the Behavioural Standards as alleged.
 - The Council considered the five independent investigations into the complaints about Cr Preece's behaviour at the ordinary council meeting on 20 May 2025.
6. On behalf of the Panel, in accordance with s 262R(1) of the Act the presiding member, determined that the Panel would deal with the complaint as one complaint of misbehaviour (the Complaint).

Inquiry

7. The Panel—
- Designated the Complaint 25BSP-0007.
 - Assessed the Complaint lodged against Cr Preece.
 - Considered the Complaint in the context of the Act, the Panel's Practice Directions, and guidance material.
 - Provided a letter to Cr Preece that detailed the five allegations.
 - Provided Cr Preece with the opportunity to respond to the allegations through written submissions and considered his responses.
 - Met to discuss determinations relating to the Complaint.
 - Assessed further information provided by the Council, as sought by the Panel.
 - Considered further correspondence provided by Cr Preece.
 - Prepared letters and a report of provisional findings and orders provided to both Cr Preece and Mayor Lange.
 - Provided Cr Preece and Mayor Lange with the opportunity to respond to the provisional findings and orders.
 - Considered the submissions received from the Council.

- Considered further correspondence received from both Cr Preece and Mr Trevor Wedding (representing Cr Preece).
- Prepared a Final Report.

Standard of Proof

8. The standard of proof applied by the Panel in this inquiry and investigation process is on the balance of probabilities.

Complaint

9. At its meeting held on 20 May 2025, the Council received and considered 5 of reports relating to Cr Preece's breaches of the Behavioural Standards for Council Members that had been prepared in accordance with the Council's Behavioural Management Policy.
10. Following its consideration of these reports, the Council decided to take action under s 262C of the Act, that included the following resolutions—
 1. First and Second Complaint—Cr Preece issue a public apology to Crs Greatwich and Schilling and acknowledging the offence to fellow Councillors and the Indigenous and wider community at a public meeting of the Council, to be delivered within the next two (2) meetings of Council, and the terms of the apology are to be recorded in the Minutes which shall be acknowledgement of the substances of the complaint being substantiated. [CARRIED 2022-26/695]
 2. Third Complaint—Cr Preece issue a public apology which shall acknowledge he engaged with staff contrary to the Chief Executive Officers instructions and bullied and harassed staff, at a public meeting of the Council to the employees in question (without otherwise naming them), to be delivered within the next two (2) meetings of Council, and the terms of the apology are to be recorded in the Minutes. [CARRIED 2022-26/697]
 3. Fourth Complaint—Cr Preece issue a public apology at a public meeting of the Council which shall include an apology to Cr Greatwich for a lack of professional conduct and undertaking bullying and harassment, to be delivered within the next two (2) meetings of Council, and the terms of the apology are to be recorded in the Minutes. [CARRIED 2022-26/699]
 4. Fifth Complaint—Cr Preece issue a public apology which shall include acknowledgement of misconduct at a Council and community event and to

the members of the clubs and community present at the Tanunda Recreation Park redevelopment opening at a public meeting of the Council, to be delivered within the next two (2) meetings of Council, and the terms of the apology are to be recorded in the Minutes. [CARRIED 2022-26/701]

5. Sixth Complaint—Cr Preece issue a public apology to the Members of the Gawler River Floodplain Management Authority and Council which shall include acknowledgement of his discriminative behaviour and comments at a public meeting of the Council and write to the Chairperson of the Gawler River Floodplain Management Authority providing a written apology, to be delivered within the next two (2) meetings of Council, and the terms of the apology are to be recorded in the Minutes. [CARRIED 2022-26/703]
11. The Complaint alleged that Cr Preece had not complied with the Council's resolutions, as Cr Preece failed to provide the apologies as required by the resolutions.

Procedural Fairness

Letter of allegations

12. On 13 August 2025, the Panel wrote to Cr Preece, detailing the allegations that formed the Panel's inquiry, and inviting his submissions within a period of two weeks (by COB 27 August 2025).
13. Cr Preece responded to the Panel's inquiry with four emails received at:
 - 7:23 pm, Tuesday, 26 August 2025
 - 7:48 pm, Tuesday, 26 August 2025
 - 4:12 pm, Wednesday, 27 August 2025
 - 4:30 pm, Wednesday, 27 August 2025.

Additional correspondence from Cr Preece

14. During the Panel's consideration of the inquiry, Cr Preece sent a further email to the Panel which was received at 3:37 pm on 18 November 2025.
15. The Panel noted that this email referenced correspondence that Cr Preece claimed to have referred to the Panel, notably an email sent on 7 October 2025.

16. The Panel had no record of receiving the email on 7 October 2025.
17. On 19 November at 11:59 am, the Panel contacted Cr Preece via email and requested copies of the correspondence Cr Preece referred to in the 18 November email.
18. Cr Preece was requested to respond within 48 hours. However Cr Preece did not respond to the Panel's request within that timeframe.
19. Cr Preece contacted the Panel on 24 November 2025 and further arrangements were subsequently made with the Panel's Executive Officer to enable him to send information to the Panel.
20. On Saturday 29 November the Executive Officer received 5 emails from Cr Preece—
 - three entitled 'your message could not be delivered' received at 8:32, 8:32 and 8:33 am.
 - 1 entitled 'emails' received at 8:39 am
 - 1 entitled 'FW: Response to Council resolution' received at 8:41 am.
21. The Panel considered these emails out of sessions between 1 and 4 December 2025 and determined to accept them for consideration, however it was resolved that the content of the emails did not alter the member's earlier provisional findings.

Consultation on Provisional Report

22. On Wednesday 26 November 2025, Cr Preece advised the Panel's Executive Officer that he was taking sick leave from dealing with Council business throughout December 2025.
23. The Panel noted Cr Preece's leave, however, formed the view that Cr Preece and/or his legal representatives would be able to make submissions on a provisional report during this period.
24. Accordingly, on 5 December 2025, the Panel issued a Provisional Report on inquiry 25BSP0007 via email to both Cr Preece and Mayor Lange.
25. The Panel provided both recipients the opportunity to provide comments in response to the report by close of business, 19 December 2025.

26. The Panel received submissions from the Council on 8 December 2025 and 10 December 2025.
27. On 13 December 2025, the Panel received correspondence from Mr Trevor Wedding of Kensington Legal Services. This correspondence constituted correspondence that had been provided to a third party relating to matters before the Council relating to Cr Preece, advising the third party that Cr Preece was suffering from ill health, would be unable to return to his normal duties and therefore requesting that Cr Preece be provided with additional time (until “in the new year”) to respond on these matters.
28. As this correspondence did not specifically request an extension of time for submissions on the Panel’s Provisional Report, the Panel sought clarification from Mr Wedding. Mr Wedding confirmed that Cr Preece was seeking an extension for submissions relating to the Provisional Report on 25BSP-0007.
29. On 18 December 2025 Cr Preece contacted the Panel directly via email requesting an extension for his submissions until the “end of January 2026” as he was travelling overseas for the month of December. Cr Preece also stated that his medical leave was further reason for granting him an extension.
30. On 23 December the Panel noted the correspondence from Mr Wedding and Cr Preece and considered the requests for extension.
31. The Panel considered—
 - The previous opportunities for submissions that had been provided to Cr Preece during the inquiry.
 - The previous extension provided by the Panel, the provision of information from Cr Preece outside of consultation periods and the effect that these actions had on the progress of the inquiry (refer correspondence timeline below).
 - That as the complaint was an allegation of misbehaviour, whether a further extension of time would enable Cr Preece to provide any further information that would explain his non-compliance with the Council’s resolutions additionally to his previous submissions and correspondence in the inquiry.
32. Following this consideration, the Panel declined to offer Cr Preece an extension on the time provided to him to make a submission on the Provisional Report as the Panel considered that procedural fairness had been provided to Cr Preece throughout the inquiry process.

33. The Panel was also cognisant of its responsibility under s 262U of the Act, relating to inquiries, that it must proceed with as little formality and technicality and with as much expedition as the requirements of this or any other Act and a proper consideration of the matter permit.
34. Cr Preece and Mr Wedding were informed of the Panel's decision on 24 December 2025.

Correspondence Timeline

Complaint Referral from Mayor Lange	25 July 2025	
To Cr Preece from Panel	4 August 2025	Email to confirm contact details of the Panel as Cr Preece telephoned and wanted to provide information for the panel's consideration.
To Cr Preece from Panel	13 August 2025	Letter of allegations and request for information required by COB 27 August 2025.
To Mayor Lange from Panel	13 August 2025	Determination to deal with the matter
To Panel from Cr Preece	26 August 2025	Submission to Panel's request
To Panel from Cr Preece	26 August 2025	Submission to Panel's request
To Panel from Cr Preece	27 August 2025	Submission to Panel's request
To Panel from Cr Preece	27 August 2025	Submission to Panel's request

To Panel from The Barossa Council	28 August 2025	Further information regarding the inquiry
To Panel from Mayor Lange	9 September 2025	Additional referral from Council regarding Cr Preece's behaviour 25BSP-0009
To Council CEO from Panel	25 September 2025	Request for information regarding Council's investigations into Cr Preece's behaviour.
To Panel from Council CEO	25 September 2025	Response to Panel's request
To Panel from Council CEO	22 October 2025	Request for inquiry update
To Council CEO from Panel	22 October 2025	Response to query
To Panel from Cr Preece	18 November 2025	Email from Cr Preece re Panel referral (see section 'additional correspondence from Cr Preece')
From Panel to Cr Preece	19 November 2025	Seeking clarification of the above email
To Panel from Cr Preece	29 November 2025	Response to request for clarification
To Panel from Cr Preece	29 November 2025	Response to request for clarification
To Panel from Cr Preece	29 November 2025	Response to request for clarification
To Panel from Cr Preece	29 November 2025	Response to request for clarification

From Panel to Cr Preece	1 December 2025	Confirmation of receipt of 29 November emails.
To Cr Preece	5 December 2025	Notification of Provisional Report providing opportunity for submissions by COB 19 December 2025
To Mayor Lange	5 December 2025	Notification of Provisional Report providing opportunity for submissions by COB 19 December 2025
To Panel from Council CEO	8 December 2025	Request to clarify Panel proceedings
To Panel from Mayor Lange	10 December 2025	Response to Provisional Report
To Panel from T Wedding (Kensington Legal Services)	13 December 2025	Third party correspondence
To T Wedding from the Panel	15 December 2025	Requesting clarification of the above
To Panel from T Wedding	16 December 2025	Further information re 25BSP-0007 and request for extension
To T Wedding from the Panel	16 December 2025	Requesting further clarification of the email dated 13 December 2025
To Panel from T Wedding	16 December 2025	Response to request for clarification and request for extension.
To Panel from Cr Preece	18 December 2025	Notification of medical leave and extension request
To Cr Preece and T Wedding from Panel	24 December 2025	Decline request for extension for submissions on Provisional Report

The member's compliance with Council resolutions

35. The relevant Council resolutions were made on 20 May 2025. All resolutions gave Cr Preece a timeframe of "within the next two meetings of Council" to comply with the resolutions.
36. The Panel noted that ordinary Council meetings were held on 17 June 2025 and 15 July 2025.
37. The below table sets out Cr Preece's compliance with the Council's resolutions. This is based on information provided to the Panel by Cr Preece in his emails of 26 and 27 August 2025—

Alleged Outstanding Action	Evidence of Compliance	Details
First and Second Complaint— Cr Preece issue a public apology to Crs Greatwich and Schilling and acknowledging the offence to fellow Councillors and the Indigenous and wider community at a public meeting of the Council, to be delivered within the next two (2) meetings of Council, and the terms of the apology are to be recorded in the Minutes which shall be acknowledgement of the substances of the complaint being substantiated. [CARRIED 2022-26/695]	None provided	Cr Preece was asked to comply within 2 council meetings

Third Complaint—Cr Preece issue a public apology which shall acknowledge he engaged with staff contrary to the Chief Executive Officers instructions and bullied and harassed staff, at a public meeting of the Council to the employees in question (without otherwise naming them), to be delivered within the next two (2) meetings of Council, and the terms of the apology are to be recorded in the Minutes. [CARRIED 2022-26/697]	None provided	Cr Preece was asked to comply within 2 council meetings
Fourth Complaint—Cr Preece issue a public apology at a public meeting of the Council which shall include an apology to Cr Greatwich for a lack of professional conduct and undertaking bullying and harassment, to be delivered within the next two (2) meetings of Council, and the terms of the apology are to be recorded in the Minutes. [CARRIED 2022-26/699]	None provided	Cr Preece was asked to comply within 2 council meetings
Fifth Complaint—Cr Preece issue a public apology which shall include acknowledgement of misconduct at a Council and community event and to the members of the clubs and community present at the Tanunda Recreation Park redevelopment opening at a public meeting of the Council, to be delivered within the next two (2) meetings of Council, and the terms of the apology are to be recorded in the Minutes. [CARRIED 2022-26/701]	None provided	Cr Preece was asked to comply within 2 council meetings

Sixth Complaint—Cr Preece issue a public apology to the Members of the Gawler River Floodplain Management Authority and Council which shall include acknowledgement of his discriminative behaviour and comments at a public meeting of the Council and write to the Chairperson of the Gawler River Floodplain Management Authority providing a written apology, to be delivered within the next two (2) meetings of Council, and the terms of the apology are to be recorded in the Minutes. [CARRIED 2022-26/703]	Cr Preece provided the agenda for the (at the time) upcoming GRFMA meeting showing he had sent the Executive Officer an apology that had been included on the agenda. See text of Cr Preece's apology to GRFMA below	Cr Preece's apology was presented to the GRFMA board on 28/08/25 GRFMA meetings were held on 19/06/25 and 28/08/25 The requirement was for the apology to be lodged within 2 Council meetings, not 2 GRFMA meetings. GRFMA meetings are held every two months, whereas council meetings are held monthly. Within this timeframe, Cr Preece's apology was required by the Council to be provided by 15 July 2025
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Cr Preece's apology to the GRFMA board

Dear Board Members,

I am writing to express my sincerest apologies to the board in regards to the context of the conversation on the disparity of punishment between two issues namely that Port Adelaide Player was given 6 match suspension for a slur and a player can sling tackle a player and get only one or two match suspension causing serious injury and highlighted the number of times he had been personally branded with the slur while playing sport, while making a sticks and stones type argument. I submit that the pursuit of the argument was not appropriate to the context and I apologise for any offense caused. I have no intention to cause embarrassment or offense to the board as I hold the GRFMA in high regards and appreciates the hard work the board members are undertaking. These remarks occurred approximately 16 months ago. Going forward, I wish the GRFMA board every success in its future endeavours.

Kind regards, Councillor Bruce Preece

Provisional Findings

38. At its meeting of 16 September 2025, the Panel made provisional findings about the Complaint.
39. In making its provisional findings, the Panel carefully considered the information provided in the Complaint from Mayor Lange which included details of the processes undertaken by the Council in accordance with its Behavioural Management Policy and minutes of ordinary Council meetings held on 20 May 2025, 17 June 2025 and 15 July 2025.
40. The Panel also carefully considered the submissions made by Cr Preece on 26 and 27 August 2025, the minutes of the GRFMA meetings held on 19 June 2025 and 28 August 2025 and additional correspondence from Cr Preece received on 18 November and 29 November 2025.
41. The Panel's provisional findings in relation to each Council complaint are contained below.
42. The Complaint alleges that that Cr Preece has not complied with requirements resolved by the Council at this meeting, as at its subsequent meetings held on 17 June 2025 and 15 July 2025, Cr Preece failed to provide the apologies for each of the six resolutions made by Council on 20 May 2025, being—

Allegation 1

43. That Cr Preece has not complied with the following requirement resolved by the Council—

First and second complaint—the Council resolved that Cr Preece issue a public apology to Crs Greatwich and Schilling and acknowledge the offence to fellow Councillors and the Indigenous and wider community at a public meeting of the Council, to be delivered within the next two (2) meetings of Council, and the terms of the apology are to be recorded in the Minutes which shall be acknowledgement of the substances of the complaint being substantiated. [CARRIED 2022-26/695]

Panel Finding 1

44. Cr Preece offered no evidence of compliance with this action nor stated any reason as to why he did not comply with the action.
45. The Panel found that Cr Preece failed to comply with the actions determined by the Council resolution 2022-26/695 and had therefore committed misbehaviour as defined by section 262E of the Act.

Allegation 2

46. That Cr Preece has not complied with the following requirement resolved by the Council—

Third Complaint—The Council resolved that Cr Preece issue a public apology which shall acknowledge he engaged with staff contrary to the Chief Executive Officer's instructions and bullied and harassed staff, at a public meeting of the Council to the employees in question (without otherwise naming them), to be delivered within the next two (2) meetings of Council, and the terms of the apology are to be recorded in the Minutes. [CARRIED 2022-26/697]

Panel Finding 2

47. Cr Preece offered no evidence of compliance with the Council action nor stated any reason as to why he did not comply with the action.
48. The Panel found that Cr Preece failed to comply with the actions determined by the Council resolution 2022-26/695 and had therefore committed misbehaviour as defined by section 262E of the Act.

Allegation 3

49. That Cr Preece has not complied with the following requirement resolved by the Council—

Fourth Complaint—The Council resolved that Cr Preece issue a public apology at a public meeting of the Council which shall include an apology to Cr Greatwich for a lack of professional conduct and undertaking bullying and harassment, to be delivered within the next two (2) meetings of Council, and the terms of the apology are to be recorded in the Minutes. [CARRIED 2022-26/699]

Panel Finding 3

50. Cr Preece offered no evidence of compliance with the Council action nor stated any reason as to why he did not comply with the action.
51. The Panel found that Cr Preece failed to comply with the actions determined by the Council resolution 2022-26/695 and had therefore committed misbehaviour as defined by section 262E of the Act.

Allegation 4

52. That Cr Preece has not complied with the following requirement resolved by the Council—

Fifth Complaint—The Council resolved that Cr Preece issue a public apology which shall include acknowledgement of misconduct at a Council and community event and to the members of the clubs and community present at the Tanunda Recreation Park redevelopment opening at a public meeting of the Council, to be delivered within the next two (2) meetings of Council, and the terms of the apology are to be recorded in the Minutes. [CARRIED 2022-26/701]

Panel Finding 4

53. Cr Preece offered no evidence of compliance with the action nor stated any reason as to why he did not comply with the action.
54. The Panel found that Cr Preece failed to comply with the actions determined by the Council resolution 2022-26/695 and had therefore committed misbehaviour as defined by section 262E of the Act.

Allegation 5

55. That Cr Preece has not complied with the following requirement resolved by the Council—

Sixth Complaint—The Council resolved that Cr Preece issue a public apology to the Members of the Gawler River Floodplain Management Authority and Council which shall include acknowledgement of his discriminative behaviour and comments at a public meeting of the Council and write to the Chairperson of the Gawler River Floodplain Management Authority providing a written apology, to be delivered within the next two (2) meetings of Council, and the terms of the apology are to be recorded in the Minutes. [CARRIED 2022-26/703]

Panel Finding 5

56. Cr Preece offered some information as evidence of compliance with this action. However, the Panel noted that—
- While the Council required this apology to include acknowledgement of his discriminative behaviour and comments at a public meeting of the Council, Cr Preece's apology did not include this acknowledgement.
 - The apology was not made in the timeframe specified in the action determined by the Council.
57. The Panel found that Cr Preece failed to comply with council resolution 2022-26/695 and was in breach of section 262C of the *Local Government Act 1999*, and that Cr Preece has therefore committed misbehaviour as defined by section 262E of the Act.
58. In relation to all allegations, the Panel was satisfied that Cr Preece had been given sufficient opportunity to comply with the actions determined by the Council under s 262C(1) of the Act but had not done so.

Provisional orders determined by the Panel

59. The Panel may, after inquiring into a complaint referred to it, make one or more orders in as provided for by section 262W(1) of the Act.
60. Prior to determining its provisional orders, the Panel considered the following factors in relation to Cr Preece's breaches—

- the nature and seriousness of the misbehaviour;
 - the circumstances in which the misbehaviour occurred;
 - the period over which the misbehaviour occurred;
 - the impact of the misbehaviour on any person(s) affected by the misbehaviour;
 - the actual and potential consequences of the misbehaviour;
 - whether the misbehaviour appeared to have been inadvertent, ill-informed or the result of naivety, carelessness or misunderstanding;
 - whether the misbehaviour was acknowledged and if a commitment not to repeat the misbehaviour was made; and
 - statements made by Cr Preece in his correspondence with the Panel.
61. At its meeting of 16 September 2025, the Panel determined that that it would make the following provisional orders—
- Reprimand Cr Preece, by public statement in accordance with s 262W(1)(a).
 - Direct the Council to pass a censure motion in respect of Cr Preece, in accordance with s 262W(1)(b).
 - Require Cr Preece to issue public apologies in a manner which accords with the resolutions made by the Council, in accordance with s 262W(1)(c).
 - Require Cr Preece to issue a public apology for his non-compliance with the Council's resolutions, in a manner which clearly acknowledges the impact of his non-compliance, in accordance with s 262W(1)(c).
 - Require Cr Preece to reimburse \$810 to the Council which represents a portion of the costs incurred s 262W(1)(e).
62. In determining the provisional orders, the Panel considered that the nature and seriousness of Cr Preece's misbehaviour was of a higher level, as the Council had received and taken action on numerous complaints about Cr Preece's behaviour over a relatively short period of time.

63. The Panel noted that on all occasions, the complaints received about Cr Preece's behaviour related to public facing events or council business where Cr Preece was representing the Council in his capacity as an elected member.
64. Given this, it was particularly important that Cr Preece make the public apologies as the Council had determined should occur, under s 262C(1) of the Act. His failure to make these apologies further compounded the effect of his poor behaviour.
65. The Panel acknowledges that Cr Preece had partially complied with the Council's resolutions to some extent by undertaking the training that had formed part of these resolutions. The Panel also notes that Cr Preece stated that he "was happy to undertake it", thereby signifying that Cr Preece was of the view that his behaviour needed to be addressed in some way. It is unclear to the Panel why Cr Preece then refused to make public apologies to address his poor behaviour.
66. This was not a one-off breach. Cr Preece has been found to have committed misbehaviour on several occasions and has neither acknowledged this misbehaviour nor made a commitment to abide by the behavioural requirements that apply to council members.
67. The Panel noted that dealing with Cr Preece's misbehaviour has caused the Council to incur significant costs.

Mayor Lange's submission on the Provisional Report

68. Mayor Lange provided a submission to the Panel on 10 December 2025. This submission noted the impact on Council resources in dealing with the complaints about Cr Preece's behaviour that led to the Complaint and requested that the Panel make the following orders—
 - that Cr Preece be suspended from Office for three (3) months without an allowance;
 - \$810 reimbursement for each of the five (5) concluded investigation reports.
 - that compliance with the orders shall be undertaken within two (2) ordinary Council meetings; and
 - a direction to Council to file disciplinary proceedings in the SACAT... if the orders are not complied with.

69. Mayor Lange's submission also referenced other matters relating to Cr Preece's behaviour that were being considered by the Barossa Council and the resultant impact on Council resources.

Panel consideration of Mayor Lange's submission

70. The Panel noted Mayor Lange's request for amended orders, however, the Panel considered the provisional orders as reasonable and proportionate to the Panel's findings.
71. In relation to the request from Mayor Lange that the Panel direct the Council to file disciplinary proceedings to SACAT, the Panel notes that section 262W(4) of the Act provides that if a member of a council fails to comply with an order of the Panel requiring the member to take action under subsection (1), the council is to ensure that a complaint is lodged against the member with SACAT.
72. The Panel also noted that the other matters raised by Mayor Lange were not relevant to this complaint.

Cr Preece's response to the Provisional Report

73. As noted earlier Cr Preece did not provide submissions relating to the Provisional Report as requested by the Panel (See Procedural Fairness, above).

Final Findings and Orders

74. At its meeting of 23 December 2025, the Panel considered all elements of the inquiry and determined to make its provisional findings and orders made on 16 September 2025 final without alteration.
75. The Panel's findings are therefore that Cr Preece committed misbehaviour on five occasions as detailed above (see Provisional Findings).
76. The Panel orders that—
1. It reprimands Cr Preece, by means of a public statement, in accordance with s 262W(1)(a) of the Act.
 2. The Council is directed to pass a censure motion in respect of Cr Preece, in accordance with s 262W(1)(b) of the Act.

3. Cr Preece is required to issue public apologies in a manner which accords with the actions taken by the Council, in accordance with s 262W(1)(c) of the Act.
 4. Cr Preece is required to issue a public apology in a manner determined by the Panel in accordance with s 262W(1)(c) of the Act.
 5. Cr Preece is required to reimburse the Council the specified amount of \$810, as a proportion of reimbursement of the costs to the Council in relation to dealing with these complaints, in accordance with section 262W(1)(e) of the Act.
77. The Panel reprimand is available at bsp.sa.gov.au/publications.
78. The apology required of Cr Preece is included in Attachment 1.

Timeframe for orders

79. Cr Preece and the Council are required to have completed the above orders within two ordinary meetings of the Council following the date of publication of this report.
80. The Panel requires written confirmation from the Council that these orders have been completed.

Final Comments from the Panel

81. The Panel considers that elected members must comply with processes undertaken by their Council to address complaints of breaches of the behavioural standards. This includes compliance with resolutions made by councils to address breaches where they have been found to have occurred. A failure to do so is not in the interests of the council or its community and is therefore properly considered as misbehaviour, as defined by 262E of the Act.

Attachment 1 — Apology

Pursuant to section 262W(1) of the *Local Government Act 1999*, the Panel requires that—

- Cr Preece reads aloud the apology in full with no additional commentary, personal statement or other amendment at a public meeting of The Barossa Council within 2 ordinary meetings of the Council following publication of the Panel's Final Report.
- The apology be recorded in full in the public minutes of the relevant meeting of the Council.

Apology to be read aloud by Cr Preece

In 2024 and 2025, The Barossa Council received numerous complaints about my behaviour at various events and meetings I attended as a representative of the Council.

The Council inquired into these complaints and found that on six occasions I had breached the behavioural standards that apply to all council members.

My breaches included behaviour that was discriminatory and lacked professionalism. I failed to act in a manner consistent with my role, and failed to establish and maintain relationships of respect, trust, collaboration and cooperation with all Council members.

On 20 May 2025, the Council resolved that I make five public apologies in relation to my behaviour within two ordinary meetings of the council. I did not comply with these Council resolutions which resulted in the referral of a complaint of misbehaviour to the Behavioural Standards Panel.

The Behavioural Standards Panel has found that I committed misbehaviour as defined by the *Local Government Act 1999* through my failure to comply with the Council's resolutions.

The Behavioural Standards Panel has ordered that I comply with the Council's resolutions by making the necessary public apologies and also make this apology for my misbehaviour.

The Behavioural Standards Panel has also ordered that I reimburse the Council \$810 as a portion of the Council's costs of dealing with this matter.

The Behavioural Standards Panel has also reprimanded me by means of a public statement, published on its website.

I understand my role as a council member is to represent my community and behave in a way that meets public expectations. I acknowledge that my behaviour did not meet these expectations and I apologise unreservedly.

I also acknowledge that both dealing with the complaints made about my behaviour and the necessity to refer a complaint to the Behavioural Standards Panel due to my failure to comply with the Council's resolutions has come at significant cost to the Council and the community.

Additionally, I acknowledge that my failure to apologise for my poor behaviour compounded the effects of this behaviour, particularly on the individuals that were subject to it, and exposed the Council to reputational risk.

I therefore apologise unreservedly for my behaviour and my failure to comply with the Council's resolutions.

Behavioural Standards Panel



1 of 2

Reprimand Cr Preece, The Barossa Council (25BSP-0007)

The Behavioural Standards Panel notes that:

- On multiple occasions during 2024 Cr Preece engaged in behaviour that breached the *Behavioural Standards for Council Members*.
- On 20 May 2025 the Council resolved that Cr Preece must issue public apologies specific to the findings of five investigations that were conducted into his behaviour.
- Cr Preece has not given the public apologies as required by the Council and this resulted in the referral of a complaint of misbehaviour to the Panel.

The Panel found that Cr Preece committed misbehaviour and has made the following orders:

1. It reprimands Cr Preece, by means of a public statement, in accordance with section 262W(1)(a) of the *Local Government Act 1999* (the Act).
2. The Council is directed to pass a censure motion in respect of Cr Preece, in accordance with section 262W(1)(b) of the Act.
3. Cr Preece is required to issue public apologies in a manner which accords with the resolutions made by the Council, in accordance with section 262W(1)(c) of the Act.
4. Cr Preece is required to issue a public apology in a manner determined by the Panel, in accordance with section 262W(1)(c) of the Act.
5. Cr Preece is required to reimburse the Council the specified amount of \$810, as a proportion of reimbursement of the costs to the Council in relation to dealing with these complaints, in accordance with section 262W(1)(e) of the Act.

The Panel affirms that:

- All council members should act in accordance with the standards of behaviour that are expected of them.
- That council members should comply with those standards at all times.
- Where it has been found that a member has not met those standards, that member must comply with any resolutions made by a council, under section 262C of the Act.

Therefore, the Panel reprimands Cr Preece under section 262W(1)(a) of the Act for:

- The offensive behaviour that required the Council's investigation and resolutions.

Behavioural Standards Panel



2 of 2

- Failing to make the apologies that the Council required of him which compounded the effects of this offensive behaviour, particularly on individuals and groups that were affected by it, exposed the Council to reputational risk and caused significant cost to the Council and the community.



Government of
South Australia

DEBATE REPORT

7.1 Office of the Mayor and CEO

7.1.2 MANAGEMENT OF DISCRETIONARY RESERVE BALANCES - CORRECTION

**Author: Chief Executive Officer
25/101083**

PURPOSE

To amend a prior resolution of Council to correct and interpretation issue with the Lyndoch Street Party Reserve and make payment of the reserve balance to the Southern Barossa Alliance.

RECOMMENDATION

That Council, pursuant to regulation 21 of the *Local Government (Procedures at Meetings) Regulations 2013*, amend resolution number 2022-26/643:

From:

That Council approve the treatments outlined in Attachment 1 and authorise the Chief Executive Officer to give effect to those treatments, on condition where the funds are released to an organisation they agree it will be utilised for its foundation purposes and shall consult with relevant prior group representative, and thereby increase the budget (net of any revenues received in 2024-25 financial year) by \$75,022.

To:

That Council approve the treatments outlined in Attachment 1, **except that line item "947-Lyndoch Street Party Reserve" be returned to Southern Barossa Alliance**, and authorise the Chief Executive Officer to give effect to those treatments, on condition where the funds are released to an organisation they agree it will be utilised for its foundation purposes and shall consult with relevant prior group representative, and thereby increase the budget (net of any revenues received in 2024-25 financial year) by \$75,022 **and to facilitate the amendment that the 2025-26 budgeted expenses be increased by \$5,203.**

REPORT

Background

A report was presented to Council at its meeting of 18 March 2025, copy at Attachment 1, that resolved a raft of old reserve balances.

Introduction

The assessment of the reserves in the attachment to the report contained an interpretation error concerning the Lyndoch Street Party Reserve.

Discussion

The Lyndoch Street Party Reserve was understood to be funds accrued within Councils own budget and could be applied to the cost of supporting the event but this was incorrect and included funds raised by the community and also result in a treatment recommendation that was inconsistent with other treatments.

To correct this, it is now recommended that the funds be returned to Southern Barossa Alliance to support the street party.

I have contacted the group and explained the situation and that this report is required before the funds can be released. They also understand there are no future funds within Council budget other than the costs to support the event labour and other costs, as it is with the other Christmas events.

Summary and Conclusion

The determination of the reserve balances for this item requires correction and this report will facilitate the necessary correction and provide the funds.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES

Attachment 1 March 2025 Council Report - Copy [↓](#) 

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

Regulation 21 of the Local Government (Procedures at Meetings) Regulations 2013

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.

\$5,203 increase in expense for the year having not significant material effect on the operating surplus, net financial liabilities or asset sustainability ratio.

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.

Corrects a minor error.

COMMUNITY ENGAGEMENT

Nil required or recommended, have engaged with the relevant group directly.

DEBATE REPORT

7.1 Office of the Mayor and CEO

7.1.1 MANAGEMENT OF DISCRETIONARY RESERVE BALANCES

**Author: Chief Executive Officer
25/17077**

PURPOSE

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

RECOMMENDATION

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

REPORT

Background and Introduction

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

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

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

Discussion

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

Ordinary Council Meeting

18 March 2025

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

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

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

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

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

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

The treatments are outlined in Attachment 1.

Summary and Conclusion

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

ATTACHMENTS OR OTHER SUPPORTING REFERENCES

Attachment 1 Reserve Information and Treatments Proposed for Resolution of Balances

Supporting references

Nil

COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTS

Corporate Plan

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

Ordinary Council Meeting

18 March 2025

Legislative Requirements

Section 123 of the Local Government Act

FINANCIAL, RESOURCE AND RISK MANAGEMENT CONSIDERATIONS

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

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

COMMUNITY ENGAGEMENT

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

Reserve Balances At 30 June 2024

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

DEBATE REPORT

7.1 Office of the Mayor and CEO

7.1.3 INVESTIGATION INTO DISPLAYING AUSTRALIAN FLAGS PERMANENTLY AT CIVIC AND OTHER LOCATIONS

**Author: Chief Executive Officer
25/101730**

PURPOSE

To determine if Council wishes to proceed with implementing a new program to display Australian flags at civic and other locations where the infrastructure is available.

RECOMMENDATION

That Council having reviewed the new initiative assessment, in isolation to the development of the budget, and noting there are no new initiatives in the 2025-26 year:

- (1) Acknowledge the sentiment of the proposal and thank the resident for bringing it forward for consideration.
- (2) Not proceed with the initiative due to the estimated cost, lack of alignment to the Community or Corporate Plan, very low assessment score, introduction of additional work health and safety risks which outweigh the benefits it produces.
- (3) Reiterate Council's current practice as a policy setting, in that it will continue to permanently display the Australian and Aboriginal Flags externally to the principal office and the Australian, State and Aboriginal Flags in the Council Chamber; and will display appropriate flags at civic events where warranted, such as Australia day and citizenship ceremonies.

REPORT

Background

Council instructed that an investigation into the proposal, as presented in Cr Angas's notice of motion at Attachment 1, be undertaken.

The letter of correspondence is attached at Attachment 2.

Introduction

An assessment of the infrastructure, maintenance, repair and replacement needs of existing flag poles at Council civic and other locations have been undertaken.

Further assessment has been undertaken on travel times, distance and rotation from morning to afternoon and the route of best fit. The findings and financial estimates are incorporated at Attachment 3.

Finally, as required by Council policy, an assessment has been undertaken within the due diligent report – project feasibility study as presented at [Attachment 4](#).

Discussion

Assumptions

Prior to summarising the findings, the following assumptions are critical to the analysis:

1. Maintenance, repair and replacement needs of the infrastructure and operating needs for the flag raising and lowering, lighting etc. are in alignment with the Australian Government Flag protocols.
2. All available locations have been assessed and there are currently 26 flagpoles at 19 locations.
3. The poles at the principal office in Nuriootpa do not require resourcing, that is already catered for, leaving 18 sites as new service sites.
4. It does not include the NCPA at this stage, there are poles at this site.
5. There are 3 sites that may meet the lighting criteria, however that would need assessment under the protocols, therefore it assumes, other than the Nuriootpa principal office, all flags need to be raised and lowered daily.
6. The analysis is for weekdays only, not public holidays or weekends. If the service was for seven days per week there would be a significant and material increase in costs in the order of 48.35% in salary and wages due to penalties that would apply to the extra 2 days. It would also increase vehicle costs and would push the overall cost to practically \$2.6M over a 10-year program.
7. Other assumptions for calculations of costs are provided in [Attachment 2](#).

Community and Corporate Plan Alignment

There is no direct Community and Corporate Plan alignment for this initiative. If it is supported as a necessary service, an amendment will be scheduled to these plans, including the requirement for the Community Plan, as a strategic management plan having to go through a period of consultation.

Summary of Request

To display the Australian National Flag permanently and prominently at the Soldiers' Memorial Halls in Nuriootpa and Tanunda, and more broadly at other appropriate civic locations throughout the Barossa Council area.

Findings

1. Of the 26 identified flagpole, 24 require some maintenance and repair.
2. 2 require replacement.
3. 6 poles are in poor to very poor condition.
4. Once off maintenance costs, including halyard and pulley updates, are estimated at \$17,185.
5. New flag costs are \$7,337.
6. Estimated ongoing maintenance and flag replacement are estimated at \$5,000 per annum indexed.
7. There is real community intangible benefit in the form of community pride and recognition, however there are no identifiable tangible benefits.

8. The five-day service level will cost an annual amount of \$175,035 or \$1,750,349 over the 10-year long term financial plan. That equates to a rate increase of 0.51%.
9. The assessment against the policy-based bid analysis tool is 35 points. This score is in the very low range (lowest score possible is 23, medium score is 69 and highest score possible is 115).
10. No analysis has been undertaken at private sites that could, and were identified in the request, as it would simply add more cost and also require much greater management arrangements to be put in place such as with churches and the like.
11. Many of the sites may only see flags raised for around 3 hours due to the need to travel around the district.
12. No weekends have been included, which is at odds with part of the requests identified benefits as a tourism and civic pride outcome, when the majority of tourists are in the area on weekends.

Additional Future Options

With the expansion of services and where there is a permanent presence at workplaces of relevant alignment to the request, these could increase as follows:

- Mount Pleasant Library.
- Lyndoch Library.
- Depot sites in Tanunda and Williamstown (although they are not really aligned to the request as they are not prominent locations or tourism spots)
- Visitor Information Centre
- Barossa Creative Industries Centre
- New infrastructure to be built and manned in future as part of the Concordia development.

Please note these ideas have also not been explored in any detail at this time, they are simply future suggestions and will also require industrial relations engagement and job specification changes if it was explored, let alone impact on ability to provide normal services.

Alternative Recommendation

Whilst the recommendation has been made on this technical assessment, if Council wish to continue to proceed with assessment, an alternative recommendation is hereby provided for consideration.

That Council having reviewed the new initiative assessment, in isolation to the development of the budget, and noting there are no new initiatives in the 2025-26 year:

- (1) Acknowledge the sentiment of the proposal and thank the resident for bringing it forward for consideration.*
- (2) Proceed with the initiative as part of the 2026-27 annual budget and business plan process to assess it against other spending needs and ensure it is consulted upon with the community as part of this process.*
- (3) Reiterate Council's current practice, as a policy setting, in that it will continue to permanently display permanently the Australian and Aboriginal Flags externally*

to the principal office and the Australian, State and Aboriginal Flags in the Council Chamber; and will display appropriate flags at civic events where warranted, such as Australia day and citizenship ceremonies.

Summary and Conclusion

There is no doubt there is sound reasoning for the display of national and other flags and pride and patriotism; however, Council needs to weigh up the significant cost and impact on ratepayers, be it through rate increases to pay for the initiative or reduction in other services or capital investment in core infrastructure. Ultimately at officer level this is a nice to do initiative that would be at the expense of have and need to do's, and the benefits do not outweigh the benefits of other investments that have to and need to be done.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES

- | | |
|--------------|--|
| Attachment 1 | Notice of Motion - Cr Angas - October 2025 Council Meeting ↓  |
| Attachment 2 | Proposal Request ↓  |
| Attachment 3 | Flags Data and Financial Model ↓  |
| Attachment 4 | Due Diligence Assessment - Project Feasibility Study ↓  |

Supporting references

[Australian National Flag protocols | PM&C](#)

COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTS

Corporate Plan

- 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

Legislative Requirements

Section 122(5) and (6) of the Local Government Act
Section 123 of the Local Government Act

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 introduces a new service that is not currently funded and cannot be absorbed within existing budget and resourcing.

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.

Provided in the attachments in summary based on the assumptions outlined in the report:

- Will cost \$1,750,349 excluding penalty rates for public holidays.
- Council operating result in the long term financial plan over the 10 years will reduce to \$4.718M from \$6.468M.
- If no other operating programs are reduced, or capital investment deferred or reduced, the Council will need to borrow the full \$1.750M to fund the LTFP settings.
- Net financial liabilities will increase to 4.2% at year 10 up from 1.5% and peak at 89.9% in 2026-27 up from 89.8%.
- It does not impact the asset renewal ratio as it is not a capital item unless capital investment is reduced to pay for it.
- In summary, this investment if endorsed will need to be funded from either a rate increase, reduction in other programs or capital investment, otherwise the operating position of Council is reducing to a position of high risk and provides little future buffer.

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.

Will introduce some additional work health and safety challenges due to height and restricted access. If approved by Council, these will be managed within normal protocols and systems already in place.

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.

This is a challenging question for Council. If it approves the initiative, it is committing \$1.75M for a 10-year program that is not able to be rolled out equitably across the community, which is a fundamental desire of the program, at significant cost and without tangible benefit whilst acknowledging the intangible benefit and messaging to our community and those that visit it. Should Council choose not to proceed, there is a risk of a perception that Council is unpatriotic. However, this is fundamentally addressed already, with existing policy settings of permanent internal and

external display of flags at the principal office, in the Council Chamber and at relevant events, for instance Australia Day.

COMMUNITY ENGAGEMENT

No community engagement has been undertaken and has not been proposed, depending on Council's decision, if it proceeds, it should be included in the Annual Business Plan and Budget considerations at most at this time, and consulted on as part of that statutory requirement.

Ordinary Council Meeting

21 October 2025

PROCEDURAL ITEMS

3.3 NOTICE OF MOTION

3.3.1 INVESTIGATION INTO DISPLAYING OF AUSTRALIAN FLAGS PERMANENTLY AT CIVIC AND OTHER LOCATIONS

From: Councillor John Angas
25/77927

PURPOSE

To debate the notice of motion put forward by Cr Angas.

NOTICE OF MOTION RECOMMENDATION

That the Chief Executive Officer undertake investigations into the costs, logistics and benefits of displaying the Australian Flag at civic locations around The Barossa Council and provide a report back to Council within 3 months noting any support for the service level will require a new initiative to be developed for future funding if the service is to be provided.

REPORT

Cr Angas has provided the following rationale.

Councillors have received correspondence suggesting the flying of the Australian Flag at civic locations and whilst such matters are a matter normally of internal processes, I think there is value in evaluating this service request formally.

It is understood that Council has many sites that can fit this definition and have been identified in the correspondence noting some locations mentioned are not in our Council area or even owned by the Council (there are at least 20 identifiable townships/locations meeting the definition). I am also aware of very preliminary estimates to provide a service to 20 locations. I seek to have the suggestion fully investigated as to the viability and benefits and costs of such a service on our own buildings/sites, what infrastructure is in place and would be required to at least display a flag in each township/location, and the ongoing costs to manage such a service within established flag protocols.

Officer Comments

Only very preliminary work has been undertaken to date, it has been the policy of Council to fly the flag at its principal place of operations and at relevant events, this level of service is in the base budget. As per Councillor Angas comment on established protocols, the reference is in relation to their daily management. As

Ordinary Council Meeting

21 October 2025

prescribed by the Department of the Prime Minister and Cabinet Australia Flag protocols publication, page 5, the following is stipulated.

- The flag should be raised no earlier than first light and should be lowered no later than dusk.
- The flag may only be flown at night when illuminated (the principal office meets this standard).

Based on this basic specification the vast majority of civic and other locations do not meet the second test therefore depending on the sites, and to date over 20 sites can be identified as civic sites or sites to ensure all towns have a least one flying. This will require significant additional resources, or reduction of other services, to achieve the constant 5-day rotation from morning to evening (more if it requested to manage the sites on weekends and public holidays attracting additional rates). It has not been determined how the route would be managed and what time the raising and then the lowering process would commence and conclude.

Mayor Lange has written to the resident suggesting a volunteer program may be appropriate for selected sites but they have confirmed that is not their desire.

No assessment of existing poles has been undertaken including location, height, operability, structural integrity, or sites that may require new poles. This would be undertaken as part of the investigation and any upgrade and new costs included.

This is a change in service level and thus a new initiative. Council has determined not support new initiatives in 2025-26, however upon completion of the investigation should Council instruct it will be listed for consideration as part of the 2026-27 budget which then if supported will form part of community consultation.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES

Attachment 1 Notice of Motion

Supporting references

Nil

COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTS

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.

Item 3.3.1

Page 2

This would be a new 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 be determined as part of the investigation.

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.

Additional resources would be required.

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 will need to weigh up the symbolism with the cost noting it already fly's the flag ever day of the year at the Council principal office and in the Council chamber.

COMMUNITY ENGAGEMENT

There is no intent of undertake engagement in the investigation, the report will simply identified sites related to the resident's request and cost the proposal as well as determine the resourcing needs.

From: [REDACTED]
To: [Mayor Lange](#)
Cc: [Cr Cathy Troup](#); [Cr Heidi Thompson](#); [Ashton Hurn](#); tony.pasin.mp@aph.gov.au; [Cr Tony Hurn](#); [Cr Rick Lane](#); [Martin McCarthy](#); [Cr Kathryn Schilling](#); [Cr John Angas](#); [Cr Don Barrett](#); [Cr David de Vries](#); [Cr Jane Evans](#); [Cr Bruce Preece](#)
Subject: [EXTERNAL] Request to Display Australian Flags
Date: Friday, 26 September 2025 6:54:37 PM

CAUTION: This Message originated outside your organization. Treat all attachments and hyperlinks with suspicion.

Dear Mayor Lange, Councillors, and Members of Parliament,

My name is [REDACTED], and I am a proud resident of the Barossa region.

I am writing to respectfully request that the Australian National Flag be permanently and prominently displayed at the Soldiers' Memorial Halls in Nuriootpa and Tanunda, and more broadly at other appropriate civic locations throughout the Barossa Council area.

Memorial halls are places of great historical and cultural significance. They serve as reminders of the sacrifices made by Australian servicemen and women, and the values we share as a nation. The regular and respectful display of the national flag at these sites would visibly affirm our remembrance, gratitude, and civic pride. I was informed that flying the Australian flag is not mandatory for local government, and that appropriate infrastructure and protocol compliance are factors to be considered. However, many of the locations in the Barossa already have the necessary infrastructure to raise the flag. Other towns in South Australia manage such displays well with flagpoles, lighting, and respectful flag maintenance in place. Our own Barossa region has clear precedent for this.

In Rowland Flat, a memorial flagpole stands at the War Memorial Community Centre. In Williamstown, a memorial flagpole is located beside the Soldiers' Memorial Hall on Memorial Avenue. These are examples of towns that recognise the importance of national symbols in public spaces. Many community centres and halls listed by The Barossa Council (including those in Angaston, Tanunda, Lyndoch, Moculta, Mount Pleasant, Nuriootpa, among others) appear to have the infrastructure for flag display. Their roles as civic centres and gathering places make them suitable locations for the national flag to be flown with dignity and consistency. In smaller towns like Light Pass, which has two churches and a primary school but no clear town hall or civic centre, public flag displays may not be appropriate or feasible. However, many towns across the Barossa (including Greenock, Vine Vale, Marananga, Williamstown, and Rowland Flat) are well-established localities, often included in tourism and council materials. These are the kinds of places where visible national symbols, such as the flag, can help foster unity and community identity.

I am not proposing anything excessive, simply that our town halls, RSL buildings, and soldiers' memorial sites, particularly those with names and purposes tied to remembrance and service, be consistently and respectfully accompanied by our national flag. I would be grateful if the Council could formally consider this request at a future meeting, and that a plan be made to review and implement flag display at the Nuriootpa and Tanunda Soldiers' Memorial Halls as a priority. Many flagpoles are already in place, so it would require minimal effort to raise our country's flag.

I believe this initiative would be widely supported by the community. It is a simple

yet powerful way to show pride in our nation, honour our past, and visibly reflect our shared values of respect and unity for future generations. When do we ever get to celebrate our national identity all together?

Thank you for your time and consideration.

Respectfully,

A black rectangular box redacting the signature of the person.

Financial Model

Item	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total
Summary Costs - Operating - Recurrent											
Salary and Wages	100,576.47	105,102.41	108,735.79	111,454.18	114,240.54	117,096.55	120,023.97	123,024.56	126,100.18	129,252.68	1,155,607.33
WHS and Income Insurance	4,185.60	4,373.95	4,525.16	4,638.29	4,754.25	4,873.10	4,994.93	5,119.80	5,247.80	5,379.00	48,091.89
Other Overheads	10,057.65	10,319.15	10,587.44	10,862.72	11,145.15	11,434.92	11,732.23	12,037.27	12,350.24	12,671.34	113,198.09
Annual Maintenance Costs	0.00	5,036.82	5,167.78	5,302.14	5,439.99	5,581.43	5,726.55	5,875.44	6,028.20	6,184.94	50,343.29
Motor Vehicle	31,860.40	32,688.77	33,538.68	34,410.68	35,305.36	36,223.30	37,165.11	38,131.40	39,122.82	40,140.01	358,586.53
Summary Costs - Operating - Once Off											
Maintenance and Repair	14,400.00										14,400.00
Replacement	2,450.00										2,450.00
Halyard Cost	300.00										300.00
Pully Cost	35.00										35.00
New Flag Cost	7,337.00										7,337.00
Total	171,202.11	157,521.10	162,554.85	166,668.01	170,885.29	175,209.31	179,642.78	184,188.48	188,849.23	193,627.97	1,750,349.14
Annualised Cost	175,034.91										
Assumptions											
Indexation Rate for Costs - Not Salary and Wage Related	2.70%	2.60%	2.60%	2.60%	2.60%	2.60%	2.60%	2.60%	2.60%	2.60%	
Indexation Rate for Costs - Salary and Wage Related	4.50%	4.50%	3.46%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	
WHS Insurance Rate	2.32%										
Income Insurance Rate	1.84%										
Vehicle Purchase	45,000										
Vehicle Per Kilometre Rate	0.55										
Estimate if it was 7 days a week											
Salary and Wages for Extra 2 days	40,230.59	42,040.96	43,494.32	44,581.67	45,696.22	46,838.62	48,009.59	49,209.83	50,440.07	51,701.07	462,242.93
Penalty Rates for Saturday and Sunday (average 50% penalty for extra days)	20,115.29	21,020.48	21,747.16	22,290.84	22,848.11	23,419.31	24,004.79	24,604.91	25,220.04	25,850.54	231,121.47
WHS and Income Insurance	837.12	858.89	881.22	904.13	927.64	951.75	976.50	1,001.89	1,027.94	1,054.66	9,421.73
Motor Vehicle	12,744.16	13,075.51	13,415.47	13,764.27	14,122.14	14,489.32	14,866.04	15,252.56	15,649.13	16,056.00	143,434.61
Additional Cost for Weekends and Public Holidays	73,927.16	76,995.84	79,538.16	81,540.91	83,594.10	85,699.01	87,856.92	90,069.19	92,337.17	94,662.28	846,220.74
Revised Total Cost	245,129.27	234,516.93	242,093.01	248,208.93	254,479.39	260,908.32	267,499.71	274,257.67	281,186.41	288,290.24	2,596,569.88

OBJECTID	Site Location	Defect Comments	Cost to repair	Replace	Total	Height (m)	Condition Rating	x	y
1	Stockwell Oval	pole needs repainting, new halyard required - NW cnr of clubrooms	\$ 1,200.00	\$ -	\$ 1,200.00	5	4	139.048	-34.43147
2	Stockwell oval	needs repainting, new halyard required - SW cnr of clubrooms	\$ 1,200.00		\$ 1,200.00	5	3	139.0478	-34.43118
3	Moculta, outside post office	needs painting, pully is hard to rotate and halyard is old steel wire	\$ 1,200.00	\$ -	\$ 1,200.00	8	3	139.1181	-34.47084
4	Angaston Memorial Gardens	pole in good condition, could do with a new halyard - fixed post will require scissor to access	\$ 1,200.00		\$ 1,200.00	5	2	139.045	-34.5005
5	Angaston Oval	could do with a paint - fixed post will require scissor to access	\$ 1,200.00		\$ 1,200.00	6	2	139.0425	-34.50741
6	Springton Oval, Greatz ave	nil - good condition no additional works required.	\$ -	\$ -	\$ -	5	1	139.0907	-34.70654
7	Mount Pleasant, in front of library	wooden post, showing its age, needs a paint at minimum. Halyard isn't too bad - base can pivot	\$ 600.00	\$ -	\$ 600.00	6	4	139.0513	-34.77291
8	Mount pleasant, CWA gardens	nil - good condition no additional works required.	\$ -	\$ -	\$ -	6	1	139.0505	-34.77331
9	Mount Pleasant, Mens Shed, Old Talunga Park	needs a paint and new Halyard - scissor req	\$ 1,200.00	\$ -	\$ 1,200.00		3		
10	Mount Pleasant, corner of Melrose and Saleyards rd	needs a paint and new Halyard - scissor req	\$ 1,200.00	\$ -	\$ 1,200.00	6	2	139.0495	-34.77463
11	Mount pleasant oval	suggest replacing if keeping at this location. paint is faded and flaking, no halyard - base can pivot	\$ -	\$ 1,225.00	\$ 1,225.00	5	4	139.0449	-34.77616
12	Mount Pleasant oval	suggest replacing if this location is to be kept. nearby pine tree needs trimming as its encroached onto the flagpole. - Recommendation remove do not reinstate Note: Memorial plaque adjacent on rock - "presented by Mt Pleasant District Lions Club commemorating South Australia's 150th year"	\$ -	\$ -	\$ -	6	4	139.0431	-34.77632
13	Mount Pleasant oval	suggest replacing. surface rust and lots of flaking paint, no halyard		\$ 1,225.00	\$ 1,225.00	5	5	139.0435	-34.77665
14	Williamstown oval	needs painting, Halyard isn't looped through the pully	\$ 1,200.00	\$ -	\$ 1,200.00	5	4	138.9033	-34.67279
15	Green bed, Williamstown near RSL	could do with a paint to freshen it up, halyard and flag was replaced less than 12months ago	\$ 600.00	\$ -	\$ 600.00	6	2	138.8909	-34.66995
16	Williamstown RSL	nil - good condition no additional works required.	\$ -	\$ -	\$ -	6	1	138.8914	-34.66997
17	Lyndoch Barossa Park, lawn bowls	could do with a freshen up, new coat of paint	\$ 600.00	\$ -	\$ 600.00	5	3	138.8867	-34.59981
18	Lyndoch Barossa Park, lawn bowls	could do with a freshen up	\$ 600.00	\$ -	\$ 600.00	5	3	138.8867	-34.59975
19	Lyndoch institute near RSL monument	nil - good condition no additional works required.	\$ -	\$ -	\$ -	5	1	138.8914	-34.60119
20	Tanunda rec park, RSL	nil - good condition no additional works required.	\$ -	\$ -	\$ -	5	1	138.9569	-34.52034
21	Tanunda, Remembrance Gardens	nil - good condition no additional works required.	\$ -	\$ -	\$ -	6	1		
22	Tanunda, Remembrance Gardens	nil - good condition no additional works required.	\$ -	\$ -	\$ -	6	1		
23	Tanunda, Remembrance Gardens	nil - good condition no additional works required.	\$ -	\$ -	\$ -	6	1		
24	Nuriootpa Soldiers Memorial Hall	Hard to assess, access is located through the upstairs window - mounted on fascia v/difficult to re-paint/inspect	\$ 1,200.00	\$ -	\$ 1,200.00	4	3	138.9969	-34.47072
25	Nuriootpa office	could do with a freshen coat of paint	\$ 600.00	\$ -	\$ 600.00	5	2	138.9923	-34.48144
26	Nuriootpa office	could do with a fresh coat of paint	\$ 600.00	\$ -	\$ 600.00	5	2	138.9923	-34.48148
Sub Totals			\$ 14,400.00	\$ 2,450.00	\$ 16,850.00				

OBJECTID	Site Location	Defect Comments	Cost to repair	Replace	Total	Halyard Cost	Pulley Cost	New Flag Cost	Height (m)	Condition Rating	Stop No.	Travel to / Hr	Onsite Time / Hr	Time Cost	Vehicle Cost	Lighting Sufficient	Lighting Comments
1	Stockwell Oval	pole needs repainting, new halyard required - NW cnr of clubrooms	\$ 1,200.00	\$ -	\$ 1,200.00	\$50.00	\$ -	\$ 319.00	5	4	5	0.25	0.07	\$12.79	\$3.96	No	
2	Stockwell oval	needs repainting, new halyard required - SW cnr of clubrooms	\$ 1,200.00	\$ -	\$ 1,200.00	\$50.00	\$ -	\$ 319.00	5	3						No	no apparent lighting around poles
3	Moculta, outside post office	needs painting, pulley is hard to rotate and halyard is old steel wire	\$ 1,200.00	\$ -	\$ 1,200.00	\$50.00	\$ 35.00	\$ 319.00	8	3	6	0.25	0.04	\$11.78	\$5.50	No	too far away from street lights
4	Angaston Memorial Gardens	pole in good condition, could do with a new halyard - fixed post will require scissor to access	\$ 1,200.00		\$ 1,200.00	\$50.00	\$ -	\$ 319.00	5	2	7	0.25	0.04	\$11.78	\$5.28	No	too far away from street lights
5	Angaston Oval	could do with a paint - fixed post will require scissor to access	\$ 1,200.00		\$ 1,200.00	\$ -	\$ -	\$ 319.00	6	2	8	0.12	0.04	\$6.53	\$0.55	Unsure	unclear if building lighting is on a night
6	Springton Oval, Greatz ave	nil - good condition no additional works required.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 319.00	5	1	9	0.5	0.04	\$21.88	\$14.85	No	no apparent lighting around poles
7	Mount Pleasant, in front of library	wooden post, showing its age, needs a paint at minimum. Halyard isn't too bad - base can pivot	\$ 600.00	\$ -	\$ 600.00	\$ -	\$ -	\$ 319.00	6	4	10	0.25	0.04	\$11.78	\$4.68	No	too far away from street lights
8	Mount pleasant, CWA gardens	nil - good condition no additional works required.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 319.00	6	1	11	0.12	0.04	\$6.53		No	too far away from street lights
9	Mount Pleasant, Mens Shed, Old Talunga Park	needs a paint and new Halyard - scissor req	\$ 1,200.00	\$ -	\$ 1,200.00	\$50.00	\$ -	\$ 319.00	6	3	12	0.12	0.04	\$6.53	\$0.28	No	no apparent lighting around pole
10	Mount Pleasant, corner of Melrose and Saleyards rd	needs a paint and new Halyard - scissor req	\$ 1,200.00	\$ -	\$ 1,200.00	\$50.00	\$ -	\$ 319.00	6	2	13	0.12	0.04	\$6.53		Yes	in the middle of 3 street lights
11	Mount pleasant oval	suggest replacing if keeping at this location. paint is faded and flaking, no halyard - base can pivot	\$ -	\$ 1,225.00	\$ 1,225.00	\$ -	\$ -	\$ 319.00	5	4						No	no apparent lighting around pole
12	Mount Pleasant oval	suggest replacing if this location is to be kept. nearby pine tree needs trimming as its encroached onto the flagpole. - Recommendation remove do not reinstate Note: Memorial plaque adjacent on rock - "presented by Mt Pleasant District Lions Club commemorating South Australia's 150th year"	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6	4	14	0.12	0.08	\$8.21	\$0.66	N/A	recommendation is to not replace
13	Mount Pleasant oval	suggest replacing, surface rust and lots of flaking paint, no halyard		\$ 1,225.00	\$ 1,225.00	\$ -	\$ -	\$ 319.00	5	5						No	no apparent lighting around pole
14	Williamstown oval	needs painting, Halyard isn't looped through the pulley	\$ 1,200.00	\$ -	\$ 1,200.00	\$ -	\$ -	\$ 319.00	5	4	15	0.4	0.04	\$17.84	\$9.90	No	no apparent lighting around pole
15	Green bed, Williamstown near RSL	could do with a paint to freshen it up, halyard and flag was replaced less than 12months ago	\$ 600.00	\$ -	\$ 600.00	\$ -	\$ -	\$ 319.00	6	2	16	0.12	0.04	\$6.53	\$0.94	Yes	
16	Williamstown RSL	nil - good condition no additional works required.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 319.00	6	1	17	0.12	0.04	\$6.53		Unsure	unclear if building lighting is on a night
17	Lyndoch Barossa Park, lawn bowls	could do with a freshen up, new coat of paint	\$ 600.00	\$ -	\$ 600.00	\$ -	\$ -	\$ 319.00	5	3						No	no apparent lighting around pole
18	Lyndoch Barossa Park, lawn bowls	could do with a freshen up	\$ 600.00	\$ -	\$ 600.00	\$ -	\$ -	\$ 319.00	5	3	18	0.25	0.08	\$13.47	\$4.84	No	lighting on hall & from street light may be sufficient
19	Lyndoch institute near RSL monument	nil - good condition no additional works required.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 319.00	5	1	19	0.12	0.04	\$6.53	\$0.44	Unsure	
20	Tanunda rec park, RSL	nil - good condition no additional works required.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 319.00	5	1	1	0.12	0.04	\$6.53	\$0.66	No	no apparent lighting around pole
21	Tanunda, Remembrance Gardens	nil - good condition no additional works required.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 319.00	6	1						Yes	street lights nearby
22	Tanunda, Remembrance Gardens	nil - good condition no additional works required.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 319.00	6	1	2	0.12	0.08	\$8.21	\$0.28	Yes	
23	Tanunda, Remembrance Gardens	nil - good condition no additional works required.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 319.00	6	1							
24	Nuriootpa Soldiers Memorial Hall	Hard to assess, access is located through the upstairs window - mounted on fascia v/difficult to re-paint/inspect.	\$ 1,200.00	\$ -	\$ 1,200.00	\$ -	\$ -	\$ 319.00	4	3	4	0.12	0.08	\$8.21	\$0.77	Yes	
25	Nuriootpa office	could do with a freshen coat of paint	\$ 600.00	\$ -	\$ 600.00	\$ -	\$ -	\$ -	5	2						Yes	
26	Nuriootpa office	could do with a fresh coat of paint	\$ 600.00	\$ -	\$ 600.00	\$ -	\$ -	\$ -	5	2						Yes	
Sub Totals			\$ 14,400.00	\$ 2,450.00	\$ 16,850.00	\$300.00	\$ 35.00	\$ 7,337.00									

Back to Depot	0.25	0.00	\$10.10	\$7.70
AM run	3.72	0.94	\$188.33	\$61.27
PM run	3.72	0.94	\$188.33	\$61.27
Total	7.44	1.883333	\$376.66	\$122.54

Additional vehicle would be required to fulfil these works at an estimated cost of \$45,000

	Supplied	Installed
6 metre Homestead Flagpole (Non-Tapered, Powder Coated White) with External Halyard: Supplied for \$575.00 + GST.	\$ 575.00	\$ 650.00 \$ 1,225.00
6 metre Homestead Flagpole (Non-Tapered, Powder Coated White) with Internal Halyard: Supplied for \$795.00 + GST.	\$ 795.00	\$ 650.00 \$ 1,445.00
8 metre Adelaide series Flagpole (Tapered, Powder Coated White) with External Halyard: Supplied for \$1,755.00 + GST.	\$ 1,755.00	\$ 1,095.00 \$ 2,850.00
8 metre Adelaide series Flagpole (Tapered, Powder Coated White) with Internal Halyard winch operated with lock: Supplied for \$2,250.00 + GST.	\$ 2,250.00	\$ 1,095.00 \$ 3,345.00

	Components 'aint & Scissor	Nom. inc contingency
Repair 6m - components (A+C+D) + Paint (scissor hire \$400p/d)	\$ 155.00 \$ 1,000.00 \$	\$ 1,155.00 \$ 1,200.00
Repair 8m - components (B+C+D) + Paint (scissor hire \$400p/d)	\$ 170.00 \$ 1,200.00 \$	\$ 1,370.00 \$ 1,450.00
Repair 6m - components (A+C+D) + Paint (exclude scissor)	\$ 155.00 \$ 400.00 \$	\$ 555.00 \$ 600.00

Halyard kit external/internal 6mtr \$30.00 Kit included rope flag clips x2 and rope swage	A	\$ 50.00	
Halyard kit external/internal 8mtr \$45.00 Kit included rope flag clips x2 and rope swage	B	\$ 65.00	
Halyard weight/necklace \$45.00+GST with shackle and flag clip \$70.00+GST	C	\$ 70.00	
Pulley \$35.00+GST	D	\$ 35.00	
Replacement flag - 1800 x 900		\$ 97.00	Cost based on https://shopping.australianflagmakers.com.au/products/australian-flag-high-grade-outdoor-use
Replacement flag - 2750 x 1375		\$ 319.00	Cost based on https://shopping.australianflagmakers.com.au/products/australian-flag-large-high-grade
Vehicle Costs per km		\$ 0.55	
Estimated lighting cost (including EWP hire)		\$ 1,500.00	estimate received from Rob Nies
Additional light cost		\$ 79.64	Cost based on https://sunnybunny.com.au/solar-lights/solar-spot-lights/outdoor-26-led-solar-spotlight-for-flag-pole-for-home-or-camping.html?srsltid=AfmBOuqbKWBQuW0gR7_yYSwq8r00mFnQmRnCcple_kIZzVKU2jTA8

THE BAROSSA COUNCIL



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

Related Policy/Process	TBCPOC4400 Budget & Business Plan and Review Policy	Document Number:	TBCFOR4411
Document Owner:	Director Corporate and Community Services	Last Revised Date:	New Form
Document Control:	Manager Financial Services	TRIM Reference:	14/36075
Date Approved:	19/11/2014	Next Review Date:	10/09/2018

SECTION A (of A-E): General Information

Title of Proposal: Implementing a district wide flag management and displaying system

Location (nearest township): All towns where there is a public flag

GPS Coordinates: Included in the attachments

Name of Requesting Body: Office of the Mayor and CEO

Type:

Department Office of the Mayor and CEO
or Section 41 Committee
or Other (please describe)

Budget Manager: Ben Clark

Position Title: DIES

Contact Phone:

Contact Email: bclark@barossa.sa.gov.au

Asset Class(es): None

Asset name / description?
More than one asset?

Asset Project Type:

Capital Renewal
or Capital Replacement
or Capital Upgrade
or New Asset

Current Asset Number(s) if known:

More than one asset?

Operating (Yes/No): Yes

Is there an existing Council Commitment (Y/N): Yes

If Yes, identify reference in Council Minutes: Poles outlined exist

THE BAROSSA COUNCIL



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

Related Policy/Process	TBCPOC4400 Budget & Business Plan and Review Policy	Document Number:	TBCFOR4411
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Document Control:	Manager Financial Services	TRIM Reference:	14/36075
Date Approved:	19/11/2014	Next Review Date:	10/09/2018

SECTION B (of A-E): Proposal Description

Please provide a clear description of the proposal

Implement a program to raise and lower flags at all Council current locations in accordance with flag protocols. They can remain up if there is adequate lighting. There maybe adequate lighting at 3 locations from street lightining but that would need further assessment. The program and financial model assumes the lighting will not be adequate.

Please provide the justifications for the proposal with reference to the Strategic Plan

There is no specifc community or corporate plan link.

Please describe how the success of this project will be measured

Unknown

THE BAROSSA COUNCIL

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



Related Policy/Process	TBCPOC4400 Budget & Business Plan and Review Policy	Document Number:	TBCFOR4411
Document Owner:	Director Corporate and Community Services	Last Revised Date:	New Form
Document Control:	Manager Financial Services	TRIM Reference:	14/36075
Date Approved:	19/11/2014	Next Review Date:	10/09/2018

SECTION C (of A-E): 10 Year Funding Requirements & Financial Outcomes

Title of Proposal: Implementing a district wide flag management an Example data has been inserted

PROJECT YEARLY COST NET (GST Exclusive)		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
SharePoint		2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36
NI - Income	Total Funding	-	-	-	-	-	-	-	-	-	-
NI - Capital	Total Capital	-	-	-	-	-	-	-	-	-	-
NI - Operating	Net Operating	(171,202)	(157,521)	(162,555)	(166,668)	(170,885)	(175,209)	(179,643)	(184,188)	(188,849)	(193,628)
Project Annual Profit/(Loss)		(171,202)	(157,521)	(162,555)	(166,668)	(170,885)	(175,209)	(179,643)	(184,188)	(188,849)	(193,628)
Project Cumulative - Profit/(Loss)		(171,202)	(328,723)	(491,278)	(657,946)	(828,831)	(1,004,041)	(1,183,683)	(1,367,872)	(1,556,721)	(1,750,349)

SECTION C: 10 Year Funding Requirements & Financial Outcomes

How will the proposal be funded?

Funding

External Contribution/Grants

Council Reserves

Council Contribution

Total

Is there a build or purchase cost for an asset?

Capital Expenditure

Building

Structures eg tank

Equipment & Furniture

Other

Total

All Operating Revenue and Expenses below are <u>additional</u> ie., a result of the new initiative (with GST excluded) and do not include previous normal level operations											
Net Operating Result Profit/(Loss)		(171,202)	(157,521)	(162,555)	(166,668)	(170,885)	(175,209)	(179,643)	(184,188)	(188,849)	(193,628)
Total Operating Revenue		-	-	-	-	-	-	-	-	-	-
Total Operating Expenses		171,202	157,521	162,555	166,668	170,885	175,209	179,643	184,188	188,849	193,628
Operational											
Operating Revenue											
Operating Expenses											
See detailed model in attachments		171,202	157,521	162,555	166,668	170,885	175,209	179,643	184,188	188,849	193,628

THE BAROSSA COUNCIL

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

SECTION D (of A-E): Strategic Analysis

Title of Proposal:

This section focuses on the Strategic situation and provides the detail on how the proposal progresses our long-term strategic directions. It requires an analysis of how the proposal provides a sustainable outcome.

Social Impact - What effect will the proposal have on community wellbeing; the development of strong and engaged communities; a liveable district; connected people and places; healthy lifestyles and healthy communities?

Provide an avenue for community pride.

Cultural impact - what effect will the proposal have on; developing a learning community; support for cultural diversity; local identity; preservation of cultural heritage and planning for the future; creativity and artistic expression?

Nil

Economic impact - What effect will the proposal have on; a supportive business environment; a strong, adaptable and diversified economy; leadership in environmental best practice; developing active business networks?

Nil

Environmental impact - What effect will the proposal have on; actively responding to climate change; responsible management of water resources; landscapes, habitats and local biodiversity; waste and contamination; an environmentally aware and engaged community?

Nil

Organisational impact - What effect will the proposal have on: improving organisational efficiency and effectiveness?

This proposal does not provide any beneficial impacts to the organisation's efficiency or effectiveness.

THE BAROSSA COUNCIL



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

Related Policy/Process	TBCPOC4400 Budget & Business Plan and Review Policy	Document Number:	TBCFOR4411
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Date Approved:	19/11/2014	Next Review Date:	10/09/2018

SECTION E (of A-E): Business Analysis

CMT - score

Title of Proposal:

Implementing a district wide flag management and displaying system

The Business Analysis provides details of the resource and business implications of the proposal. The analysis should be concise and as accurate as available evidence will allow.

Risks - All proposals will require the identification and implications of the key risk; this will include those associated with not undertaking the proposal as well as those inherent in pursuing the improvement

Reputational issues however these are mitigated as Council always manages the flag presentations at the principal office, Council chamber and relevant events. The proposal introduces additional work health and safety risks as some sights are at height and difficult to access. For some sites, if a volunteer program was introduced it is recommended some would not be appropriate for volunteers due to the height and access restrictions.

Proposal Team - is aimed at identify potential impacts on other teams/Work Areas and ensuring that there is sufficient capacity available in those areas

Would be integrated into normal business operations through our operations team.

Capacity and Capability - Is aimed at identifying ongoing demands on resources and ensuring that all expenses associated with the development and implementation of the proposal are identified

It will require approximately 1.2 additional FTE's, maintenance and repair catch up, and annula maintenance needs and flag replacement alone with a dedicated utility. There is no capacity or capability to absorb this initiative due to its size.

Key Stakeholders - Provides an assessment of potential expectations and commitments there may be associated with the proposal

Council, community

Key Assumptions - Document the key underlying evidence on which the proposal is based and should give some indication of the variability inherent in these assumptions

Assumes all site 24 sites are provided the service with existing poles, there is no provision for growth in the model and the service would no be uniform across the district.

Alternative options - Indicates other solutions that have been considered so that unnecessary investigations are not required at a later time

Set up for volunteers to do, selected some sites not all however this will add to the inequity of the current propasal where there is not the infrastructure to achieve the uniform displaying of flags across the district.

Potential Income - Should include any forecast savings and provide an assessment of their onging nature

Nil

Timeframe - Should be established after a realistice review of all of the above categories and should be aimed at preventing carry-overs.

If approved in the budget would be commence in the last quarter of 2026 most likely October 2026.

Bid Analysis Tool

Project Name :

Implementing a district wide flag management and displaying system

Describe Risk(s) of not doing this project (including not limited to Financial, Public, Commercial, Council, Climate - Risks):

Reputational issues however these are mitigated as Council always manages the flag presentations at the principal office, Council chamber and relevant events. The proposal introduces additional work health and safety risks as some sights are at height and difficult to access. For some sites, if a volunteer program was introduced it is recommended some would not be appropriate for volunteers due to the height and access restruictions.

					Score
					Sum
RISK Priority Number calculated as L + I + W + P (If the Project does not proceed)					10
RPN	Likelihood of Risk Occurring	Impact if Risk Occur	Who Controls Risk	Political Environment	
	5 Almost Certain	5 Catastrophic	5 TBC	5 Extreme Impact	3
	4 Likely	4 Major		4 Major Impact	1
	3 Possible	3 Moderate	3 Both	3 Moderate Impact	5
	2 Unlikely	2 Minor		2 Minor Impact	1
	1 Rare	1 Insignificant	1 External Bodies	1 Insignificant Impact	
COST Priority Number calculated as A + C + F + P					6
CPN	Additional Staff Resources Required	Cash Required (non sal) - Current Year	Future Project Financial Commitments	Period of Future Financial Commitments	
	5 No additional FTE	5 \$0	5 No	5 No	3
	4 Under 1 FTE or additional salary funding			4 <3 out of 10 years	1
	3 1-2 FTE	3 < \$20,000	3 Yes < \$20,000	3 3-5 out of 10 years	1
				2 5-10 out of 10 years	1
	1 >2 FTE	1 > \$20,001	1 Yes > \$20,001	1 On-going >10 years	
IMPACT Priority Number calculated as H + E + S + B					6
IPN	Health & Safety Impact	Environmental Impact	Social/Comm Wellbeing Impact	Business & Economic Impact	
	5 Public at large at threat	5 Significant Positive Impact	5 Net Positive Impact	5 Net Positive Impact	1
	3 Section of the community/council employee at threat	3 Positive Impact	3 Positive Impact	3 Positive Impact	1
	1 Neutral Impact	1 Neutral Impact	1 Neutral Impact	1 Neutral Impact	3
	0 Negative Impact	0 Negative Impact	0 Negative Impact	0 Negative Impact	1
BENEFITS Priority Number calculated as E + S + B + S					6
BPN	Funding (External) Sources	Savings	Beneficiaries	Service Levels Outcome (to Community)	
	5 Fully Funded via External Sources	5 Generates Savings immediately	5 TBC - Region Wide & Beyond	5 Industry Best Practice	1
	4 Part Funded External >50% of Total Cost	4 < 12 months	4 TBC - Region Wide	4 Achieving contemporary standards	1
	3 Part Funded External <50% of Total Cost	3 1 - 5 years	3 TBC - Section of Community/Key Stakeholders	3 Improvement/increase in Services Level	1
	2 Potential for funding	2 > 5 years			3
	1 Fully Funded via Rates	1 Not Applicable	1 TBC - Limited number of Beneficiaries	1 No Change to Current Service Level	
FINANCIAL SUSTAINABILITY Priority Number calculated as O + C + J					3
FSPN	Operating Budget Impact	Capital Budget Impact	Justification for Council Involvement		
	5 Favourable	5 Asst Renewal - Like for Like Replacement	5 Legislative Requirement / Must Do		1
					1
	3 No Effect/Not Applicable	3 No Effect/Not Applicable	3 Should Do		1
		2 Upgrade			
	1 Unfavourable	1 New Asset	1 Like To Do		
INNOVATION / CONTINUOUS IMPOVEMENT / OTHER CONSIDERATIONS Priority Number calculated as O + C + J					4
ICIO	Opportunities for Regional /Sector Collaboration	Addressing Local or Regional Emergency Plans	Continuous Improvement	Other Strategic Plans (Public Health, DAIP)	
	5 High	5 Yes to a great extent at regional level	5 Major contribution to achieving	5 Major contribution to achieving	1
		4 Yes to a great extent at local level	4 Substantial contribution to achieving	4 Substantial contribution to achieving	1
	3 Medium	3 Yes to a moderate level at regional or local level	3 Moderate contribution to achieving	3 Moderate contribution to achieving	1
		2 Yes to a limited extent at local level only	2 Limited contribution to achieving	2 Limited contribution to achieving	1
	1 Low	1 No	1 No	1 No	
					35

DEBATE REPORT

7.1 Office of the Mayor and CEO

7.1.4 VARIATION TO DELEGATIONS REGISTER - UPDATES TO LEGISLATION

Author: Governance Officer
26/86

PURPOSE

To provide Council with the opportunity to consider updated and new provisions identified through legislative amendments for delegation to the Chief Executive Officer under various legislation.

RECOMMENDATION

That Council in exercise of the power contained in section 44 of the *Local Government Act 1999* and section 100 of the *Planning, Development and Infrastructure Act 2016*, hereby delegates the powers and functions under the following Acts and specified in the proposed Instrument of Delegation contained at Attachment 1 to the position of Chief Executive Officer:

- (1) Disability Inclusion Act 2018
- (2) Dog and Cat Management Act 1995
- (3) Expiation of Offences Act 1996
- (4) Graffiti Control Act 2001
- (5) Instrument A of the Planning, Development and Infrastructure Act 2016
- (6) Instrument B of the Planning, Development and Infrastructure Act 2016
- (7) Local Government Act 1999

REPORT

Background

Council has powers and functions that must be performed under a range of legislation. In most cases, the relevant Acts grant these powers and functions directly to Council. The ways in which Council may exercise its powers and functions are:

- when the Council itself exercises the power or function at a formally constituted meeting; and
- where the legislation enables it, a power or function may be delegated to a Council employee, in most cases being the Chief Executive Officer.

Delegations enable Council to apportion its powers and functions to the Chief Executive Officer (CEO) who in turn may sub-delegate to Council staff who have the relevant expertise and experience to improve the efficiency and timeliness of carrying out Council's decisions.

From time to time, legislation upon which Council's delegations are based change, requiring Council to review its relevant delegations on a periodic basis. Council may review its delegations at any time.

Introduction

In early 2020, the Local Government Association (LGA) advised councils it was undertaking a comprehensive review of the delegations' templates and revised its approach to the service offered to councils. The resulting framework established a simpler and contemporary approach that will improve ease of use, reduce legal risk, and enhance flexibility for Council.

Each power and function now consist of a short description only, replacing the historic approach which substantially replicated the text of the legislation. This framework also expands the number of delegable provisions across Acts that were not previously included as part of the delegations.

Discussion

The statutory power of delegation under section 44 of the *Local Government Act 1999* enables the delegation of the statutory powers and functions vested or conferred on a council. Other statutory delegation powers permit the delegation of powers or functions vested in a council in a particular capacity (e.g. as a relevant authority under the *Safe Drinking Water Act 2011* or an enforcement agency under the *Food Act 2001*). A column providing for the capacity in which the Council is acting is included in the tables of delegable statutory powers and functions. This is to assist Governance Officers to identify the powers and functions which are relevant to the Council and which the Council wants to delegate. It will also assist Council in ensuring the correct powers of delegation are referenced in the instrument of delegation.

The framework is not intended to provide a compliance manual for delegates exercising statutory functions and powers. Providing guidance as to the legal requirements for the valid exercise of that delegated power or function is not the purpose of an instrument of delegation or sub-delegation. The purpose is to record formally the delegation of statutory functions or powers. The delegate or sub-delegate is responsible for exercising the delegated power or function lawfully. This requires compliance with:

- any conditions or limitations on the delegation;
- any statutory requirements which apply to the exercise of the power or function; and
- relevant principles of administrative law.

Updates

Periodic updates to legislation are facilitated by the LGA and their legal partners at Norman Waterhouse Lawyers.

In this periodic update of delegations there have been changes to six pieces of legislation being:

Disability Inclusion Act 2018

New

- Review and vary the disability access inclusion plan to be consistent with the State Disability Inclusion Paper.
- Publish the varied disability access and inclusion plan.

*Dog and Cat Management Act 1995**Changed*

- Numbering changes to clause for charging fees.
- Correction to a legislation reference.

*Expiation of Offences Act 1996**New*

- Authorisation of persons to issue expiation.
Note – this has previously been allowed under the *Local Government Act 1999*.

*Graffiti Control Act 2001**New*

- Appoint an authorised person, with conditions if required.
- Enter private property and issue reasonable directions including consulting with the owners and other third parties
Note – these have previously been allowed under the *Local Government Act 1999*.

*Planning Development and Infrastructure Act 2016 – Instruments A and B**New*

- Inspections for swimming pools to be carried out by qualified persons.
- Various provisions around the management of security for agreements around land divisions for Community or Strat titles.
- Multiple provisions regarding the initiation and consultation on Regional Plans and Code amendments.
- Collection of compliance fee in the event an accredited professional elects not to collect.

Changed

- Numbering and legislation reference changes to multiple Regulations.
– no impact on actual content.
- Simplification of requirements to provide documentation to amendments of codes, reports and land divisions.
- Minor procedural changes with engagement and Minister determinations.

Deleted

- Removal of additional clauses that have been incorporated into the streamlined changes.

*Local Government Act 1999**New*

- Provide written notice for the imposition of rate liabilities.

Changed

- Provide written notice for the sale of land for non-payment of land to the land owner and a state newspaper.
- Provide notice of a proposed conversion of private road to public road.

Summary and Conclusion

Council is now asked to review and endorse the delegations as at Attachment 1. The delegations within this report do not detail the entirety of the delegation framework, only those provisions that have been recently amended via legislative change.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES

Attachment 1 Amendment to the Delegations Register - January 2026 [↓](#) 

Supporting references

No further supporting references.

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

Council may delegate a power or function vested or conferred under a range of legislation, it may be made to any employee of Council, a Council Committee or an authorised person.

In this report, powers are being delegated under powers of the *Local Government Act 1999* and *Planning, Development and Infrastructure Act 2016*.

The delegation register is available on Council's website.

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.

Effective delegations enable staff to align finances to its vision and strategy for ongoing financial sustainability.

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.

Effective delegations enable staff to align finances to its vision and strategy for ongoing financial sustainability.

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.

Effective delegations enable staff to align finances to its vision and strategy for ongoing financial sustainability.

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.

Effective delegations enable staff to align finances to its vision and strategy for ongoing financial sustainability.

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.

Effective delegations enable staff to align finances to its vision and strategy for ongoing financial sustainability.

COMMUNITY ENGAGEMENT

Employees are informed through established internal procedures of any variation to instruments of delegations that affect their position.

Council's Register of Delegations is made available to the public via Council's website www.barossa.sa.gov.au as required by the *Local Government Act 1999*.

Disability Inclusion Act 2018

NEW Provisions

#	Delegation Source	Provision	Item Delegated	Conditions & Limitations	Capacity of Council
804472	Disability Inclusion Act 2018	section 18(3)(a)	Review disability access and inclusion plan to ensure it is consistent with the State Disability Inclusion Plan		State authority
804473	Disability Inclusion Act 2018	section 18(3)(b)(i)	Vary the disability access and inclusion plan as necessary to ensure consistency with the State Disability Inclusion Plan		State authority
804474	Disability Inclusion Act 2018	section 18(3)(b)(ii)	Publish the varied disability access and inclusion plan		State authority

Dog and Cat Management Act 1995

CHANGED Provisions

#	Delegation Source	Provision	Item Delegated	Conditions & Limitations	Capacity of Council
459879	Dog and Cat Management Act 1995	section 26(6)(b)(i)	Charge fees for registration of dogs or businesses		council
459880	Dog and Cat Management Act 1995	section 26(6)(b)(ii)	Charge fees for late payment of registration		council
459881	Dog and Cat	section	Charge fees for meeting requirements under the Dog and Cat Management Act		council

#	Delegation Source	Provision	Item Delegated	Conditions & Limitations	Capacity of Council
	Management Act 1995	26(6)(b)(iii)			
459921	Dog and Cat Management Act 1995	section 88A(4)	Receive a statutory declaration from the owner of a vehicle who has received an expiation notice or an expiation reminder given under the Expiration Expiation of Offences Act 1996		council

Expiation of Offences Act 1996

NEW Provisions

#	Delegation Source	Provision	Item Delegated	Conditions & Limitations	Capacity of Council
804559	Expiation of Offences Act 1996	section 6(3)(b)(ii)	Authorise a person in writing to give expiation notices		issuing authority

Graffiti Control Act 2001

NEW Provisions

#	Delegation Source	Provision	Item Delegated	Conditions & Limitations	Capacity of Council
798824	Graffiti Control Act 2001	section 7(1)	Appoint an authorised person		council
798825	Graffiti Control Act 2001	section 7(2)	Impose conditions		council
798826	Graffiti Control Act 2001	section 9(3)	Issue reasonable directions		council
798827	Graffiti Control Act 2001	section 12(1)	Enter private property and take any action necessary to remove or obliterate graffiti if: • notice was served on the owner or occupier; and • the owner or occupier has not objected		council
798828	Graffiti Control Act 2001	section 12(3)(a)	Take reasonable steps to consult with the owner or occupier of the property		council
798829	Graffiti Control Act 2001	section 12(3)(b)	Ensure as far as practicable the work is carried out: • expeditiously and in such a way as to avoid unnecessary inconvenience or disruption to the owner or occupier; and • with reasonable care and to a reasonable standard		council
798830	Graffiti Control Act 2001	section 12(4)	Authorise a person to take action on behalf of the council		council

Instrument A - Instrument of Delegation under the Planning, Development and Infrastructure Act 2016, Regulations, Planning & Design Code and Practice Directions of Powers of a Council as a Council; a Designated Authority; a Designated Entity Instrument of Delegation under the Planning, Development and Infrastructure Act 2016, Regulations, Planning & Design Code and Practice Directions of Powers of a Council as a Council; a Designated Authority; a Designated Entity

NEW Provisions

#	Delegation Source	Provision	Item Delegated	Conditions & Limitations
803331	State Planning Commission Practice Direction - (Council Swimming Pool Safety Inspections) 2025	clause 1(2)	104.The power pursuant to clause 1(2) of Part 3 of the State Planning Commission Practice Direction (Council Swimming Pool Safety Inspections) 2025 (PD8) to ensure that an inspection under clause 2(1) of Part 2 of PD8 is carried out by a person who has the appropriate qualification, skills, knowledge and experience to carry out an inspection assigned to that officer under PD9.	
803317	Planning, Development and Infrastructure (General) Regulations 2017	r 88(3)	75. Division of Land by Community Title or Strata Title 75.1 The power pursuant to Regulation 88(3) of the General Regulations to hold the security supporting a binding arrangement entered into by an applicant under Regulation 88 of the General Regulations.	
803318	Planning, Development and Infrastructure (General) Regulations 2017	r88(4)	75. Division of Land by Community Title or Strata Title 75.2 The power pursuant to Regulation 88(4) of the General Regulations to return the security to the applicant as soon as reasonably practicable after its return is requested by the applicant if: 75.2.1 the Council or delegate is satisfied that the condition or requirement in relation to which the arrangement was entered into has been satisfied; and 75.2.2the security has not been transferred to the relevant community corporation or strata corporation in accordance with Regulation 88(5) of the General Regulations.	

#	Delegation Source	Provision	Item Delegated	Conditions & Limitations
803319	Planning, Development and Infrastructure (General) Regulations 2017	r 88(4)(a)	75. Division of Land by Community Title or Strata Title 75.3The power pursuant to Regulation 88(4)(a) of the General Regulations to form the opinion and be satisfied that the condition or requirement in relation to which the arrangement was entered into has been satisfied.	
803320	Planning, Development and Infrastructure (General) Regulations 2017	r 88(5)	75. Division of Land by Community Title or Strata Title 75.4The power pursuant to Regulation 88(5) of the General Regulations, if a condition or requirement in relation to which a binding arrangement was entered into has not been satisfied before the end of the developer control period, to, after the developer control period, transfer the security to the relevant community corporation or strata corporation for the purposes of the corporation using that amount to satisfy the condition or requirement.	
803330	State Planning Commission Practice Direction 2 - Preparation and Amendment of Designated Instruments	clause 11.2	96.The draft Amendment 96.2The power pursuant to clause 11.2 of PD2 where an amendment to a Regional Plan contemplates a complying change under 96.2.1 Section 75(1) of the PDI Act, to include in any recommendation in the Regional Plan Amendment, where applicable: any existing overlay, zone, subzone in the Code within the Affected Area which is proposed to be amended; and 96.2.2where relevant to the proposed change, an indication of development density and minimum and maximum building heights that may be applied to the Affected Area.	
803321	State Planning Commission Practice Direction 2 - Preparation and Amendment of Designated Instruments	clause 6(1)	91. Proposal to Initiate 91.1.3 For Code Amendments an outline of: 91.1.3.1any overlay, general development policy, zone, subzone or technical or numeric variation in the Code being proposed for amendment; and/or 91.1.3.2the intended spatial application of an overlay, zone, subzone or technical or numeric variation in the Code over an identified area;	

#	Delegation Source	Provision	Item Delegated	Conditions & Limitations
803322	State Planning Commission Practice Direction 2 - Preparation and Amendment of Designated Instruments	clause 6(1)	91. Proposal to Initiate 91.1.4. For Regional Plan Amendments: 91.1.4.1 an outline of any existing text, policies, actions/recommendations or other content in the Regional Plan that is proposed to be amended or inserted; and/or 91.1.4.2 details of any proposed changes to existing spatial layers, or the inclusion of new spatial layers;	
803323	State Planning Commission Practice Direction 2 - Preparation and Amendment of Designated Instruments	clause 6(1)	91. Proposal to Initiate 91.1.5A map or description of the Affected Area;	
803324	State Planning Commission Practice Direction 2 - Preparation and Amendment of Designated Instruments	clause 6(1)	91. Proposal to Initiate 91.1.6 Consultation Requirements 91.1.6.1 Information regarding any consultation that has already occurred with respect to the proposed Code Amendment; 91.1.6.2 Details of further consultation proposed to be undertaken with respect to the proposed Code Amendment;	
803325	State Planning Commission Practice Direction 2 - Preparation and Amendment of Designated Instruments	clause 6(1)	91. Proposal to Initiate 91.1.7 Planning Merit Statement 91.1.7.1A statement detailing how the proposed Amendment relates to strategic directions and outlines desired policy/development outcomes and anticipated residential/ employment yields;	
803326	State Planning Commission Practice Direction 2 -	clause 6(1)	91. Proposal to Initiate 91.1.8 Investigation Information	

#	Delegation Source	Provision	Item Delegated	Conditions & Limitations
	Preparation and Amendment of Designated Instruments		91.1.8.2For the purposes of a Code Amendment, or where a Regional Plan is proposing a recommendation to alter spatial application of Zones, Overlays or Subzones: (a)infrastructure (road, civil, corridor); (b)service infrastructure (water, wastewater, stormwater, electricity, gas, telecommunications); (c)cultural and heritage significance (search of the Register of Aboriginal Sites and Objects); (d)hazard risk (analysis of relevant policy and site conditions); and/or (e)the extent to which there are social, economic, land use, built form or environmental features that present a barrier to the outcomes sought;	
803327	State Planning Commission Practice Direction 2 - Preparation and Amendment of Designated Instruments	clause 6(1)	91. Proposal to Initiate 91.1.9High-level details of any infrastructure required to support development arising through the proposed Amendment and how that infrastructure will be provided (for example potable water and sewerage connection requirements);	
803328	State Planning Commission Practice Direction 2 - Preparation and Amendment of Designated Instruments	clause 6(1)	91. Proposal to Initiate 91.1.10Where known, details of any infrastructure agreement (or agreements) or infrastructure scheme which will need to be established or entered into in connection with the proposed Amendment.	
803329	State Planning Commission Practice Direction 2 - Preparation and Amendment of Designated Instruments	clause 8(1)	93.Publication Instructions 93.1The power pursuant to clause 8(1) of PD2 to set out the following in the SA Planning Portal Publication Instructions – for Initiation: 93.1.1a plain English summary of the proposed Amendment which will be published on the SA Planning Portal; and 93.1.2where possible, an indicative timeframe for the commencement of public consultation.	

CHANGED Provisions

#	Delegation Source	Provision	Item Delegated	Conditions & Limitations
325993	Instrument of Delegation under the Planning, Development and Infrastructure Act 2016, Regulations, Planning & Design Code and Practice Directions of Powers of a Council as a Council; a Designated Authority; a Designated Entity (Instrument A)	s7(5)(b)	13. Environment and Food Production Areas – Greater Adelaide 3.1The power pursuant to Section 7(5)(b) of the Planning, Development and Infrastructure Act 2016 (the PDI Act) , in relation to a proposed development in an environment and food production area that involves a division of land that would create 1 or more additional allotments in an environment and food production area , to concur in the granting of the development authorisation to the development.	
326199	Planning, Development and Infrastructure (General) Regulations 2017	r89(1)	74607576. General Provisions 7460 7576. 1The power pursuant to Regulation 89(1) of the General Regulations to form the opinion that another form of arrangement is satisfactory for the purposes of Section 138(1) of the PDI Act.	
326200	Planning, Development and Infrastructure (General) Regulations 2017	r89(3)	74607576. General Provisions 7460 7576. 2The power pursuant to Regulation 89(3) of the General Regulations to provide a certificate which: 7460 7576. 2.1evidences the consent of the Council to an encroachment by a building over other land; and 7460 7576. 2.2sets out: 7460	

#	Delegation Source	Provision	Item Delegated	Conditions & Limitations
			7576 .2.2.1the date on which any relevant building was erected (if known); and 7460 7576 .2.2.2the postal address of the site.	
326201	Planning, Development and Infrastructure (General) Regulations 2017	r89(6)(b)	74607576 .General Provisions 7460 7576 .3The power pursuant to Regulation 89(6)(b) of the General Regulations to request a written copy of the certificate and plan (or certificates and plans) referred to in Regulation 89(3) of the General Regulations.	
573589	Planning, Development and Infrastructure (General) Regulations 2017	r89(8)	607576 .General Provisions 60 7576 .4The power pursuant to Regulation 89(8) of the General Regulations to make submissions to the Commission before the Commission grants an extension of the period prescribed by Regulation 89(7).	
326202	Planning, Development and Infrastructure (General) Regulations 2017	r93(1)(b)	75617677 .Notifications During Building Work 7561 7677 .1The power pursuant to Regulation 93(1)(b) of the General Regulations to specify by notice to the building owner and to the licensed building work contractor responsible for carrying out the relevant building work (if any), when development approval is granted in respect of the work, any stage of the building work to which the periods and stages prescribed for the purposes of Section 146(1) of the PDI Act relate.	
326203	Planning, Development and	r93(1)(c)	75617677 .Notifications During Building Work	

#	Delegation Source	Provision	Item Delegated	Conditions & Limitations
	Infrastructure (General) Regulations 2017		7561 7677 .2The power pursuant to Regulation 93(1)(c) of the General Regulations to specify by notice in writing to the building owner on or the before granting of development approval is granted in respect of the work any stage of the building work to which the periods and stages prescribed for the purposes of Section 146(1) of the PDI Act relate.	
326204	Planning, Development and Infrastructure (General) Regulations 2017	r94(13)	7662 7778 .Essential Safety Provisions 7662 7778 .1The power pursuant to Regulation 94(13) of the General Regulations to require compliance with Regulation 94(10) of the General Regulations if: 7662 7778 .1.1the essential safety provisions were installed 7662 7778 .1.1.1under a condition attached to a consent or approval that is expressed to apply by virtue of a variance with the performance requirements of the Building Code; or 7662 7778 .1.1.2as part of a performance solution under the Building Code; or 7662 7778 .1.2the building has been the subject of a notice under Section 157 of the PDI Act.	
326205	Planning, Development and Infrastructure (General) Regulations 2017	r102(3)	7763 7879 .Classification of Buildings 7763 7879 .1The power pursuant to Regulation 102(3) of the General Regulations to require an application under Regulation 102(1) or (2) of the General Regulations to be accompanied by:	

#	Delegation Source	Provision	Item Delegated	Conditions & Limitations
			7763 7879 .1.1such details, particulars, plans, drawings, specifications, certificates and other documents as the delegate may reasonably require to determine the building's classification.	
326206	Planning, Development and Infrastructure (General) Regulations 2017	r102(4)	77637879 .Classification of Buildings 7763 7879 .2The power pursuant to Regulation 102(4) of the General Regulations, to subject to Regulation 102(5) of the General Regulations, assign the appropriate classification under the Building Code to a building if the delegate is satisfied, on the basis of the owner's application, and accompanying documentation, that the building, in respect of the classification applied for, possesses the attributes appropriate to its present or intended use.	
326207	Planning, Development and Infrastructure (General) Regulations 2017	r102(5)	77637879 .Classification of Buildings 7763 7879 .3The power pursuant to Regulation 102(5) of the General Regulations, if an application under Regulation 102 of the General Regulations is made in respect of an existing Class 2 to Class 9 building, to require the applicant to satisfy the delegate that the provisions of any relevant Ministerial building standard relating to upgrading health and safety in existing buildings has been complied with (to the extent reasonably applicable to the building and its present or intended use).	
326208	Planning, Development and Infrastructure (General) Regulations 2017	r102(6)	77637879 .Classification of Buildings 7763 7879 .4The power pursuant to Regulation 102(6) of the General Regulations, on assigning a classification to a building (or part of a building) to, if relevant, determine and specify in the	

#	Delegation Source	Provision	Item Delegated	Conditions & Limitations
			notice to the owner under Section 151(3) of the PDI Act: 7763 7879.4.1the maximum number of persons who may occupy the building (or part of the building); and 7763 7879.4.2if the building has more than 1 classification—the part or parts of the building to which each classification relates and the classifications currently assigned to the other parts of the building.	
610001	Planning, Development and Infrastructure (General) Regulations 2017	Regulation 103A(1)	647980.Required Documentation 64 7980.1The power pursuant to Regulation 103A(1) of the General Regulations to, in relation to an application for the issuing of a certificate of occupancy relating to a Class 1b to 9 (inclusive) building under the Building Code, require the following documentation: 64 7980.1.1if the development has been approved subject to conditions, such evidence as the delegate may reasonably require to show that the conditions have been satisfied; 64 7980.1.2if the application relates to the construction or alteration of part of a building and further building work is envisaged in respect of the remainder of the building, such further evidence as the delegate may reasonably require to show – 64 7980.1.2.1in the case of a building more than 1 storey – that the requirements of any relevant Ministerial building standard have been complied with; or 64 7980.1.2.2in any other case – that the building is suitable for occupation.	

#	Delegation Source	Provision	Item Delegated	Conditions & Limitations
610002	Planning, Development and Infrastructure (General) Regulations 2017	Regulation 103A(2)	647980. Required Documentation 7980.2The power pursuant to Regulation 103A(2) of the General Regulations to, in relation to an application for the issuing on or after 1 JulyOctober20222024 of a certificate of occupancy relating to a Class 1a building under the Building Code, to require the following documentation: 64 7980.2.1if the development has been approved subject to conditions, such evidence as the delegate may reasonably require to show that any conditions relevant to the suitability of the building for occupation have been satisfied,	
610003	Planning, Development and Infrastructure (General) Regulations 2017	Regulation 103A(3)	647980. Required Documentation 7980.3The power pursuant to Regulation 103A(3) of the General Regulations to, other than in relation to a designated building on which building work involving the use of a designated building product is carried out after 112JanuaryMarch20242018, dispense with the requirement to provide a Statement of Compliance under subregulation (1)(a) or (2)(a) if – 64 7980.3.1the delegate is satisfied that a person required to complete 1 or both parts of the statement has refused or failed to complete that part and that the person seeking the issuing of the certificate of occupancy has taken reasonable steps to obtain the relevant certification or certifications; and 64 7980.3.2it appears to the delegate, after undertaking an inspection, that the relevant building	

#	Delegation Source	Provision	Item Delegated	Conditions & Limitations
			is suitable for occupation.	
610004	Planning, Development and Infrastructure (General) Regulations 2017	Regulation 103C(1)(c)	658081. Statement of site suitability 65 8081.1The power pursuant to Regulation 103C(1)(c) of the General Regulations, in relation to a building on a site to which Schedule 8 clause 2A of the General Regulations applies and upon which remediation on the site is necessary, to not grant a certificate of occupancy until a statement of site suitability is issued certifying that the required remediation has been undertaken and the land is suitable for the proposed use.	
610005	Planning, Development and Infrastructure (General) Regulations 2017	Regulation 103D(1)	668182. Report from fire authority 66 8182.1The power pursuant to Regulation 103D(1) of the General Regulations, if – 66 8182.1.1a building is – 66 8182.1.1.1to be equipped with a booster assembly for use by a fire authority; or 66 8182.1.1.2to have installed a fire alarm that transmits a signal to a fire station or to a monitoring service approved by the relevant authority; and 66 8182.1.2facilities for fire detection, fire fighting or the control of smoke must be installed in the building pursuant to an approval under the Act, to not grant a certificate of occupancy unless or until the delegate has sought a report from the	

#	Delegation Source	Provision	Item Delegated	Conditions & Limitations
			fire authority as to whether those facilities have been installed and operate satisfactorily.	
610006	Planning, Development and Infrastructure (General) Regulations 2017	Regulation 103D(2)	668182 . Report from fire authority 66 8182 . 2The power pursuant to Regulation 103D(2) of the General Regulations, if a report from the fire authority is not received within 15 business days, to presume that the fire authority does not desire to make a report.	
610007	Planning, Development and Infrastructure (General) Regulations 2017	Regulation 103D(3)	668182 . Report from fire authority 66 8182 . 3The power pursuant to Regulation 103D(3) of the General Regulations to have regard to any report received from a fire authority under subregulation (1) before it issues a certificate of occupancy.	
610008	Planning, Development and Infrastructure (General) Regulations 2017	Regulation 103E(1)(b)	678283 . Issue of certificate of occupancy 67 8283 . 1The power pursuant to Regulation 103E(1)(b) of the General Regulations to, on receipt of notification of intended completion of building work under Regulation 93(1)(f) of the General Regulations, determine that the building work will be inspected by an authorised officer.	
610009	Planning, Development and Infrastructure (General) Regulations 2017	Regulation 103E(3)(c)	678283 . Issue of certificate of occupancy 67 8283 . 2The power pursuant to Regulation 103E(3)(c) of the General Regulations, in respect of a Class 1a building, to determine not to inspect the building work.	

#	Delegation Source	Provision	Item Delegated	Conditions & Limitations
610010	Planning, Development and Infrastructure (General) Regulations 2017	Regulation 103F_	688384. Revocation 68 8384.1 The power pursuant to Regulation 103F of the General Regulations to revoke a certificate of occupancy – 68 8384.1.1 if – 68 8384.1.1.1 there is a change in the use of the building; or 68 8384.1.1.2 the classification of the building changes; or 68 8384.1.1.3 building work involving an alteration or extension to the building that will increase the floor area of the building by more than 300m² is about to commence, or is being or has been carried out; or 68 8384.1.1.4 the building is about to undergo, or is undergoing or has undergone, major refurbishment, 68 8384.1.2 if the delegate considers that the building is no longer suitable for occupation because of building work undertaken, or being undertaken, on the building, or because of some other circumstance; or 68 8384.1.3 if the schedule of essential safety provisions has been issued in relation to the building and the owner of the building has failed to comply with the requirements of Regulation 94(10); or	

#	Delegation Source	Provision	Item Delegated	Conditions & Limitations
			68 8384.1.4if the delegate considers – 68 8384.1.4.1that a condition attached to a relevant development authorisation has not been met, or has been contravened, and that, in the circumstances, the certificate should be revoked; or 68 8384.1.4.2that a condition attached to the certificate of occupancy has not been met, or has been contravened, or is no longer appropriate.	
326218	Planning, Development and Infrastructure (General) Regulations 2017	r109(1)(b)	798065698485.Mining Production Tenements 79806569 8485.1The power pursuant to Regulation 109(1)(b) of the General Regulations to make submissions to the appropriate Authority and object to the granting of the tenement.	
326219	Planning, Development and Infrastructure (General) Regulations 2017	r111(2)	808166708586.Register of Land Management Agreements (Section 193) 80816670 8586.1The power pursuant to Regulation 111(2) of the General Regulations to establish a register of agreements entered into by the Council under Section 193 of the PDI Act.	
326220	Planning, Development and Infrastructure (General) Regulations 2017	r111(3)	808166708586.Register of Land Management Agreements (Section 193) 80816670 8586.2The power pursuant to Regulation 111(3) of the General Regulations to include in a register, or provide access to a copy of each agreement entered into by the Council under Section 193 of the PDI Act and such other information the delegate considers appropriate.	

#	Delegation Source	Provision	Item Delegated	Conditions & Limitations
326221	Planning, Development and Infrastructure (General) Regulations 2017	r112(1)	818267718687. Authorised Officers and Inspections 81826771 8687.1 The power pursuant to Regulation 112(1) of the General Regulations to appoint at least 1 authorised officer under Section 210(1)(b) of the PDI Act: 81826771 8687.1.1 who is an accredited professional who is: 81826771 8687.1.1.1 an Accredited professional - building level 1; or 81826771 8687.1.1.2 an Accredited professional - building level 2; or 81826771 8687.1.1.3 an Accredited professional - building level 3; or 81826771 8687.1.1.4 an Accredited professional - building level 4; or 81826771 8687.1.2 who holds a current accreditation recognised by the Chief Executive for the purposes of this Regulation; or 81826771 8687.1.3 who holds an approval from the Chief Executive.	

#	Delegation Source	Provision	Item Delegated	Conditions & Limitations
326180	Planning, Development and Infrastructure (Fees, Charges and Contributions) Regulations 2019	r5(1)	668368728788. Calculation or Assessment of Fees 66836872 8788.1The power pursuant to Regulation 5(1) of the Planning, Development and Infrastructure (Fees, Charges and Contributions) Regulations 2019 (the Fees Regulations) in relation to an application which is duly lodged under a related set of regulations (including via the SA planning portal): 66836872 8788.1.1to require the applicant to provide such information as the delegate may reasonably require to calculate any fee payable under the Fees Regulations or a related set of regulations; and 66836872 8788.1.2to make any other determination for the purposes of the Fees Regulations or a related set of regulations (even if the Council is not a relevant authority).	
326181	Planning, Development and Infrastructure (Fees, Charges and Contributions) Regulations 2019	r5(2)	668368728788. Calculation or Assessment of Fees 66836872 8788.2The power pursuant to Regulation 5(2) of the Fees Regulations, if the delegate acting under Regulation 5(1) of the Fees Regulations, believes that any information provided by an applicant is incomplete or inaccurate, to calculate any fee on the basis of estimates made by the delegate.	
326182	Planning, Development and Infrastructure (Fees, Charges and Contributions) Regulations 2019	r5(3)	668368728788. Calculation or Assessment of Fees 66836872 8788.3The power pursuant to Regulation 5(3) of the Fees Regulations to at any time, and	

#	Delegation Source	Provision	Item Delegated	Conditions & Limitations
			despite an earlier calculation or acceptance of an amount in respect of the fee, reassess a fee payable under the Fees Regulations or a related set of Regulations.	
326183	Planning, Development and Infrastructure (Fees, Charges and Contributions) Regulations 2019	r7	678469738889. Waiver or Refund of Fee 67846973 8889.1 The power pursuant to Regulation 7 of the Fees Regulations to, as the delegate considers appropriate to do so: 67846973 8889.1.1 waive the payment of the fee, or the payment of part of the fee; or 67846973 8889.1.2 refund the whole or a part of the fee.	Refer to Council's Development Application Fees Policy Under the Planning Development and Infrastructure Act.
754723	State Planning Commission Practice Direction 2-2 Preparation and Amendment of Designated Instruments	clause 5(1)	8990. Initiating Required a Code Amendment Documentation 8990.1 The power pursuant to clause 5(1) of the State Planning Commission Practice Direction -22- Preparation and Amendment of Designated Instrument (PD2), to initiate an Amendment to a Code Designated Amendment Instrument and lodge the following documents to with the Department via the SA Planning Portal: 8990.1.1 a Proposal to Initiate; and 899.1.2 SA Planning Portal Publication Instructions – for Initiation; 89.1.3 Heritage Report with datasheet(s) and analysis of historic themes (relevant proposals only); 89.1.4 Significant Tree Report with description/s and assessment/s (relevant	

#	Delegation Source	Provision	Item Delegated	Conditions & Limitations
			proposals only :-	
754724	State Planning Commission Practice Direction 2 -2 Preparation and Amendment of Designated Instruments	clause 5(2)	8990. Initiating Required a Code Amendment Documentation 8990.2 The power pursuant to clause 5(2) of PD2 to set out in lodge the Proposal following supporting documents with a proposed Amendment to initiate: 89.2.1 Code Policy 89.2.1.1 an outline of: (a) any overlay, general development policy, zone, subzone or technical or numeric variation in the Code being proposed; 90.2.1 for amendment proposals involving the listing or removal of a heritage item: 90.2.1.1 a Heritage Report including relevant data sheet(s) and an analysis of historic themes; and for (b) 90.2.2 for proposals involving the intended listing spatial or application removal of an overlay, Significant zone, Tree: 90.2.2.1 Significant subzone Tree or Report technical including or detailed numeric descriptions variation and in the Code over an identified area; assessments.	
754726	State Planning Commission Practice Direction 2 -2 Preparation and Amendment of Designated Instruments	clause 5(26) (1)	8991. Initiating Proposal to Code Amendment Initiate 89.291.1 The power pursuant to clause 5(26)(1) of PD2 to set include out the following in the Proposal to Initiate: 89.2.3 State Planning Policies 89.2.391.1.1 Strategic Alignment 91.1.1.1 identification of the relevant principles or objectives of the applicable State Planning Policies, and Regional Plan, or other strategic directions, along with an assessment of how the proposed Code	

#	Delegation Source	Provision	Item Delegated	Conditions & Limitations
			Amendment alignment aligns with those State strategies Planning and Policies policies ; <u>91.1.2 Scope of amendment</u> <u>91.1.2.1 an outline of the scope of the proposed changes to the designated instrument;</u>	
754734	State Planning Commission Practice Direction <u>2</u> -2 Preparation and Amendment of Designated Instruments	clause 69 (1)	9094. Preparation Investigation of and Preparing a Draft Code Amendment (Prior to Consultation) 90 <u>94.1</u> The power pursuant to clause 69 (1) of PD2, to prior to consultation occurring on a draft Code Amendment, Amendment to : 9094.1.1 carry out investigations and obtain such information: 9040.1.1.1 as provided in the Proposal to Initiate approved by the Minister; 9094.1.1.2 as required under any conditions imposed by the Minister under Section 73(5)(b) of the PDI Act; and 9094.1.1.3 as specified by the Commission under Sections 73(6)(e) or 73(6)(f) of the PDI Act;	
754735	State Planning Commission Practice Direction <u>2</u> -2 Preparation and Amendment of Designated Instruments	clause 6(1-10) (2)	9095. Preparation Required of a Draft Code Amendment (Prior to Consultation) Documentation 9095.1 The power pursuant to clause 6(1-10) (2) of PD2, to prior to consultation occurring on a draft Code Amendment Amendment : 90.1.2 to provide the Department with <u>the following</u> : 9095.1-2.1 to support the preparation of the Amendment: <u>95.1.1.1</u> where new policy content is proposed for a designated instrument, written instructions (in a form acceptable to the Department) that set out the intent of the proposed Code Amendment for the purposes of the Department writing the draft policy for inclusion in the draft Code Amendment ; and 90/or <u>95.1-2.1.2</u> mapping instructions or a description of the Affected Area (in a form acceptable to the Department) in order to enable the Department to prepare and provide to the Designated Entity, mapping which is suitable for	

#	Delegation Source	Provision	Item Delegated	Conditions & Limitations
			inclusion in the draft Code Amendment; <u>95.1.2 for Agreement publishing on the Planning Portal:</u> <u>95.1.2.1 draft Amendment which describes the proposed changes, including an overview of the investigations;</u> <u>95.1.2.2 publication instructions (in a form acceptable to the Department) to prepare the SA Planning Portal for consultation on the draft Amendment, including any supporting material; and</u> <u>95.1.2.3 the engagement plan prepared (and approved, if required) under these Practice Directions, for the purpose of the Department publishing the engagement plan on the SA Planning Portal.</u>	
754732	State Planning Commission Practice Direction <u>2-2</u> Preparation and Amendment of Designated Instruments	clause 5(27)(1)	89.2.992.1 <u>Special Initiating Listing Requirements – Code Amendment Amendments</u> 89.2.992.1 The power pursuant to clause 5(2) of PD2 to set out in the Proposal to Initiate: 89.2.9 The power pursuant to clause 5(4) of 7(1) of PD2 to, in relation to initiating a Code Amendment which is intended to designate <u>or remove</u> a place as a place of local heritage value, provide a report <u>Heritage Report</u>, which <u>includes</u>: 89.2.992.1 <u>includes</u> <u>1</u> a heritage datasheet for each proposed Local Heritage Place, which includes: (a) <u>92.1.1.1</u> all relevant property details and descriptions (including images); (b) <u>92.1.1.2</u> historical background and thematic analysis; (c) <u>92.1.1.3</u> a statement of heritage value; (d) <u>92.1.1.4</u> an assessment against the Local Heritage Criteria; and (e) <u>92.1.1.5</u> the extent of listing (including any exclusions); 89.2.992.1.2-9.2 includes an analysis of historic themes of importance to the area; 89.2.992.1.3 is prepared by a heritage architect, historian or person with similar qualifications, skills or experience; and 89.2.992.1.4 is otherwise prepared in accordance with any guidelines prepared and published by the Commission under Section	

#	Delegation Source	Provision	Item Delegated	Conditions & Limitations
			67(2)(c) of the PDI Act.	
754733	State Planning Commission Practice Direction 2 -2 Preparation and Amendment of Designated Instruments	clause 57 (2)	8992. Special Initiating Listing Requirements – Code Amendment Amendments 8992.2The power pursuant to clause 57(2) of PD2 to set out in the Proposal to Initiate: 89.2.10 The power pursuant to clause 5(5) of PD2 to, in relation to initiating a Code Amendment which is intended to designate or remove a tree (or stand of trees) as a significant tree (or trees), provide a report Significant which Tree Report: 8992.2.10.1includes relevant details and descriptions of the tree or stand of trees (including images as necessary); 8992.2.10.2includes an assessment of the tree (or stand of trees) against the Significant Tree Criteria; 8992.2.10.3is prepared by an urban planner, arborist or person with qualifications, skills or experience relevant to the assessment in the report.	
754739	State Planning Commission Practice Direction 2 -2 Preparation and Amendment of Designated Instruments	clause 6(2)10(4)	9095. Preparation Required of a Draft Code Amendment (Prior to Consultation) Documentation 9095.2The power pursuant to clause 6(2) of 10(4) of PD2, where an engagement plan is amended during any period of consultation or any time prior to finalisation of the engagement report under PD2, to provide the Department with the engagement plan (as updated) for the purpose of the Department publishing the updated engagement plan on the SA Planning Portal.	
754740	State Planning Commission Practice Direction 2 -2 Preparation and Amendment of Designated Instruments	clause 711 (1)	9196. The Requirements for a Draft Code draft Amendment 9196.1The power pursuant to clause 711(1) of PD2 to support a draft Code Amendment by the following additional information: 9196.1.1 an explanation of the current code policy as it applies to the Affected Area (at the time of preparation of the draft Code Amendment);	

#	Delegation Source	Provision	Item Delegated	Conditions & Limitations
			9196.1.2 an explanation of the amendments to the Code policyAmendments proposed for the Affected Area; 9196.1.3 an assessment of the strategic planning outcomes intended to be achieved through the draft CodeAmendment, including: 96.1.3.1for Code Amendments an analysis of the consistency of the draft Code Amendment with the relevant provisions of State Planning Policies, the Regional Plan and <u>an assessment against</u> any other relevant strategic plans <u>or policies</u>; <u>or</u> 9196.1.3.2for Regional Plan Amendments, an analysis of the consistency of the draft Regional Plan Amendment with the relevant provisions of State Planning Policies, the remainder of the Regional Plan and any other relevant strategic plans or policies. 96.1.4 a summary and explanation of the investigations undertaken and how these support the draft CodeAmendment; and 9196.1.5 <u>where relevant</u>, an explanation of any infrastructure or services required to support development facilitated by the proposed CodeAmendment, and an explanation of how and when the infrastructure will be provided.	
754741	State Planning Commission Practice Direction 2 -2 Preparation and Amendment of Designated Instruments	clause 912 (1)	9297. Preparation of an Engagement Plan(Prior to Consultation) 92 97.1 The power pursuant to clause 912(1) of PD2 to prepare an engagement plan that: 9297.1.1 meets the principles and performance outcomes of the Charter; 9297.1.2 describes the persons or bodies to be consulted on the proposed amendment of the Designated Instrument, which must include any persons or bodies: 9297.1.2.1 required to be consulted with under a condition imposed by the Minister under Section 73(5) of the PDI Act; 9297.1.2.2 specified by the Commission under Section 73(6)(e) of the PDI Act; and 9272.1.2.3 who must be consulted with under the Charter; 9297.1.3 outlines any relevant previous engagement undertaken to inform the proposal; 9297.1.4 describes the evaluation framework for the engagement.	

#	Delegation Source	Provision	Item Delegated	Conditions & Limitations
754743	State Planning Commission Practice Direction <u>2</u> -2 Preparation and Amendment of Designated Instruments	clause 9(312) (2)	9297 . Preparation of an Engagement Plan(Prior to Consultation) 92.3 97.2 The power pursuant to clause 9(312) (2) of PD2 to, in relation to an engagement plan relating to a proposed amendment to the Code or a Design Standard , submit the an engagement plan to the Commission or the Minister for approval, if a condition has been imposed by the Minister under Section 73(5) of the PDI Act which requires such approval or an outline consent is being assessed against a relevant amendment in accordance with Practice Direction 18 – Outline Content .	
754744	State Planning Commission Practice Direction <u>2</u> -2 Preparation and Amendment of Designated Instruments	clause 4013 (1)	9398 . Preparation Required of an Engagement Report (Following Consultation) Documentation 9398.1 The power pursuant to clause 4013 (1) of PD2 to, at the completion of engagement on a proposal to prepare or amend a Designated Instrument, provide the Department with: 9398.1.1 if amendments to the proposal are required: 9398.1.1.1 written instructions (in a form acceptable to the Department) that set out any changes to the draft Designated Instrument for the purposes of the Department updating and providing the draft policy for inclusion in the draft Designated Instrument; and/or 9398.1.1.2 mapping instructions or a description of the Affected Area (in a form acceptable to the Department) in order to enable the Department to prepare and provide to the Designated Entity, mapping which is suitable for inclusion in the draft Designated Instrument; 9398.1.2 the updated draft Designated Instrument(s) or amendment to the Designated Instrument(s) in the form of amendment instructions (once finalised by the Designated Entity, incorporating any amendments); and 9398.1.3 a final engagement report as required under Section 73(7) of the PDI Act and prepared in accordance with PD2, for the purpose of the Department arranging for the engagement report and draft Designated Instrument to be furnished to the Minister.	

#	Delegation Source	Provision	Item Delegated	Conditions & Limitations
754745	State Planning Commission Practice Direction 2-2 Preparation and Amendment of Designated Instruments	clause 10(215(1))	9399.Preparation of an Engagement Report(Following Consultation) 93-299.1 The power pursuant to clause 10(215(1)) of Part 4 of PD2 to set out in an engagement report required under Section 73(7) of the PDI Act: 93-299.1.1 details of the engagement undertaken and how that engagement met the engagement plan and reasons for variations (if any) to the engagement plan; 93-299.1.2 the outcome of the engagement including a summary of the written submissions or feedback received; 93-299.1.3 any proposed changes to the proposal to prepare or amend a Designated Instrument(s) (when compared with the proposal that was engaged on) and the reasons for those proposed changes.This should which specifically indicateindicates: 93-299.1.3.1 where changes are proposed to the Designated Instrument(s) based on or as a result of the engagement; and 93-299.1.3.2 any other changes which are proposed based on or as a result of additional investigations or information which was not available when the proposal was released for engagement.	
766375	State Planning Commission Practice Direction 2-2 Preparation and Amendment of Designated Instruments	cl 11(416(3))	94100. Lodgement of ProposalDocumentation 94100.1The power pursuant to clause 11(416(3)) of PD2 to submit a completed Lodgement Form with the Department via the SA Planning Portal, to commence the process for a proposed Complying Change.	
766376	State Planning Commission Practice Direction 2-2 Preparation and Amendment of Designated Instruments	cl 11(516(4))	94100. Lodgement of ProposalDocumentation 94100.2The power pursuant to clause 11(516(4)) of PD2 to set out in the Lodgement Form: 94100.2.1Affected Area 94100.2.1.1a a map of the Affected Area (confirming its consistency with the boundaries of the map(s) relating to the relevant Regional Plan recommendation);	

#	Delegation Source	Provision	Item Delegated	Conditions & Limitations
			94100.2.2Code Mapping 94100.2.2.1an outline of: (a) any existing overlay, zone, subzone, concept plan or technical and numeric variation in the Code within the Affected Area which is proposed to be amended; (b) the proposed spatial application of any overlay/s and/or amendment/s to the boundary of a zone or subzone; and (c) any associated proposed application of a concept plan/s and/or all relevant technical or numeric variation/s within the Affected Area in connection with the proposed change outlined in clause 11(516(4))(c)(ii) of PD2; 94100.2.3Regional Plan Recommendation 94100.2.3.1 a description of the relevant recommendation/s in the Regional Plan; 94100.2.3.2confirmation that the details outlined in clauses 11(516(4))(c)(ii) and (iii) of PD2 are consistent with the recommendation in the Regional Plan (where relevant); and 100.2.3.3 confirmation that a time period of not more than two years has elapsed since the relevant recommendation in the Regional Plan was given effect pursuant to Section 73(12) of the PDI Act (unless the Commission considers that a longer period shall apply for the purposes of clause 1116 of PD2).	
754746	State Planning Commission Practice Direction 2-2 Preparation and Amendment of Designated Instruments	clause 10(315(2))	9399.Preparation of an Engagement Report(Following Consultation) 93 99.3 The power pursuant to clause 10(315(2)) of PD2 to also include in the engagement report an evaluation of the effectiveness of the engagement that considers whether: 93-399.2.1 the principles of the Charter have been activatedachieved; and 93-399.2.2 all mandatory requirements identified in the Charter have been met (where the consultation category is applicable).	
766377	State Planning Commission Practice Direction 2-2 Preparation and Amendment of Designated	cl 1318 (1)	95101.Final Determination of the Minister 95101.1The power pursuant to clause 13138(1) of PD2 when consultation on a proposed Complying Change is complete, to provide the Department with: 95101.1.1.1written instructions (in a form acceptable to the Department) that set out any	

#	Delegation Source	Provision	Item Delegated	Conditions & Limitations
	Instruments		changes to the Complying Change as it was initially proposed; and/or 95101 .1.1.2 mapping instructions or a description of the Affected Area (in a form acceptable to the Department) in order to enable the Department to prepare mapping which is suitable for inclusion in the Code; 95101 .1.2 the updated draft proposed Complying Change in the form of amendment instructions (once finalised by the Council, incorporating any changes); and 95101 .1.3 if any submissions were received, a consultation report to be furnished to the Commission.	
766378	State Planning Commission Practice Direction 2 -2 Preparation and Amendment of Designated Instruments	clause 1318 (2)	95101 . Final Determination of the Minister 95101 .2 The power pursuant to clause 13138 (2) of PD2 to set out in the consultation report in clause 1318 (1)(c) of PD2 <u>all of the following</u> : 95101 .2.1 the outcome of the consultation, including a summary of the written submissions or feedback received; and 95101 .2.2 any proposed changes to the Complying Change (when compared with the proposal that was consulted on) and the reasons for those proposed changes and specifically indicate: 95101 .2.2.1 where changes are proposed to the Complying Change as a result of the consultation; and 95101 .2.2.2 any other changes proposed as a result of additional investigations or information that was not available when the proposal was released for consultation.	
754748	State Planning Commission Practice Direction 2 -2 Preparation and Amendment of Designated Instruments	clause 121419 (1)	9596102 . Early Lodgement Commencement of a Code Amendment Requirement 9596102 .1 The power pursuant to clause 121419 (1) of PD2 to provide a request for early commencement of a Code Amendment under Section 78 of the PDI Act to the Department and include: 9596102 .1.1 explanation, justification and evidence as necessary to demonstrate how early commencement of the Code Amendment is: 9596102 .1.1.1 necessary in the interest of the orderly and proper development of an area of	

#	Delegation Source	Provision	Item Delegated	Conditions & Limitations
			the State; and 9596 102.1.1.2 requiredfor a Code Amendment, that it isrequired in order to counter applications for undesirable development (which should identify possible future development that would detract from or negate the object of the proposed Code Amendment) ahead of the outcome of consideration of the Code Amendment; 9596102.1.2 written instructions (in a form acceptable to the Department) that set out the intent of the proposed CodeAmendment for the purposes of the Department writing the draft policy for inclusion in the draft CodeAmendment; and 9596102.1.3 mapping instructions or a description of the Affected Area (in a form acceptable to the Department) in order to enable the Department to prepare and provide to the Designated Entity, mapping which is suitable for inclusion in the draft CodeAmendment.	
386006	State Planning Commission Practice Direction (Council Inspections) 2020	cl2(2 3)	9378829798105. Mandatory Inspections 937882 9798105.1 The power pursuant to clause 2(23) of Part 2 of the State Planning Commission Practice Direction (Council Inspections) 2020 (PD9) to, in carrying out an inspection under PD9, take all reasonable steps to ensure that each inspection carried out under PD9 includes an inspection and assessment of but not necessarily limited to, the following elements (elements), as may be present (and reasonably accessible) at the time of inspection: 937882 9798105.1.1 primary structural elements (as defined); 937882 9798105.1.2structural framing and roof trusses; 937882 9798.1.3 wet areas and waterproofing; 937882 9798105.1-4.3 barriers to prevent falls; 937882	

#	Delegation Source	Provision	Item Delegated	Conditions & Limitations
			9798105.1-5.4 cladding; 937882 9798105.1-6.5 egress provisions; 937882 9798105.1-7.6 bushfire protection systems; 937882 9798105.1-8.7 passive and active fire safety elements; 937882 9798105.1-9.8 private bushfire shelters; and 937882 9798105.1-10.9 performance solutions.	
386007	State Planning Commission Practice Direction (Council Inspections) 2020	cl3(2(1))	9479839899106 . Additional Inspections 947983 9899106.1 The power pursuant to clause 3(2(1)) of Part 2 of PD9 to consider carrying out an inspection in addition to any specified in clausesubclause2(3) of Part 2 of PD9 (additional inspectionsinspection) of PD9 if the Council or delegate has information to indicate that the circumstances warrant it, having regard to the objects of PD9.	
386008	State Planning Commission Practice Direction (Council Inspections) 2020	cl4(3(4))	95808499100107 . Inspections Generally 958084 99100107.1 The power pursuant to clause 4(3(4)) of Part 2 of PD9, in relation to building work listed in Schedule 7 of the General Regulations to consider if an additional inspection may be appropriate.	
386009	State Planning Commission Practice Direction (Council Inspections) 2020	cl1(2)	968185100101108 . General Requirements 968185 100.1 The power pursuant to clause 1(2) of Part 3 of PD9 to ensure that an inspection under PD9 and subsequent assessment of each of the applicable elements in clausesubclauses 2(2)	

#	Delegation Source	Provision	Item Delegated	Conditions & Limitations
			and 2(3) of Part 2 of PD9 is carried out by a person who has the appropriate qualifications, skills, knowledge and experience to carry out an inspection assigned to that officer under PD9.	
386010	State Planning Commission Practice Direction 10 (Staged Occupation of Multi-Storey Buildings) 2020	cl5(2)	978286101109 . Conditions that Must be Met for the Staged Occupation of a Partially Completed Building 978286 101109 .1 The power pursuant to clause 5(2) of the State Planning Commission Practice Direction 10 (Staged Occupation of Multi-Storey Buildings 2020 (PD10) to, agree to partial occupancy of a partially completed multistorey building.	

DELETED Provisions

#	Delegation Source	Provision	Item Delegated
754725	State Planning Commission Practice Direction 2 - Preparation and Amendment of Designated Instruments	clause 5(2)	89. Initiating a Code Amendment 89.2.2 Affected Area 89.2.2.1 a map or description of the Affected Area;
754727	State Planning Commission Practice Direction 2 - Preparation and Amendment of Designated Instruments	clause 5(2)	89. Initiating a Code Amendment 89.2 The power pursuant to clause 5(2) of PD2 to set out in the Proposal to Initiate: 89.2.4 Regional Plan 89.2.4.1 identification of relevant regional plans and assessment of how the matters or issues proposed to be addressed by the

#	Delegation Source	Provision	Item Delegated
			proposed Code Amendment will relate to the relevant regional plan;
754728	State Planning Commission Practice Direction 2 - Preparation and Amendment of Designated Instruments	clause 5(2)	89. Initiating a Code Amendment 89.2 The power pursuant to clause 5(2) of PD2 to set out in the Proposal to Initiate: 89.2.5 Consultation 89.2.5.1 information regarding any consultation that has already occurred with respect to the proposed Code Amendment; 89.2.5.2 details of further consultation proposed to be undertaken with respect to the proposed Code Amendment;
754729	State Planning Commission Practice Direction 2 - Preparation and Amendment of Designated Instruments	clause 5(2)	89. Initiating a Code Amendment 89.2 The power pursuant to clause 5(2) of PD2 to set out in the Proposal to Initiate: 89.2.6 Planning Merit Statement 89.2.6.1 provide a statement detailing how the proposed Code Amendment relates to strategic directions and outlines desired policy/development outcomes and anticipated residential/ employment yields;
754730	State Planning Commission Practice Direction 2 - Preparation and Amendment of Designated Instruments	clause 5(2)	89. Initiating a Code Amendment 89.2 The power pursuant to clause 5(2) of PD2 to set out in the Proposal to Initiate: 89.2.7 Investigation Information 89.2.7.1 information regarding any investigations which have already been undertaken with respect to the proposed Code Amendment; 89.2.7.2 commitment to undertake further investigations to support the proposed Code Amendment including the following as applicable: (a) infrastructure (road, civil, corridor); (b) service infrastructure (water, wastewater, stormwater, electricity, gas, telecommunications); (c) cultural and heritage significance (search of the Register of Aboriginal Sites and Objects); (d) Code policy (zone, overlay, TNVs, concept plan); (e) hazard risk (analysis of relevant overlays and site conditions); (f) the extent to which there are social, economic, land use, built form or environmental features that present a barrier to the outcomes sought;

#	Delegation Source	Provision	Item Delegated
			89.2.7.3 high-level details of any infrastructure required to support development arising through the proposed Code Amendment and how that infrastructure will be provided (for example potable water and sewerage connection requirements); 89.2.7.4 where known, details of any infrastructure agreement (or agreements) or infrastructure scheme which will need to be established or entered into in connection with the proposed Code Amendment.
754731	State Planning Commission Practice Direction 2 - Preparation and Amendment of Designated Instruments	clause 5(2)	89. Initiating a Code Amendment 89.2 The power pursuant to clause 5(2) of PD2 to set out in the Proposal to Initiate: 89.2.8 The power pursuant to clause 5(3) of PD2 to set out in the SA Planning Portal Publication Instructions – for Initiation: 89.2.8.1 a summary of the Code Amendment in plain English, which will be published on the SA Planning Portal; 89.2.8.2 where possible, an indication of when consultation may begin.
754742	State Planning Commission Practice Direction 2 - Preparation and Amendment of Designated Instruments	clause 9(2)	92. Preparation of an Engagement Plan (Prior to Consultation) 92.2 The power pursuant to clause 9(2) of PD2 to, in relation to engagement plans which relate to proposed preparation of or amendment to a State Planning Policy or a Regional Plan submit the engagement plan to the Commission for approval prior to commencement of formal engagement on the proposal.

Instrument B – Instrument of Delegation under the Planning, Development and Infrastructure Act 2016, Regulations, Planning and Design Code and Practice Directions of Powers of a Council as a Relevant Authority

NEW Provisions

#	Delegation Source	Provision	Item Delegated	Conditions & Limitations
803707	Planning, Development and Infrastructure (Fees, Charges and Contributions) Regulations 2019	r13(3a)	33. Development to be Assessed by Accredited Professional 34.1The power pursuant to Regulation 13(3a) of the Fees Regulations, if an accredited professional has not elected to collect the compliance fee in accordance with Regulation 13(2)(a)(ii) of the Fees Regulations in respect of an application, to collect the fee.	
803708	State Planning Commission Practice Direction 12 - Conditions	clause 6	35. Notification of Deemed Planning Consent Notice 35.1 The power pursuant to clause 6 of the State Planning Commission Practice Direction 12 – Conditions Consent (PD12), where a person has issued a Deemed Planning Consent Notice (the Notice) to the relevant authority pursuant to Section 125(2) of the PDI Act, to upon receipt of the Notice, provide a copy of the Notice to: 35.1.1any other relevant authority that has given or is considering another development authorisation relating to the same development; and 35.1.2if the application was referred to a prescribed body under Section 122 of the PDI Act – to that prescribed body or bodies; and 35.1.3if the owner of land to which the application related is not a party to the application – to the owner of the land; and 35.1.4if any person has made a representation to the relevant authority in respect of the proposed development – to that person or persons; and 35.1.5in the case of restricted development, the Environment, Resources and Development Court.	

CHANGED Provisions

#	Delegation Source	Provision	Item Delegated	Conditions & Limitations
326223	Instrument of Delegation under the Planning, Development and Infrastructure Act 2016, Planning Regulations, Development Planning and Infrastructure Design (General) Regulations 2017 Code and Planning, Practice Development and Infrastructure (Fees, Charges and Contributions) Regulations 2019 Directions of Powers of a Council as a Relevant Authority (Instrument B);	s7(5)(d)	1.Environment and Food Production Areas – Greater Adelaide 1.2The power pursuant to Section 7(5)(d) of the PDI Act in relation to a proposed development in an environment and food production area that involves a division of land that would create one or more additional allotments <u>in an environmental and food production area</u> , to, if the proposed development will create additional allotments <u>in an environmental and food production area that are</u> to be used for residential development, refuse to grant development authorisation in relation to the proposed development.	

Local Government Act 1999

NEW Provisions

#	Delegation Source	Provision	Item Delegated	Conditions & Limitations	Capacity of Council
804610	Local Government Act 1999	Section 178(7)(b)	By written notice to the owner of the land, inform the owner of the imposition of the requirement under section 178 (4)		council

CHANGED Provisions

#	Delegation Source	Provision	Item Delegated	Conditions & Limitations	Capacity of Council
460633	Local Government Act 1999	section 184(4)(a)(c)	Place a copy of the notice sent to the principal ratepayer in a newspaper circulating throughout the State		council
460634	Local Government Act 1999	section 184(4)(b)(d)	Leave a copy of the notice sent to the principal ratepayer at a conspicuous place on the land		council
460697	Local Government Act 1999	section 210(2)(b)	Give public notice to the owner of the private road of a proposed declaration		council

DEBATE REPORT

7.1 Office of the Mayor and CEO

7.1.5 AUDIT AND RISK COMMITTEE MEMBER APPOINTMENTS

Author: Governance Officer
26/1250

PURPOSE

Council are required pursuant to *Section 126 of the Local Government Act 1999* to determine appointments to the Audit and Risk Committee for pending membership and chairperson vacancies.

RECOMMENDATION

That Council:

- (1) Appoint Mr Ian Swan as an Independent Member to the Audit and Risk Committee for a further two years, concluding on 27 January 2028
- (2) Appoint Mr Peter Brass as the Chairperson to the Audit and Risk Committee for a further 12 months concluding on 28 January 2027, in line with appointment to the Committee.

REPORT

Introduction

Independent Member appointments for one member and the chairperson due to lapsing in January 2026. Council are required pursuant to *Section 126 of the Local Government Act 1999* to fill these vacancies to enable full membership of the Audit and Risk Committee.

Discussion

Independent Member Vacancy

The appointment of Ian Swan to the Audit and Risk Committee lapses 27 January 2026. Mr Swan has confirmed he would be pleased to be extended for a further two year term. Reappointment via extension would ensure continuity on the Committee and avoid the need to go to market for a new member.

Chairperson Vacancy

The appointment of Peter Brass as the Audit and Risk Committee Chairperson lapses 28 January 2026. Mr Brass has confirmed he would be happy to be extended for a further year in alignment with his Committee appointment until 28 January 2027. Reappoint ensures continuity in the role of chairperson.

Summary and Conclusion

Reappointment of Mr Ian Swan as an Independent Member and Mr Peter Brass as Chairperson maintains the current structure of the Audit and Risk Committee. Council

may determine a different approach which will impact the conduct of the next scheduled Committee meeting early February.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES

Nil

Supporting references

[Audit and Risk Committee Terms of Reference](#)

COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTS

Corporate Plan

- 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
- 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

Section 126 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

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.

Current membership costs are included within the budget. Should Mr Ian Swan not be reappointed, there will be costs associated with the recruitment process for a new member.

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.

Reappointing current members maintains positive relationships and retains experience on the Committee.

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

There is no requirement to consult the community on the membership composition.

DEBATE REPORT

7.1 Office of the Mayor and CEO

7.1.6 REVOCATION OF COMMUNITY LAND MANAGEMENT PLAN NUMBER 8 - TALUNGA VILLAGE

**Author: Chief Executive Officer
26/1741**

PURPOSE

To revoke the Talunga Village community land management plan as it is no longer relevant due to the removal of community land management status and transfer of assets to Barossa Village Incorporated.

RECOMMENDATION

That Council noting that the subject land of Talunga Village was revoked as community land pursuant to Section 198 of the *Local Government Act 1999* (the Act) on 19 March 2013 and as such no community land management plan is required or effective from that time, and in accordance with Councils resolution of 19 December 2023 the assets and management for housing purposes of the land has been transferred to Barossa Village Incorporated; and

- a. therefore, revokes Community Land Management Plan Number 8 – Talunga Village pursuant to Section 198(1) of the Act; and
- b. that consultation requirements for this revocation have been satisfied by the revocation actions concluded in 2013; and
- c. that there is no impact of this decision on the community pursuant to Section 198(3) of the Act.

REPORT

Background and Introduction

The report of December 2023 provides all the necessary background to this matter and is provided at Attachment 1.

In summary the subject land in 2013 was revoked as community land under the *Local Government Act 1999*, at that time it was no longer community land, and any plan was no longer effective or required.

Secondly the land and purpose for the land and its management as housing was transferred to Barossa Village Incorporated in 2024, therefore Council no longer own the land and any plan over the land would be irrelevant in this case.

Discussion

The matter is to simply “clean up” an unneeded plan and conduct the necessary administrative processes as prescribed by the *Local Government Act 1999* to revoke the Community Land Management Plan Number 8 – Talunga Village.

Section 198 of the *Local Government Act 1999* prescribes as follows:

198—Amendment or revocation of management plan:

- (1) A management plan may be amended or revoked by the adoption of a proposal for its amendment or revocation.*
- (2) A council may only adopt a proposal for amendment to, or revocation of, a management plan after the council has carried out the public consultation that would be required if the proposal were for a new management plan.*
- (3) However, public consultation is not required if the amendment has no impact or no significant impact on the interests of the community.*
- (4) A council must give public notice of its adoption of a proposal for the amendment or revocation of a management plan.*

In addressing the requirements Council has:

1. Under subsection (1) the power to revoke a management plan.
2. Should only revoke the plan if it has consulted on the matter and considered submissions under subsection (2), please see next point.
3. Subsection (3) provides an exception for consultation if the revocation has no impact on the community. Council has already conducted consultation to revoke the community land management plan status and completed that in 2013 at that time the plan should have been revoked. Further the land has been transferred for its housing purposes to Barossa Village Incorporated, therefore the plan has no effect and subsection (3) is in the opinion of the author satisfied.
4. A notice will be placed in the Government Gazette and local papers as required.

Summary and Conclusion

This is a process of “cleaning up” a prior matter and removing a plan that no longer is required or relevant.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES

Attachment 1 Talunga Village Background [!\[\]\(0d5ec72f61334709c3fc9450209b754f_img.jpg\) !\[\]\(944d59db1282ea95b82255c3404a2195_img.jpg\)](#)

Supporting references

[community-land-management-plan-8-talunga-village.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

Section 198 of the Local Government Act

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 impact.

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.

Nil impact.

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.

Nil impact.

COMMUNITY ENGAGEMENT

Not required or recommended as outlined in the body of the report.

DEBATE REPORT

7.1 Office of the Mayor and CEO

7.1.3 TALUNGA VILLAGE - OWNERSHIP TRANSFER

Author: Chief Executive Officer
23/116516

PURPOSE

To approve proceeding with the strategy to transfer Talunga Village to Barossa Village Incorporated (BV) as the best and preferred option to continue to provide housing services to the community, as envisaged within the recent Management Agreement with BV post Junction Housing completing their association with Council.

RECOMMENDATION

That Council, having considered the report and attachments:

- (1) Set aside the need for a commercial valuation pursuant to clause 3.5.4 and waive the market or other disposal methods pursuant to clause 3.7.1 of the Disposal of Land and Other Assets Policy as Council is proposing to transfer the Talunga Village land and improvements to Barossa Village Incorporated as they:
 - a. Are committed to carrying on the purpose for which the assets were original acquired.
 - b. Have and continue to demonstrate strong strategic alignment to Councils policy position for the provision of housing services.
 - c. Have strong evidence of performance in community housing and socially inclusive outcomes.
 - d. On the balance of probabilities provide the best and preferable solution to achieving the policy desires of Council for the purpose of the assets are held.
- (2) Authorise the Chief Executive Officer to proceed to transfer the sinking/reserve fund and all land and improvements on the land, for \$1, the land being Allotment 7 and 8 of Deposited Plan 246 in the Hundred of Talunga, Certificate of Title Volume 5690 Folio 30 and amend the budget to support the transfer by increasing budget line 462-878 by \$5,000 (legal fees).
- (3) Authorise the Chief Executive Officer to develop and enter into an agreement that:
 - a. If the land and improvements, as they are substantial at transfer of ownership, are on-sold within 5 years from the date of transfer, that any profits generated, taking into account the value of maintenance and other improvements during the 5 year period, and agreed between the parties, is used to fund other community and socially inclusive initiatives at Mt Pleasant and the wider Barossa; for the avoidance of doubt any capital replacement and redevelopment of the site, will release BV from this condition.
 - b. The sinking/reserve fund is quarantined for the purposes of maintenance, upgrade or renewal of the assets until it is exhausted.
- (4) That the Mayor and Chief Executive Officer be authorised to sign and seal any necessary documentation to give effect to this resolution.

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REPORT*Background and Introduction*

Council have been briefed about the past management and processes undertaken to try and modernise and manage Talunga Village.

Talunga Village was built by the community to assist with aged care housing in Mt Pleasant. Council is not a community, aged care or general housing provider and it does not align with our role.

Recently on 7 June 2023 Council considered a report related to the management arrangements for the village post Junction Housing and agreed to enter into a Management Agreement with BV, as a purpose housing provider to manage our customers and the site. Further it was considered a future strategy to transfer the ownership of the site and assets to a housing provider.

By way of further background, Council was briefed at its 24 January 2023 workshop. Importantly the work undertaken historically has looked at various models to try and upgrade, renew, transfer the assets to appropriate providers. A poll was taken, and community supported the transfer, at that time to BDHA (Barossa Districts Housing Association). BDHA was amalgamated with Junction Housing, during the years of the association with both organisations over many years of trying, a successful replacement model or transfer of ownership could not be achieved. The interest of BV in receiving the assets and managing the service is consistent with the original intent and support provided. The community land revocation has been undertaken and approved and the transfer can proceed. The relevant information is at Attachment 1. Relevant summation of the background is:

- Mt Pleasant Council in conjunction with the Lions Club constructed in 1960's – for (as described in the Amalgamation Agreement) "Talunga Village Aged Care Complex".
- In 1997 amalgamation the services had to be preserved for 25 years – concluded in 2022 and has been satisfied. It effectively removes the restriction to transfer the land and assets.
- Managed by BDHA (Barossa Districts Housing Association) then Junction and Women's Housing (who assumed BDHA through a merger) under management agreement and since 1 July 2023 BV.
- December 2012 and January 2013 reports/minutes are critical to community engagement outcomes – provided following these notes.
- Community Land revocation was completed on 19 March 2013.
- Have explored various models to address and find a way to maintain and if possible, upgrade the service since 2013:
 - a. NRAS (National Rental Assistance Scheme) funding application made 2014 – NRAS was pulled as a program after lodgement. Purpose to rebuild and then transfer to BDHA (now Junction).
 - b. 2014 proposal \$3.001M not viable without NRAS funding.
 - c. Tried collaborating with hospital to see if investment opportunities could be achieved to move to their site as a holistic health model.

- d. Have looked at various models with Junction including micro housing and other fundings streams available to community housing associations.
- e. No options, other than the NRAS proposal could either commercial or through community housing merit assessments meet a reasonable bar to achieve the investment. Capital funding shortfalls, justification for that level of expenditure on low yield of housing and higher housing needs elsewhere resulted in this outcome.

The operation under the Management Agreement has been nothing short of a rousing success, with better engagement with residents, identification of critical maintenance issues and those issues being rapidly addressed, and integration of residents into the broad scope of what BV can offer.

Discussion

There are two endorsed positions that Council wishes to see in managing and having long term governance arrangements for the future:

- The community connection and housing need for the region including Mt Pleasant.
- Continuity of service provision with a vision to remove Council from the housing service which is not our role but also try and achieve a contemporary redevelopment of the site in due course.

The strategic vision of BV is significantly linked to the purpose and history of the prior communities of interest and provision of wholistic housing service and community and personal wellbeing of residents. Their vision is, to provide affordable aged care in the region. BV have expressed interest in securing the assets and working with Council on a long-term solution to the asset quality and development. Our contribution is likely to be stormwater infrastructure (which is needed in that general area in any case) and application of the sinking/reserve fund into the development. The sinking/reserve fund is exclusively tied to this service. The current amount of the sinking/reserve fund is \$257,000 and has been valuable in addressing some significant maintenance and safety issues at the current units rapidly due to the proactive, community and customer focussed approach of BV.

The synergy of visions of Council and BV are obvious and aligned to the original intention of the development when constructed in the 1960's by the Lions Club. The demonstration of purpose and alignment in the past 6 months is strong and it is recommended Council now proceed with the consideration to transfer the land with all improvements and assets, with minor caveats.

To consider the transfer of the land to BV there are various legislative requirements. The legislative requirements related to the community land status have been resolved and Council can proceed to sell or transfer the land, as evidenced by the documents provided at Attachment 1. There are final matters to resolve which are summarised as:

1. Assessment of transfer needs in taxation and other land transfer law.
2. Assessment of a proposed transfer under Section 49 of the *Local Government Act 1999*, Disposal of Land and Other Assets Policy.

The first matter above will be assessed if Council approve the transfer. There will be legal and transfer costs incurred by each party, estimated to be no more than \$5,000.

It is expected that GST and stamp duty may apply. GST will be cost neutral for both parties. Stamp duty is payable by the 'purchaser' this will need to be resolved with Revenue SA and BV.

The second matters has been considered and an analysed at Attachment 2.

The proposal to transfer the land and assets is based on the following key principles and alignment.

Issue	Council	Barossa Village Inc
Provision of housing services to aged and those in need	Not aligned to Councils role, investment or skills base.	Directly aligned to BV role, investment base, system alignment and skills.
Ability to attract funds for upgrade and replacement	Not a housing organisation and not aligned to our responsibilities.	As a housing organisation may have access to alternative funding.
Other suppliers	N/a	There is only one other local supplier, this has not been tested, as, there is a relationship in place and shown to be aligned with the original vision of the construction of the units and operating successfully. Prior supplier no longer wanted involvement.
Continuity of services to residents.	Not a housing organisation and not aligned to our responsibilities.	Directly aligned and already operating successfully.
Management of risk.	Not a housing organisation and not aligned to our responsibilities.	Directly aligned to their systems, skills and already operating successfully.
Future vision	Drive is to honour the original intent and service.	Drive is to honour the original intent and service.

With the strategic analysis in the table above and the legislative provisions outlined in Attachments 2 and 3, the Council is requested to review and approve the transfer of the land and assets to BV to achieve the following community outcomes:

- (1) Ongoing provision of housing services to those in need.
- (2) Ability to align the service to a housing service provider who is connected to community and shares the vision and purpose with Council.
- (3) Systems, processes, and relationships are already established and successful.
- (4) Removes the cost and service burden from Council and its community of providing housing services which are not core functions of Local Government.

- (5) Improves the lives of the residents with access to a wide array of community services promoting social inclusive activities with the rest of BV.

The land and assets to be transfer would be:

- The land being Allotment 7 and 8 in Deposited Plan 246 of Hundred of Talunga, Certificate of Title number 5690/30, the title is at [Attachment 3](#).
- All improvements in site including units, substructures, shed/carport, rainwater tanks, electrical, water, wastewater, telecommunication services and other incidental and chattels.
- The balance of the sinking/reserve fund to be quarantined for the management, upgrade and replacement of the Talunga Village Units only.

The development of this site for future upgrades or new units has been a prior target of Council and the previous Barossa Districts Housing Association, which was amalgamated into Junction Housing, but could not be achieved. The commitment to stormwater infrastructure has been part of Councils prior commitment to making the site more usable. Further the general stormwater management needs in that locality are a future, yet to be determined, priority. It has been a commitment to work with the prior managers of the site on behalf of Councils to support a development with stormwater support. It is considered reasonable at a future time to ensure that offer is still open to support the community benefits of the site and surrounds, on the basis of future Council funding approval.

Finally, as a community asset, in essence being gifted to a fellow community organisation which is strategically and operational aligned to deliver housing services, as they are a housing supplier, it is considered reasonable to ensure some protections for Council and the community. Two main issues that should be considered by Council are:

- A future divestment of the land and improvements to the market.
- The use of the sinking/reserve fund which has been built up to support the management, upgrade and or renew of the units.

To ensure these matters are adequately addressed, but also don't limit the potential for the independent BV Board to invest, it is recommended that an agreement be made with BV to support the community's current investment in the land and improvements and the sinking/reserve fund by:

- (1) Agreeing a mechanism that if the land and improvements are divested to the market, any profit made from that divestment is returned to community and social inclusion outcomes for the Mt Pleasant and broader Barossa, which is their core vision and role in any case. The agreement would need to be structured also that BV are not limited in the investments they may wish to make for the site in future. This should also have a sunset clause suggested at 5 years from transfer or if they undertake redevelopment of the site as potential outcome of this collaboration, whichever occurs sooner.
- (2) The sinking/reserve fund is applied only the maintenance, upgrade or replacement of the assets at Talunga Village and that Council receives and annual statement as to the balance of the fund and its management, until it is exhausted.

Summary and Conclusion

Council has a partnership with BV, and as a housing supplier it is the best fit that is available to align the assets to the service provider and ensure the best chance for the service to continue and thrive.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES

- Attachment 1 Background Documents - Community Land Revocation
 Attachment 2 Assessment against Disposal of Land and Other Assets Policy
 Attachment 3 Title and Valuation

Supporting references

Nil

COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTSCommunity PlanLegislative Requirements

Section 8, 49(a1), 123, 194 of the Local Government Act 1999

FINANCIAL, RESOURCE AND RISK MANAGEMENT CONSIDERATIONS

The current written down value of the assets is \$166,612 for the buildings assets and \$190,000 for the land as the following asset management system extract shows.

Financial Year	Asset Name	Asset Id	Asset Category	Component Name	Financial Class	Fair Value	Closing WDV
2022-2023	Aged Flat Units (Rear)	BLD125142	Buildings	Services	Buildings & Other Structures	131,040	10,492
2022-2023	Aged Flat Units (Rear)	BLD125142	Buildings	Internal Fit-out	Buildings & Other Structures	84,240	6,745
2022-2023	Aged Flat Units (Rear)	BLD125142	Buildings	Roof Structure	Buildings & Other Structures	70,200	5,621
2022-2023	Aged Flat Units (Rear)	BLD125142	Buildings	Superstructure	Buildings & Other Structures	140,400	32,769
2022-2023	Aged Flat Units (Rear)	BLD125142	Buildings	Substructure	Buildings & Other Structures	42,120	9,831
2022-2023	Carport 1	BLD125167	Buildings	Main	Buildings & Other Structures	58,000	4,644
2022-2023	Internal Fit-Out - Aged Flat Units (Front)	BLD125136	Buildings	Main	Buildings & Other Structures	124,200	9,945
2022-2023	Substructure - Aged Flat Units (Front)	BLD125137	Buildings	Main	Buildings & Other Structures	62,100	14,494
2022-2023	Roof Structure - Aged Flat Units (Front)	BLD125135	Buildings	Main	Buildings & Other Structures	103,500	8,287
2022-2023	Superstructure - Aged Flat Units (Front)	BLD125139	Buildings	Main	Buildings & Other Structures	207,000	48,314
2022-2023	Services - Aged Flat Units (Front)	BLD125140	Buildings	Main	Buildings & Other Structures	193,200	15,470
Buildings						1,216,000	166,612
2022-2023	Aged & Disabled Service Land - Talunga Village - Melrose Street - Mt Pleasant	LAN118980	Land	Main	Land	95,000	95,000
2022-2023	Aged & Disabled Service Land - Talunga Village - Melrose Street - Mt Pleasant	LAN118982	Land	Main	Land	95,000	95,000
Land							190,000

The assets are practically fully depreciated. The transferring of the assets at no cost results in a write down of the assets by an amount of \$356,612. The process of transferring will not realise any commercial value as the strategy is to gift the assets to support the community outcomes. Further the fact the assets are practically depreciated, to restore the assets on the current fair value will avoid future costs of an amount of \$1.049M. Although the true redevelopment costs for such assets would be highly likely significantly more than this amount in the current building environment. The revenue and expenditures associated with the current rentals are retained by BV and go to the ongoing maintenance and provision of the service and any annual surplus is returned to the sinking/reserve fund. The impact on Councils finance of

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\$5,000 is immaterial resulting in no change to net financial liabilities and increase in the deficit to from \$2.069M to \$2.074M, and a decrease in the underlying positions of the budget of a reduction in the surplus from \$16K surplus to \$11K surplus.

The risks avoided or reduced through this strategy and associated with Talunga Village are:

- Providing services of appropriate standard due to a specific housing service provider being the supplier.
- Renewal and financial risks avoided.
- Reputational risks associated with trying to provide a service Council is not aligned to, or structured and resourced for.

There are no additional resource implications for this strategy.

COMMUNITY ENGAGEMENT

Community engagement has been undertaken when the land revocation was carried out. Further there has been various projects developed to try and find a sustainable model for the housing service, all to date have not been able to achieve an aligned strategy. It is not recommended that further engagement occur as outlined in the body of the report the proposal is aligned to the prior engagement when the community land revocation was achieved.

DEBATE REPORT

7.1 Office of the Mayor and CEO

7.1.7 TALUNGA PARK - OVAL AND FACILITIES BUSINESS CASE FOR TORRENS VALLEY FOOTBALL CLUB ACCESS

Author: Chief Executive Officer and Director Infrastructure and Environmental Services

26/1786

PURPOSE

To update Council on the progress of the requested business case.

RECOMMENDATION

That Council note the update on the progress of the requested business case and acknowledge that the target for January 2026 cannot be met and that the Chief Executive Officer complete the business case as a matter of priority post the scheduled workshop of 27 January 2026 and at the earliest opportunity, but not later than the February 2026 ordinary meeting of Council table the information as best can be completed by the timeframe for Council determination of future service levels and infrastructure needs at Talunga Park.

REPORT

Background

At Council's meeting of 18 November 2025, it passed the following resolution.

That Council:

- (1) *Instruct the Chief Executive Office to prepare a report, cost, business case and other necessary information outlined, for the January 2026 Ordinary Council Meeting of Council to continue equestrian and football activities on Talunga Park Oval, Mount Pleasant in accordance with the following desired service levels:*
 - a. *Maintain the Talunga Park Oval to a football playing standard so that there is an even cover of turf and level surface with no obvious depressions or holes within the playing surface reflecting local requirements, environmental conditions and the intended standard of play as per the 2024 AFL preferred Community Facilities Guidelines.*
 - b. *Any Licence involving playing and training of Australian Rules Football on Talunga Park shall reflect that the oval surface is being maintained as per the 2024 AFL Community Facilities Guidelines with an even cover of turf and a level surface with no obvious depressions or holes.*
 - c. *Permit the Torrens Valley Football Club to use the oval for up to 4 competition days of football, 1 training night per week, 1 finals game per*

- season, a presentation day/evening and up to 11 Auskick events throughout the football season.
- d. *The report shall be based on the information provided by Councillor Barrett covering, but not limited to, the identification of reasonably foreseeable risks and putting in place control measures that cover those identified reasonably foreseeable risks.*
- (2) *Endorse the prior master planning process regarding oval infrastructure such that there is support and promotion of Talunga Park to facilitate sport including Australian Rules Football competition and training to a level of service commensurate with use and increased population growth.*
- (3) *Endorse the Talunga Park Master Plan whereby the facility is an agricultural, community, sport and equestrian hub for people visiting, working and living in Mount Pleasant and surrounds.*

Introduction

Officers since the resolution has passed have activated various pieces of work to try and develop a reasonable business case including engaging third parties to assist us with costs, design, oval and infrastructure needs and shortfalls to meet the requisite AFL guideline standards (local level facility).

Discussion

The sheer timeframe of 8 weeks to try and pull together a reasonable business case over the holiday period has been problematic whilst also ensuring other works are delivered during this period and it cannot be achieved.

Work on the business case is in the order of 50% completed at the time of writing this report. The last significant level of information has been received on 14 January 2026.

The business case will be minimal in scope when compared to prior standards applied to other like projects. At present the analysis is not ready for formal consideration and there is a very low level of confidence in the information and policy direction still at this time. I have consulted with the mover of the motion and the associated information provider, Cr Barrett and he is understanding of the challenges, and supportive of the proposal outlined in this report. There are a range of issues that in my view require further analysis and thinking by Council and officers they are categorised into three areas:

1. The costs involved and associated service level needs including the activity of the club.
2. The limitation of the business case due to the limited timeframe to develop it noting it was also over the Christmas period; we have done our best to get information from third parties, but the last lot of critical information has been received today and raises concerns about the timing and viability of rushing any investment.
3. The timing involved; regardless of if Council allocated the money in the budget at the 27 January meeting of Council there is no way the work can be achieved, we must support the show and that needs the oval and therefore we could not start work on the oval until after then. The recommended timeframe for such work to allow sufficient growing season is to start in October and needs a 6-month period to bed in. To do it over the winter season would

be extremely problematic in reaching the desired outcome. Top dressing with overseeding will work based on the advice of the consultant that has supported Lyndoch and Tanunda work but it needs significant regrowth period as well as irrigation upgrades.

However there is sufficient information to present a workshop to Council to work through the challenges presented in the above summary and help shape the business case and if directed and funded how this will be implemented and the management of the service impacts.

Summary and Conclusion

The business case is progressing but will not be completed for a raft of reasons and further policy input requirements. A workshop has been scheduled to work through the current status to assist informing the final business case for formal consideration.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES

Nil

Supporting references

Nil

COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTS

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.

Current service levels that are approved are not impacted currently.

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.

In relation to this impact there isn't any financial impact not already incurred, and senior resourcing is focussing on this priority along with normal 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.

The understanding the work cannot be achieved within the timeframe set support the wellbeing of our staff and contractors, who have also done their best over the period to get information to us as quickly as they can over the holiday period.

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 need to properly assess the request and have a level of confidence with the proposal is sound government and project assessment.

COMMUNITY ENGAGEMENT

Not required or recommended as part of this report.

DEBATE REPORT

7.2 Corporate Services, Strategy and Innovation

7.2.1 MONTHLY FINANCE REPORT AS AT 31 DECEMBER 2025

Author: Senior Accountant
26/382

PURPOSE

The monthly finance report update as at 31 December 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 31 December 2025, as provided at Attachment 1.

REPORT

Background

The monthly finance report as at 31 December 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 2025-26 budget and updated Q1 budget, as approved at the November 2025 Council meeting.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES

Attachment 1 Monthly Finance Report Council December 2025 [!\[\]\(e3f255517d37bb309a3a931ec4849e6a_img.jpg\)](#) 

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 2025-26, 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 31 December 2025

For Year Ending 30 June 2026

	Notes	% Actual Expenditure to Original Budget	Original Budget (Full-Year) \$'000	Revised Budget (Q1) (Full-Year) \$'000	Actual Result (Year-to-Date) \$'000
Uniform Presentation of Finances					
OPERATING ACTIVITIES:					
		<i>Operating</i>			
Operating revenue			52,900	51,924	44,762
Less: Operating expenses		47.42%	(53,078)	(53,551)	(25,168)
Operating Surplus / (Deficit)			(178)	(1,627)	19,594
CAPITAL ACTIVITIES:					
Net Outlays on Existing Assets					
		<i>Capital</i>			
Capital expenditure on renewal and replacement of existing	1	12.64%	(21,999)	(13,050)	(2,780)
Add back: Depreciation, amortisation & impairment			11,615	11,615	5,808
Add back: Proceeds from sale of replaced assets			344	344	62
Subtotal			(10,040)	(1,091)	3,090
Net Outlays on New and Upgraded Assets					
Capital Expenditure on new and upgraded assets	1	14.91%	(22,717)	(8,028)	(3,386)
Add back: Amounts received specifically for new and upgraded assets			5,623	2,828	1,665
Subtotal			982	(5,200)	(1,721)
Net Lending/(Borrowing) for the Financial Year					
			(9,236)	(7,918)	20,963
Total % Capital Budget Spent			13.79%		

NOTES

1) 2025-2026 capital expenditure to end of December includes:

	\$
- Nurioopta waste water treatment plant	1,144,342
- Computer hardware refresh - replacement	346,703
- Computer hardware refresh - completion of prior contract	272,791
- Creative Industries Centre	329,150
- Road resealing	857,287
- Barossa Park	237,736
- Footpath renewal	172,167
- Minor plant renewal	48,009
- Kegel club rebuild	11,065
- CWMS network pump stations renewal	41,955

DEBATE REPORT

7.3 Infrastructure and Environmental Services

7.3.1 ANGASTON SHOW HALL - CONDITION REVIEW

**Author: Manager Assets and Capital Delivery
25/55143**

PURPOSE

The Angaston Show Hall is no longer fit for purpose and requires a decision with regards to the buildings future and investment in sustaining the activities that occur within this space or if these activities and events could be catered for at other locations or utilising alternative options.

RECOMMENDATION

That Council:

- (1) Notes that access and utilisation of the space has been restricted to existing use access and activities to support managing and extending the building lifecycle.
- (2) Approves the limiting of utilisation of the Angaston Show Hall to the current users and that it is removed as a publicly available hireable space.
- (3) Endorses investigating a review for an upgrade to the existing show hall building, alternative solutions for sustaining the activities that occur within this space or if these activities and events could be catered for at other locations and/or a new show hall facility tailored to requirements of other community users within the Angas Recreation Park.

REPORT

Background

The Angaston Show Hall was allocated budget in the 2025-2026 Annual Business Plan and Budget funding for a roof replacement. The building was identified to be demolished in The Big Project masterplan for the Angaston Rec Park in 2019/20 and is no longer fit for purpose.

The masterplan proposed to build a new show hall facility linked to the extended clubroom to enable shared use of some facility elements (i.e. kitchen, toilets) and maximise investment of money in undercover show exhibition space. Tailor to requirements of other community users (i.e. personal fitness, indoor sports, events, displays).

Introduction

The Angaston Show Hall is nearing the end of its useful life; it currently has limited user groups accessing the facility throughout the year. It is however listed as available to hire by the Community. Officers have currently been limiting access to the facility to the current recurring users.

Discussion

Managing and extending the lifecycle of the Angaston Show Hall has required restricting access to the existing lease/licences holders and not supporting any additional use of this building over and above their current utilisation.

The roof requires replacing as does the external cladding, windows and timber trimmers. Accessibility is not compliant, the main doors are cosmetic with flooring being placed over the steps inside and boarded closed, causing all access to be via the side door.

Structurally the building is still safe but will require further assessment to determine the extent of works required prior to committing costs to repair and upgrade.

Currently, the Show Hall is utilised one night each week for archery, the show society meet throughout the year and as an exhibition space during the Angaston Agricultural, Horticultural and Floricultural Annual Show.

Based on regular inspection officers are comfortable that access by the current users is safe, and the continuing to allow only the existing users access will extend the useful life allowing for a proper review of the Angaston Recreation Park and engage with the community to determine the future needs to determine how best the level of service provided by the Show Hall can best be replicated.

Summary and Conclusion

A decision is required on the buildings future and investment in sustaining the activities that occur within this space or if these activities and events could be catered for at other locations or utilising alternative options.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES

Attachment 1 1703 - Angas Recreation Park - Angaston Recreation Park ARP - Masterplan [↓](#) 

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

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.

With the current restrictions in place, the service delivery impacts are to future community users who will no longer be able to view the Show Hall as a hireable space. There is no impact to existing users.

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 is potential for loss of revenue from new hirers, but historically this site has had minimal hiring outside of the existing long-standing users.

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.

There could be some members of the community that see the removal of the Angaston Show Hall as a hireable space as negative, however as noted there is minimal ah-hoc hiring of the facility.

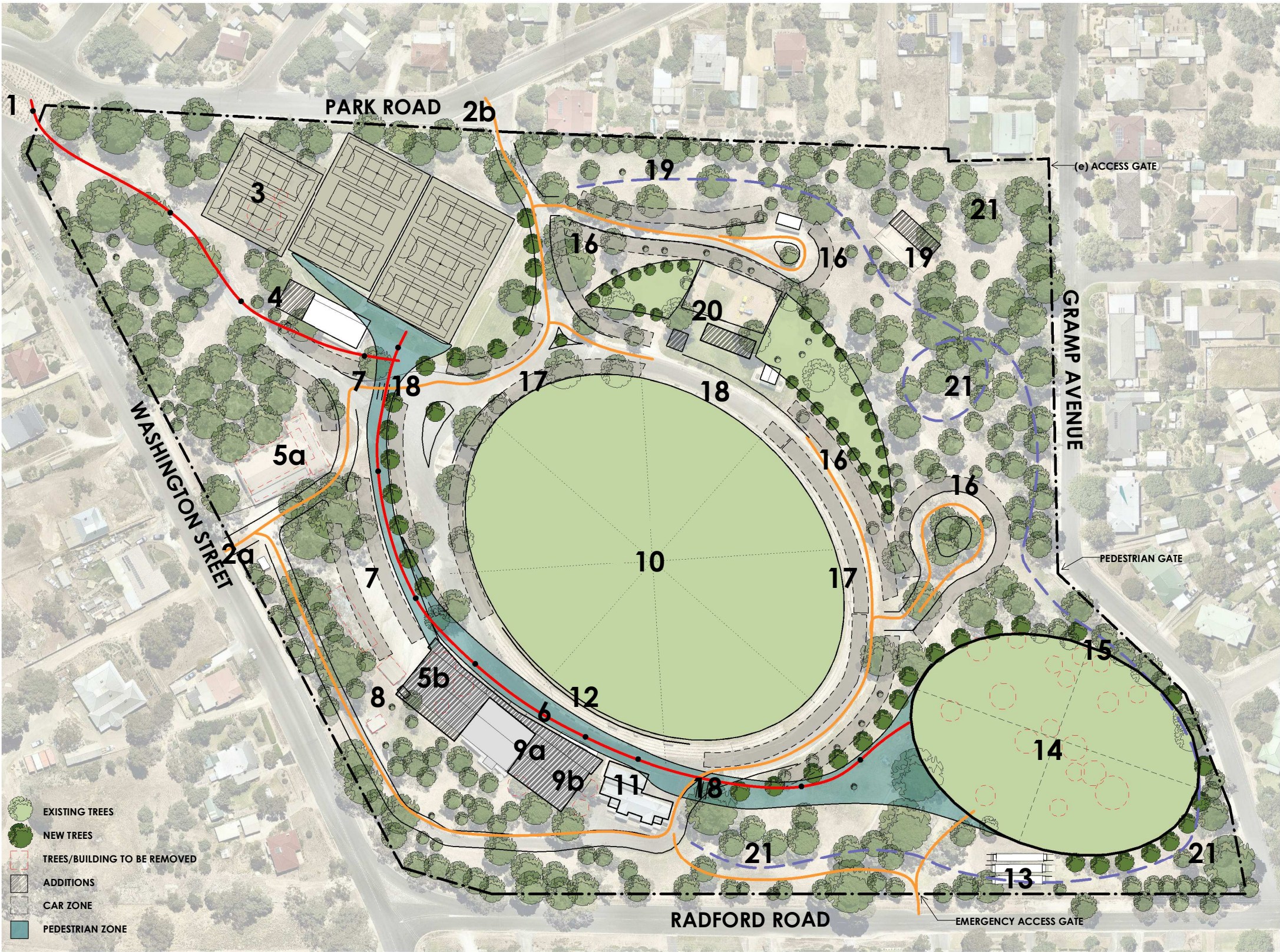
COMMUNITY ENGAGEMENT

The has been no community consultation undertaken thus far, however discussions with existing user groups of the show hall will be required moving forward.

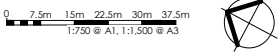
LEGEND

- 1. Establish heritage entrance off Washington Street as a pedestrian access – support the use of this area for walking, passive recreational activity and reduction of traffic flows into the Park
- 2a. Establish Washington Street as main match day and event entrance/exit – support: more direct access to main parking areas, reduced traffic flow around the Park, improved safe pedestrian movement
- 2b. Establish Park Road as additional entrance and/or exit during high traffic periods dependent on availability of volunteers or event staff
- 3. Two additional netball/tennis courts
- 4. extended court amenities
- 5a. Demolish and rebuild Show Hall – current site – requires additional facilities not available in current building such as: kitchen, toilets, improved services and storage. Consider rationale for the cost of duplicating facilities that are also located nearby. (Detailed design required)(potential to reuse salvaged materials elsewhere in Park)
- 5b. Demolish and build a new Show Hall facility in new location – link to extended clubroom and function facility to enable shared use of some components (ie kitchen, toilets) and maximise investment of money in undercover show exhibition space. Tailor to requirements of other community users (ie personal fitness, indoor sports, events, displays). Bring the Show Hall into the communal heart of the Park Buildings. (Detailed design required)
- 6. Multi function pedestrian village precinct
- 7. Main carpark terrace – refer Traffic Management Assessment (August 2017)
- 8. Toilets/outbuildings/storage – opportunity to incorporate within a combined relocated Show Hall facility (refer 5b above).
- 9a. Extended multi function clubroom/spectator facility
- 9b. Dedicated change room facility
- 10. Oval – upgrade drainage and implement ongoing maintenance plan
- 11. Grandstand
- 12. Feature picket fence section (frames pedestrian precinct area only)
- 13. Cricket nets
- 14. Junior oval / second multi use recreational space – not fenced, no dedicated lighting
- 15. Bore shed
- 16. Parking and turning points – supports traffic management approach (refer Traffic Management Assessment August 2017) supports designation of 21. as passive recreational space.
- 17. Pedestrian access/path between oval and oval car parking.
- 18. Pedestrian crossover points – traffic calming platforms – bollards to open up and close off to support traffic management requirements of periodic matchdays and events.
- 19. Extended BMX / Skate Park (detailed design required)
- 20. Picnic and playground – extra BBQ, seating and shelters (potential to reuse materials from demolished show hall)
- 21. Passive recreational spaces; personal walking and fitness trails/area – supports tree management approach

- Other:
- Park wide:
- Implementation of a Tree Management and Landscaping Plan for a sustainable, forward maintenance and planting programme informed by Tree Management Assessment Report (August 2017)
 - Better management of traffic flows, parking and pedestrian access to improve safety and reduce tree management issues resulting from root compaction
 - Traffic calming measures – align with contemporary standards; engineering and landscaping approaches to support safe practice.
 - Improved lighting



ANGAS RECREATION PARK MASTERPLAN - DRAFT



WASHINGTON STREET ANGASTON
1703- A000- G
30.08.17



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VISION:

A place of recreation and enjoyment for the whole community that values the green character and respectful shared use of the Park.

PRINCIPLES:

RESPECT AND VALUE

Respect the green heart of the town as a shared, accessible and safe community, recreation and sporting space that is valued for its tranquility and amenity.

ADAPT AND DEVELOP

Achieve sympathetic development that reflects the unique character of the Park, is responsive to community needs and balances the sport, recreation and multi-use activities.

OBJECTIVES:

Celebrate and preserve Angas Recreation Park's unique role as Angaston's primary green and natural recreational open space

Appropriate design for a natural, managed landscape including trees and vegetation that can be sustainably maintained

Identify, maintain and enhance the significant area of green, recreational amenity and associated infrastructure for non-sporting activities for the whole community

Respect the tradition of the Angaston Show, retain it's social heritage value to the community and promote it into the future within a contemporary setting

Retain the character and charm of the sporting facilities while supporting contemporary development

Encourage and foster opportunities for community functions and events that support the Barossa Region's aspirations to be a regional hub for major state and national level activities

Create a pedestrian, shared outdoor space - to gather, relax, spectate and socialise whatever the activity in the Park

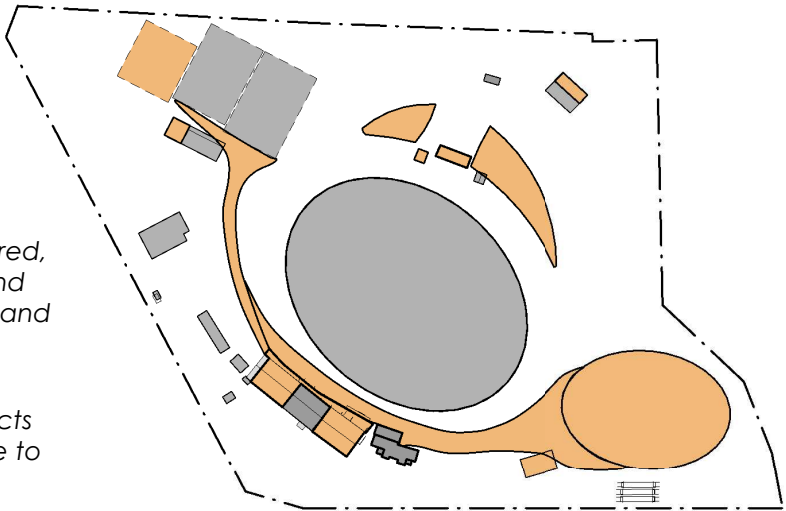
Review of site access, the onsite flow of traffic and parking to give safe enjoyment of the Park for the whole community

Upgrade the public toilets and review locations

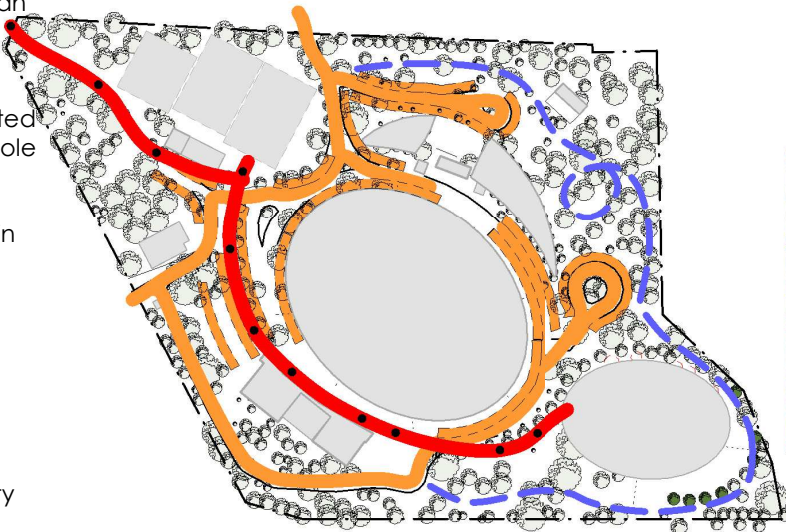
Improved skate park facility

Consider links to the other key community facilities outside the Park boundary (ie: Angaston Town Hall, proposed Angaston Railway Precinct, Angaston/Nuriootpa Cycle Track etc)

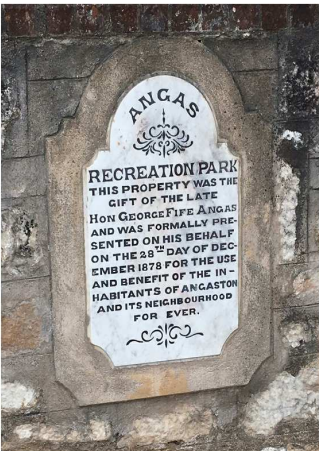
Consider the potential staging and cost of development



LEGEND
EXISTING NEW



LEGEND
PEDESTRIAN FLOW VEHICLE FLOW FITNESS TRAILS



ANGAS RECREATION PARK MASTERPLAN - DRAFT

WASHINGTON STREET ANGASTON
1703- A001- G
30.08.17



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DEBATE REPORT

7.3 Infrastructure and Environmental Services

7.3.2 ANGASTON CWA HALL - CONDITION REVIEW

**Author: Manager Assets and Capital Delivery
25/55145**

PURPOSE

The existing Angaston CWA Hall and Rest Rooms located in the heart of Angaston provide an essential service regarding public amenities, however the associated spaces within this building are underutilised and tired.

There are significant structural concerns in the North-East corner and before committing to implementing the required costly repair, we would like to explore with stakeholder engagement what opportunities might be possible to improve the facility, its lifecycle and utilisation to benefit the reserve, the community and the visitors it hosts.

RECOMMENDATION

That Council endorses further investigation with stakeholder engagement opportunities to improve the amenities and spaces of the Angaston CWA Hall Rest Rooms, to extend its lifecycle and create improved utilisation, before undertaking the required structural repair works.

REPORT

Background

In October 2024 an engineering report was commissioned for the Angaston CWA Hall and Rest Rooms, located in the Angaston Memorial Reserve, Angaston. The report was required due to significant building movement and cracking particularly in the north east corner.

Introduction

The engineers report identified the cracking of the building is caused by movement of the soils under the footings, by the soils wetting up or drying particularly around the edges of the building and soil erosion from the north-eastern corner.

A floor level survey undertaken in the small CWA community space at the eastern end of the building discovered a drop of 70mm across the room.

Other factors exacerbating seasonal movement is a tree in close proximity on the eastern side, inadequate stormwater drainage and the buildings position adjacent to the creek embankment.

Remedial works recommended included;

- underpinning the building,

- installation of a retaining wall to the northern side of the building,
- investigate with an arborist the extent of the root system of the tree on the eastern side of the building,
- clean all underground stormwater pipes,
- investigate all underground stormwater, sewer and water pipes for leaks
- Replace earthenware pipes with PVC
- Install new perimeter concrete paving to western, northern sides.

Costs to facilitate the remedial works to stabilise the building have been estimated at between \$60,000-80,000.

Excluded from the recommended remedial works include any structural roof issues that may have occurred because of this movement, upgrade works to the existing interior spaces or the exterior façade (other than crack repair).

Discussion

The required repairs as recommended by the engineer are not insignificant. With that investment in mind a local architect was engaged and produced preliminary concept options that presented a range of opportunities to convert the existing CWA amenities and spaces into an open picnic pavilion through to a closed function space.

The three (3) options attached that best reflect improved amenities and potential utilisation were reviewed by an independent cost consultant to provide a preliminary high level cost estimate. These came back ranging \$215,000- \$315,000.

Summary and Conclusion

The existing Angaston CWA Hall and Rest Rooms located in the heart of Angaston provide an essential service regarding public amenities, however the associated spaces within this building are underutilised and tired with significant structural concerns in the north-east corner.

Before committing to implementing costly repair works we recommend further investigation with stakeholder engagement opportunities to improve the amenities and spaces of this building, to extend its lifecycle and create improved utilisation.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES

Attachment 1 JBG Architects - Angaston CWA Rest Room refurbishment- Options 1 - 4 and 6 

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

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.

At this stage access to the CWA Hall is limited to the restrooms and large room only given the structural issues, this impairment will continue until a decision is made and works undertaken.

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 are financial implications to any other the proposed solutions, consultation with Council and stakeholders will inform the best value investment.

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

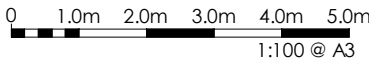
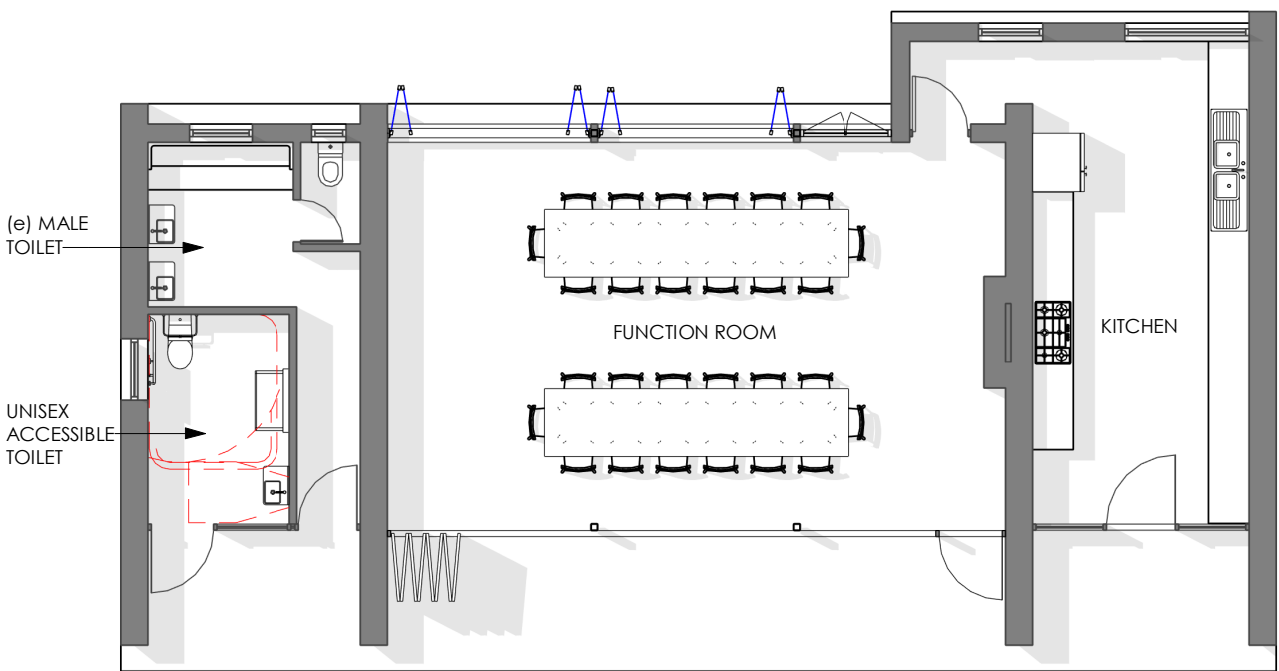
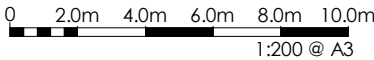
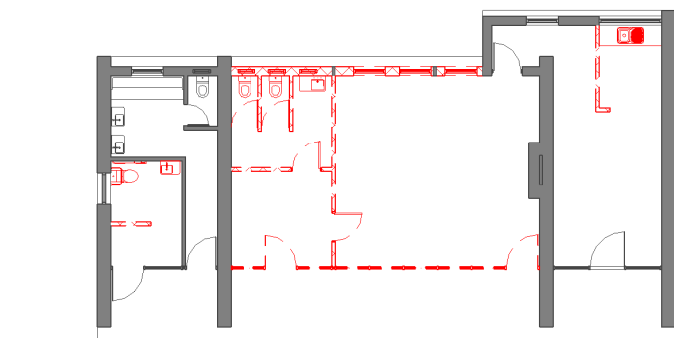
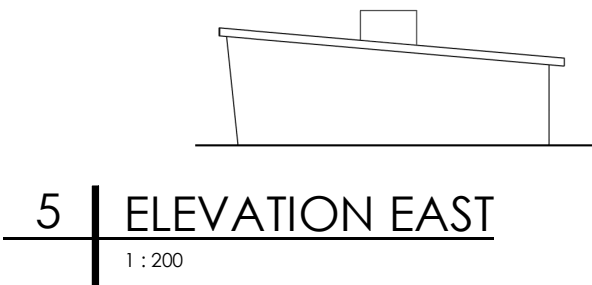
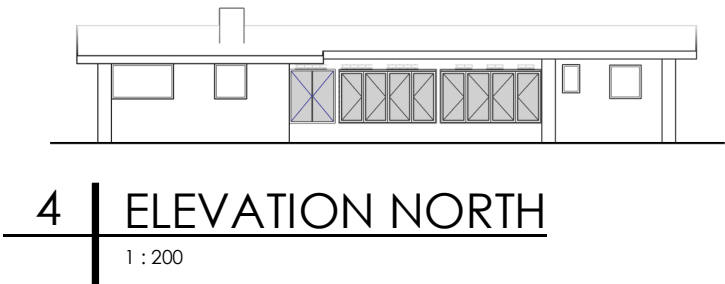
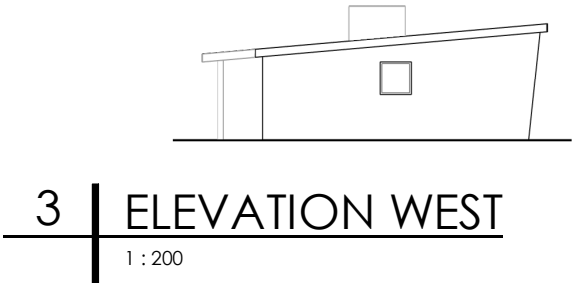
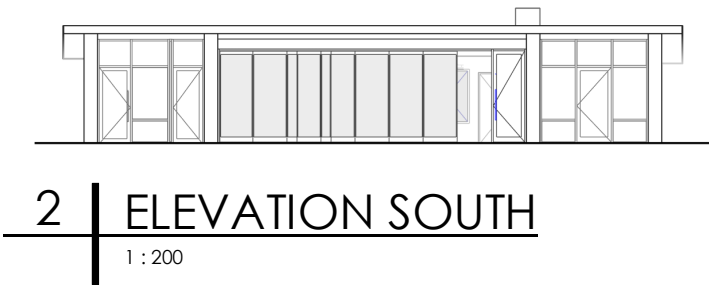
5. REPUTATION

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

The has been no community consultation undertaken thus far, however discussions with community and stakeholders is essential should further opportunities be explored.

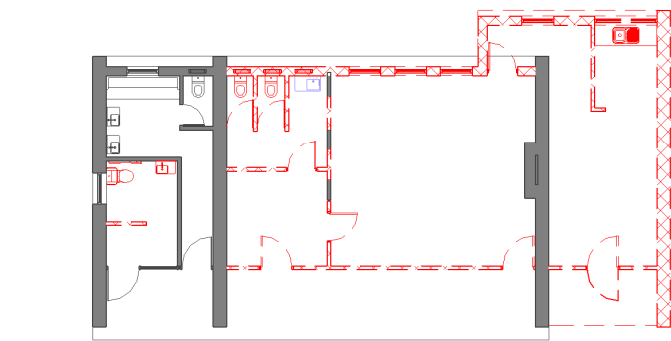
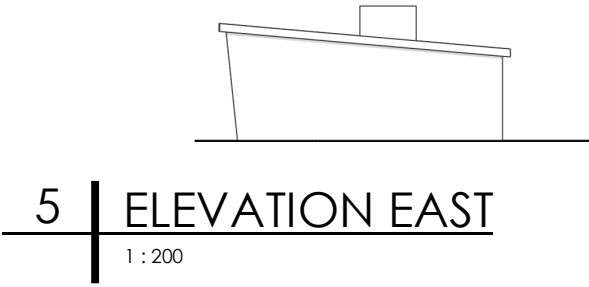
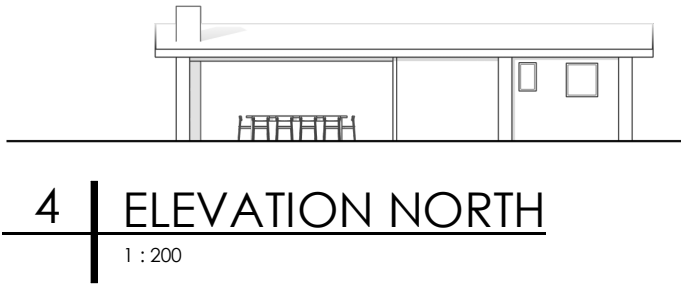
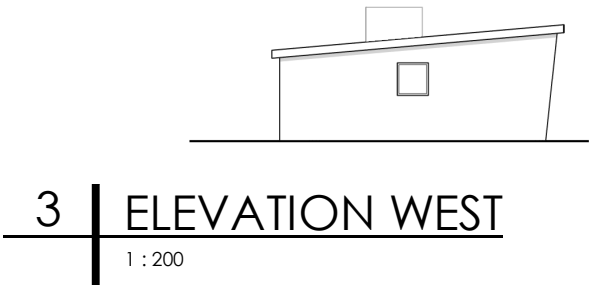
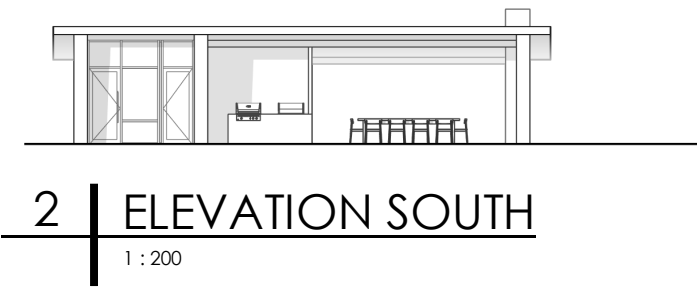


ANGASTON CWA REST ROOM REFURBISHMENT

68-80 MURRAY STREET, ANGASTON
SOUTH AUSTRALIA, 5353
2534 -A081-

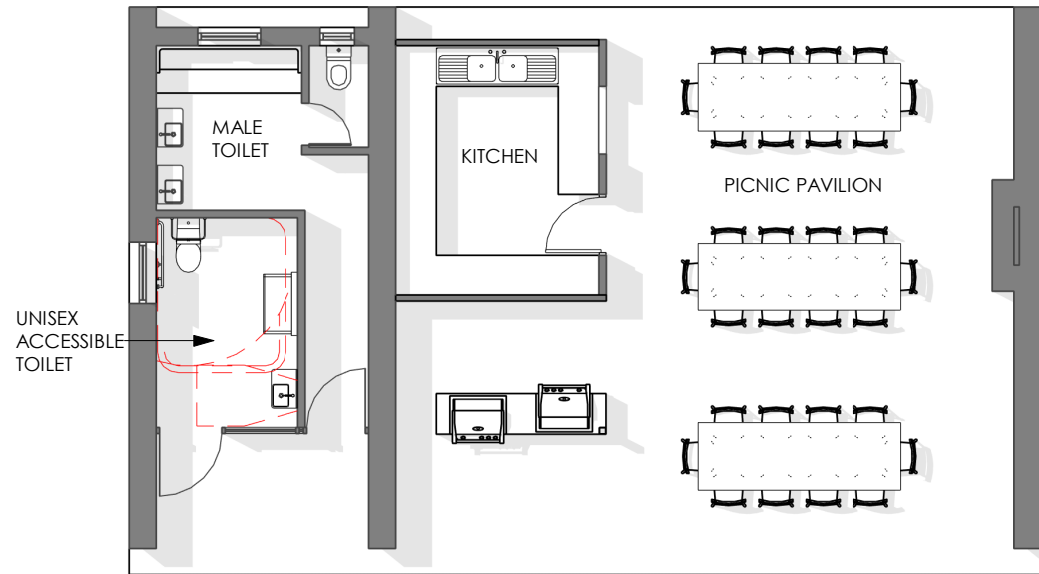
THE BAROSSA COUNCIL



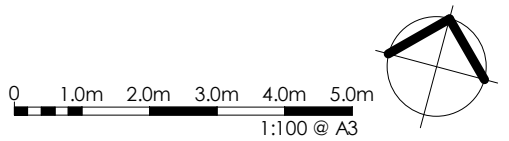


6 | DEMOLITION PLAN OPTION 2
1 : 200

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1:200 @ A3



1 | OPTION 2 - PICNIC PAVILION
1 : 100



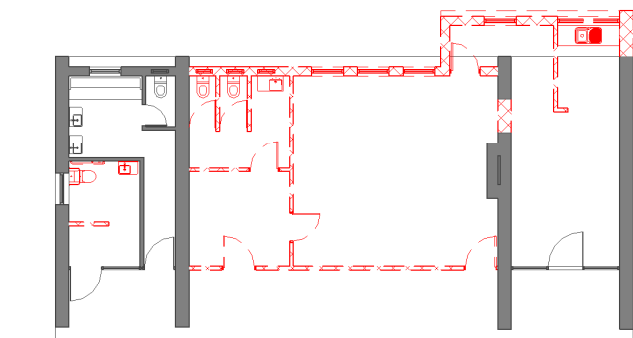
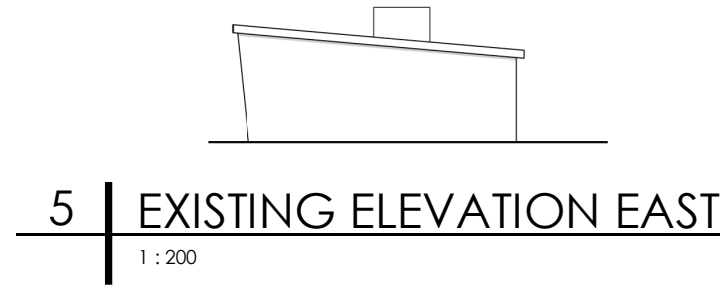
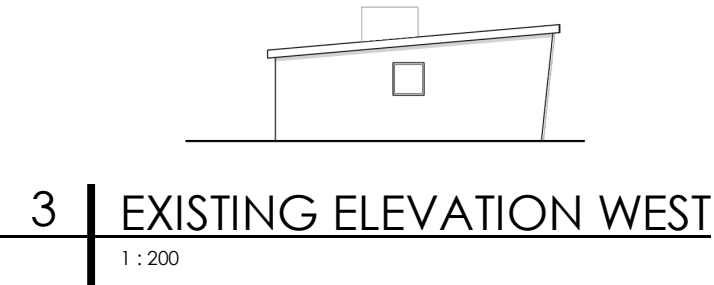
ANGASTON CWA REST ROOM REFURBISHMENT

68-80 MURRAY STREET, ANGASTON
SOUTH AUSTRALIA, 5353
2534 -A081-

THE BAROSSA COUNCIL

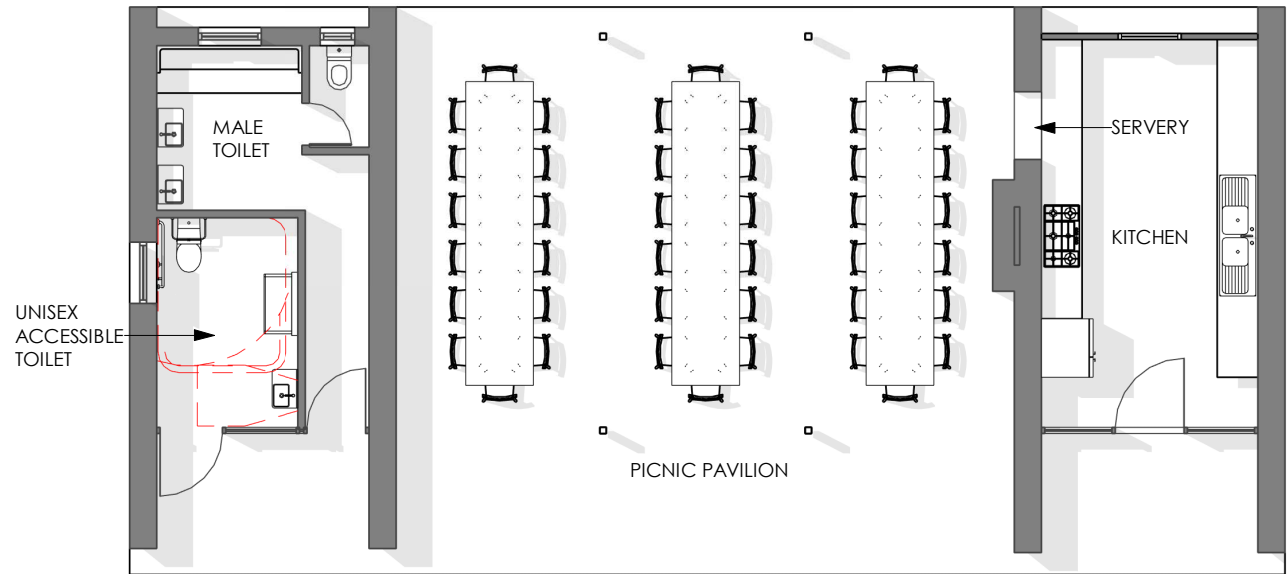


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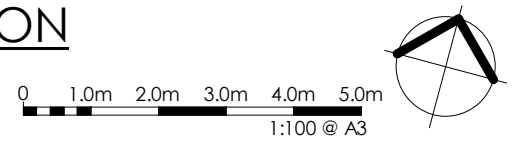


6 | DEMOLITION PLAN OPTION 3
A000 1 : 200

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1:200 @ A3



1 | OPTION 3 - FUNCTION PAVILION
A000 1 : 100



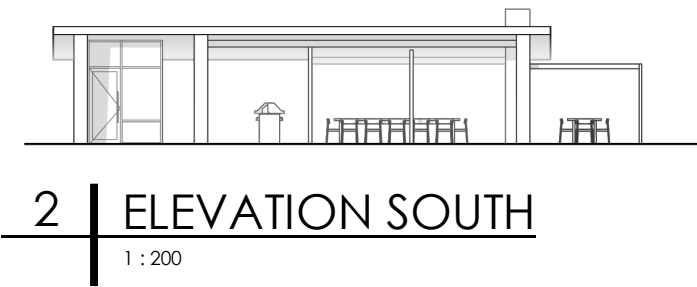
ANGASTON CWA REST ROOM REFURBISHMENT

68-80 MURRAY STREET, ANGASTON
SOUTH AUSTRALIA, 5353
2534 -A081-

THE BAROSSA COUNCIL

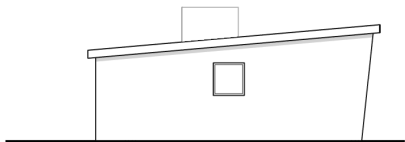


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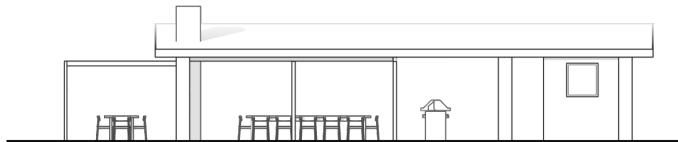
2 | ELEVATION SOUTH

1 : 200



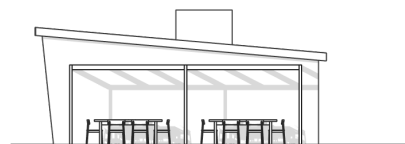
3 | ELEVATION WEST

1 : 200



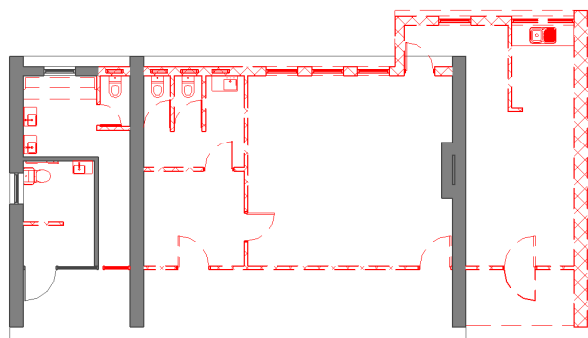
4 | ELEVATION NORTH

1 : 200



5 | ELEVATION EAST

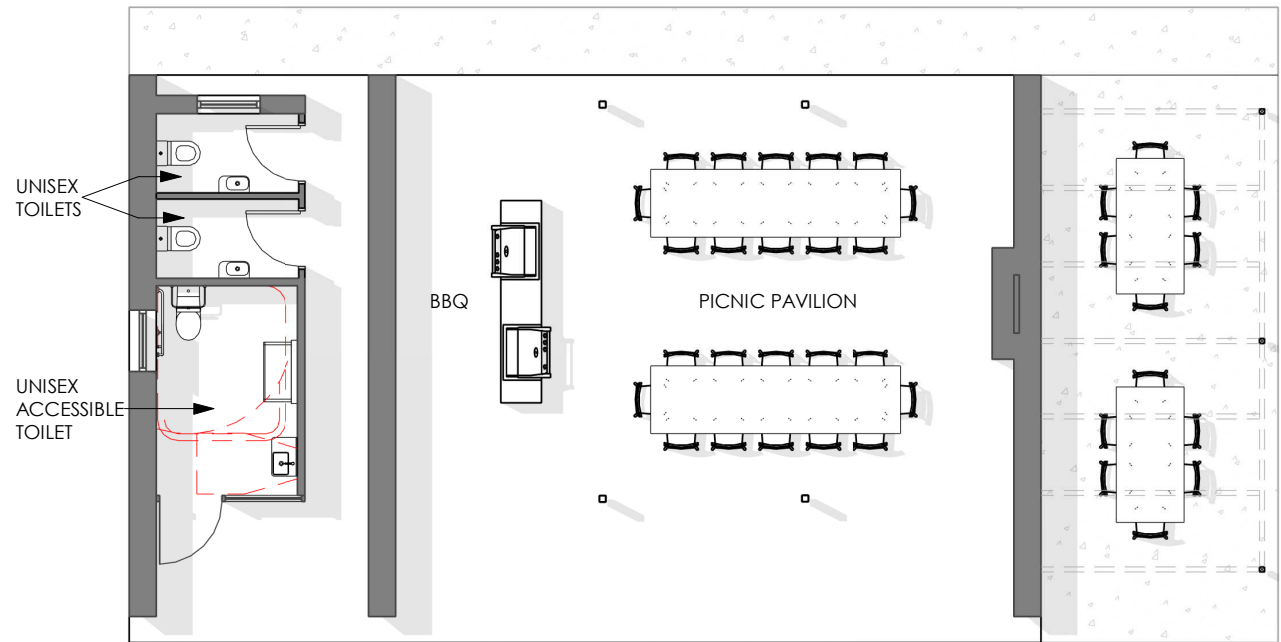
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6 | DEMOLITION PLAN OPTION 4

1 : 200

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1 | OPTION 4 - PICNIC PAVILION + PERGOLA

1 : 100

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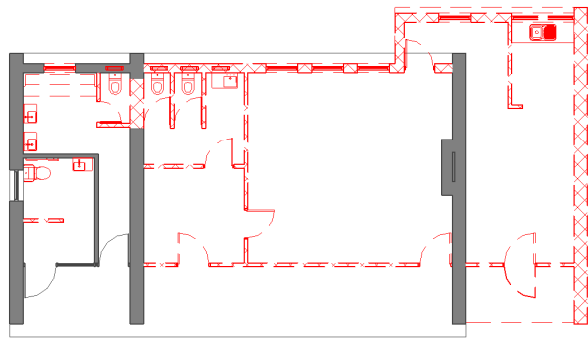
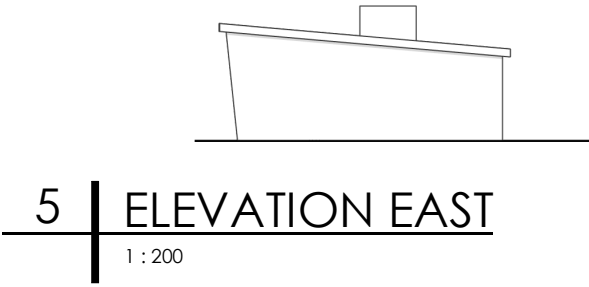
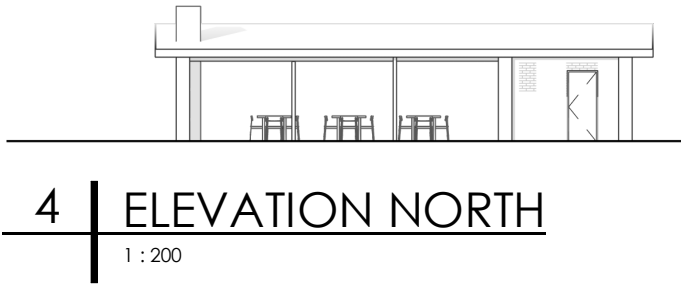
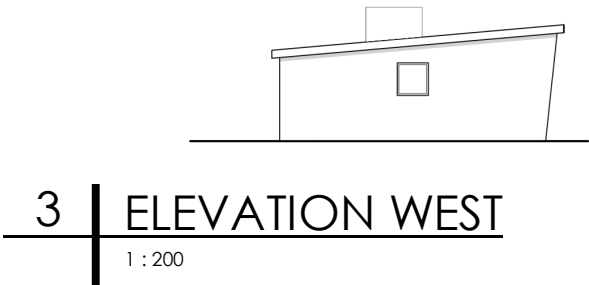
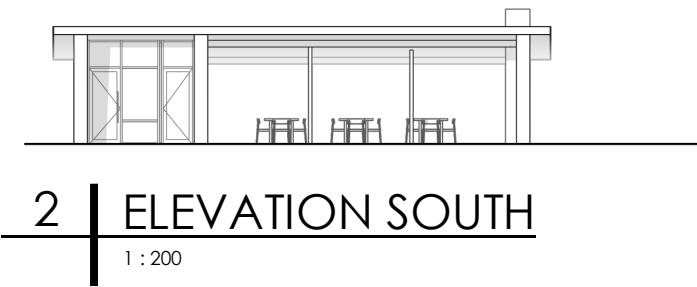


ANGASTON CWA REST ROOM REFURBISHMENT

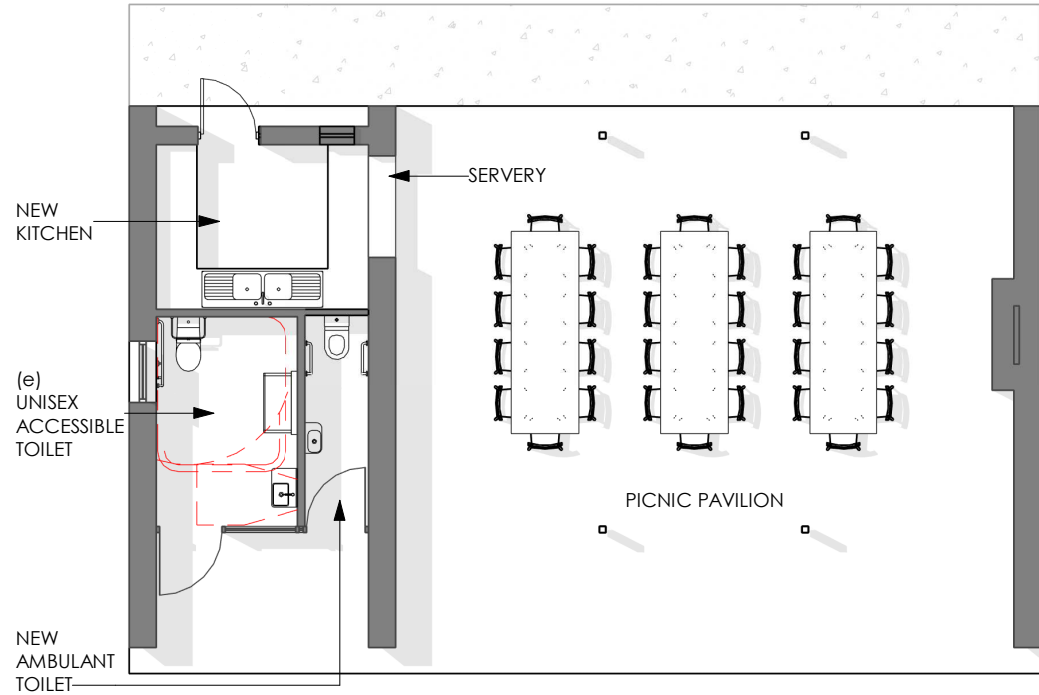
68-80 MURRAY STREET, ANGASTON
SOUTH AUSTRALIA, 5353
2534 -A081-

THE BAROSSA COUNCIL





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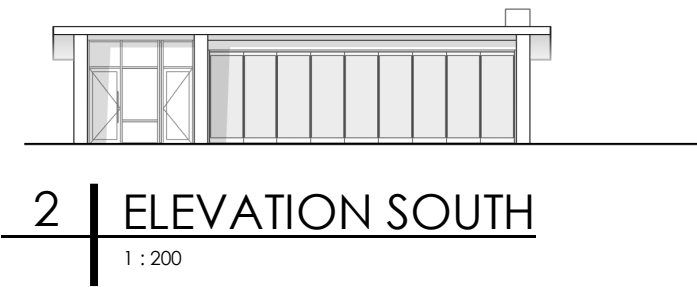
ANGASTON CWA REST ROOM REFURBISHMENT

68-80 MURRAY STREET, ANGASTON
SOUTH AUSTRALIA, 5353
2534 -A081-

THE BAROSSA COUNCIL

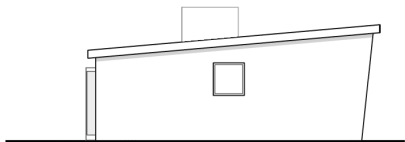


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2 | ELEVATION SOUTH

1 : 200



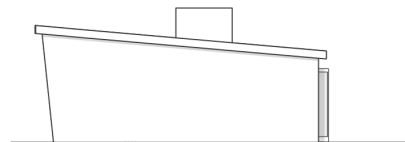
3 | ELEVATION WEST

1 : 200



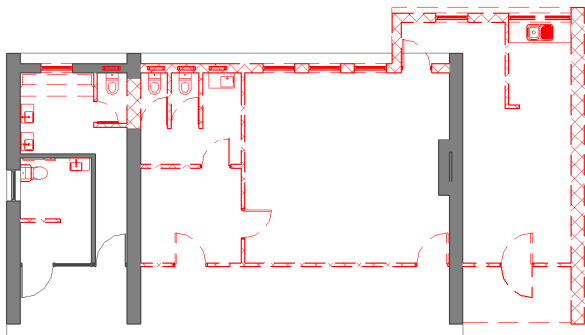
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5 | ELEVATION EAST

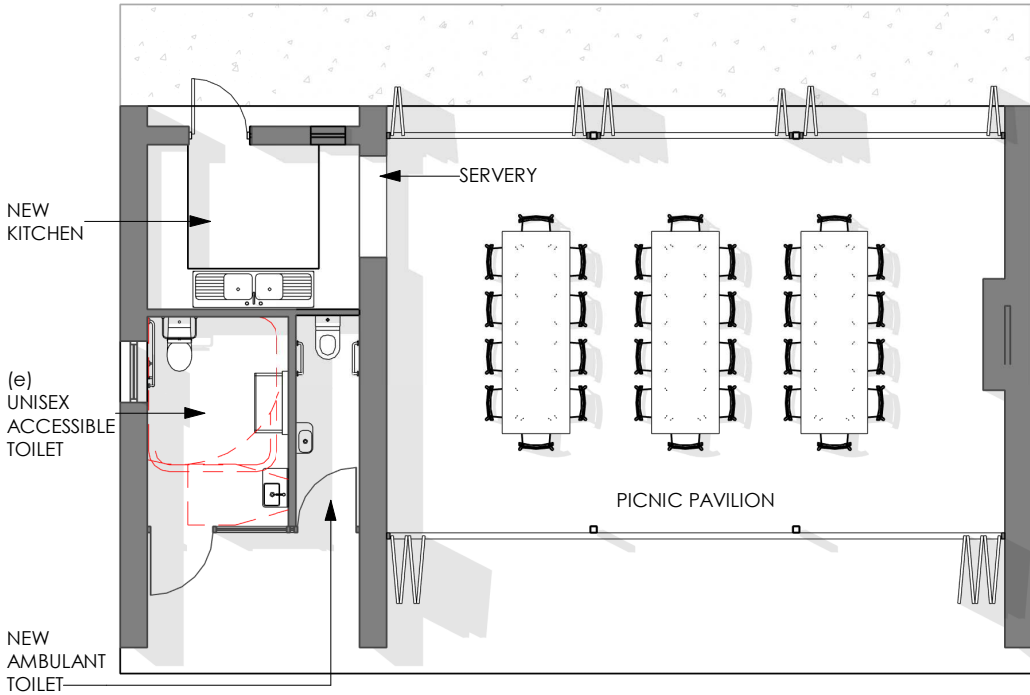
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6 | DEMOLITION PLAN OPTION 5

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1:200 @ A3



1 | OPTION 6 - PICNIC PAVILION - ENCLOSED

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1:100 @ A3



ANGASTON CWA REST ROOM REFURBISHMENT

68-80 MURRAY STREET, ANGASTON
SOUTH AUSTRALIA, 5353
2534 -A081-

THE BAROSSA COUNCIL



DEBATE REPORT

7.3 Infrastructure and Environmental Services

7.3.3 BAROSSA BUSHGARDENS S41 COMMITTEE - APPOINTMENT OF INDEPENDENT COMMUNITY MEMBER

**Author: Executive and Project Support Officer
25/98093**

PURPOSE

To approve the proposed appointment of Mr Greg Donovan as the Friends of Barossa Bushgardens representative to the Barossa Bushgardens S41 Committee for the remaining term of Council.

RECOMMENDATION

That Council approve the appointment of MrGreg Donovan as representative of the Friends of Barossa Bushgardens to the Barossa Bushgardens S41 Committee for the remaining term of Council.

REPORT

Introduction

At the meeting of the Barossa Bushgardens S41 Committee held 17 December 2025, Greg Donovan was nominated as the representative for the Friends of the Barossa Bushgardens to the Barossa Bushgardens S41 Committee. Greg's nomination was supported by all members of the Barossa Bushgardens S41 Committee.

A copy of the resolution is included below:

MOVED K Jenkins

That Barossa Bushgardens Committee:

- (1) Receive and note the Minutes of the Friends of Barossa Bushgardens Annual General Meeting held 13 November 2025.
- (2) Support the appointment of Greg Donovan as Friends of Barossa Bushgardens representative to the Barossa Bushgardens S41 Committee, to be endorsed by Council resolution.

SECONDED A Philpott

CARRIED BB 2022-26/1

Discussion

Greg Donovan has been part of the Bushgardens since shortly after its inception in 2001. Greg has contributed his extensive knowledge to grow the gardens and has worked in the coordinator position for a number of years.

Greg also led a Land Care group in Kapunda for many years and has propagated thousands of plants with his wife Terri. Both, Greg and Terri are still heavily involved at the Bushgardens with weed control and seed collection.

Greg has assumed the position of Chair to the Friends of Barossa Bushgardens, demonstrating his commitment to the Barossa Bushgardens and the wider environment.

Summary and Conclusion

As per the Terms of Reference for the Barossa Bushgardens S41 Committee, the appointment of Independent Community Members is to be nominated by the S41 Committee and approved by resolution of Council.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES

Nil

Supporting references

Barossa Bushgardens S41 Committee Terms of Reference

COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTS

Corporate Plan

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

Legislative Requirements

Section 41 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

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

Not required.

DEBATE REPORT

7.4 Development and Community Services

7.4.1 BAROSSA CHARACTER AREA PROJECT WORKING GROUP - EXPRESSIONS OF INTEREST

**Author: Director Development and Community Services
26/237**

PURPOSE

To consider Expressions of Interest received and appoint five community members to the Barossa Character Area Project Working Group.

RECOMMENDATION

That Council:

- (1) Acknowledges the Expressions of Interest received from each member of the community; and
- (2) Having considered each Expression of Interest, appoints the following community members to the Barossa Character Area Working Group:
 - a. Jan Angas
 - b. Rolf Binder
 - c. Paul Mickan
 - d. Louise Hickinbotham
 - e. Katrin Lohner or Christine Canute
- (3) Authorises the Chief Executive Officer to write to each member advising them of their appointment.

REPORT

Background

At its 21 October 2025 Council Meeting, Council endorsed the commencement of the Barossa Character Area Review Project. A key component of the project is the establishment of Working Group, that comprises five community members.

Introduction

Council called for Expressions of Interest from community members to join the Barossa Character Area Working Group (the group) via social media and advertisement on the Council website and in local newspapers. The closure date for Expressions of Interest was Friday 16 January 2026.

Discussion

A total of ten Expressions of Interest were received from community members, as follows (alphabetical order - surname):

- Jan Angas
- Rolf Binder
- Chrstine Canute
- John Geber
- Sally Goers-Fox
- Louise Hickinbotham
- Katrin Lohner
- Paul Mickan
- Karl Roth
- Michael Wohlstadt

A copy of each Expression of Interest is contained has distributed to Elected Members under separate confidential cover.

Each community member has outlined their credentials and interest in becoming part of the group and between them all, a wide variety of experience exists.

Staff have provided the recommended composition of the Committee based on relevant experience, diversity of members skillset and rationale for involvement in the group. Ultimately, it is a decision for Elected Members as to who they wish to appoint.

In addition to the above community members, each of the invited organisations have confirmed their involvement in the group including Light Regional Council, Mid Murray Council, RDA, Barossa Australia and Barossa Region Residents Association.

Following the finalisation of the group, it is expected the first meeting will occur in February 2026.

Summary and Conclusion

A key component of the Barossa Charter Area Review project is the formation of a working group. The appointment of the five community members will allow the Committee to meet, establish the project outline and work toward a future Code Amendment, as per the scope of the project.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES

Nil

Supporting references

Nil

COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTS

Community Plan



Our Council

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

Strategic Outcome

- We 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

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 formation of the group will allow the Barossa Character Area review to commence and involve community input and sentiment.

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 working group will review the current legislation and work toward a future Code Amendment that will preserve, protect and enhance the cultural importance of the Barossa.

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.

No financial impact

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.

Community members will be appointed to the committee to assist in the process of reviewing the Barossa Character 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.

Involvement of community members will ensure local voices are included in any future decisions.

COMMUNITY ENGAGEMENT

Nil

DEBATE REPORT

7.4 Development and Community Services

7.4.2 BAROSSA CREATIVE INDUSTRIES CENTRE - PROJECT UPDATE

**Author: Director Development and Community Services
26/2185**

PURPOSE

To provide Elected Members with a project update for the Barossa Creative Industries Centre (BCIC) and seek approval to underwrite any final shortfall with an associated value management process.

RECOMMENDATION

That Council having reviewed the value management processes, other identified revenue sources and budgeted contingency authorise the Chief Executive Officer to amend the budget for any shortfall, limited to \$716,688 (ex GST) in order to deliver the Centre.

REPORT

Background

The BCIC will be a cultural hub and creative industry precinct for the Barossa region. The building will showcase the heritage, culture and creative industries of the world-renowned Barossa community on a regional, national and international level, once completed.

Introduction

The BCIC has an approved budget of \$18.6M which includes all building costs and associated costs such as contingency, statutory charges and professional fees.

The works packages have been sent to the market by Council's Managing Contractor, Cook and the quotes received are considerably over the budgeted amount. This is largely due to increase in builders' costs and time between cost estimates and getting project to market (due to delay with grant funding).

As such, a significant value management exercise has been undertaken to identify proposed savings without comprising the functionality or community expectations of the BCIC. To date, the total amount of savings achieved through the VM process is \$4.6M.

Discussion

Value management of the BCIC has been rigorously undertaken to achieve \$4.6M in savings, this now reduces the building cost to \$15.97M and total project cost to \$19.31M as outlined in Attachment 1.

The attachment provided by Phillips Pilkington Architects highlights the key deletions from the project to achieve the revised budget. Whilst some of the deletions are not ideal, the building will still be able to function to expected service levels and deliver on its remit to the community. It also does not mean that future investment to address needs as the facility is utilised and we learn what further investments are required, remembering that such a service and asset investment is a very long term, 50+ year, process.

Further savings are still possible through existing grant applications to underground powerlines (\$250,000) and for artwork installations, as well as community funding opportunities. If the targeted additional funding is realised, up to \$716,688 of savings could be achieved. At present the worst-case scenario shortfall is \$716,688 however on analysis of the proposal, officers believe the range of the shortfall will be between \$166,688 to \$416,688 or 0.896% to 2.240% variation.

Current Pricing	\$19,316,688
Approved Budget	\$18,600,000
Shortfall (maximum underwritten amount)	\$716,688
Additional Revenue Targets	
SAPN Undergrounding Application (already made)	(\$250,000)
Grant Funding – Arts – if not achieved will be value managed out	(\$300,000)
Community Funding Raising Target	(\$300,000)
Surplus	(133,312)
Shortfall estimate (presently)	\$166,688 to \$416,688

The risk of undertaking any further value management at this stage is that the functionality and community expectations may start to be compromised. Once the building work commences targeted value management exercises will be undertaken by Councils Managing Contractor, Cook Building with different trade packages to ensure Council is getting best value for money.

Summary and Conclusion

Quotes to commence construction of the BCIC have been received and at present, the project is still over budget by \$716,800. As such, it is requested that the overall project budget be increased by this amount such that the initial trade packages can be signed off and works can commence. It should also be noted that an additional \$750,000 in savings may be achieved if grants are successful and that ongoing value management throughout the construction of the project will continue.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES

Attachment 1 Barossa Creative Industries Centre Value Management Summary and Spreadsheet [!\[\]\(faf942dc3e59ce8eb64b4ac481eca7e0_img.jpg\)](#) 

Supporting references

Nil

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

CS2 Art and Culture - Organising and facilitating the Barossa gallery, arts culture and events

Legislative Requirements

Section 123 of the Local Government Act

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.

Council's arts, culture and heritage functions will be centred around the BCIC.

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.

Agreeing the underwrite a shortfall if other revenue streams forecast are not achieved will allow the project to proceed. The management of costs will continue actively throughout the build as well as stringent use of the contingency will be applied to ensure wherever possible the approved budget of \$18.6M is achieved.

The current forecast for the long term financial plan based on worst case scenario is summarised in the following table. Please note there are two material and updated changes made since the updated long term financial plan was adopted at Council meeting of December 2025 they are:

1. That with the Concordia development now remaining with Council and the work to a point that there is a level of confidence in the estimated it has been incorporated into the new forecasts below.

2. There has been a change to accounting interpretations for grants or contribution used in capital programs which has resulted in significant grant revenue now being realised in the operating position of Council over the next 3 years being 2025-26 to 2027-28.

All key indicators are within target parameters and the comparison is to the 2034-35 financial year. There is no impact on the 2025-26 budget.

	Long Term Financial Plan 10 Year Total/Outcome				
	Target	Adopted	Estimated	Change Improvement / (Reduction)	Indicator Notes
Operating Surplus	Surplus Year 10	2,897	9,320	6,423	Impacted by items 1 and 2 explained above.
Operating Surplus Ratio – Average	(2%) to 10%	(0.2%)	0.9%	1.1%	Impacted by items 1 and 2 explained above.
Net Financial Liabilities - Average	0% to 100%	56.5%	71.7%	(15.2%)	Solely related to Concordia investment needs.
Net Financial Liabilities – Peak	N/a	2026-27 89.8%	2026-27 88.4%	1.4%	
Asset Renew Funding Ratio	80% to 110%	113.5%	115.8%	2.3%	

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 BCIC is a generational project for the Barossa community and its delivery has been long anticipated. Significant reputational risk if the proceed does not proceed.

COMMUNITY ENGAGEMENT

Extensive community engagement has been undertaken with this project over the years and currently is support by an agile working group of stakeholders.

18559/SP:sp

20 January 2026

Jake McVicar
The Barossa Council
43-51 Tanunda Road
NURIOOTPA SA 5355

Suite 7, 191 Melbourne Street
North Adelaide, South Australia 5006
Phone +61 (08) 8239 9000
admin@phillips Pilkington.com.au
www.phillips Pilkington.com.au

Phillips/Pilkington Architects



Dear Jake,

CONFIDENTIAL**BAROSSA CREATIVE INDUSTRIES CENTRE – VM TENDER UPDATE SUMMARY UPDATE**

A Value Management Review was held at our office on 13 January 2026 following a review of Cook Building tender costings with Chris Sale Consulting representative's Mark Tomlinson and Rhys Comer in attendance.

The Value Management Review was attended by:

Jake McVicar	Barossa Council
Lyll Jackson	Cook Building
Cameron Sumpter	Cook Building (attended via Teams)
Stephen Hansen	Cook Building
Susan Phillips	Phillips/Pilkington Architects
Mike Lamey	Phillips/Pilkington Architects

A review of the Value Management Schedule (Revision 8) prepared by Phillips/Pilkington Architects' (PPA) and their Consultant Team was undertaken considering items that had formerly assessed as **Maybe**.

The following items additional items were agreed to at this review:

Item 171	Delete concrete paving except to building perimeter and replace with cement stabilised rubble to the courtyard	\$41,395
Item 225	Remove LED Strip Lighting from Windows W1.32e, W1.42a & b, W1.43, W1.44a	\$1,980
PC Sum	Delete additional \$50,000 from Integrated Art work PC Sum	\$50,000
	Total	\$93,375

A number of items were considered worthy of further exploration:

Item 49	Downgrade performance double glazing to standard double glazing	\$11,500
Item 51	Remove D1.09a and associated rammed earth nib walls. Allow for window in place of door	\$1,860
Item 52	Remove D1.41b and associated rammed earth nib walls. Allow for window in place of door	\$1,860
Item 53	Remove D1.11b and associated rammed earth nib walls. Allow for window in place of door	\$1,860
Item 89	Remove black Baux Wood Wool from bulkhead ceiling and wall in R1.52 and paint in black – will affect acoustics	\$32,700
Item 98	If Kaynemaile mesh removed from corridors, bulkheads to Corridor R1.40, Staff R1.48 and Music R1.49 can be removed	-
Item 186	Simplify detention basin shape and make round	\$16,000
	Total	\$65,780

Noting that Item 98 is yet to be priced.

After the meeting we updated the Value Management Schedule to reflect the above Value Management items which was issued as Revision 9 to yourself, Cook Building and Cost Consultant, Chris Sale Consulting. This updated

/Volumes/PPA Data/JOB_FILES/18559_Barossa_Creative_Industries_Centre/18559_Administration/G_Tender_Pre_Contract/G6_Tender_Report/2025-12-02 Tender Review

Schedule also incorporated an additional saving of **\$61,000** that Cook Building offered for their Preliminaries and Margin, in recognition of the reduced Project Scope.

Cook Building have proposed the following targeted additional savings:

	Reduce budget for joinery to \$530,000	\$90,000
	Reduce budget for tiling to \$100,000	\$75,953
	Reduce budget for sanitary fixtures to \$80,000	\$20,000
	Reduce budget for timber reveals to \$100,000	\$96,840
	Delete underground rainwater re-use tank (estimate)	\$25,000
	Change off form concrete retaining walls to core filled	-
Item 183	Simplify structural design around D1.4b and D1.1b if doors removed	\$3,000
Item 185	Remove recesses to eastern façade-simplify structure	\$10,000
Item 201	Remove LED strip (estimate not yet available)	-
	Reduce from impact to standard plasterboard	\$10,000
	Total	\$330,793

Noting that changes to concrete retaining walls and Item 201 are yet to be priced.

Cook Building have provided additional prices against PC allowances with some additional potential savings:

Item 73	Delete custom frontal to bar joinery and adjacent walls, replace with woodwall wallpaper	\$14,000
	Delete WF-10 acoustic wall panel (pyrotek reapor) to plant platforms and keep to only 1 (subject to acoustic advice)	\$50,000
	Reduce allowance for acoustic Panels to \$100,000	\$32,000
	Total	\$96,000

Cook have indicated an additional saving to their Margin of **\$19,120** if all these savings are accepted. As they advised in the meeting on 13.1.2026 their Margin will be adjusted on a pro rata basis but there will be no further adjustment to their Preliminaries.

Based on prices received and estimates to date the following potential savings have been identified:

Accept (refer VM rev9)	\$3,960,840
Maybe	\$65,780
Targeted Savings	\$330,793
PC Sum Adjustments + Additional Savings	96,000
Cook Margin Adjustment	19,120
Total	\$4,472,533

BUDGET

Our understanding of the current budget, based on incorporating all proposed cost savings (including all those in the **Maybe** category) and the additional savings proposed by Cook Building is as follows:

Cook Original Tender	\$20,577,120
All proposed Savings (includes Approved and Maybe)	\$4,472,533
Total	\$16,104,587

The resultant Project Budget would be:

Cook Build Cost	\$16,104,587
Cook ECI	\$58,240
AV Equipment Allowance	\$500,000
Contingency at 7%	\$1,127,321
Statutory Charges (includes power undergrounding)	\$545,000.00
Professional Fees	\$981,540.00

	Total	\$19,316,688
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In order to achieve budget, additional funding is required. Potential targets could be:

SAPN Underground Grant	\$250,000
Additional Grant Funding sought	\$300,000
Community Fundraising target	\$300,000
Total	\$850,000

If Council had success with this target of \$850,000 the resultant **Project Budget** would be **\$18,466,688** exc GST. If this strategy is acceptable to Council, we recommend higher targets are set for both Grant Funding and Community Fundraising to potentially enable inclusion of elements currently deleted such as the integrated Artwork program.

RISK

As previously reported in order to achieve this level of saving there has been significant changes to level of finishes and fit out and some changes to internal layout which is detailed on the previously issued Value Management List. Some deletions are likely to be unpopular with stakeholders and community members such as:

- Reduced specification to Gallery Lighting and Fitout
- Reduced specification to Lighting to Hall and Foyer
- Deletion of one backstage Changeroom with one larger Changeroom created
- Deletion of small meeting Music Practice Room with enlarged Staffroom
- Deletion of Vocal Recording Booth
- Reduced Acoustic specification to Radio Studios, Music/Meeting Room, Creative Workshop, Foyer and Plant Platforms
- Deletion of Acoustic treatments to Hall
- Deletion of Jam Factory lighting fixtures, balustrade and reception point of sale joinery
- Reduced fit out to Heritage Centre
- Deletion of integrated Artworks
- Deletion of canopy roof to Stage

Downgrading of specification to a number of elements is likely to increase Council's ongoing maintenance and running costs as a result of:

- Reduction to glazing specification and external shading
- Substitution of courtyard surface with cement stabilised rubble.

There are also risks potential cost risks in achieving the level of savings targeted:

- Joinery
- Acoustics with potential need to reinstate acoustic treatment to Plant Platforms to meet EPA requirements
- Professional fees for redocumentation to achieve cost savings
- Some proposed savings on detailed investigation proving to be unacceptable

Risks previously identified such as Hydrant pressure (outlined in letter of 22.12.2025) could also impact on budget as could fitout of interpretative elements within the Heritage Centre which is currently excluded but could potentially be considered as part of AV budget.

Cook Building still have a number of items to price which will increase the quantum of potential savings but these savings are likely to be offset by adjustments to estimated savings and potential consultant redocumentation fees.

Please contact me to discuss, if you have any queries.

Yours faithfully,

Phillips/Pilkington Architects Pty Ltd

A handwritten signature in black ink, appearing to read 'Susan Phillips', written in a cursive style.

Susan Phillips
Director

Enc: PPA VM Spreadsheet Rev 9

BAROSSA CREATIVE INDUSTRIES CENTRE VALUE MANAGEMENT OPPORTUNITIES					Rev 09 14.01.26
Item #	Description	Amount (\$)	Accept, Maybe, Reject, Double-Up (A,M,R)	Comments	Cook Comments
Architectural - Layout	Item 1	Remove changing places, equipment, structural requirement for hoist, auto-door.	\$ 59,080.00	Accept	Give floor area over to house switchboards / radio. Joinery could also be removed from switchboards.
	Item 2	Remove vocal booth from R1.42a.	\$ 9,824.00	Accept	
	Item 3	Remove small music room, acoustic construction, acoustic treatments to walls and ceiling, joinery, furniture, finishes.	\$ 34,720.00	Accept	Increase staff room space.
	Item 4	Remove x1 change room - x1 joinery etc. One large change room.	\$ 12,650.00	Accept	PPA to explore the possibility of curtain subdivisions for changing. Alternatively the Green Room can also be used for changing.
	Item 5	If A/C to hall and stage is deleted (below), remove the stage storage area and complete later.	\$ 150,000.00	Reject	Mechanical cost only
Architectural - Fins	Item 6	Timber fins - new timber instead of recycled.	\$ -	Cost Neutral	Recycled timber fins were not allowed for in Cook price.
	Item 7	Timber fins - single timber fin, not double.	\$ 165,000.00	Accept	
	Item 8	Timber fins - reduce quantity of fins by 30%.	\$ 48,000.00	Accept	Target reduction of 30% to courtyard elevations. Reducing all remaining single fins with item 7 adopted.

	Item 9	Timber fins - simplify bracket detail. Bolted connection in lieu of mild steel to SS welding. Replace vertical element of bracket with spacer plate.	\$	50,000.00	Accept	PPA happy to proceed. Galv. 3 connections. Risk of timber warping.	REDUCE CURRENT PC SUM FOR SS FINS FROM \$150k to \$100k. NEW PC SUM IS \$100k AND ALLOWANCE FOR GALVANISED CONNECTION SUBJECT TO FURTHER DESIGN
	Item 10	Timber fins - remove fins above canopy.	\$	10,500.00	Accept	Exposes downpipes, need to re-design roof drainage.	Assumes item 7 and 8 also adopted. If item 7 adopted, fins assumed to be single. This is the timber component only. Increase to include bracket and connection. Cook to confirm.
	Item 11	Redcor fins - delete to eastern façade.	\$	99,000.00	Accept	BESTEC to review impact to solar gain	Inc. steel fins
	Item 12	Redcor fins - single Redcor fin, not double.	\$	50,000.00	Double Up		
	Item 13	Redcor fins - reduce number of fins by 30%.	\$	10,000.00	Double Up		If item 12 adopted - fins assumed to be single.
	Item 14	Redcor fins - swap Redcor finish for powercoating or galvanising	\$	15,000.00	Double Up		If item 12 adopted - fins assumed to be single.
	Item 15	Redcor fins - simplify bracket detail. Bolted connection in lieu of mild steel to SS welding.	\$	-	Double Up		Refer item 12.
	Item 16	Redcor cladding - metalwork/ cladding convert 6mm redcor/Corten plate fins to 3mm thick. ME-01.	\$	7,200.00	Double Up		ME-01 only. Cladding.
	Item 17	Alternative option - Timber fins - remove timber fins and replace with all steel perforated fins - would only require a top and bottom fixing, with no intermediate support / or continuous vertical bracket required.	\$	-	Reject		Perforated fins more expensive option.
Architectural - Plant	Item 18	Timber fins - reduce number of fins by 50% from plant enclosures	\$	35,000.00	Double Up	How to resolve plant area east of the stage?	IF ITEM 7 ADOPTED, FINS ASSUMED TO BE SINGLE.
	Item 19	Timber fins - remove totally from plant enclosures	\$	70,000.00	Accept	This is in addition to reduction of timber fins above.	IF ITEM 7 ADOPTED, FINS ASSUMED TO BE SINGLE.
	Item 20	Remove / reduce curves to plant platforms	\$	15,000.00	Reject	Significant design impact	

	Item 21	Review screen mesh selection. Alternative supplier for perforated screen.	\$	100,000.00	Accept		SA construct to make the perforations themselves. The same thickness. Alum. Equal too.
Architectural - Slab	Item 22	Remove concrete hob to building perimeter - where not required for retaining.	\$	20,000.00	Accept	PPA to review detailing impact.	TBC difference between the different contractors. Cook had \$8,000 - needs final confirmation.
Architectural - Roof	Item 23	Alternative roof access selections (as advised by Hart Roof Safety)	\$	18,000.00	Double Up	Cook alternative access hatch also \$18,000 saving	Provided by Hart Roof Safety
	Item 24	Review FP1 detail - Reduce FP1 curved fascia to 110x110x10 folded steel to support outside edge of gutter only.	\$	15,500.00	Accept	Likely re-doc fees from WGA to consider.	Could be handled in shop drawings - WGA would need to verify.
	Item 25	Reduce width of GT-01 and associated FP1 curved fascia by 1/2.	\$	11,000.00	Accept	Is there any double with item 34?	
	Item 26	Simplify entrance canopy - remove PC sum - remove curved steel fins. Retain perforated soffit. Replace roof sheeting with polycarb sheeting.	\$	20,000.00	Double Up		
	Item 27	Alternative roof safety supplier	\$	44,685.00	Accept	PPA to check the FR hatch requirement	Skyworld Supplier with Standard Hatch & 1off Fr Hatch
	Item 28	Reduce width of courtyard cantilevered canopy by 500mm	\$	-	Double up		Refer item 29
	Item 29	Reduce extent of courtyard cantilevered canopy by 20%.	\$	12,500.00	Accept		
	Item 30	Alternative option - review design of cantilevered canopy. Remove roof sheeting, drainage, and fascia beam. Provide perforated steel shade and cantilevered structure only. Polycarb roof sheeting and drainage over doors only. Retain over the change room pop-out area. See attached image for example.	-\$	17,500.00	Reject		No cost saving, if required, please add \$17,500+GST to tender.
Architectural - Internal Linings	Item 31	Substitute cheaper alternative for CSR internal linings. Reduce spec?	\$	-	Cost Neutral		

Architectural - External Linings	Item 32	Substitute current metal cladding and Barestone for Dominion metal cladding with Redcor finish. If dominion cladding is adopted facetting to curved wall and hobs can be eliminated. Packing to wall can be eliminated. Easier to flash and penetrate for fin brackets.	\$	115,300.00	Accept	Would need to consider facetting at window sills.	Allowance for manor red finish / powdercoating. PPA: Lysaght Dominion and Feilders Finesse are available in Redcor. Manor Red not appropriate. Cook to explore Redcor and Unicote Lux weathered iron. Contact lysaghtgillmansales@lysaght.com
	Item 32b	Alternative option: Redcor finish	\$	-	Awaiting	Redcor is preference.	
	Item 33	Alternative option: dominion cladding with Aires Colorbond finish	\$	32,700.00	Double Up	Redcor is preference. Keen to avoid applied finish	32000 +GST
	Item 34	Replace E06 with E05 (no internally exposed rammed earth).	\$	10,000.00	Accept		Guestimate. Cook to confirm.
	Item 35	Remove slate capping to rammed earth wall. Replace with folded galv / colourbond capping or precast concrete capping.	\$	22,620.00	Accept		Colorbond with pittsburgh seam.
	Item 36	Remove rammed earth nib walls or change material i.e sub for Redcor cladding	\$	20,000.00	Accept		Cook to confirm price. Guestimate.
	Item 37	Option - Replace rammed earth with brick - assume patterned, Littlehampton. Would also allow for a reduction in concrete footing below. F4/F5 beams could go down to the F1 size.	\$	100,000.00	Reject		
	Item 38	Remove rammed earth colour variation - 4 colours to 1.	\$	15,000.00	Reject		
Architectural - Termite Treatment	Item 39	Remove P18 from internal walls to gallery. Retain on external wall.	\$	11,500.00	Accept		
	Item 40	Delete termite baiting and monitoring system around existing building.	\$	3,500.00	Reject		

Architectural - Windows & Doors	Item 41	Delete access control to 4 doors - D1.09a, D1.11b, D1.41b, D1.31c	\$	6,000.00	Accept	Client: Could have one door with access control. Just need access control to the whole building. Masterkeying elsewhere.
	Item 42	Alternative window manufacturerer - replace AWS with Capral or equal. Allowance made for Alspec.	\$	-	Cost Neutral	Subcontractors priced their preferred system. Allowance made for Alspec in the original tender.
	Item 43	Delete W1.43b curved window, replace with faceted glass.	\$	2,000.00	Reject	Suitable frames to be workshopped.
	Item 44	Remove sidelight from D1.45a.	\$	490.00	Accept	
	Item 45	Reduce W1.44b by 50%.	\$	603.00	Accept	
	Item 46	Remove W1.47a.	\$	1,207.00	Accept	
	Item 47	Remove projecting portion of steel boxes from W1.44a, W1.43b, W1.43d.	\$	1,900.00	Reject	Eliminate the timber. PPA to explore more. Saving could increase. Cook to confirm.
	Item 48	Remove W1.32a - display window in heritage centre.	\$	4,390.00	Accept	
	Item 49	Downgrade performance double glazing to standard double glazing.	\$	11,500.00	Maybe	PPA to review heat gain. BESTEC to review. Allowance for 6mm grey THH/12mm argon gap/6mm clear TGH IGU's
	Item 50	Reduce total glazing by 10%.	\$	-	Reject	
	Item 51	Remove D1.09a and associated rammed earth nib walls. Allow for window in place of.	\$	1,860.00	Maybe	Review the cost of fees. Rammed earth surrounds remove. Doesn't include structural simplification and access control.
	Item 52	Remove D1.41b and associated rammed earth nib walls. Allow for window in place of.	\$	1,860.00	Maybe	Review the cost of fees. Rammed earth surrounds remove. Doesn't include structural simplification and access control.
	Item 53	Remove D1.11b and associated rammed earth nib walls. Allow for window in place of.	\$	1,860.00	Maybe	Review the cost of fees. Rammed earth surrounds remove. Doesn't include structural simplification and access control.
	Item 54	Remove W1.49a (or reduce extent).	\$	1,448.00	Accept	
	Item 55	Remove W1.49b.	\$	600.00	Accept	
	Item 56	Remove sidelight from D1.48a.	\$	500.00	Accept	
	Item 57	Reduce amount of feature timber sills / wall panels / window seats / throughout the heritage centre	\$	-	Awaiting	Redesign required to accurately price
Architectural - Stairs / Balustrades	Item 58	Replace ME09 brass mesh to mezzanine barriers with different Locker Group woven wire.	\$	11,000.00	Accept	

	Item 59	Remove concrete stairs and replace with steel framed and timber treads - as per detailing of foyer stair	\$	-	Cost Neutral	Alternative design will not be cheaper
	Item 60	Alternative option - Remove polished concrete to stairs and replace with vinyl.	\$	-	Cost Neutral	Nil cost saving to change
	Item 61	Remove concrete suspended slab to lift foyer R1.05 and replace with framed steel floor with timber finish - as per top landing to foyer stair.	\$	-	Cost Neutral	Alternative design will not be cheaper
	Item 62	Remove custom JamFactory handrail PC sum - allow for HR-01 timber handrail.	\$	15,000.00	Accept	
	Item 63	Remove BS-02 brass from foyer stair and replace with steel.	\$	-	Accept	Included in Item 64 VM.
	Item 64	Remove ME-09 from foyer stair and replace with Locker Group woven wire.	\$	29,000.00	Accept	
	Item 65	Simplify balustrade to comms room - remove ME-09 brass barrier panel - rail only.	\$	10,000.00	Accept	\$10,000 target saving pending design
Interior - Polished Concrete	Item 66	Delete topping slab, delete set down, local aggregate in standard concrete finish with two layers of rio.	\$	126,100.00	Accept	Estimate only. Standard gray finish.
	Item 67	Remove topping slab and polished concrete, replace with replace with marmoleum in R1.09, R1.05, R0.02, R1.07b (back of house corridors and associated stairs), R1.47b (Airlock), R1.39 (Parent Room), R1.48 (Staff Room), R1.52 (Creative Art Workshop).	\$	1,590.00	Reject	This cost saving is applicable to replace vinyl in lieu of polished concrete only. It is assumed that the slab is plan gray and item 66 adopted.
Interior - Wall Finishes	Item 68	Remove WF-07 pressed metal from project.	\$	10,472.00	Accept	
	Item 69	Remove TL-01 from R1.08 and R1.07 kitchen and bar where not required for splashback. Reselect TL-01 for cheaper alternative.	\$	2,400.00	Accept	
	Item 70	Remove JF-14 from R1.05 corridor.	\$	5,000.00	Accept	
	Item 71	Remove TL-06 splash backs in R1.03 and R1.04 change rooms.	\$	1,050.00	Accept	
	Item 72	Delete all painting to hall and organ entriely. Remove paint scrapings and painting of pressed metal details.	\$	12,000.00	Accept	
	Item 73	Remove custom bar wall caldding and related PC sum. Replace Tr-06 timber veneer.	\$	16,000.00	Accept	
	Item 74	Delete TR-03 & TR-06 from corridor - painted plasterboard only.	\$	-	Accept	Included in item 76

	Item 75	Delete TR-03 & TR-06 Heritage Centre - painted plasterboard only.	\$	-	Accept	Included in item 76
	Item 76	Delete TR-03 & TR-06 entire feature wall	\$	145,000.00	Accept	Cook to explore alternative Option for timber cladding in corridor and heritage centre. Consider spotted gum WoodWall wall paper which is Group 1 and therefore removes the need for intumescent paint coating, reduces labour, and can be directly applied to plasterboard.
	Item 77	Remove TR-06 from R1.35 - painted plasterboard only.	\$	-	Accept	Included in item 76
	Item 78	Remove timber panelling from R1.47b and R1.47a - painted plasterboard only.	\$	-	Accept	Included in item 76
	Item 79	Remove curtains and recessed tracks from R1.50 and R1.49 (music rooms).	\$	8,000.00	Accept	
	Item 80	Simplify acoustic treatment in R1.50 (meeting/music) - remove J1.50B and replace with Quietspace panel. Retain variable acoustic mdf panels that hang over Quietspace panels.	\$	19,800.00	Accept	
	Item 81	Remove JF-14 panelling to J1.50A - replace with Quietspace panel.	\$	-	Cost Neutral	Nil Cost Saving to Change
	Item 82	Remove J1.49A - replace with Quietspace panel.	\$	-	Accept	Included in item 3
	Item 83	Remove FF-06 (peg-board) from R1.52 (CAW).	\$	5,200.00	Accept	
	Item 84	Remove TR-13 timber battens, typ.	\$	4,160.00	Accept	
	Item 85	Remove TL-13 - strip lighting tile.	\$	647.00	Accept	
	Item 86	Reselect TL-03, TL-04, TL-05 - cheaper tile.	\$	-	Awaiting	
	Item 87	Reselect PS-01 - not ceiling hung cubicle partitions.	\$	5,550.00	Accept	
Interior - Ceiling Finishes	Item 88	No ceiling in R1.28, R1.21, R1.22 - expose services, etc. (no change to services required).	\$	11,065.00	Accept	

	Item 89	Remove black Baux Wood Wool from bulkhead ceiling and wall in R1.52 and paint in black - will affect acoustics. Removed all by Cook.	\$	32,700.00	Maybe	PPA to explore the acoustic impact. Possible to use plasterboard perforated in lieu.	WE HAVE REMOVED BAUX WOOD WOOL TO CEILING IN R1.51 & R1.52 AND BULKHEAD WALL FACE TO R1.51. APPROX. 109m2. THIS IS A BUDGET ONLY AS ORIGINALLY A COOK PC SUM
	Item 90	Remove all GL-05 from all ceilings (stair pop-up, lift lobby ceiling)	\$	3,840.00	Accept		THIS IS A BUDGET ONLY AS ORIGINALLY A COOK PC SUM
	Item 91	Remove AC-01 from R1.03 and R1.04 changing rooms.	\$	7,446.00	Accept		THIS IS A BUDGET ONLY AS ORIGINALLY A COOK PC SUM
	Item 92	Remove AC-03 from R1.32.	\$	5,700.00	Accept		THIS IS A BUDGET ONLY AS ORIGINALLY A COOK PC SUM
	Item 93	Remove TR-03 from R1.35.	\$	4,250.00	Accept		THIS IS A BUDGET ONLY AS ORIGINALLY A COOK PC SUM
	Item 94	Remove TR-03 from R1.47b.	\$	3,400.00	Accept		THIS IS A BUDGET ONLY AS ORIGINALLY A COOK PC SUM
	Item 95	Remove CF-06 from R1.43 / R1.44 / R1.42b.	\$	5,000.00	Accept		Wall paper PC Sum deleted
	Item 96	Remove timber-look panelling to R1.50 ceiling and replace with Quiespace baffles/panels as per R1.49 ceiling.	\$	-	Accept		Refer item 97
	Item 97	Simplify acoustic treatment in R1.49/50 to acoustic ceiling tiles or direct stuck quiespace panels to flush plasterboard ceiling. Cook: AC-04/09/10 removed and replaced with quiespace to R1.50 only as R1.49 is a Staff Kitchen as per item 3	\$	8,010.00	Accept		
	Item 98	If Kaynemaile mesh removed from corridors, bulkheads to Corridor R1.40, staff R1.48 and Music R1.49 can be removed.	\$	-	Maybe		Refer item 103
Interior - Floor Finishes	Item 99	Retain existing hall, mezzanine and gallery 06 floor finish.	\$	46,980.00	Accept		
	Item 100	Reselect TL08 in bathrooms.	\$	-	Awaiting		
	Item 101	Tiling supply change from spec.	\$	-	Awaiting		

Interior - Foyer / Corridor Ceiling Features (Kaynemaile)	Item 102	Delete Kaynemaile and megasorber and replace with curved Acoufelt to match documented profile.	\$	-	Accept	See item 103
	Item 103	Target \$90,000 reduction to ceiling finishes	\$	90,000.00	Accept	50% reduction to Kaynemaile or replace with curved Acoufelt
Interior - Joinery	Item 104	Replace brass mesh with Locker Group woven wire	\$	-	Cost Neutral	
	Item 105	Remove RFID locks on joinery.	\$	5,280.00	Accept	
	Item 106	Down spec veneer and other expensive finishes and hardware (i.e. JF-12, HW-19) where used on joinery. Finishes to laminate to all joinery except heritage centre, bar and retail joinery. Cook allowance made for Polytec Woodmatt Pre-finished board range.	\$	18,000.00	Accept	
	Item 107	Remove J1.01-B.	\$	7,000.00	Accept	
	Item 108	Remove slate benchtop from J1.11A - replace with timber. Cook: Allowance made for Tas Oak or American Oak.	\$	3,500.00	Accept	
	Item 109	Remove J1.11G - custom ticketing trolley .	\$	7,080.00	Accept	
	Item 110	Remove stone from J1.11D display plinths.	\$	-	Cost Neutral	No stone to plinth allowed for in original tender.
	Item 111	J1.11B remove sliding mesh panels from retail - replace with glass doors.	\$	1,600.00	Reject	
	Item 112	J1.32D - reduce size to total x3 workstation positions.	\$	1,500.00	Accept	
	Item 113	J1.32D - remove bifold doors and bulkhead above. I.e. open workstations.	\$	4,360.00	Accept	
	Item 114	J1.32A - remove all pods	\$	35,000.00	Accept	Replace. implified joinery. Target 35k. \$69,500 saving is deleted all together.
	Item 115	Remove J0.03 - archive storage under organ. Store off-site.	\$	10,820.00	Reject	
	Item 116	Remove CU-01,CU-02,CU-03 and replace with proprietary loose furniture ottomans. Cook: deleted altogether - no replacement.	\$	12,600.00	Accept	
	Item 117	J1.39-B remove above bench and under bench storage. Proprietary change table to replace custom change position in bench top. Laminate bench top in lieu of Staron. Microwave position on bench.	\$	4,200.00	Accept	

	Item 118	J1.41A,/ J1.42B/ J1.43A / J1.44A - simplify joinery - remove upstand, cable management, etc.	\$	6,000.00	Accept	
	Item 119	J1.41A,/ J1.42B/ J1.43A / J1.44A - replace with proprietary loose furniture desks. Cook: units deleted altogether - no replacement.	\$	42,000.00	Accept	Doesn't include FFE cost. Confirm.
	Item 120	J1.46A - simplify to standard laminate joinery - no bricks or timber battens. Bulhead above to be plasterboard lined - no bricks / timber battens.	\$	3,952.00	Accept	
	Item 121	J1.52b - replace unit on castors with fixed joinery.	\$	-	Cost Neutral	
Interior - Commercial Kitchen	Item 122	Significantly reduce briefing / scope of commercial kitchen - reduce to re-heat and prep kitchen only. Replacement of commercial kitchen equipment with domestic style equipment. Electrical only.	\$	1,000.00	Accept	This is electrical only.
Interior - Furniture / Fittings	Item 123	Substitute furniture selections for cheaper alternatives ie Zenith for Workspace? Target \$100,000.00 total budget.	\$	124,968.00	Accept	PPA to review. Target saving.
	Item 124	Downspec washplanes to basins	\$	6,800.00	Accept	
	Item 125	Change from sit/stand workstations to fixed height workstations.	\$	-	Refer item 129	
	Item 126	Art rails / cables / hooks EQ-06, EQ-07, EQ-08 to be done by client direct	\$	15,000.00	Accept	
	Item 127	FF-01 to FF-05 - client to purchase separate to contract. Target 25k for remaining budget.	\$	29,332.00	Accept	54332. Target saving. Expand in future?
	Item 128	Delete all appliances AP-01- AP-14. Target \$50,000.00 for remaining budget.	\$	43,946.00	Accept	\$93,946.00 Target saving 50,000.00
	Item 129	Remove loose furniture package. Client to purchase separate to contract.	\$	224,968.00	Reject	
	Item 130	Remove LF-23 x3 to Gallery Mezzanine and R3.01.	\$	-	Accept	Included in item 123
	Item 131	Remove motorisation of curtains in R1.23 and R3.02.			Double Up	
	Item 132	Reduce height of curtains in R1.23 and R3.02 to 2400mm.			Double Up	
	Item 133	Remove joinery boxes for curtains in R1.23 and R3.02.			Double Up	
	Item 134	Totally remove curtains in R1.23 and R3.02.	\$	11,736.00	Accept	
	Item 135	Remove stage curtain and keep existing curtain.	\$	14,891.00	Accept	
	Item 136	Replace curtains in R1.48 and R1.13 with blinds.	\$	21,537.00	Accept	
	Item 137	Remove round work desk LF-27 and x6 LF-28 chairs from heritage centre.	\$	-	Accept	Included in item 123
	Item 138	Remove easels.	\$	-	Accept	Included in item 123
	Item 139	Remove Nespresso machines.	\$	-	Cost Neutral	Not in original tender

	Item 140	Remove folded brass toilet signage from cost - part of PC sum.	\$	-	Cost Neutral	NA as part of PC sum.
	Item 141	Only one feeding position - Remove X1 LF-19 armchair, remove X1 L-04 wall-light from parent room. Remove J1.39A parent room divider.	\$	3,600.00	Accept	Cost saving is for J1.39A joinery only.
	Item 142	Change brass slab-joint cover strip, tactile indicators and stair nosings to SS.	\$	-	Awaiting	
	Item 143	Change feature brass to SS.	\$	-	Awaiting	More detail required to accurately price.
Landscape	Item 144	Make up level difference in courtyard with timber decking in lieu insitu concrete terracing	\$	-	Awaiting	TBC. Retaining will still be required. Cost saving may not be big.
	Item 145	PV01 pathways around the carpark - reduce width to 1200mm	\$	22,000.00	Accept	Pending additional trade responses
	Item 146	PV01 pathways around the carpark - standard grey concrete on L201	\$	8,000.00	Accept	
	Item 147	Reduce extent of trafficable paving and compacted rubble in rear landscape area	\$	27,500.00	Accept	Pending additional trade responses
	Item 148	Remove mown paths in garden beds	\$	-	Cost Neutral	
	Item 149	FX-06 - handrail down spec from SS to galv	\$	590.00	Reject	
	Item 150	FX07 - tactile indicators - Downspec to Precast pavers CTA supplier - Charcoal colour to AS1428.1	\$	-	Cost Neutral	
	Item 151	Remove PV-02 patterning	\$	-	Awaiting	Refer item 171. 171 removed by client Cook to price.
	Item 152	Down spec door mats. ALLOWANCE MADE FOR ROHRE HORIZON HURRICANE GREY 13mm SILVER ENTRY MAT	\$	10,000.00	Accept	
	Item 153	Delete underground stormwater rainwater re-use tank.	\$	25,000.00	Awaiting	Was this included by cook?
	Item 154	Remove mounding from rear landscaping areas Includes reduction of ED04 drainage.	\$	35,000.00	Accept	
	Item 155	Reuse any rubble discovered below hardstand areas. WGA noted okay for bottom subgrade fill layers.	\$	-	Reject	Unable to quantify.
	Item 156	Topsoil to remain onsite. Remove all imported topsoil and recondition site topsoil fertilisers. Refer landscaping report. \$80k is estimated figure which needs to be confirmed on final design.	\$	89,000.00	Accept	Cook to double check.
	Item 157	Convert concrete RCP pipework to Stormpro PVC pipe.	\$	15,000.00	Reject	

	Item 158	Reduce and delete boulders at swale and seating. Deleted all rocks.	\$	14,211.00	Reject	Allowance to delete
	Item 159	Alternative for garden edging? Steel garden edge is \$125/m. REMOVE AGI DRAIN & KEPT STEEL EDGING AS THIS IS STILL REQUIRED	\$	16,686.00	Accept	Remove AGI drain & keep steel edging as this is still required
	Item 160	Change off form concrete retaining walls to core filled blockwork. Both along the entrance carpark and to the central courtyard. Cost option to be provided using a honed block with matching capping.	\$	2,600.00	Awaiting	
	Item 161	WT01 - Remove rebate to concrete terrace seating and stage in landscaping. Review cast in wall light. Simplify footing due to no cantilever.	\$	3,200.00	Accept	
	Item 162	Reduce irrigated areas by 50% - irrigation covered by PC sum.	\$	-	Accept	Refer to item 176
	Item 163	WT04 - Review dry stone wall behind the stage - downspec to Gabion.	\$	35,000.00	Accept	\$60,000.00 Entirely Delete. PPA: we can't delete. Cook to review gabion.

	Item 164	Remove mounding behind stone wall behind stage.	\$	-	Accept	Refer item 154
	Item 165	Remove compacted rubble and garden bed landscaped area west of the courtyard and stone wall - detention pond to be delivered.	\$	-	Cost Neutral	
	Item 166	Review FN01 selection - seating. SS to Galv.	\$	5,820.00	Accept	19000 + GST - Cost saving to delete entirely
	Item 167	Remove FN03 custom seat to entrance. Replace with proprietary seating. Cook: deleted altogether.	\$	26,000.00	Accept	Do we need some seating at entrance? Entirely deleted
	Item 168	Remove interpretative nodes from landscape design.	\$	-	Accept	Originally excluded from tender.
	Item 169	Remove FX03 x16 to bus-drop off.	\$	35,200.00	Accept	Review if required with traffic consultant
	Item 170	FX03 bollards in back (4) at carpark - VM - downspec to LEDA guardsman - fold down code FDB75B – 50mm galvanised RHS	\$	3,361.00	Accept	
	Item 171	Delete concrete paving except to building perimeter and replace with cement stabilised rubble to the courtyard.	\$	41,395.00	Accept	
	Item 172	WT02 - down spec coloured to standard grey concrete	\$	3,000.00	Accept	

	Item 173	Remove PC sum for canopy over outdoor stage. (Delete canopy).	\$	110,000.00	Accept	
	Item 174	Delete stone wall to rear of stage	\$	60,000.00	Reject	PPA: note that the wall itself cannot be deleted as it is a planning requirement, see PPA suggestion for reduction above Refer item 163
	Item 175	Delete brass inlay strip between colour concrete external	\$	20,000.00	Accept	
	Item 176	Further review of irrigation scope. Allowance = \$135k	\$	35,000.00	Accept	Delete PC sum and firm up irrigation quote
	Item 177	Plant and tree quantity reduction (reduce amount of tube stock and smaller trees (trees 45L) +50% reduction to tube stock (3 plants / m2)	\$	85,000.00	Accept	
	Item 178	Deletion of marquee FX05 tie down details (43)	\$	43,000.00	Accept	

	Item 179	Remove / delete WT01. Replace with core-filled honed block.	\$	-	Awaiting	
	Item 180	WT02 - Eastern side along driveway convert to honed block work retaining wall	\$	-	Awaiting	
	Item 181	70mm concrete kickrail behind lower seat WT01 wall convert to plain grey concrete	\$	-	Awaiting	
	Item 182	Convert western footpath behind carpark to compacted gravel (from PV01). Client to seal with asphalt from another budget. Prep only.	\$	20,000.00	Accept	Cook to firm price
Structural	Item 183	Simplify structural design around D1.41b and D1.11b if doors removed.	\$	-	Awaiting	More information required
	Item 184	Remove future structure for operable wall.	\$	1,700.00	Accept	
	Item 185	Remove recessess to eastern façade - simplify structure.	\$	-	Awaiting	More information required
Civil	Item 186	Simplify detention basin shape & make shape round	\$	16,000.00	Maybe	
Electrical - Power / Data	Item 187	Remove power and data from rear landscape area.	\$	15,650.00	Accept	
	Item 188	Remove the temporary generator connection.	\$	31,500.00	Accept	
	Item 189	Remove 50% electrical power/data/projector points in galleries.	\$	4,995.00	Accept	
	Item 190	Power and data connections for AV comments below.	\$	-	Awaiting	
	Item 191	Remove x2 floor boxes from R1.11 retail.	\$	1,690.00	Accept	
	Item 192	Remove x3 floor boxes R1.32 Heritage Centre.	\$	2,535.00	Accept	
	Item 193	Remove floor box from staff R1.48.	\$	1,230.00	Accept	
	Item 194	Remove floor box in R1.49 music.	\$	1,555.00	Accept	
	Item 195	Remove floor boxes from R1.52.	\$	1,690.00	Accept	
Electrical - Lighting	Item 196	Down spec L1 and L1a fittings. Remove specialist art work lighting and replace with general spot light with different beam angles.	\$	52,500.00	Accept	
	Item 197	Remove L13 lighting from R0.03 and retain existing lighting.	\$	9,450.00	Accept	
	Item 198	Reselect to cheaper light fittings for retail area (not custom Jam Factory lights)	\$	10,000.00	Accept	
	Item 199	Reduce tracklighting in R0.03 by 50%.	\$	2,140.00	Accept	
	Item 200	Reduce L24 (L3) spotlighting fittings to organ.	\$	6,000.00	Accept	
	Item 201	Remove LED strip up-lighting from R1.29 Hall.	\$	-	Awaiting	

Item 202	Remove JamFactory custom lighting and replace with proprietary fittings. Provide track mounted lighting system inclusive of track mounted linear and spot lights in the hall.	\$	138,000.00	Accept	138000+GST
Item 203	Alternative option - Reduce Jam Factory lighting PC sum. Reduce pendant light fittings in hall from 14 to 8	\$	59,400.00	Double Up	
Item 204	Alternative option - delete JamFactory wall lighting.	\$	14,400.00	Accept	Is this included above? 14400+GST
Item 205	Alternative option - Remove all new lighting from mezzanine and hall - retain existing. Retain new performance lighting. 187270 full price - difference	\$	49,270.00	Accept	241,000.00 for PC sum? Plus GST Cook to clarify the figure. Possibly more. Fundraiser.
Item 206	Reduce stage lighting by 50%. Retain 3 light bars.	\$	34,500.00	Accept	
Item 207	Remove L-08 to R1.13 staff.	\$	7,878.00	Accept	
Item 208	Remove W3 wall lights from R1.01, R1.04, R1.03.	\$	1,400.00	Accept	
Item 209	Replace L17 LED strip lighting to entrance canopy with downlights.	\$	5,200.00	Accept	
Item 210	Remove L9 to outdoor stage.	\$	6,870.00	Accept	
Item 211	Reselect L-16.	\$	3,200.00	Accept	
Item 212	Reselect L-14.	\$	8,800.00	Accept	
Item 213	Reduce L-15 over bar counter by X2.	\$	1,080.00	Accept	
Item 214	Remove L-18 spotlights to bar façade.	\$	7,015.00	Accept	
Item 215	Review extent of L-24 LED strip lighting to foyer stair - bare minimum lighting for compliance.	\$	-	Reject	
Item 216	Remove all L-10 LED strip lighting from project / retail joinery.	\$	10,140.00	Accept	
Item 217	Remove all L-20 LED strip lighting from courtyard stairs and terraces.	\$	26,500.00	Accept	Could we replace with LED path lighting?
Item 218	Remove all L-10 Tiny Track lighting.	\$	-	Awaiting	
Item 219	Reduce L3 fittings in R1.49 music room, R1.43, R1.44, R1.42 to minimum for functional lighting levels.	\$	1,680.00	Accept	
Item 220	Remove x1 east-west lighting track and associated L3 fittings in Heritage Centre.	\$	7,400.00	Accept	
Item 221	Replace LED strip lighting in foyer and corridors with downlights / suspended fittings.	\$	15,000.00	Accept	
Item 222	Remove L4 fitting from corridors.	\$	2,670.00	Accept	
Item 223	Remove track lighting and L3 fittings (for art display) from corridors.	\$	8,770.00	Accept	
Item 224	Remove L-15 from Heritage Centre.	\$	4,620.00	Accept	
Item 225	Remove LED strip lighting from W1.44a, W1.42b, W1.43, a, W1.42a, W1.32e.	\$	1,980.00	Accept	

	Item 226	Remove L12 LED strip lighting from Heritage Centre joinery.	\$	1,260.00	Accept	
	Item 227	Remove L-11 fittings from HC pods.	\$	1,050.00	Accept	
	Item 228	Remove strip LED lighting associated with TL-13 in bathrooms.	\$	4,210.00	Accept	
	Item 229	Remove L-01 in bathrooms.	\$	3,140.00	Accept	
	Item 230	Remove L-07 feature lighting from staff R1.48.	\$	3,755.00	Accept	
	Item 231	Replace custom on-air signs with proprietary on-air signs.	\$	-	Cost Neutral	Tender allows for proprietary on-air signs
	Item 232	Remove radio station track lights and allow surface mounted CAN downlights	\$	-	Cost Neutral	COST NEUTRAL. MINIMAL COST SAVING ON TRACK. SPOTLIGHTS WILL BE USED WITH ADDITIONAL INSTALL COSTS
	Item 233	Remove on-air sign in radio wait R1.41 used for interpretative display only.	\$	250.00	Reject	
Mechanical	Item 234	If Kaynemaile mesh removed / baffles not adopted in foyer drop diffusers can be replaced with ceiling mounted diffusers.	\$	-	Awaiting	MECH CONTRACTOR ALLOWANCE FOR CEILING MOUNTED DIFFUSERS IN ORIGINAL TENDER PPA: THIS IS NOT WHAT WAS DOCUMENTED
	Item 235	Central controller to control VRF equipment in lieu of BMS. BMS still required to control chilled water equipment.	\$	22,500.00	Accept	
	Item 236	Reduce commercial cook-top to domestic cook-top. Remove commercial rangehood and requirement for make-up air.	\$	17,500.00	Accept	PENDING TRADE RESPONSES
	Item 237	Changing electric actuator adjustable diffusers with thermally adjusted diffusers.	\$	-	Reject	NA
	Item 238	Removal of AC unit from hall store and gallery storage (keep collection storage)	\$	10,000.00	Accept	Clarify with Rowena. Potential travelling exhibitions. Main collection.
	Item 239	Remove air conditioning to lower-ground visitor experience space.	\$	15,000.00	Accept	
	Item 240	Remove air conditioning to hall (could improve building envelope in lieu?).	\$	-	Reject	

	Item 241	Remove air conditioning to the stage (could improve building envelope in lieu?).	\$	-	Reject	
	Item 242	If A/C for hall and stage removed completely, remove plant area to the west of the stage and the canopy over the loading dock.	\$	-	Reject	
	Item 243	Mechanical scope of work value management e.g: use of Automatic heating chillers	\$	65,000.00	Reject	Not applicable to BESTEC design
Hydraulic	Item 244	Down spec brass billi tap and other tapware.	\$	7,243.00	Accept	
	Item 245	If commercial kitchen is removed, the grease arrestor can be removed.	\$	32,500.00	Accept	Confirming, if you remove the commercial kitchen, you can remove the grease arrestor. Removing the grease arrestor with associated drainage and reticulation to the commercial kitchen should see a saving of around 40K. Note you can still operate a small café without the requirement for a grease arrestor if this is desired.
	Item 246	Downspec washplanes to basins	\$	-	Double Up	
	Item 247	Replace in wall cisterns with coupled ceramic cisterns.	\$	8,283.00	Accept	
	Item 248	Remove sink from R1.03 - change rooms. Review hot-water unit selection.	\$	3,500.00	Accept	7008 saving if both removed.
	Item 249	Remove hot-water to R1.52.	\$	887.00	Accept	
	Item 250	Remove x1 internal art sink to R1.52.	\$	1,295.00	Accept	
	Item 251	Remove drinking fountain.	\$	-	Accept	None specified on drawings
	Item 252	Remove x1 external art sink.	\$	1,295.00	Accept	
	Item 253	Alterative sanitaryware package to be reviewed.	\$	15,000.00	Awaiting	From Cook - \$15,000
Acoustic	Item 254	Reduce acoustic treatments to partitions and doors/windows to meeting / music rooms R1.50 and R1.49 - assume minimal recording capabilities of a lower-quality and occasional music practice only.	\$	-	Awaiting	
	Item 255	Can we reduce acoustic mechanical requirements? - YES, REFER ITEM 265	\$	-		
	Item 256	Reduce acoustic partition treatments.	\$	-	Awaiting	

	Item 257	Remove rebate in slab and acoustic treatment of Music and meeting room R1.49 & R1.50	\$	-	Awaiting	
	Item 258	Remove box-within-a-box construction radio walls, floors and ceilings. Would require a significant revision in expectation for the acoustic separation of the radio studios.	\$	-	Awaiting	
	Item 259	Remove box-within-a-box construction to R1.50 and R1.49, i.e. no double stud and no timber framed floor in setdown.	\$	-	Awaiting	
	Item 260	Review CL-06 in R1.49 and R1.50. Reduce acoustic requirement.	\$	-	Awaiting	
	Item 261	Reduce extent of WF-04 Autex Quietspace panels in (R1.42a, R1.42a, R1.43, R1.44, R1.47c) to 75% of wall area.	\$	-	Awaiting	
	Item 262	Reduce number of sound rated plasterboard layers from 3x to 2x on corridor side of double stud partition in R1.47b and R1.47c corridors	\$	-	Awaiting	
	Item 263	Reduce number of sound rated plasterboard layers from 3x to 2x on corridor side of double stud partition in R1.47b and R1.47c corridors	\$	-	Awaiting	
Acoustic - Mechanical	Item 264	Reduction in acoustic requirements.	\$	10,000.00	Accept	
	Item 265	Changing spiral ductwork in hall to standard Sheetmetal ductwork. Removal of external lagging (acoustic requirement).	\$	12,500.00	Reject	
	Item 266	Replacement of metal cushion head boxes (acoustic requirement) with sandwich panel (industry standard).	\$	-	Cost Neutral	NO SAVING, ALREADY ALLOWED FOR
AV TBC	Item 267	Remove drop-down screens in Gallery 03 and 06. Project directly to wall.	\$	-	Awaiting	
	Item 268	Remove digital screens to façade.	\$	-	Awaiting	
	Item 269	Remove drop-down screen and projector to R1.52 (CAW).	\$	-	Awaiting	
	Item 270	Remove TV screen and sound bar from R1.49 (music) and associated electrical connections.	\$	-	Awaiting	
	Item 271	Remove TV screen and sound bar from R1.48 (staff) and associated electrical connections.	\$	-	Awaiting	
	Item 272	Remove immersive entry experience to heritage centre.	\$	-	Awaiting	

	Item 273	Remove curved screen on columns in heritage centre.	\$	-	Awaiting		
	Item 274	Remove projector and drop-down screen in heritage centre.	\$	-	Awaiting		
	Item 275	Reduce interpretative story-bank pods to x3 in heritage centre, i.e. x3 touchscreens.	\$	-	Awaiting		
	Item 276	Remove x2 projectors to heritage centre immersive entrance experience.	\$	-	Awaiting		
PC Sums	Item 277	Target 70,000.00 signage reduction.	\$	70,000.00	Accept		
		Architectural integrated artworks - target 50,000.00	\$	50,000.00	Accept		
		Architectural integrated artworks - remove all together	\$	50,000.00	Accept		
		JamFactory welcome desk elements	\$	11,500.00	Accept		
		Remove custom bar wall cladding and related PC sum. Replace with TR-06 timber veneer or alternative option: Woodwall.	\$	26,000.00	Double Up	PC Sum - Wood wall replacement?	Cook to confirm. Reduce by 50%.
		Simplify entrance canopy - remove PC sum - remove curved steel fins. Retain perforated soffit. Replace roof sheeting with polycarb sheeting.	\$	20,000.00	Accept		Cook to confirm.
Cook Additional Suggestions		W1.31e, W1.01a, W1.42a, W1.43a, W1.44a, W1.43b - change spandrel external glazing from the specified 6mm TGH w/ PixaGraphic/12mm Argon/6mm clear TGH IGU's to 6mm white lacobel TGH/12mm Argon/6mm clear TGH IGU's	\$	1,900.00	Accept		
		Delete all bollard lights x7 no off.	\$	18,500.00	Reject	Safety issue	
		Solar option for bollard lights x7no off.	\$	11,275.00	Accept	Plus GST	
		Solar option for light poles x12no off.	\$	35,500.00	Accept		
		Remove external floor boxes	\$	31,500.00	Accept		
		Delete grass root jute matting	\$	10,000.00	Accept		
		Bin enclosure delete	\$	10,000.00	Accept		
		Tiling alternative contractor	\$	153,882.00	Accept		
		Delete graffiti paint barestone	\$	17,500.00	Accept		
		Convert garden bed south of detention swale to hydroseed	\$	10,000.00	Accept		
Additional Costs		Mechanical addendum by BESTEC (post tender)	-\$	21,000.00	Accept		
		Steven Structural	-\$	65,000.00	Accept		
		AV	\$	-	Awaiting		
Prelims / Margins		Builders Prelims/Margin Saving	\$	361,000.00	Accept	Notional	
Additional Architectural		Sub Redcor fins for timber.	\$	-	Double Up		Cook to confirm price.

	Reduce from impact to standard PB. Keep Impact for bottom 1200mm.	\$ -	Awaiting	
	Remove sliding doors and single doors to creative art workshop and replace with x1 double doors with hold back. Replace foyer sliding door with x2 double doors.	\$ 10,000.00	Accept	May keep foyer sliders and allow for AWS if slider retained. Cook to confirm. Guess.
	Our FER performance solution is likely to allow us to remove the FRL and self-closing to D1.09b. It can be WD-07 in lieu of WD-17. Also remove note: "PROVIDE CLOSER TO BE TRIGGERED BY FIRE DETECTION SYSTEM"	\$ -	Awaiting	
	Convert gallery entrance door (D1.15a) from frameless glazed auto-sliding door to double swing door.	\$ -	Awaiting	
	Convert the main entrance door (D1.11a) from automatic sliding doors to 2-off double swing doors.	\$ -	Awaiting	
	Delete detention basin and replace with oversized pipework to retain equivalent volume	\$ -	Awaiting	
	Removal of the 5-off drenchers and associated pipework shown in the Fire Services documentation.	\$ -	Awaiting	
	ACCEPT	\$ 3,960,840.00		This figure doesn't include many key VM items proposed above - awaiting pricing.
	MAYBE	\$ 65,780.00		
	Total	\$ 4,026,620.00		
	ECI	\$ 58,240.00		
		\$ 3,968,380.00		

COVER SHEET

CONFIDENTIAL REPORT

27 January 2026

Council Meeting

8.1 Office of the Mayor and CEO

8.1.1 INTERNAL REVIEW OF A COUNCIL DECISION - 18A ELIZABETH STREET DRAINAGE

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 legal advice relating to a request for an Internal Review of a Council Decision.

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)(h) of the *Local Government Act 1999*:

legal advice;

- (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 legal advice relating to a request for an Internal Review of a Council Decision.

COVER SHEET

CONFIDENTIAL REPORT

27 January 2026

Council Meeting

8.1 Office of the Mayor and CEO

8.1.2 AUDIT AND RISK COMMITTEE - PRESENTATION OF CONFIDENTIAL AGENDA AND MINUTES FOR THE 11 DECEMBER 2025 MEETING

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 they contain sensitive information relating to Council's cyber security systems and posture; information that is subject to a non-disclosure agreement and related to ongoing negotiations with third parties to enter into arrangements for the management of social infrastructure at Concordia; that Council and its committees and staff comply with non-disclosure arrangements in place with the State; or relate to actual litigation brought against Council by 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.

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)(e) of the *Local Government Act 1999*:

matters affecting the security of the council, members or employees of the council, or council property; or the safety of any person; and

Section 90(3)(g) of the *Local Government Act 1999*:

matters that must be considered in confidence in order to ensure that the council does not breach any law, order or direction of a court or tribunal constituted by law, any duty of confidence, or other legal obligation or duty; and

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 they contain sensitive information relating to Council's cyber security systems and posture; information that is subject to a non-disclosure agreement and related to ongoing negotiations with third parties to enter into arrangements for the management of social infrastructure at Concordia; that Council and its committees and staff comply with non-disclosure arrangements in place with the State; or relate to actual litigation brought against Council by TTEG.