NOTICE OF MEETING

Notice is hereby given that the next ordinary meeting of Council will be held on Tuesday 20 August 2019 in the Council Chambers, 43 – 51 Tanunda Road, Nuriootpa, commencing at 9.00am.

Martin McCarthy
CHIEF EXECUTIVE OFFICER
THE BAROSSA COUNCIL

AGENDA

1. THE BAROSSA COUNCIL

1.1 Welcome by Mayor Lange - meeting declared open
1.2 Present
1.3 Leave of Absence
1.4 Apologies for Absence
1.5 Minutes of previous meetings – for confirmation:
   - Ordinary Council meeting held on Tuesday 16 July 2019 at 9.00am
   - Confidential Council meeting held on Tuesday 16 July 2019 at 11.05am
1.6 Matters arising from previous minutes
   - Nil
1.7 Petitions
   - Nil
1.8 Deputations
   - Nil
1.9 Notice of Motion
   - Nil
1.10 Questions – On Notice – Cr Carla Wiese Smith:
    - Williamstown Dog Park
QUESTION:
What consultation has/will be undertaken with the Williamstown community regarding the selected dog park location?

RESPONSE:
Council undertook a community survey to ascertain interest and general location ideas prior to endorsing the parks and accepting funds from the relevant Minister.

Further various meetings were held onsite with Debbie Boehm, Mayor Lange, Cr Wiese-Smith and Park Managers (WQVJP). Council resolved not to undertake further consultation by defeating the amendment motion, therefore no further specific engagement will occur.

QUESTION:
What consultation has/will be undertaken with the Williamstown community regarding the decision to remove/relocate the WQVJP playground to make way for the dog park?

RESPONSE:
Consultation as part of the Williamstown QVJP Masterplan process which included at least 10 stakeholder sessions and wide community consultation prior to adopting the plans. Relevant stakeholders will be engaged in implementation.

QUESTION:
What is the anticipated date for the playground relocation?

RESPONSE:
No defined project start date as yet - once the contractor has reviewed the site and we have done another walk through with stakeholders and Works Department these details will be finalised.

QUESTION:
As there is currently no grassed area at the Williamstown site (resulting in wet, slippery conditions during winter and very dry, dusty conditions during summer) and safety concerns have been raised regarding slippery pine needles:
  o What remediation works will be undertaken to ensure the ground surface is not only safe, but suitable for the intended purpose?
  o How will a safe, grassed area be maintained in the dog park?

RESPONSE:
As with all services, sites will be monitored including any request for service activity. Current service levels are acceptable for those children and adults utilising the facility at present.

Council has not agreed to any change in the Williamstown dog park surface treatment, the Nuriootpa park will be monitored to understand impacts on the surface as well as any impact on the
structure of the flood banks, and appropriately managed thereafter.

**QUESTION:**
With limited parking space near WQVJP during home football games, what is the plan to ensure (safe) parking spaces are available for dog park users?

**RESPONSE:**
Access will be limited for a short period of time being 11 days per annum, off street car parking is also located to the east and west of the location. Unfortunately there will be a temporary impact for a limited timeframe at the location.

**QUESTION:**
What is the final area of each of the Nuriootpa and Williamstown dog parks?

**RESPONSE:**
With Council having now made its final decisions contractors are being organised. The Nuriootpa park should achieve an estimated size of around 2,700 square metres and Williamstown, once the contractor has reviewed, will be reported back to Council, but in accordance with Council’s instructions staff will attempt to ensure it is expanded to 3,000 square metres.

**QUESTION:**
What are the anticipated completion dates for the Nuriootpa and Williamstown dog parks?

**RESPONSE:**
Nuriootpa components have now been ordered and it is estimated to be completed in October 2019. With Council reconsidering Williamstown and putting the contractor on hold it is unknown at this time when Williamstown will be complete, this will be reported back to Council as soon as a confident target date can be provided.

**RECOMMENDATION**
That Council receive and note the questions on notice and responses and that they be entered into the minutes of the meeting.

2. **MAYOR**
   2.1 Mayor’s report - [attached](#)

3. **COUNCILLORS’ REPORTS**
   3.1 Nil

4. **CONSENSUS AGENDA**
   4.1 **MAYOR**
      Nil
4.2 EXECUTIVE SERVICES

4.2.1 CHIEF EXECUTIVE OFFICER

4.2.1.1 Local Government Association SA – Membership Subscription 2019/20

4.2.2 COMMUNICATION AND ENGAGEMENT OFFICERS

Nil

4.3 CORPORATE & COMMUNITY SERVICES

4.3.1 DIRECTOR CORPORATE AND COMMUNITY SERVICES

Nil

4.3.2 MANAGER COMMUNITY PROJECTS

Nil

4.4 WORKS AND ENGINEERING

4.4.1 DIRECTOR’S REPORT

Nil

4.5 DEVELOPMENT & ENVIRONMENTAL SERVICES

4.5.1 DEVELOPMENT SERVICES

Nil

4.5.2 ENVIRONMENTAL SERVICES

4.5.2.1 Williamstown, Lyndoch Landcare Group Inc.

4.5.3 HEALTH SERVICES

4.5.3.1 Food Recalls

4.5.3.2 Food Premises Inspections

4.5.3.3 Food Act Annual Report 2018-19

4.5.4 REGULATORY SERVICES

Nil

4.5.5 WASTE SERVICES

Nil

5. CONSENSUS AGENDA ADOPTION

5.1 ITEMS FOR EXCLUSION FROM CONSENSUS AGENDA

5.2 RECEIPT OF CONSENSUS AGENDA

5.3 DEBATE OF ITEMS EXCLUDED FROM CONSENSUS AGENDA

6. VISITORS TO THE MEETING/ADJOURNMENT OF MEETING

6.1 VISITORS TO THE MEETING
9.30am  Presentation – Youth Grant Certificates to Amber Perry, Liam Tappert, Finn Reed, Jessica Gobell, Austin McDonald, Mitchell McDonald, Riley McDonald, Maegan Schiller, Hayden Schiller, Kai Carson, Bailey Lobegeiger, Kate Moffett and Kegan Coulter

6.2 ADJOURNMENT OF COUNCIL MEETING

7. DEBATE AGENDA

7.1 MAYOR

Nil

7.2 EXECUTIVE SERVICES

7.2.1 CHIEF EXECUTIVE OFFICER

7.2.1.1 Nominations for Chair and Deputy Chair of Legatus Group 37
7.2.1.2 The Barossa Council Quarter 4 – 2018/19 Performance & Activity Report 39
7.2.1.3 Complaint Handling Process Under the Code of Conduct for Council Members 88
7.2.1.5 Code of Practice for Access to Council and Committee Meetings and Associated Documents 118
7.2.1.6 Approval to Proceed With Final Consideration of Revocation of Community Land Status – Mount Pleasant & District Golf Club Land 139
7.2.1.7 Final Commercial and Valuation Documents for Land Exchange Between Chateau Tanunda (IVIVI Pty Ltd) and Council 144
7.2.1.8 The Big Project Prioritisation and Financial Modelling – The Next Phase 220
7.2.1.9 Request to Close Roads and Gift to Department of Environment and Water (DEW) for Expansion of Kaiserstuhl Conservation Park (the Proposal) 365
7.2.1.10 Training and Development Request – Councillor Kathryn Schilling 370

7.2.2 FINANCE

7.2.2.1 Monthly Finance Report (as at 31 July 2019) 372

7.3 CORPORATE AND COMMUNITY SERVICES

7.3.1 DIRECTOR CORPORATE AND COMMUNITY SERVICES

7.3.1.1 The Big Project (Generational Community Infrastructure Project) – Quarterly Update Report – Quarter 11 – May 2019 to July 2019 375

7.3.2 MANAGER COMMUNITY PROJECTS

7.3.2.1 Draft Event Management Policy 384
7.3.2.2 Consideration and Adoption of Community Assistance Scheme Committee Resolutions

7.4 WORKS AND ENGINEERING

7.4.1 DIRECTOR’S REPORTS

7.4.1.1 Nuriootpa Local Area Traffic Study – Pedestrian Crossing – Gawler Street – Nuriootpa

7.4.1.2 Proposed Road Closure – 2019 Mount Pleasant Christmas Party

7.4.1.3 Proposed Road Closure – 2019 Barossa Christmas Parade

7.5 DEVELOPMENT AND ENVIRONMENTAL SERVICES

7.5.1 DEVELOPMENT SERVICES

7.5.1.1 Joint Planning Arrangements – Business Case (Further Information)

7.5.2 ENVIRONMENTAL SERVICES

Nil

7.5.3 HEALTH SERVICES

Nil

7.5.4 REGULATORY SERVICES

Nil

7.5.5 WASTE SERVICES

7.5.5.1 Soft Plastics Recycling Pilot Project and Regional Recycling Project

8. CONFIDENTIAL AGENDA

8.1 CHIEF EXECUTIVE OFFICER

8.1.1 Barossa Grape and Wine Association (BGWA) – Sale of Property Murray Street Tanunda – Council’s First Right of Refusal Under the Lease

8.2 DIRECTOR – CORPORATE AND COMMUNITY SERVICES

8.2.1 Tender – Tanunda Recreation Park Show Hall Extension and Refurbishment T0102/2019

9. URGENT OTHER BUSINESS

9.1 Leave of Absence request – Cr Boothby for the Council meeting to be held on 17 September 2019

9.2 Leave of Absence request – Cr Kathryn Schilling – 8 September to 10 September 2019 and 26 October to 9 November 2019.

9.3 Mayor Lange – 27 September – 13 October 2019
10. NEXT MEETING
   Tuesday 17 September 2019 at 9.00am

11. CLOSURE
Mayor’s Report to Council – August 2019

JULY

10/07/2019  Tanunda Business Group Network Event - consultation with a number of Tanunda Business Owners and with RDA providing support.

11/07/2019  Meeting representatives Nuriootpa Business Alliance – Coulthard House NAIDOC Bush morning Tea – Bush Gardens
Meeting Tony Pasin Member for Barker and Martin McCarthy – Funding opportunities
Meeting with Colin Steele, Martin McCarthy, Jo Thomas – Big Project funding options
Barossa Campus Opening - Chateau Building, Beckwith Park

12/07/2019  Meeting with Developer and Louis Monteduro - Land Development Proposal, Menge Road Tanunda
Meeting with Jeff Semmler - possible land development, Lyndoch

15/07/2019  Meeting with Quentin Agius - joined by Cr Troup, Cr Johnston, Martin McCarthy and Jo Thomas and Deb Anderson

17/07/2019  Tourism discussions – Cr Boothby, Martin McCarthy and Jo Thomas

23/07/2019  Citizen Ceremony – Council Office
Meeting with Waste Company Representative & Gary Mavrinac

25/07/2019  Sandy Creek Primary School also attended Cr Troup, Cr Wiese-Smith and Cr Johnston - Japanese Exchange Student Visit

27/07/2019  Opening event – Coalescence - Bailey Donovan Glass Exhibition

29/07/2019  Redeemer Lutheran School - Year 7 Student Parliament - Swearing In ceremony

30/07/2019  Meeting Representatives Nuriootpa Pool
Our Town Funding Opportunities Meeting – Deb Wilson Conveyor
Meeting with Developer, Martin McCarthy, Gary Mavrinac – Possible Stockwell Development

31/07/2019  TDU Start up Meeting – Council Office
Opening Launch - Workspace Barossa, Tanunda

AUGUST

1/08/2019  Barossa Launch - Lutheran Community Car’s 2019-2021 Strategic Plan

2/08/2019  Meeting with Michael Lennon Chairman Planning Commission, Martin McCarthy and Gary Mavrinac

5/08/2019  Dog and Cat Management Board Dinner
<table>
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<tr>
<th>Date</th>
<th>Event</th>
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<tbody>
<tr>
<td>7/07/2019</td>
<td>Site Visit Gods Hill Road future development</td>
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<td></td>
<td>Site visit Angaston resident Moculta Road</td>
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<tr>
<td>8/08/2019</td>
<td>Triple BFM – Radio Interview</td>
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<td>Barossa Valley Rotary Club- Dinner Presentation</td>
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<tr>
<td>9/08/2019</td>
<td>Redeemer Lutheran School – Presentation Year 6 students (roles and responsibilities Local Government, Mayor, Elected Members and relationship with Federal and State Government Medieval Fair Educational Day - Heinemann Park Site Meeting – Mt Pleasant Resident</td>
</tr>
<tr>
<td>11/08/2019</td>
<td>Lions Club Youth Judging Panel</td>
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</table>
4.2.1 CONSENSUS AGENDA – CHIEF EXECUTIVE OFFICER

4.2.1.1 LOCAL GOVERNMENT ASSOCIATION SA – MEMBERSHIP SUBSCRIPTION 2019/20

Correspondence has been received notifying Council that membership subscriptions for 2019/20 to the Local Government Association of SA are now due and outlining achievements and value of membership to the organisation.

A copy of the letter and Value of Membership document are attached for information.

RECOMMENDATION
That report item 4.2.1.1 be received and noted.
9 August 2019

Mr Martin McCarthy
Chief Executive Officer
The Barossa Council
PO Box 867
NURIOOTPA SA 5355
Emailed: mmccarthy@barossa.sa.gov.au

Dear Martin

LGA Membership Subscriptions 2019/20

The Local Government Association of SA’s membership subscriptions for the 2019/20 financial year are now due. Please find attached an invoice for your membership.

The LGA remains focused on delivering value for members through advocating for local government, assisting councils, and advancing the sector.

We produce an annual value proposition that quantifies the value of LGA services to members, and the 2019 report indicates that councils receive an estimated annual benefit of $2.48 million by participating in programs and services available through their LGA membership. The 2019 LGA Value of Membership report can be downloaded here: http://www.lga.sa.gov.au/lgamembership.

One of our highlights from the past twelve months was working with councils to run a successful 2018 council elections campaign that increased both the number and diversity of candidates. We also expanded the services offered to members by LGASA Commercial to include legal, energy, recruitment, human resources, travel and media training.

Some of the other achievements and services provided to members in 2018/19 included:

- Secured and administered grants to councils worth $8.3 million. With your council specifically receiving the following:
  - $29,001 - Regional Youth Traineeship Program for 2 trainees
- Emergency management support to all 68 councils through the Council Ready program.
- Working with ALGA to secure Supplementary Road Funding of $40 million over the next two years.
- Hosting websites for 52 councils.
- Providing training to 3,724 council staff and elected members and held more than 40 forums on key issues for the sector.
- Issuing 524 circulars providing information on state government policies, standardised templates, pressing issues and updates to councils.
• Lodging over 4,500 issue reports from members of the public through the My Local Services App including graffiti, wandering pets and parking issues.

• $60 million of purchases made through LGA Procurement managed contracts with all councils using its services.

• Providing traineeships for 59 people in regional areas.

A key focus for the LGA in 2019-20 will be working with the State Government on an evidence-based local government reform program that will deliver lasting benefits to councils and communities. We will also continue to seek relief from and raise awareness of the impacts of cost-shifting, including the unprecedented 40% increase to the Solid Waste Levy that was announced in this year's State Budget.

2019-20 is the final year of the three-year phase-in period for the new subscription methodology. Should you have any concerns regarding your invoice or would like more information about the value of LGA membership please contact me on 8224 2039.

Yours sincerely

Matt Pinnegar

Chief Executive Officer

Telephone: (08) 8224 2039

Email: matt.pinnegar@lga.sa.gov.au
The mission of the LGA is to provide leadership to councils for the benefit of the South Australian community.

Overall value to sector $141 million

**Advocate**
Achieving greater influence for local government in matters affecting councils and communities.

- $64 million sector
- $1.2 million average benefit to participating councils

- Awareness campaigns
- Advocacy campaigns
- Media coverage
- Social media
- Policy development and advice
- Research and publications
- Submissions
- Stakeholder engagement
- Nominations to outside bodies

**Assist**
Working with members councils to build capacity and increase sustainability. An integrated and coordinated local government.

- $17 million sector
- $368,000 average benefit to participating councils

- Education and Training
- Best practices resources and model policies
- Governance advice
- Local Government Governance Panel
- Emergency management and Council Ready program
- Public Health Partnership program
- Local Government Research and Development Scheme
- Conferences, forums and events
- Special Local Roads Program
- State Local Government Infrastructure Partnership
- Regional Youth Traineeship Program
- CWMS Program
- Litigation funding support
- Benchmarking and data analysis

**Advance**
Facilitating continuous improvement in councils and the LGA.

- $60 million sector
- $872,000 average benefit to participating councils

- LGASA Commercial Solutions – Legal, Travel, HR, Energy, Media and Recruitment
- LGASA Mutual Liability Scheme
- LGASA Workers Compensation Scheme
- LGA Procurement
- Electronic Services Program

---

**Our key priorities for 2018-19:**

- Advocate for Local Government through awareness campaigns and stakeholder relations to influence policy outcomes (Advocate)
- Lead and achieve local government reform and respond to change (Assist)
- Continue with the LGA Procurement transformational program (Advance)
- Support the development of public health and community wellbeing services (Advocate/Assist)
- Support the 2018 Council Elections (Advocate/Assist)
- Expand LGASA commercial activities (Advance)
- Advocate for improved sector conduct and building sector morale (Advocate/Assist)
- Position and support local government as a driver of economic development (Advocate/Assist)
- Implement the Schemes Review (Advance)
- Improve the LGA’s governance; implement the Governance Review (Advance)

Build local government capacity and the skills of our people (Assist)

*Source: LGA of South Australia Value of Membership 2019 report by UHY Haines Noarton*
Training & workshops
Subsidised training
3,724 council staff and elected members received a mixture of free and subsidised training from the LGA training unit in areas of elected member leadership, waste handling, procurement, iResponda.

Emergency Management
More than 550 council employees from all 68 councils participated in free workshops as part of the Council Ready program discussing emergency management needs and priorities.

Procurement
80 specialist consultancies
$60 million of purchases from LGA Procurement contracts
Panel contracts include electricity, Microsoft licencing, trucks, heavy plant and machinery, fuel (bulk and cards) engineering, ICT provision and debt collection services.

Commercial Services
Commenced operations in September 2018
Engagement with 52 councils
Generate significant savings for the sector - offering legal, energy audits, travel, media and human resource services.

My Local Services
43 councils registered
77,112 app downloads total (average per month 2,061 – for 2018/19 financial year)
4,500+ reports lodged directly to councils through the ‘Report it’ feature *as at 1 July 2018

Grants
$2.3 million Local Government Research & Development Scheme
$5.359 million Community Wastewater Management Scheme in six regional communities
$630,000 Regional Youth Traineeships Program

Communication
524 circulars distributed - including policy updates and legislation changes
18 direct email ‘CEO’s Update’ (to 130 recipients)
42 direct email ‘President’s Update’ (to 595 recipients)
232,454 files were downloaded from the member’s only website
78,317 website files downloaded from the public website
790 jobs listed on councils’ behalf on www.lga.sa.gov.au/careers and had 55,000 website hits per month

Events
Hosted more than 40 forums covering a range of topics and issues relevant to local government
Eg, waste and recycling, public health, ageing and wellbeing, planning reform and community engagement.

Major events
Annual General Meeting, Ordinary General Meeting and Roads & Works Conferences attracted 392 local government attendees.

Website content management System
52 councils use a purpose built CMS to 110 websites and other subsites
52 corporate council websites
14 staff intranets
30 elected member extranets
14 tourism or other specific websites

*LGA service highlights
My Local Services
Website content management System
Grants
Communication
Events
4.5.2 CONSENSUS AGENDA – ENVIRONMENTAL SERVICES REPORT

4.5.2.1 WILLIAMSTOWN, LYNDCH LANDCARE GROUP INC.
B2791
Minutes of the Williamstown, Lyndoch Landcare Group Inc. meeting held 26 June 2019 are attached for information:

RECOMMENDATION:
The report items 4.5.2.1 be received.
Meeting Minutes

PO Box 694
Lyndoch, SA 5351

Purpose General Meeting

Prepared by Tracy Sinclair/Tina Woods Phone No. 0421 616 444
Location Council Rooms, Date/Time 26 June 2019, 19.30 – 20.30
29 Barossa Valley Way, Lyndoch, SA 5351

Attendees Angus Atkinson (Chair) Don Wegener
Elke Wiese Shirley Wegener
Joerg Wiese Trish Bridson
Tracy Sinclair Brian Davey (Visitor previous Landcare member newly
Mick returned to Lyndoch)

Distribution All current & life members and Chris Kruger, Executive Assistant, Development and Environmental Services, The Barossa Council

File 20190626_GeneralMeetingMinutes.docx

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<thead>
<tr>
<th>Item</th>
<th>Action by</th>
<th>Date Due</th>
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<tbody>
<tr>
<td>1 Meeting Opened 7.30pm</td>
<td></td>
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<tr>
<td>3 Minutes of previous Meeting held 22 May 2019 - Accepted. Moved by Joerg Wiese, seconded by Elke Wiese – Carried.</td>
<td></td>
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<tr>
<td>4 Business Arising last meeting:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Actions now closed:</td>
<td>A Atkinson/ T Sinclair</td>
<td>TBA</td>
</tr>
<tr>
<td>ACTION: Place pamphlets in holder at the Lyndoch Hotel (and at Container as none left) – Action closed pamphlets placed in holder at Hotel on 22 May 19, and stock of pamphlets replenished at Container.</td>
<td></td>
<td></td>
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<tr>
<td>Actions still open:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>ACTION: Follow up with Friends of Para Wirra Conservation Park for possible joint Working Bee. Tracy Sinclair and Angus Atkinson to visit Friends of Para Wirra Conservation Park.</td>
<td>B Green</td>
<td>Pending</td>
</tr>
<tr>
<td>ACTION: Seed Collection - Brian Green to prepare a list of target plants for seed collection and the appropriate time of year for collection so this can be incorporated into the relevant working bees. Brian also offered to run an Information Session at a working bee.</td>
<td>A Atkinson (to follow up)</td>
<td>30/08/19</td>
</tr>
<tr>
<td>ACTION: Mistletoe – Mistletoe Action Plan completed and submitted to Council for approval Chris Kruger. Follow up approval.</td>
<td>Pam Payne</td>
<td>When ready</td>
</tr>
<tr>
<td>ACTION: Seed Collection – Pam Payne (Barossa Bushgardens) is drafting a sampling plan for seed collection from the Reserve, which will require approval by The Barossa Council and the Williamstown &amp; Lyndoch Landcare Group Inc. prior to collection.</td>
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</tbody>
</table>
**ACTION:** Stall at the Lyndoch Community Markets – Date to be finalised and logistics to be organised. Once date decided post to Facebook page.

New Actions from Business Arising last meeting:
**ACTION:** Advise Regina Warne (Student at UniSA (Roseworthy Campus)) the date of the next Saturday working bee.

5 Correspondence:

In:
- **Amanda Pearce** – Supplied a bird species list for Altona Landcare CSR Reserve compiled by Roy and Betty Pearce dated 2002. List will be scanned and saved to the Landcare Google OneDrive.
- **DEW Insurance.** - Letter received from The Barossa Council. Insurance application submitted to Sheralee Cox.
- **Wohlers** - Offer of a free “High Tea Experience” for the group. Booking must be Mon-Fri and less than 14 in total. Advance booking required.
- **2019 SA Community Landcare Conference** - Bordertown 28-30 October.
- **Troy Bowman** Biosecurity SA – Follow up notes from the MMLA Weed Control Workshop
- **Regina Warne** - Student at UniSA (Roseworthy Campus). Interested in Volunteering, weekend options preferred.

Out:
- None

6 Chair Report:
- Mid-Murray Landcare Group Land Management Workshop attended by Angus Atkinson, Lyn Knowles and Tracy Sinclair.
Meeting Minutes

7 Treasurers Report – as presented by Joerg Wiese:
   - Monthly Income & Expenditure – since last General Meeting

<table>
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<th>MAY</th>
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<tr>
<td>Balance Brought Forward</td>
<td>$3,952.59</td>
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<tr>
<td>Income</td>
<td>$0.09</td>
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<tr>
<td>Expenses</td>
<td>$200.00</td>
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<tr>
<td><strong>End Month Balance</strong></td>
<td><strong>$3,752.68</strong></td>
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   - Account Balances – since last General Meeting

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<tr>
<td>Administration</td>
<td>$1,058.98</td>
</tr>
<tr>
<td>Credit Union Share</td>
<td>$2.00</td>
</tr>
<tr>
<td>Project No.2 (Altona)</td>
<td>$2,691.70</td>
</tr>
<tr>
<td><strong>Total End Month Balance</strong></td>
<td><strong>$3,752.68</strong></td>
</tr>
</tbody>
</table>

Treasurers Report – Accepted, moved by Tracy Sinclair, seconded by Don Wegener – Carried.
   - Cheque book held by Shirley Wegener whilst Joerg Wiese on holiday.
   - $38 donation received in the month.

8 Publicity:
   - Facebook – Regular postings have been made highlighting new signs, volunteer work and reminding visitors that dogs are not allowed in the Reserve.

9 General Business:
   - Ute – Don Wegener and Mick working on vehicle carrying out service and general repairs.
   - Poison Spray Unit Frame – Built on back of tractor by Don Wegener.

10 Next Meeting – Wednesday 24 July 2019, 7.30pm Council Rooms, Lyndoch.

11 Meeting Closed 8.30pm.
4.5.3 CONSENSUS AGENDA – HEALTH SERVICES REPORT

4.5.3.1 FOOD RECALLS

B9106

Consumer Level recalls were monitored for:

- Bulla Ready to Decorate Ice Cream Cake Base 1.5L
- Lowan Rice Flakes 500g and Rice Porridge 500g
- Daoxiangcun Crisp Cake 640g

RECOMMENDATION:
That the report item 4.5.3.1 be received.
4.5.3 CONSENSUS AGENDA – HEALTH SERVICES REPORT

4.5.3.2 FOOD PREMISES INSPECTIONS
B4573

During the month of July 2019 the following food businesses were inspected for their compliance with the Food Act 2001.

- Rumours Espresso – Follow up inspection
- Nuri Indian Takeaway – Routine inspection
- Cultured Cheese School – Routine inspection
- Hive Barossa – Follow up inspection
- 100X Harvest – Routine inspection
- Ferment Asia – Routine inspection
- Nuriootpa Chicken Centre and Café – Routine inspection
- Nuri Indian Takeaway – Follow up inspection

FOOD SAFETY AUDITS

- Barossa Village Inc.

RECOMMENDATION:
That the report items 4.5.3.2 be received.
Section 93 of the Food Act 2001 requires that Council provide a summary of activities related to the administration of the Food Act. The attached report is created from the template supplied (and required) by SA Health and was forwarded to their Food Standards Surveillance Branch prior to July 31 (to comply with their requested deadline).

Local councils in their roles as enforcement agencies have an essential role in the administration this Act. The information provided by Local Government contributes an essential part of the required Annual Food Act Report to Parliament each year by the Minister.

Traditionally food businesses in The Barossa Council area are inspected using the Australian Food Safety Assessment (AFSA) system. Developed in SA, food businesses were given an overall risk classification (i.e. low, medium, high) and routine inspection frequencies vary from six to twenty four months (according to risk) to ensure compliance with the National Food Safety Standards.

Recently SA councils have been obliged to also adopt the new ‘South Australian Food Business Risk Classification System’ developed by SA Health and introduced through a Memorandum of Understanding (MOU) between SA Health and the SA Local Government Association (LGA). The MOU also introduces Inspection Principles which are designed to bring about improved consistency across the State.

The SA Food Business Risk Classification System requires an in depth assessment of the types of foods being provided, the food processes undertaken, determining the highest food risk, and categorising the business sector to arrive at an inspection priority (i.e. P1, P2, P3 & P4 with P1 being the highest risk category). A consequence of this priority system is the disclosure of many premises identified as being of high risk requiring more frequent and longer inspections and, thus, more resourcing.
The reporting proforma is also now more detailed in recent years to adopt the new system, which aligns SA with Federal Government requirements for a risk profiling framework for the food business sector. This also means that the reporting template involves considerable manual collation of information to collate (as the granular information requested is beyond the usual software capability).

Food businesses which cater for vulnerable populations (e.g. Child Care Centres, Hospitals or Nursing Homes) are required to have Food Safety Plans (FSP). Such premises are required to have their FSP independently audited (by external third party Auditors, from other councils, or SA Health) and reports on these Audits are then forwarded to the local council by the Auditor. Council currently has an approved Food Safety Auditor on staff (Council’s Manager Health Services) auditing premises within the Council area. A fee is charged per Audit. Hospital FSP’s are audited by SA Health.

In summary, the broader Food Act outcomes in The Barossa Council area for 2016/17 are:

- Promotion of online food safety training (I’m Alert) available to all businesses within the Council area free of charge to the business resulting in a significant increase in exposure of food handlers to updated training, uptake of which has been encouraging. During the reporting period 290 new users registered for the online training.
- Maintaining the FSP auditing service to six local food businesses (catering to vulnerable populations).
- Food Safety Week implementation of a display at the Nuriootpa office counter with the theme of ‘Food Poisoning – take it seriously.’

**RECOMMENDATION:**

That the report item 4.5.3.3 be received
Council Name: The Barossa Council

1. Authorised Officers

An authorised officer (AO) is defined as "a person appointed under Part 9, Division 3 of the *Food Act 2001*". Under Division 3 a council is required to maintain a list of AOs appointed under the Act. Please provide the following advice on persons who were listed as an AO for your council, under this provision, on the 30th June 2019.

The purpose of this question is to update the current list of authorised officers working in South Australia. Where part time staff are employed by more than one council, please indicate the name of all other councils in the table below.

If on the 30th of June 2019 the council did not have an AO under the Food Act please provide a nil return.
## Inspections & Audits

<table>
<thead>
<tr>
<th>Name of Authorised Officer</th>
<th>Position Title</th>
<th>Contact Details (phone, fax, mobile, email)</th>
<th>Full time or Part Time appointment</th>
<th><strong>If Part Times. Record the FTE (Full time Equivalent)</strong></th>
<th>Does the authorised officer work for more than one council?</th>
<th>Name the other councils</th>
<th>Percentage of time spent on food related matters (including routine, follow-up and complaints)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stephen Carroll</td>
<td>Manager Health Services</td>
<td>8563 8491, <a href="mailto:scarroll@barossa.sa.gov.au">scarroll@barossa.sa.gov.au</a></td>
<td>Full Time</td>
<td>No</td>
<td>No</td>
<td></td>
<td>35.00% 35.00%</td>
</tr>
<tr>
<td>Karen Watson</td>
<td>Environmental Health Officer</td>
<td>8563 8419, <a href="mailto:kwatson@barossa.sa.gov.au">kwatson@barossa.sa.gov.au</a></td>
<td>Full Time</td>
<td>No</td>
<td>No</td>
<td></td>
<td>35.00%</td>
</tr>
<tr>
<td>Joel Bray</td>
<td>Environmental Health Officer</td>
<td>8563 8435, <a href="mailto:jbray@barossa.sa.gov.au">jbray@barossa.sa.gov.au</a></td>
<td>Full Time</td>
<td>No</td>
<td>No</td>
<td></td>
<td>35.00%</td>
</tr>
</tbody>
</table>

**FTE = Part time working hrs per week/ Full time working hours per week**

For example: Officer working 15 hrs a week. Fulltime hours for the week = 37.5. FTE = 15/37.5 which is 0.4 FTE

### 2. Audits & Inspections of Food Premises

The Food Act requires businesses that process food for service to “Vulnerable Populations” to have implemented a documented Food Safety Program and are subject to an audit in order to verify compliance with Standard 3.2.1. Please complete the following table with respect to your council area only (if you audit outside your council area, these details will be captured by the respective council). If these businesses were also inspected by your council during the financial year, please provide this information as well.

Don't include - Public Hospital, Not for Profit Meals on Wheels and Dom Care. They are audited by SA Health and reported separately.

### 2A. Food Audits

It includes all the businesses during the financial year including the ones that are closed or changed ownership.
Don't include Public Hospital, Not for Profit Meals on Wheels and Dom Care. They are audited by SA Health and reported separately.

<table>
<thead>
<tr>
<th>Business Type - Vulnerable Population</th>
<th>No. of Businesses</th>
<th>Routine Audits (Standard 3.2.1, 3.2.2 &amp; 3.2.3)</th>
<th>Routine Inspections (Standard 3.2.2 &amp; 3.2.3)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>No. of audits conducted by your council</td>
<td>No. of audits conducted by other councils (In your area)</td>
</tr>
<tr>
<td>Child Care Centres</td>
<td>4</td>
<td>3</td>
<td></td>
</tr>
<tr>
<td>Aged Care Facilities</td>
<td>3</td>
<td>3</td>
<td></td>
</tr>
<tr>
<td>Private Hospitals</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Others - Commercial Meals on Wheels, Central production kitchen for vulnerable pops</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>7</strong></td>
<td><strong>6</strong></td>
<td><strong>0</strong></td>
</tr>
</tbody>
</table>

* "Vulnerable Populations" are those types of businesses as defined in Standard 3.3.1 and are required to be audited.
2B. Food Inspections

All food businesses in South Australia are required to comply with the Food Act 2001, Regulations and Food Safety Standards. Please complete the following table with respect to your Council; however EXCLUDE businesses that service “Vulnerable Populations” which were reported in section 2A of this report.

<table>
<thead>
<tr>
<th>Risk Classification</th>
<th>Number of Businesses</th>
<th>Routine Inspections Conducted</th>
<th>Follow up Inspections</th>
<th>No. of Inspection resulting from complaints</th>
</tr>
</thead>
<tbody>
<tr>
<td>P1 (please exclude businesses that service “Vulnerable Populations”)</td>
<td>132</td>
<td>93</td>
<td>25</td>
<td>3</td>
</tr>
<tr>
<td>P2</td>
<td>110</td>
<td>47</td>
<td>8</td>
<td>1</td>
</tr>
<tr>
<td>P3</td>
<td>90</td>
<td>18</td>
<td></td>
<td></td>
</tr>
<tr>
<td>P4</td>
<td>75</td>
<td>1</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

It includes all the businesses during the financial year including the ones that are closed or changed ownership.
3A. Food Audit fees
Councils are able to charge for audits conducted by Authorised Officers.

Does your council conduct Food Audits?  Yes

If you answered NO to the above question go to Q3B.

Does your council charge fees for conducting Food Audits?  Yes

If you answered NO to the above question go to Q3B.

Please advise the fees currently charged by your council for auditing purposes and clearly specify whether this is an hourly rate or flat fee structure.

<table>
<thead>
<tr>
<th>Audit Type/parameters</th>
<th>Audit Charge ($)/unit* (if no fees are charged please write N/A)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Desktop Audit (offsite)</td>
<td></td>
</tr>
<tr>
<td>Routine Audit (onsite)</td>
<td>$530.00</td>
</tr>
<tr>
<td>Follow up Audit</td>
<td></td>
</tr>
<tr>
<td>Travel Cost</td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td></td>
</tr>
</tbody>
</table>
3B. Food Inspection fees
Councils are able to charge for inspections conducted by Authorised Officers.
Does your council charge fees for conducting food premises inspections?  Yes
If you answered NO to the above question go to Q4.
Please advise the fees currently charged by your council for inspection purposes.

<table>
<thead>
<tr>
<th>Inspection Type</th>
<th>Inspection Charge ($)</th>
<th>unit* (if no fees are charged please write N/A)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Routine Inspection</td>
<td>$121.00 small - $300.00 large - per inspection</td>
<td></td>
</tr>
<tr>
<td>Follow up Inspection</td>
<td>First inspection free</td>
<td></td>
</tr>
<tr>
<td>Complaint Inspection</td>
<td>No charge</td>
<td></td>
</tr>
<tr>
<td>Home Activity Inspection</td>
<td>50% of routine inspection - $60.50</td>
<td></td>
</tr>
<tr>
<td>Other _______________________</td>
<td>Market stall - 25% of routine inspection - $30.25</td>
<td></td>
</tr>
</tbody>
</table>

*Unit - please specify in your response, for example “per inspection” OR “per hour”

4. Food Act Enforcement

4A Enforcement Activities
Please complete the following table indicating the enforcement activities undertaken by your councils during financial year 2018-2019.

Table 4A

Please note this column requires number of businesses inspected, not the number of inspections.

Enforcement action here means any of the below activities:
- written warnings,
- improvement notices,
- prohib orders,
- expiations,
- and prosecutions.

It includes all the businesses during the financial year including the ones that are closed or changed ownership.
<table>
<thead>
<tr>
<th>Business Sector</th>
<th>Risk Level</th>
<th>No. of Business</th>
<th>No. of business Inspected</th>
<th>No. of business requiring enforceme nt action</th>
<th>No. of written warnings issued</th>
<th>No. of improvement notices issued</th>
<th>No. of prohibition orders issued</th>
<th>No. of expiations issued</th>
<th>Percent Compliance - Inspected Businesses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alcoholic beverages packaged</td>
<td>P4</td>
<td>32</td>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>100%</td>
</tr>
<tr>
<td>Bakery products</td>
<td>P3</td>
<td>4</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>#DIV/0!</td>
</tr>
<tr>
<td>Bakery products Perishable fillings</td>
<td>P2</td>
<td>7</td>
<td>5</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>100%</td>
</tr>
<tr>
<td>Continental Type Delicatessen food perishable</td>
<td>P2</td>
<td>34</td>
<td>4</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td></td>
<td></td>
<td>#DIV/0!</td>
</tr>
<tr>
<td>Low risk packaged food</td>
<td>P4</td>
<td>30</td>
<td>23</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>100%</td>
</tr>
<tr>
<td>Medium risk food - perishable</td>
<td>P3</td>
<td>4</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>#DIV/0!</td>
</tr>
<tr>
<td>Raw Meat &amp; Poultry</td>
<td>P2</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>#DIV/0!</td>
</tr>
<tr>
<td>Seafood(excludes Processing of Bivalve mollusc)</td>
<td>P2</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>#DIV/0!</td>
</tr>
<tr>
<td>Others- see comments</td>
<td>P1</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>#DIV/0!</td>
</tr>
<tr>
<td>Others- see comments</td>
<td>P2</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>#DIV/0!</td>
</tr>
<tr>
<td>Others- see comments</td>
<td>P3</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>#DIV/0!</td>
</tr>
<tr>
<td>Others- see comments</td>
<td>P4</td>
<td></td>
<td></td>
<td></td>
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</tbody>
</table>

Comments:
### Food Service

<table>
<thead>
<tr>
<th>Category</th>
<th>Processor/Manufacturer</th>
<th>Processing</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Catering offsite activity</td>
<td>P1</td>
<td>6</td>
<td>3</td>
</tr>
<tr>
<td>Catering onsite</td>
<td>P1</td>
<td>5</td>
<td>0</td>
</tr>
<tr>
<td>Medium risk foods perishable</td>
<td>P3</td>
<td>25</td>
<td>4</td>
</tr>
<tr>
<td>Restaurants and takeaway RTE Food-prepared in advance</td>
<td>P1</td>
<td>83</td>
<td>49</td>
</tr>
<tr>
<td>Restaurants and takeaway RTE food - Express order</td>
<td>P2</td>
<td>35</td>
<td>10</td>
</tr>
<tr>
<td>Restaurants and takeaway RTE Food-no raw preparation</td>
<td>P2</td>
<td>8</td>
<td>3</td>
</tr>
<tr>
<td>Others- see comments</td>
<td>P1</td>
<td>#DIV/0!</td>
<td>#DIV/0!</td>
</tr>
<tr>
<td>Others- see comments</td>
<td>P2</td>
<td>#DIV/0!</td>
<td>#DIV/0!</td>
</tr>
<tr>
<td>Others- see comments</td>
<td>P3</td>
<td>#DIV/0!</td>
<td>#DIV/0!</td>
</tr>
<tr>
<td>Others- see comments</td>
<td>P4</td>
<td>#DIV/0!</td>
<td>#DIV/0!</td>
</tr>
<tr>
<td><strong>Comments:</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Processor/ Manufacturer

<table>
<thead>
<tr>
<th>Category</th>
<th>Processor/Manufacturer</th>
<th>Processing</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bakery products</td>
<td>P1</td>
<td>11</td>
<td>8</td>
</tr>
<tr>
<td>Perishable fillings processing</td>
<td>P1</td>
<td>11</td>
<td>8</td>
</tr>
<tr>
<td>Baby Food processing</td>
<td>P2</td>
<td>#DIV/0!</td>
<td>#DIV/0!</td>
</tr>
<tr>
<td>Category</td>
<td>Page</td>
<td>Report</td>
<td>Result</td>
</tr>
<tr>
<td>----------------------------------------------------------------</td>
<td>------</td>
<td>--------</td>
<td>--------</td>
</tr>
<tr>
<td>Beverage processing</td>
<td>P3</td>
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<td></td>
</tr>
<tr>
<td>Canned food processing</td>
<td>P2</td>
<td>#DIV/0!</td>
<td></td>
</tr>
<tr>
<td>Canned food processing very small producer &amp; high acid food</td>
<td>P3</td>
<td>#DIV/0!</td>
<td></td>
</tr>
<tr>
<td>Chocolate processing</td>
<td>P2</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Chocolate processing small producer</td>
<td>P3</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Cereal processing</td>
<td>P3</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>Cooking</td>
<td>P2</td>
<td>#DIV/0!</td>
<td></td>
</tr>
<tr>
<td>Cooked</td>
<td>P2</td>
<td>#DIV/0!</td>
<td></td>
</tr>
<tr>
<td>Cook-frozen food processing</td>
<td>P2</td>
<td>#DIV/0!</td>
<td></td>
</tr>
<tr>
<td>Dairy processing (not including soft cheese)</td>
<td>P2</td>
<td>#DIV/0!</td>
<td></td>
</tr>
<tr>
<td>Dairy processing - Soft cheese processing</td>
<td>P1</td>
<td>#DIV/0!</td>
<td></td>
</tr>
<tr>
<td>Egg Processing</td>
<td>P2</td>
<td>#DIV/0!</td>
<td></td>
</tr>
<tr>
<td>Fruit and Vegetables processing</td>
<td>P1</td>
<td>#DIV/0!</td>
<td></td>
</tr>
<tr>
<td>Fruit and vegetable processing frozen</td>
<td>P2</td>
<td>#DIV/0!</td>
<td></td>
</tr>
<tr>
<td>Fruit and vegetable processing frozen Blanch/small producer</td>
<td>P3</td>
<td>#DIV/0!</td>
<td></td>
</tr>
<tr>
<td>Fruit and vegetable Juice Unpasteurises processing</td>
<td>P1</td>
<td>#DIV/0!</td>
<td></td>
</tr>
<tr>
<td>Fruit juice, Pasteurisation processing, Shelf stable processing</td>
<td>P2</td>
<td>#DIV/0!</td>
<td></td>
</tr>
<tr>
<td>Fruit Juice Pasteurisation processing, Shelf stable processing</td>
<td>P3</td>
<td>#DIV/0!</td>
<td></td>
</tr>
<tr>
<td>Food processing</td>
<td>P3</td>
<td>#DIV/0!</td>
<td></td>
</tr>
<tr>
<td>Product Category</td>
<td>Tier</td>
<td>%</td>
<td></td>
</tr>
<tr>
<td>-----------------------------------------------------</td>
<td>------</td>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>Infant formula product processing</td>
<td>P1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Meat Processing, Abattoir/ Boning Room</td>
<td>P2</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Meat Processing, Fermented meat Processing, Small Goods Processing</td>
<td>P1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Oils and fats processing</td>
<td>P3</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Peanut Butter processing</td>
<td>P2</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Peanut Butter processing Small Producer</td>
<td>P2</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Poultry processing</td>
<td>P1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Prepared not ready to eat food processing</td>
<td>P2</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Prepared ready to eat food processing</td>
<td>P1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Seafood processing</td>
<td>P2</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Seafood processing RTE and shelf stable</td>
<td>P2</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Seafood processing Mollusc processing</td>
<td>P1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Snack chips processing</td>
<td>P3</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>Spices and dried herbs processing</td>
<td>P2</td>
<td>4</td>
<td>3</td>
</tr>
<tr>
<td>Spices and dried herbs processing small producer</td>
<td>P3</td>
<td>2</td>
<td>100%</td>
</tr>
<tr>
<td>Sprout processing</td>
<td>P1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sushi processing</td>
<td>P1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Vegetables in oil processing</td>
<td>P1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Others- see comments</td>
<td>P1</td>
<td>#DIV/0!</td>
<td></td>
</tr>
<tr>
<td>Others- see comments</td>
<td>P2</td>
<td>#DIV/0!</td>
<td></td>
</tr>
<tr>
<td>Others- see comments</td>
<td>P3</td>
<td>#DIV/0!</td>
<td></td>
</tr>
<tr>
<td>Others- see comments</td>
<td>P4</td>
<td>#DIV/0!</td>
<td></td>
</tr>
</tbody>
</table>

Comments:

<table>
<thead>
<tr>
<th>Food Transporter</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bulk flour storage distributor</td>
</tr>
<tr>
<td>Bulk milk collection distributor</td>
</tr>
<tr>
<td>Dairy produce distributor</td>
</tr>
<tr>
<td>Dairy produce distributor</td>
</tr>
<tr>
<td>Dry goods and beverages distributor</td>
</tr>
<tr>
<td>Frozen food distributor</td>
</tr>
<tr>
<td>Fruit and vegetables distributor</td>
</tr>
<tr>
<td>Perishable ready to eat, packaged, medium risk food distributor</td>
</tr>
<tr>
<td>Perishable, ready to eat, packaged, high risk food distributor</td>
</tr>
<tr>
<td>Processed meat distributor</td>
</tr>
<tr>
<td>Seafood distributor</td>
</tr>
</tbody>
</table>
Table 4B

<table>
<thead>
<tr>
<th>Reason for enforcement activity</th>
<th>Written warnings</th>
<th>Improvement notices</th>
<th>Prohibition Orders</th>
<th>Expiations</th>
<th>Prosecutions</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Standard 3.2.1 (Food Safety Program)</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>FSP not prepared, implemented, maintained and monitored</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>FSP not audited at the frequency determined by the auditor</td>
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<tr>
<td>FSP not revised so as to comply with the regulations</td>
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<tr>
<td>FSP audit report not retained by business for four years</td>
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</tr>
</tbody>
</table>

5. Food related complaints

5A. Food Complaints
Please complete the following table indicating the complaints received and actioned by your councils during financial year 2017-2018.

<table>
<thead>
<tr>
<th>Complaint Type</th>
<th>Total No. received</th>
<th>No. Justified/ Confirmed</th>
<th>% Overall Justified</th>
</tr>
</thead>
<tbody>
<tr>
<td>Food unsuitable/unsafe due to foreign matter</td>
<td></td>
<td></td>
<td>#DIV/0!</td>
</tr>
<tr>
<td>Food unsuitable/unsafe due to microbial contamination / growth</td>
<td>1</td>
<td>1</td>
<td>100.00%</td>
</tr>
<tr>
<td>Food unsuitable/unsafe due to presence of unapproved or excessive chemical residues</td>
<td></td>
<td></td>
<td>#DIV/0!</td>
</tr>
<tr>
<td>Alleged food poisoning</td>
<td></td>
<td></td>
<td>#DIV/0!</td>
</tr>
<tr>
<td>Unclean premises</td>
<td>1</td>
<td>0</td>
<td>0.00%</td>
</tr>
<tr>
<td>Poor personal hygiene or poor food handling practices</td>
<td>1</td>
<td>1</td>
<td>100.00%</td>
</tr>
<tr>
<td>Vermin / insects / pests observed in premises</td>
<td></td>
<td></td>
<td>#DIV/0!</td>
</tr>
<tr>
<td>Refuse storage</td>
<td></td>
<td></td>
<td>#DIV/0!</td>
</tr>
<tr>
<td>Labelling Issues</td>
<td></td>
<td></td>
<td>#DIV/0!</td>
</tr>
<tr>
<td>Other (exhaust/smoke)</td>
<td>1</td>
<td>0</td>
<td>0.00%</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td>4</td>
<td>2</td>
<td>50.00%</td>
</tr>
</tbody>
</table>
6. Proactive projects, surveys and sampling programs

It is requested the report uses the following general format:

- What was the project and why was it done
- A précis of what and how it was done.
- Results/Outcomes

Please keep summaries brief and ½ page in length as a maximum.

Completion of B&B survey resulting in increased numbers of premises identified.
7.2.1. CHIEF EXECUTIVE OFFICER DEBATE

7.2.1.1 NOMINATIONS FOR CHAIR AND DEPUTY CHAIR OF LEGATUS GROUP
B9103 19/41182

PURPOSE
Tabling calls for nomination for Chair and Deputy Chair of Legatus Group.

RECOMMENDATION
That the correspondence be received and noted.

REPORT
A call for nominations to the Chair or Deputy Chair (2) at the upcoming Annual
General Meeting of Legatus has been issued, please find attached.

The Mayor is effectively the member of Legatus and is therefore the only member that
can nominate.

Should the Mayor or Council wish to nominate the Mayor nominations are required by
23 August 2019.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES
Email correspondence

COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTS
Community Plan

How We Work – Good Governance

Corporate Plan
6.17 Advocate for The Barossa Council and its community, our region or local
government in South Australia through direct action, representation on or
collaboration with local, regional or State bodies.

Legislative Requirements
Section 43 of the Local Government Act

FINANCIAL, RESOURCE AND RISK MANAGEMENT CONSIDERATIONS
Nil

COMMUNITY CONSULTATION
No consultation required by legislation or policy.
Dear Mayors, Chairman and CEOs.

Please take this email as the call for nominations for the Chair and Deputy Chairs position for the Legatus Group.

The Legatus Group Charter requires that a Chair and two Deputy Chairs shall be elected at the Annual General Meeting (AGM) by and from the Board Members. The Chair and Deputy Chairs shall hold office from the AGM at which they are elected until the next Annual General Meeting.

The next AGM of the Legatus Group is Friday 30 August 2019 10am at Port Pirie.

Nominations from Constituent Councils for the positions of Chair and Deputy Chairs must be in writing and must reach me the Legatus Group Chief Executive Officer no later than one week prior to the date of the Annual General Meeting (Friday 23 August 2019).

Nominations from Constituent Councils for the positions of Chair and Deputy Chairs must be in writing.


Kind regards, Simon

Simon Millcock
ACEcD
Chief Executive Officer

155 Main North Road, Clare, SA 5453
PO Box 419 Clare, SA, 5453
p +61888421385
m +61407819000
e ceo@legatus.sa.gov.au
7.2.1 EXECUTIVE SERVICES – DEBATE

7.2.1.2
THE BAROSSA COUNCIL QUARTER 4 – 2018/19 PERFORMANCE & ACTIVITY REPORT
19/46004

Author: Manager Strategic Projects

PURPOSE

RECOMMENDATION

REPORT

Background
Since November 2016, Council has been presented with Quarterly Performance Reports on measures adopted within the Corporate Plan.

Introduction
The Barossa Council Quarter 4 – 2018/19 Performance & Activity Report provides performance results against Corporate Plan measures as at 30 June 2019. The report also includes a suite of activity measures, providing a snapshot of activity undertaken over the quarter in the delivery of key internal and external Council services under each Community Plan Theme.

Discussion
As part of ongoing continuous improvement activity officers are continuing to refine counting rules and formulas for the extraction and analysis of data, which may result in the revision of previously reported results where the data has been refined or cleansed. Where this is the case, the report will include a disclaimer regarding the nature of any changes implemented and its impact on the data.

Additionally, where justification exists, performance targets may be amended to reflect a more realistic figure. As above, where this is the case, the report will include an explanation of the nature of and justification for any changes implemented and its impact on the data.

Summary and Conclusion
The Barossa Council Quarter 4 – 2018/19 Performance & Activity Report is presented for Council consideration.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES
COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTS

Community Plan

How We Work – Good Governance

Corporate Plan
A6.3 Align operational strategy to strategic objectives and measure organisational performance to demonstrate progress towards achieving our goals.

Legislative Requirements
Nil

FINANCIAL, RESOURCE AND RISK MANAGEMENT CONSIDERATIONS

Current resources are sufficient to provide ongoing quarterly reporting.

COMMUNITY CONSULTATION

Community consultation is not required under the Act or Council’s Public Consultation Policy.
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  Target of < 60.8% matched with a total of 60.8% of waste disposed to landfill during the 4th Quarter
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Activity Snapshot

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Target met for Quarter 4 with an average rating of very good. 26

Visitor Information Centre Bookings 27
Quarter 4 revenue collected showed a downturn compared to the beginning of 2018/19 and the annual result showed a reduction of $107,052 compared to 2017/18.

Cycle Hub – Bike Hire Revenue 28
The fourth quarter saw the collection of Bike Hire Revenue relatively consistent with the same period in 2017/18 and the annual result was just under that recorded in the previous year.

How We Work – Good Governance .................................................. 30

Operating Surplus/(Deficit) Ratio .................................................. 30
Result within target range for 2018/19.

Net Financial Liabilities Ratio 32
Result exceeded target for 2018/19.

Customer Request Completion Rate 33
Quarter 4 target exceeded.

Customer Request Resolution Rate 34
Quarter 4 target not met, however a 20% improvement seen compared to June 2018.

Operational Expenditure Against Budget 36
Quarter 4 target range met

Capital Expenditure Against Budget 37
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Organisational Culture Improvement 39
It is desirable for organisations to have constructive styles, causal factors and outcomes at or above the 49th percentile, and defensive styles in the circumplex at or below the 49th percentile.
Staff Development - Training 42
Target met for 2018/19.

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Staff Retention 43
During 2018/19 between 87% and 93% of employees were retained.

Activity Snapshot 45

Legend

靶 Target not met
靶 Target at risk or not improving
靶 Heading toward target or progress acceptable
靶 Target achieved
靶 Measure under review
Theme 1 – Natural & Built Heritage

Building Rules Consent Processing

The percentage of Building Rules Consent Applications completed within legislative timeframe.

Measure under review due to data limitations.

Planning Consent Processing

The percentage of Planning Consent Applications completed within legislative timeframe.

Measure under review due to data limitations.

EXPLANATION

Due to detailed business rules review and system parameter analysis under the Lodgement to Inspection Change Program Project, further anomalies have been identified in the data, counting rules and analysis presented in previous reports for the above two measures. As a result, it is believed the data is not an accurate representation of the percentage of consents being completed within the legislative timeframe.

It is anticipated that the re-configuration of Pathway in accordance with agreed business rules regarding stop the clock activities and global status and decision parameters will result in reliable, comparable and accurate data to monitor ongoing performance during 2019/20.
Activity Snapshot

Development Applications

Development Applications Activity - Quarter 4

- 202 (781 - Full Year Result) Development Applications lodged
- 182 (726 - Full Year Result) Development Applications approved
- 154 (722 - Full Year Result) Planning consents issued
- 174 (706 - Full Year Result) Building Rules Consents Issued
- $18,767,269 ($83,602,189 - Full Year Result) Aggregated estimated value of applications lodged

Applications Approved by Quarter

Number of Applications Approved by Category - Quarter 4

Applications Approved Per Development Type - Quarter 4

- 107 Sch 1A Bld Rules Consent Only
- 18 Sch 4 Complying
- 5 Sch 4 Res Code Complying
- 0 Merit
- 0 Non-Complying
Est. Value of Applications Approved Per Development Type - Quarter 4

- Residential: $1.299219M
- Commercial: $23K
- Industrial: $243,315,312M

Percentage of Building Rules Consents Granted by Private Certifiers - Quarter 4

- 42%

Building Rules Consent Activity

- Building Rules Consent Applications Approved
- Building Rules Consents Received From Private Certifiers
- Total Building Rules Consent Applications
Library Visits

The number of library visits and participation within the Barossa Council Area

**Target exceeded**

### RESULTS

**Library Visits Per Capita**

![Library Visits Per Capita Chart]

**INTERPRETATION**

Annual Measure - Library visits (150,101 during 2018/19) continue to exceed the target of 5 visits per capita due to the diverse range of activities and uses of the library including regular borrowing (209,986 items) and use of eResources (43,403 items), internet and WiFi access for homework, job seekers, Tech Savvy Seniors program, printing and family history. Regular events contribute to library visitor numbers, with 964 library events held during 2018/19 with 10,690 participants. Events included author talks, story times and children’s programs, health events, book clubs, book week activities, scrabble, mah-jong, chess, writers groups, craft, art and writing groups.

**RESPONSE**

Library visits, although meeting the target of 5 per capita, did show a slight decline in 2018/19 with the total result of 150,101 being 9,462 or 6% less than 2017/18. Library items
borrowed also reduced by 25,026 or 11%. The reduction was mainly at the Tanunda Library where the impact of the reduced services from May to June during renovations reduced visits and loans. From January – March, Public Library Services introduced a new courier service. During the transition period loans were extended, transfer of items from other libraries was restricted and new items from other libraries did not circulate. These restrictions contributed to reduced library borrowing and visits, particularly at Nuriootpa library. To compensate, library borrowers increased their use of eResources which reached 43,403 loans, an increase of 14% from 20017/18. Participation in library events increased by 6% with many events being held in other venues across the Barossa which are not included in the library door count.
Activity Snapshot

Community Assistance Grants

Grants Activity - Quarter 4 Results

- 10 (46 - Full Year Result) Applications Received - All Youth Grants
- 4 Applications Approved
- $14,500 ($37,925 - Full Year Result) Grant Funds Approved

Value of Grant Funds Approved

Note: Six Community Grants totalling $22,000 were approved in 2018/19. However, two recipients subsequently declined their Grants ($4,000).

Volunteer Management

Volunteer Activity - Quarter 4

- 391 Registered Council Volunteers as at 31 March 2019
- 6,094 (21,350 - Full Year Result) Council Volunteer Hours
- 138 Flyers Provided to Prospective Volunteers
- 86 (276 - Full Year Result) Visitors to Volunteer Resource Centre
- 82 (275 - Full Year Result) Phone Calls to Volunteer Resource Centre
- 6 (38 - Full Year Result) New Council Volunteer Inductions

Regional Gallery

Gallery Activity - Quarter 4

- 22 Community Events
  - 74 - Full Year Result
- 4238 Visitors
- 13 Gallery Workshop Programs
  - 51 - Full Year Result
- 161 Gallery Workshop Attendees
  - 1,228 - Full Year Result

Registered Volunteers - As At June 2019

Note: Six Community Grants totalling $22,000 were approved in 2018/19. However, two recipients subsequently declined their Grants ($4,000).
The above charts do not represent Council’s full volunteering profile, with additional volunteers currently contributing to the community committees and other programs which don’t currently formally collect volunteer data.

Library Services

Library Activity - Quarter 4

- **36,186 Library Visits**
  Compared to 39,545 at the same time in 2017/18.
  150,173 - Full Year Result

- **51,197 Items Loaned**
  Compared to 55,709 in 2017/18.
  209,986 - Full Year Result

- **13,030 eResource Loans**
  Compared to 10,747 in 2017/18.
  43,403 Full Year Result

- **50,314 Collection Items**
  Compared to 53,963 in 2017/18

- **8,213 Active Library Members**
  Compared to 8,815 in 2017/18

- **228 Library Events Held**
  964 - Full Year Result

- **2,679 Participants in Library Events**
  10,699 - Full Year Result
Theme 3 – Infrastructure

Asset Sustainability

Ratio of Capital expenditure on renewal or replacement of assets for a period compared to depreciation.

Target not met for 2018/19.

RESULTS

![Asset Sustainability Ratio Graph]

INTERPRETATION

Annual Measure – The Asset Sustainability Ratio uses asset depreciation expense as the denominator and expenditure on replacement and renewal as the numerator.

The Financial data reported as at 30 June 2019 is based on preliminary figures and is subject to change based on the finalisation of Council’s end of financial year calculations. Updated figures will be reported in Council’s Quarter 1 – 2019/20 Performance & Activity Report. It would be premature to make any interpretation of the current years result.

Generally the calculation to compile the Asset Sustainability Ratio does not include any upgrade costs as it is not considered to be ‘renewal/replacement’. This is then effectively
understating the expenditure for asset replacement and the ratio is not then reflecting the true actual net asset renewals.

Further this indicator is under review for its usefulness at sector level as it has inherent flaws as outlined above, and is currently not being compared with predicted asset management plan spends which would see Council exceeding its target. It is the CEO’s view that this indicator should be replaced with one known as the Asset Consumption Ratio which actually gives a stable long term picture of the “newness” or “utilisation” of the asset pool, which provides a much better representation over time of the state of the assets.

**RESPONSE**

Further detail will be provided as part of the 2019/20 Quarter 1 results once the audited financial statements for Council are completed. It would be premature to provide comment on 2019/20 performance until the actual results are available.
Asset Spending Ratio

Ratio of asset expenditure on renewal, replacement and upgraded assets and maintenance on assets.

Target met for 2018/19.

RESULTS

INTERPRETATION

Annual Measure – The Financial data reported as at 30 June 2019 is based on preliminary figures and is subject to change based on the finalisation of Council’s end of financial year calculations. Updated figures will be reported in Council’s Quarter 1 – 2019/20 Performance & Activity Report. It would be premature to make any interpretation of the current years result.

RESPONSE

No response required.
Activity Snapshot

Traffic, Road & Footpath Management

Footpath Maintenance Activity - Quarter 4

- 8 Reports Relating to Trip Hazards on Footpaths
  A total of 25 during 2018/19 compared to 23 in 2017/18
- 51 Reports Regarding Footpath Maintenance
  A total of 150 in 2018/19 compared to 38 during 2017/18
- 1 Report of Injuries Sustained on Footpaths
  A total of 11 for 2018/19, which is one more than 2017/18

Traffic & Road Management - Customer Requests

Traffic & Road Activity - Quarter 4

- 39 Requests for Street Sweeping
  121 for 2018/19 - 39 more than the same period in 2017/18
- 5 Requests for Repairs to Unsealed Roads
  24 for 2018/19 - 7 less than 2017/18
- 1 Request for Repairs to Sealed Roads
  49 for 2018/19 - 26 more than the same period in 2017/18
- 6 Requests for Repairs to Road Shoulders & Edges
  32 for 2018/19 - 15 more than 2017/18
- 44 Requests for Grading of Council Roads
  98 for 2018/19 - Compared to 26 at the same time in 2017/18
- 18 Reports Regarding Potholes
  52 for 2018/19 - 19 less than the same period in 2017/18
- 20 Reports Regarding Township Drain Cleaning
  59 for 2018/19 - 20 less than 2017/18

Cemetery Management

Cemetery Enquiries
### Parks, Gardens & Reserves Maintenance

**Requests for Parks, Gardens & Reserves Maintenance - Quarter 4**

- **30 Requests for Parks, Gardens or Reserves Maintenance**
  - 13 more than the same period in 2017/18
- **37 Requests for Playground Maintenance**
  - 69 for 2018/19 - 20 more than 2017/18
- **14 Reports Relating to Sprinklers or Irrigation**

### Community Facility Management

**Rex Usage - 2018/19**

- 203,443 Centre Attendances
- 1 Pool Closure for renovations

**Community Facility Lease & Licensing - Quarter 4**

- [Pie chart showing lease statuses]
Theme 4 – Health & Wellbeing

Nuisance and Environmental Request Resolution Rate

Percentage resolved within due date.

Target not met for Quarter 4.

RESULTS

Nuisance & Environmental Complaint Resolution

INTERPRETATION

During Quarter 4, 59.46% of nuisance and environmental requests were completed within the nominated due date.

In the Nuisance and Litter Control space, during the fourth quarter an additional 64 requests were received across the Local Nuisance and Litter Control request types, taking the 2018/19 total to 277, up from 209 during 2017/18.

The transition to the State Governments ‘Dogs and Cats Online’ system continues to be resource intensive at an administrative level. The total of dogs registered in the Council area has increased by 250 over the previous year, equating to a 5% increase. With a total of 422 cats being registered on DACO.

87% of the dogs in the Council area are now microchipped, with the total of desexed dogs being 76%.
The operational aspects of dog management continue to be involved with an additional 183 dog-related requests received; with dog registration compliance continuing to be a focus. This brings the total to 759 for the 2018/2019 year. A total of 42 cat-related requests were received for the year, of which 25 related to a concern of cat nuisance.

A total of 27 limited liquor licenses for various events across the region were assessed and supported during Quarter 4 (Total 106 for 18/19).

**RESPONSE**

Some improvements have been identified to break down the various components of the Nuisance and Environmental Complaint resolution measure. Currently a number of departments and functions of Council are captured within this measure. These areas include animal management, waste management, health and development, fire safety and litter amongst others.

The intent for 2019/2020 and beyond is to increase the meaningfulness of data reported and align with current legislative arrangements.
Waste Disposal Rate

Percentage of waste disposed to landfill

Target of < 60.8% matched with a total of 60.8% of waste disposed to landfill during the 4th Quarter

RESULTS

INTERPRETATION

During the fourth quarter for 2018/19, Council recorded a waste to landfill rate of 60.8%, matching rather than beating the target of less than 60.8% waste to landfill.

During 2018/19, 4,797 tonnes of rubbish (landfill waste) was collected, representing a reduction of 522 tonnes of rubbish compared to 2017/18. This reduction equates to 1,461 less tonnes of CO2 in the atmosphere or the equivalent of 351 less cars on the road.

RESPONSE

In the first year of the new kerbside waste collection contract, Council has seen positive change in the amount of waste to landfill.

As part of the new contract requirements, Council will be undertaking a waste audit in 2019-20. The audit will involve 100 randomly selected households to assess Council’s waste reduction and recycling performance. This waste assessment will provide valuable data to the Council regarding the amount and type of waste currently presented at the kerbside for collection.

Access to accurate waste data will enable Council to:
• Determine the performance of the 240 litre recycling bins
• Provide feedback to the community on their recycling efforts and;
• Better plan future recycling and waste reduction strategies

In addition, Council will continue to roll out its waste education campaign around encouraging residents to take the challenge to Waste Less, Recycle More. This will include an emphasis on social media, and using the State Government’s ‘Which bin?’ messaging
Recycling Rate

Percentage of waste recycled

| Target of > 39.2% matched with 39.2% of waste recycled during Quarter 4 |

RESULTS

![Graph showing recycling rate and target]

INTERPRETATION

Recycling statistics consist of both co-mingled recycling collected via Council’s yellow lidded bins and organic material collected via the currently voluntary green lidded bin green waste collection service.

During the fourth quarter for 2018/19, Council recorded a recycling rate of 39.2% (25.0% yellow lidded waste and 14.19% green waste), matching rather than beating the target of greater than 39.2%.

During 2018/19, 1,912 tonnes of yellow lidded recycling and 1,195 tonnes of green waste has been collected, which represents a slight decrease in recycling and increase in green waste compared to 2017/18 (yellow – 2,129 and green – 1,037). Despite little growth in the tonnes of co-mingled recycling compared to the same period in 2017/18, the overall tonnes of waste across all three streams have reduced by 581 tonnes resulting in a favorable outcome in the percentage of waste recycled.

RESPONSE

At the beginning of January 2018, China banned foreign waste imports, including waste paper, textiles, plastics and certain types of metals. The ban has forced State Government
and waste companies to reevaluate their recycling strategy, where in some instances companies have opted to stockpile recycling waste, or send it to landfill. There are strong calls on both Federal and State Governments to assist in creating new markets for recycled waste in Australia, and provide a ‘relief package’ for local government to offset potential increases in recycling costs. NAWMA (receiver of our recycling material) are actively pursuing options to have recycled material put back into recycled products.

Notwithstanding the China situation, Council will continue to promote recycling, including green organics. The average garbage bin contains 60% organic material waste. The bulk of which is food (40%) and garden waste (20%). The introduction of green organic bins as part of the new waste service will go a long way to achieving our target to reduce waste to landfill in the household sector.

As part of the new contract requirements, Council will be undertaking a waste audit in 2019-20. The audit will involve 100 randomly selected households to assess Council’s waste reduction and recycling performance. This waste assessment will provide valuable data to the Council regarding the amount and type of waste currently presented at the kerbside for collection.

Access to accurate waste data will enable Council to:

- Determine the performance of the 240 litre recycling bins
- Provide feedback to the community on their recycling efforts and;
- Better plan future recycling and waste reduction strategies

The audit will compare results for those household with and without a green organic bin to assess the level of contamination/recycling material that is placed in the red waste bin.
**Activity Snapshot**

**Animal Management**

Dog Management Activity

*Note – large increase in Jan-Mar 2018 was due to 66 reports relating to wasps.*

**Waste Management**

**Waste Activity - Quarter 4**

- **1,170 tonnes of Landfill Waste**
  During 2018/19, 4,797 tonnes of rubbish (landfill waste) was collected - a reduction of 522 tonnes compared to 2017/18

- **481 Tonnes of Recycling**
  During 2018/19, 1,912 tonnes of recycling was collected - Compared to 2,129 tonnes in 2017/18

- **273 Tonnes of Organic Waste**
  During 2018/19, 1,195 tonnes of organic waste was collected - Compared to 1,037 tonnes in 2017/18

- **2,040 Total Tonnes of Waste (All Three Streams) Collected**
  During 2018/19 7,905 tonnes of waste was collected across all three streams - a reduction of 883 tonnes compared to 2017/18

**% of Waste Per Category**

*Note – overall recycling rate reported on page 21 includes both recycling and green waste as recyclable materials diverted from landfill.*
Community Transport

Community Transport Activity - Quarter 4

- 307 Individual Clients Provided with Car Transport
  Equal to 104 clients per month
- 1,155 One Way Client Trips
  4,694 - Full year result. Equals approx. 18 trips per business day
- 326 One Way Carer Trips
  1,209 - Full year result. Equal to 23.25 carer trips per week
- 426 Car Trips
  Equal to approximately 38 trips per week
- 65,877 Kilometers Travelled
  275,628 - Full year result. Equivalent to 6.84 laps of the Earth
- 60 Disability Access Cab Trips
  301 - Full year result. Equal to 5.7 trips per week
- 432 Shopping Bus Client Trips
  Delivered over 25 occasions. 1,610 - Full year result.

Home Assist & Social Support

Quarter 4 Activity

- 1,724 Total Hours of Support
  7,007 hours of support provided over 2018/19
- 352 Clients Assisted
  With an average of 5 hours of assistance provided per client
- 900 Domestic Assistance Hours
  3,667 - Full year result
- 779 Home Maintenance Hours
  3,138 - Full year result
- 46 Shopping & Individual Social Support Hours
  213 - Full year result
- 865 Men’s Shed Hours
  2,804 - Full year result
- 736 ‘Out and About’ Social Trips Hours
  2,578 - Full year result

Tree Management

Quarter 4 Results

- 69 Tree Inspections Requested
  291 in 2018/19 compared to 224 in 2017/18
- 32 Reports Relating to Fallen Trees & Limbs
  185 in 2018/19 compared to 130 in 2017/18
Parking Complaints

Pool Safety

Health Services

Waste Water

Quarter 4 Result

- 52 Waste Water Applications Received
- 54 Waste Water Applications Determined
- 146 Waste Water Inspections Undertaken

Quarter 4 Result

- 36 Health Related Customer Requests received
- 37 Health Related Customer Requests Completed
- 44 Environmental Health Inspections Conducted

Quarter 4 Result

- Number of Inspections
  - January - June
  - July - December

Quarter 4 Result

- Number of Inspections
  - January - June
  - July - December
Tourism Customer Satisfaction with Visitor Information Services

Average Customer Satisfaction Rating

Target met for Quarter 4 with an average rating of very good.

RESULTS

Whilst the results show that the target rating of 4 continues to be achieved, demonstrating that on average customers rate the customer service at the Visitor Information Centre as very good, it should be noted that these averages are drawn from a relatively low number of ratings (6 in Quarter 4) compared to the total number of customers served – there were 13,297 visitor enquiries during the fourth quarter. On this basis, the data is not considered representative of the customer base and should be interpreted conservatively.

RESPONSE

Commencing in 2019/20, this measure will be reported bi-annually based on data sourced from the SA Accredited Visitor Information Centre Network Survey, which has more representative numbers of respondents.
Visitor Information Centre Bookings

Booking Revenue (Accommodation/Tours/Tickets)

Quarter 4 revenue collected showed a downturn compared to the beginning of 2018/19 and the annual result showed a reduction of $107,052 compared to 2017/18.

RESULTS

| Visitor Information Centre Booking Revenue for Accommodation/Tickets & Tours |
|-----------------------------|-----------------------------|
|                             | $100,000 | $90,000 | $80,000 | $70,000 | $60,000 | $50,000 | $40,000 | $30,000 | $20,000 | $10,000 | $0      |

INTERPRETATION

Total booking revenue for the fourth quarter equaled $132,658, which is slightly less than the same period in 2017/18 ($149,340). Although the refurbishment may have impacted sales in June, an overall reduction in revenue was also seen in the annual figure with $629,109 of booking revenue during 2018/19 compared to $736,161 in 2017/18.

Overall a number of external factors continue to impact booking sales performance. These include strong and aggressive competition for our booking site from Air BnB, Bookings.com, wotif, Expedia, stayz, Trip Advisor etc. Many of these international companies spend billions of dollars in google advertising and digital marketing to ensure their websites are within the top 3 search results. Barossa.com has in fact seen an overall decline in visitation as a result. The Tourism Services team are currently working with key regional stakeholders on a redevelopment of the Barossa.com to improve overall website performance, usability and booking functionality – particularly on mobile devices. The new Barossa.com website is due to be completed in November 2019.

RESPONSE

No response required.
Cycle Hub – Bike Hire Revenue

Sales Revenue

The fourth quarter saw the collection of Bike Hire Revenue relatively consistent with the same period in 2017/18 and the annual result was just under that recorded in the previous year.

RESULTS

Cycle Hub - Bike Hire Revenue

INTERPRETATION

During Quarter 4 the Cycle Hub recorded $5,734 in bike hire revenue, which was consistent with revenue collected during the same period in 2017/18 ($5909). Annual bike hire revenue was relatively stable with a small reduction of $1,633.

Over the fourth quarter, 164 bikes were hired.

In addition to the revenue being generated by this initiative, Council’s ongoing investment and service delivery in cycling creates strong destination awareness of the Barossa leading to greater visitor yield and length of stay.

RESPONSE

No response required.
### Visitor Information Centre & Cycle Hub

<table>
<thead>
<tr>
<th>Activity Description</th>
<th>Year Result</th>
<th>Full Year Result</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Visitor Enquiries</td>
<td>11,549 (44,578)</td>
<td>44,578</td>
</tr>
<tr>
<td>Face to Face Enquiries at the Barossa Visitor Information Centre</td>
<td>10,300 (38,521)</td>
<td>38,521</td>
</tr>
<tr>
<td>Total Visitor Phone Enquiries</td>
<td>995 (4,788)</td>
<td>4,788</td>
</tr>
<tr>
<td>Total Visitor Email Enquiries</td>
<td>254 (1,269)</td>
<td>1,269</td>
</tr>
<tr>
<td>Interstate Visitors</td>
<td>4,083 (14,831)</td>
<td>14,831</td>
</tr>
<tr>
<td>Intrastate Visitors</td>
<td>3,171 (10,846)</td>
<td>10,846</td>
</tr>
<tr>
<td>International Visitors</td>
<td>3,046 (12,844)</td>
<td>12,844</td>
</tr>
<tr>
<td>Tour, Accommodation, Ticket &amp; Sealink Bookings</td>
<td>361 (2,044)</td>
<td>2,044</td>
</tr>
<tr>
<td>Merchandise Sales Transactions</td>
<td>927 (3,856)</td>
<td>3,856</td>
</tr>
<tr>
<td>Bikes Hired</td>
<td>164 (755)</td>
<td>755</td>
</tr>
<tr>
<td>Cycle Hub - Bike Enquiries</td>
<td>187 (1,055)</td>
<td>1,055</td>
</tr>
</tbody>
</table>

### Visitor Origin - Domestic - 2018/19

- SA: 10,000
- VIC: 6,000
- NSW/ACT: 4,000
- QLD: 2,000
- WA: 1,000
- TAS: 500
- NT: 250

### Visitor Origin - International - 2018/19

- NZ: 3,000
- EUROPE: 2,500
- USA/CAN/STH AMER: 2,000
- CHINA: 1,500
- JAPAN: 1,000
- OTHER ASIAN: 500
- INDIA: 250
- SOUTH AFRICA: 250
- UK: 500
How We Work – Good Governance

Operating Surplus/(Deficit) Ratio

Operating surplus (deficit) expressed as a percentage of operating income

Result within target range for 2018/19.

RESULTS

INTERPRETATION

Annual Measure – The Financial data reported as at 30 June 2019 is based on preliminary figures and is subject to change based on the finalisation of Council’s end of financial year calculations. Updated figures will be reported in Council’s Quarter 1 – 2019/20 Performance & Activity Report.

Preliminary financial data as at 30 June 2019 shows an operating surplus/(deficit) ratio of 9.91 which is within the target range.

It is anticipated that the improved budget performance, budget estimations and improvements to processes in the organisation are containing expenditure growth to less than budgeted. The current predicted operating surplus is expected to be in the order of $2M. Coupled with containing expenditure, Council received a $1.194M advance grant payment (from the 2019/20 expected grant allocation) from the Commonwealth the week prior to end of financial year which significantly distorts the operating result for both...
the 2018/19 (overstated) and 2019/20 (understated) financial years. Another measure of performance for the operating result is to consider the uncommitted cash outcome. When allowing for all expected end of year accounting statement adjustments and carryovers or funds committed (such as the advance payment outlined above) officers are currently forecasting an uncommitted cash result of between $300,000 to $500,000. This is a sound indicator of the true underlying surplus position.

RESPONSE

No response required.
Net Financial Liabilities Ratio

Net financial liabilities at the end of the financial year as a percentage of operating income for the year

Result exceeded target for 2018/19.

RESULTS

INTERPRETATION

Annual Measure – The financial data reported as at 30 June 2019 is based on preliminary figures and is subject to change based on the finalisation of Council’s end of financial year calculations. Updated figures will be reported in Council’s Quarter 1 – 2019/20 Performance & Activity Report.

RESPONSE

No response required.
**Customer Request Completion Rate**

Percentage of Customer Requests Completed (On Time and Overdue)

| Quarter 4 target exceeded. |

**RESULTS**

Customer Request Completion Rate

![Graph showing Customer Request Completion Rate]

**INTERPRETATION**

The fourth Quarter of 2018/19 saw a 105.52% request completion rate, exceeding the target of 85%. This measure is calculated using the number of requests completed year to date (regardless of when they were logged or due) versus the number of requests due for the same period. As a result, it is possible for the number of requests completed during the period to exceed the number logged.

**RESPONSE**

Council is continuing to focus on the improvement of customer request response times, particularly in relation to administrative process optimisation within the customer service supply chain via the Customer Service Reboot Project. The Project includes a full review of customer request configuration, roles and responsibilities within the lifecycle of a request, arrangements for updating Customers and closing the loop on the status of request and broadening of mobility options for both staff and customer's in responding to and tracking requests.
Customer Request Resolution Rate

Percentage of Customer Requests Resolved on Time

Quarter 4 target not met, however a 20% improvement seen compared to June 2018.

RESULTS

The targeted resolution rate was again not met during Quarter 4, with only 71.93% of requests completed by the nominated due date. However, this result represents a significant improvement compared to June 2018 and signals a reduction in the impact of waste related customer requests as a result of the rollout of the new Waste Management Contract and importantly the success of measures over the past year to address performance in this space.

As demonstrated in the chart below, the number of requests received during the fourth quarter continued to be high (3,473 requests) taking the annual total to 14,074 compared to 12,524 in 2017/18 and 9,129 in 2016/17. Despite the high number of incoming customer requests, a total of 4,533 requests were completed during the fourth quarter, reflecting ongoing efforts to resolve both current and long standing (overdue) requests.
RESPONSE

As identified in the previous measure, key strategic projects currently being implemented to address customer request close out issues, to identify system and administrative process improvements and the review of customer service methodologies more broadly, and the implementation of Pathway Smart Mobile applications will result in continued progress towards achieving the nominated target.
Operational Expenditure Against Budget

Actual Operating Expenditure as a % of Budgeted Operating Expenditure

Quarter 4 target range met

RESULTS

INTERPRETATION

The Financial data reported as at 30 June 2019 is based on preliminary figures and is subject to change based on the finalisation of Council's end of financial year calculations. Updated figures will be reported in Council's Quarter 1 – 2019/20 Performance & Activity Report.

As at 30 June 2019, 92.35% of the quarterly operational budget had been spent.

RESPONSE

No response required.
Capital Expenditure Against Budget

Actual Capital Expenditure as a percentage of Budgeted Capital Expenditure

Quarter 4 target not met.

RESULTS

INTERPRETATION

The Financial data reported as at 30 June 2019 is based on preliminary figures and is subject to change based on the finalisation of Council’s end of financial year calculations. Updated figures will be reported in Council’s Quarter 1 – 2019/20 Performance & Activity Report.

As at 30 June 2019, 58.92% of the $20,472K adjusted capital budget had been spent.

RESPONSE

The final result for year ending is expected to improve when final invoices are processed and, for Works and Engineering projects, is expected to exceed the 80% target.

A number of projects were in progress and have been carried over to FY2019/20, such as Angaston and Mt Pleasant Main Street works ($315k), Springton road upgrades ($489k) and the Bridge upgrade at Williamstown Queen Victoria Jubilee Park ($126k). With the
exception of the main street works, these projects are on target for completion during Quarter 1 of 2019/20.

Projects completed during Quarter 4 include Newcastle Street drainage, Yetti Road drainage and the region-wide footpath program. The additional Works and Engineering Services project and construction manager resource was concluded during Quarter 4 as the bulk of projects came to practical completion.
Organisational Culture Improvement

Culture survey results show the organisation progressively improving achievement and self-actualising styles of operation.

It is desirable for organisations to have constructive styles, causal factors and outcomes at or above the 49th percentile, and defensive styles in the circumplex at or below the 49th percentile.

RESULTS

Organisational Culture Inventory
Organisational Effectiveness Inventory

Organisational Outcomes Bar Chart
INTERPRETATION

Biennial Measure - Results from the 2019 Organisational Culture Inventory survey show no defensive styles above the 50th percentile ring, and a slight (but non-significant) shift downward in the constructive styles. The response rate for the survey was 94%, which is a very high level of engagement. The results shown above are aggregated scores from all teams across the organisation. There is a reasonable amount of variation between the team scores, with some teams and directorates rating as either more defensive or more constructive in comparison with the organisational results depending on the team.

The results from the Organisational Effectiveness Inventory show 20 of the 31 causal factors at or above the 50th percentile, which is desirable. As with the Organisational Culture Inventory, the aggregated scores above do not display the variation across teams in the organisation.

The results from the Organisational Outcomes Bar Chart show 8 of the 12 outcomes above the historical average, which is desirable.

RESPONSE

Teams will formulate action plans to address any gaps between the preferred and existing culture of the organisation.
Staff Development - Training

Percentage of staff with an approved training needs analysis

**Target met for 2018/19.**

### RESULTS

#### Staff Development - Training Needs Analysis

![Graph showing percentage of staff with up-to-date training needs analysis compared to target]

### INTERPRETATION

Annual Measure - All employees have an individual training plan which is scheduled for review on a 12-month cycle.

As at 30 June 2018/19 the rate of staff with an approved Training Needs Analysis equaled 95%.

### RESPONSE

No response required.
Staff Development – Performance Partnering

Percentage of staff who have completed performance partnering

Result 6% short of target for 2018/19.

RESULTS

Staff Development - Performance Partnering

<table>
<thead>
<tr>
<th>Year</th>
<th>Performance Partnering % Complete</th>
<th>Target</th>
</tr>
</thead>
<tbody>
<tr>
<td>2013/14</td>
<td>90%</td>
<td>90%</td>
</tr>
<tr>
<td>2014/15</td>
<td>80%</td>
<td>80%</td>
</tr>
<tr>
<td>2015/16</td>
<td>70%</td>
<td>70%</td>
</tr>
<tr>
<td>2016/17</td>
<td>60%</td>
<td>60%</td>
</tr>
<tr>
<td>2017/18</td>
<td>50%</td>
<td>50%</td>
</tr>
<tr>
<td>2018/19</td>
<td>40%</td>
<td>40%</td>
</tr>
</tbody>
</table>

INTERPRETATION

Annual Measure – Council achieved a performance partnering completion rate of 79% for 2018/19. Performance partnering workbooks were due to be completed by the end of March 2019.

During 2018/19, with 125 of 158 employees completed Performance Partnering.

RESPONSE

Whilst the target rate was not met during 2018/19 it is noted that the completion rate is significantly higher than previous years (prior to 2017/18). Improvements were made to the Performance Partnering Workbook in 2018/19 and tutorial sessions held with the People Management Group and all staff during 2019 – the delay in updating the Performance Partnering Workbook and training for staff subsequently impacted the completion rate. There is also a percentage of staff (7.5%) not completed due to long term absence, casual or within their probationary period.
**Staff Retention**

Percentage of employees retained

**RESULTS**

**Employee Retention Rate**

During 2018/19 between 87% and 93% of employees were retained.

**INTERPRETATION**

Annual Measure – During 2018/19, Council recorded a retention rate of between 87% and 93%. Officers will revise the definition of data to be utilized in this measure over the first quarter of 2019/20 as the vacancy/termination data needs further clarification.

Turnover in 2018/19 occurred due to natural attrition and cessation of fixed term contracts. We have also seen increasing competition for skilled workers in the planning and building fields, resulting in the movement of staff within the industry.

**RESPONSE**

Council continues to support the retention of staff through the development and implementation of contemporary organisational development and human resource management practices.
Activity Snapshot

Rate Management

Rate Activity - Quarter 4

- 13,673
  Number of Rateable Properties - compared to 13,491 in 2017/18
- $5,405,218,740
  Value of Rateable Properties - compared to 5,181,170,200 in 2017/18
- 0.68%
  Rate Enquiry & Adjustment Request Rate - compared to 0.46% in 2017/18

Rate Enquiries - Quarter 4

Local Government

Records Searches

Local Government Search Requests Vs Completions

Searches Completed on Time

- 96.90% Searches Completed On Time

Search Process Turnaround Time

- Average Turnaround Time = 3 Days

Council Decision Making

Council Decisions - Quarter 4

- 56
  Decisions made at Council meetings
- 7.14%
  Decisions made at meetings closed to the public

Elected Member Attendance - Quarter 4

- 97.22%
  Elected Member Council Meeting Attendance Rate

Procurement

Procurement Activity as at 30 June 2019

- Active Contractors
- Active Contracts
- Tenders
Customer Requests

Customer Request Activity

Knowledge & Technology Services

Knowledge & Technology - Quarter 4

Help Desk Resolution Rate - Quarter 4

Human Resources & Payroll

Workforce Demographics

HR Activity - Quarter 4

10 Positions Vacant
17 During 2018/19

6 Inductions Completed
22 Year to Date

2 Probation Periods Completed
16 Probation Periods completed during 2018/19

3 Staff Exits
21 Staff Exits during 2018/19

353 Training Hours
1,179 training hours recorded during 2018/19

Payroll Activity - Quarter 4

2701 Hours of Sick Leave Taken
An average of 11 hours taken per FTE

3434 Annual Leave Hours Taken
An average of 38.5 hours per FTE
Communications & Engagement

Communications & Engagement Activity - Quarter 4

- 13 Community Responses Received for Consultation
- 2,334 Facebook Followers
  - 75 Posts and 391 Facebook followers clicked through to Council’s website
- 242 E-News Subscribers
  - 371 E-News Opens & Reads
- 23,972 Website Visits
  - Accessed 17,454 times from desktop devices and 16,532 times from mobile devices
- 16 Media Releases Prepared
  - 20 News Items Published
- 8 Videos Developed
  - 5149 Views of Video Content and an overall Video Reach of 12,626
7.2.1 DEBATE AGENDA – CHIEF EXECUTIVE OFFICER

7.2.1.3 COMPLAINT HANDLING PROCESS UNDER THE CODE OF CONDUCT FOR COUNCIL MEMBERS

B1485

Author: Governance Advisor

PURPOSE
To receive and consider the draft Complaint Handling Process under the Code of Conduct for Council Members (attached); and to appoint three Elected Members, one of whom would facilitate the Process in the event that the Mayor and Deputy Mayor are unable to do so due to a conflict of interest.

RECOMMENDATION
(1) That pursuant to Part 2 of the Code of Conducted for Council Members, Council receives, considers and approves the draft Complaint Handling Process under the Code of Conduct for Council Members (the “Process”), as attached to this report; and

(2) That, in accordance with clause 4.2.1 of the Process, where the Mayor and Deputy Mayor have a conflict of interest which would prevent them from facilitating the Process, one of the following Elected Members will be approached by the Chief Executive Officer to do so in the following order in case of conflict: Cr .........................; Cr .........................; and Cr .........................

REPORT

Background
Pursuant to section 63(2) of the Local Government Act, Council’s Elected Members are required to comply with the provisions of the Code of Conduct for Council Members (the “Code”) in carrying out their roles. The Code requires Council to adopt a process for the handling of alleged breaches of Part 2 Behavioural Code. The process must be reviewed within 12 months of the Local Government election.

Introduction
The Code allows for complaints about alleged breaches of the Code relating to behaviour (Part 2 of the Code) to be brought to the attention of the Mayor or Chief Executive Officer. The complaint is then investigated and resolved in accordance with the process for handling such complaints. Council’s process is the Complaint Handling Process under the Code of Conduct for Council Members (the “Process”).

The Process also requires that Council appoint three Elected Members, one of whom would facilitate the Process in the event that the Mayor and Deputy Mayor are unable to do so due to a conflict of interest.
Discussion
The Process has now been reviewed by officers. The draft Process is attached with amendments included by way of track changes.

Updates to the Process include:
- Update to clause 4.1 for simplification;
- Update to clarify the language used in clause 4.2.1 for clarity, and the support role of the CEO;
- Additions and updates to clause 4.5.2 to reiterate ICAC reporting requirements and compliance with Council’s policies on public interest disclosures, which are yet to be adopted by Council;
- Additions and updates to the Definitions section to ensure consistency;
- Other minor updates for consistency and completeness.

Upon Council appointing the Elected Member Delegates, in accordance with clause 4.2.1 of the Process, a copy of the resolution will be attached to the Process at Appendix 1 during finalisation, for ease of reference.

Summary and Conclusion
Council is now asked to receive and consider the attached draft Complaint Handling Process under the Code of Conduct for Council Members; and to appoint Elected Member Delegates pursuant to clause 4.1.2 of the Process.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES

Attachment 1 - Draft Complaint Handling Process under the Code of Conduct for Council Members

COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTS

How We Work – Good Governance

Corporate Plan
6.2 Ensure that Council’s policy and process frameworks are based on principles of sound governance and meet legislative requirements.

Legislative Requirements
Local Government Act 1999, section 63
Local Government (General) Regulations 2013, regulation 7

FINANCIAL, RESOURCE AND RISK MANAGEMENT CONSIDERATIONS

Financial
A budget adjustment would be made at the appropriate time for any complaints that are referred to the Governance Panel.

Resource
Input from the CEO is within his current day-to-day operational responsibilities.

Risk Management
Risk is minimised by having an appropriate process in place, with higher level complaints referred to Governance Panel or other appropriate bodies for action. The Process is also based on the Local Government Association’s Model Procedure.

COMMUNITY CONSULTATION
No consultation is required under legislation.
THE BAROSSA COUNCIL

COMPLAINT HANDLING PROCESS UNDER THE
CODE OF CONDUCT FOR COUNCIL MEMBERS

<table>
<thead>
<tr>
<th>Code Link:</th>
<th>Code of Conduct for Elected Members</th>
</tr>
</thead>
<tbody>
<tr>
<td>Process Owner:</td>
<td>Chief Executive Officer</td>
</tr>
<tr>
<td>Previous Approval Date(s):</td>
<td>17/09/2013, 17/03/2015, 20/06/2017</td>
</tr>
<tr>
<td>Document Control Officer:</td>
<td>Governance Advisor</td>
</tr>
<tr>
<td>Current Approval Date:</td>
<td>DD/MM/2019</td>
</tr>
<tr>
<td>HPE Content Manager Ref:</td>
<td>15/20320*</td>
</tr>
<tr>
<td>Next Review Date:</td>
<td>Within 12 months of the general election</td>
</tr>
</tbody>
</table>

1. Overview

1.1 The Barossa Council’s Elected Members must comply with the provisions of the Code of Conduct for Council Members (“the Code”) in carrying out their functions as public officials. The Code was published on the Government Gazette by the Minister for State and Local Government Relations Planning on 29 August 2013 pursuant to Section 63(1) of the Local Government Act 1999.[1][1]

1.2 The Code applies to all Elected Members across the Local Government sector and may be the subject of a Council investigation or an Ombudsman investigation, depending on the nature of the issue. The Code also contains sanctions which may be imposed by Council on an Elected Member where a breach of the Code is sustained.

2. Core Components

2.1 This Process applies when the Council receives a complaint against an Elected Member under the Code as gazetted on 29 August 2013. A copy of the Code can be found on Council’s website at www.barossa.sa.gov.au and at the principal office and branches of The Barossa Council.

2.2 Allegations of Code breaches may relate to behaviour (in Part 2 of the Code) or misconduct (in Part 3 of the Code). Criminal or corruption matters, which are governed by separate legislation, do not form part of the Code but are referred to in the Code’s Appendix. This Process covers referral of these types of complaints to other agencies.

3. Definitions

<table>
<thead>
<tr>
<th>Business Days</th>
<th>A day when Council is open for business ie Monday – Friday, excluding public holidays, and a day when Council’s principal office may be closed (e.g., over the Christmas holiday period).</th>
</tr>
</thead>
<tbody>
<tr>
<td>CEO</td>
<td>The Chief Executive Officer of The Barossa Council.</td>
</tr>
</tbody>
</table>
Council Members  
Also known in The Barossa Council as Elected Members (and referred to in this Process as such) and includes means the members elected to The Barossa Council and includes the Mayor, unless otherwise stated.

Elected Member Delegate  
The Mayor, or in the case of a conflict, then the Deputy Mayor then one of four Elected Members resolved by Council to facilitate this process.

Procedural Fairness  
The rules of procedural fairness include a hearing appropriate to the circumstances (including right of reply for respondent); lack of bias in decision-making; evidence to support a decision; and inquiry into matters in dispute.

4. Process

4.1 Lodging the Complaint

4.1.1 Where an alleged breach occurs the complainant should bring the complaint to the report the allegation in writing to the Council, attention of the Mayor or Chief Executive Officer, outlining the allegations in writing.

4.1.2 addressed to the Mayor, or, if it is regarding the Mayor, the Deputy Mayor, or, an Elected Member Delegate as determined by this Process (see clause 4.2 below), or the CEOChief Executive Officer (CEO). The complaint allegation should:

- be specific;
- provide as much supporting evidence as possible to assist an investigation;
- and
- provide the name of the Elected Member who has allegedly breached the Code.

4.1.3 Complainants can, at any time, alternatively lodge the complaint with the Office of Public Integrity (OPI), which will direct the complaint in accordance with the Independent Commissioner Against Corruption Act (ICAC) Act.

4.2 Managing the Complaint

4.2.1 The CEO will support the Mayor or other Elected Member Delegate as the case maybe in be responsible for receiving and managing the referral of a complaint in accordance with this Process to the appropriate Elected Member Delegate and will advise the Elected Member Delegate of receipt of a complaint.

The Elected Member Delegate will normally be the Mayor, however, where the complaint relates to the Mayor or where the nature of the complaint raises a conflict of interest for the Mayor, the Elected Member Delegate will be the Deputy Mayor.

Where the complaint is about the Mayor and Deputy Mayor or where the nature of the complaint raises a conflict of interest for both the Mayor and the Deputy Mayor, the Elected Member Delegate will be one of the Elected Members whom Council has Mayor and will advise the Mayor (or if it relates to the Mayor, the Deputy Mayor) of receipt of a complaint.

However, where the nature of the complaint raises a conflict of interest for the Mayor and Deputy Mayor to facilitate the process, the CEO will refer the complaint to one of the Elected Members whom Council has resolved to facilitate the Process in such circumstances. [Refer to the Appendix for the relevant Council resolution].
The Mayor, Deputy Mayor or Elected Member, as the case may be, who will facilitate the Process will be known as the Elected Member Delegate.

This Delegate will determine whether the complaint relates to:

- behaviour which is managed under Part 2 of the Code; or
- misconduct which is managed under Part 3 of the Code; or
- criminal or corrupt behaviour which must be referred in accordance with the ICAC reporting framework.

4.2.2 The CEO will provide assistance to the Elected Member Delegate administering this Process, but will not determine the validity of the complaint.

4.2.3 Complaints relating to misconduct or criminal behaviour must be immediately referred to the appropriate authorities (refer to clauses 4.5 and 4.6 below).

4.2.4 Council maintains jurisdiction for managing the complaint where the complaint deals with conduct that falls into Part 2 of the Code. Part 2 deals with conduct that reflects reasonable community expectations of how Elected Members should conduct themselves. Robust debate within Council which is conducted in a respectful manner is not a breach of this Part.

4.2.5 Subject to clause 4.2.3, having regard to the seriousness of the complaint and information provided, the Elected Member Delegate may:

a) seek to resolve the matter internally, including through conciliation or mediation;
b) refer the complaint to the Local Government Governance Panel; or
c) dismiss the complaint.

4.2.6 Within five business days of receipt of a complaint, the Elected Member who is the subject of the complaint will be advised by the Elected Member Delegate of the complaint and provided with a copy of the complaint, which will include the name of the complainant. The Elected Member and the complainant will be advised of the manner in which the Delegate intends to deal with the complaint.

4.3 Alleged Breach of Part 2 Behavioural Code – Internal Response

4.3.1 Only complaints which are determined to be of a minor nature will be dealt with by the Elected Member Delegate and only with the agreement of the parties. The Elected Member Delegate may hold meetings with the complainant and the Elected Member who is the subject of the complaint and may seek mediation or conciliation between the parties in an attempt to resolve the matter to the satisfaction of all parties. This may be appropriate, for example, where the complainant is also an Elected Member.

4.3.2 The Elected Member Delegate must ensure that Procedural Fairness is observed at all times.
4.3.3 Neither the Elected Member Delegate nor the CEO will formally investigate a complaint.

4.3.4 Where the matter is resolved by the Elected Member Delegate to the satisfaction of all the parties, the matter will be closed and no further action will be taken. The Elected Member Delegate will send written confirmation to all the parties confirming that the matter has been resolved and may provide a report to a public meeting of the Council if appropriate.

4.3.5 Where the matter cannot be resolved, the Elected Member Delegate will immediately refer the original complaint to the Local Government Governance Panel (“the Panel”). With the administrative support of the CEO, the Elected Member Delegate will then confidentially advise Council at the next available meeting that a referral of a complaint to the Panel has occurred, subject to satisfying the requirements of Section 90(3) of the Local Government Act 1999 (“the Act”).

4.3.6 The complaint will be treated with strict confidentiality until such time as it has been dealt with in clause 4.3.4 above or determined by the Panel in accordance with clause 4.4 below, subject to satisfying the requirements of Section 90(3) of the Act.

4.3.7 The Elected Member Delegate will also advise the complainant and the Elected Member who is the subject of the complaint that the complainant and parties should observe confidentiality.

4.4 Alleged Breach of Part 2 Behavioural Code - Referral to the Local Government Governance Panel

4.4.1 Complaints which are not of a minor nature or which could not be resolved through mediation or conciliation in clause 4.3 above, will be referred to the Panel, without further reference to Council.

The complaint to the Panel will specify the ground/s, circumstances and supporting evidence of the complaint, and also a statement by the respondent Elected Member addressing the allegations.

A copy of the Panel’s processes and required forms is available on the Panel’s webpage on the LGA’s website www.lga.sa.gov.au at Rules of Engagement.

4.4.2 The matter will be assessed initially by the Panel Manager who will determine the process to be followed and the person who will deal with the matter. The matter may be dismissed if it is frivolous, vexatious, misconceived or lacking in substance.

The Panel Manager will consider the applicable facts from the material provided and may form a provisional conclusion that further investigation is unnecessary, as it would be unlikely to result in a breach finding.

In these circumstances, the Elected Member Delegate will report the recommendation of the Panel Manager to Council at the next practicable Council meeting (which can be a special meeting of Council).

Council will consider the recommendation from the Panel Manager and determine whether to:
• accept the provisional conclusion and take no further action, or
• request that the Panel, or another appropriate body, proceed to a full investigation, or
• seek further information.

4.4.3 Where a complaint progresses to an investigation, a report will be prepared by the Panel and will be provided to Council’s Elected Member Delegate. The report may recommend to the Council appropriate action in relation to the matter, including the imposition of any of the sanctions available to Council under clause 2.25 of the Code (see below at clause 4.4.5).

4.4.4 A breach of Part 2 of the Code must be the subject of a report to a public meeting of Council in accordance with clause 2.24 of the Code.

At the Elected Member Delegate’s discretion, the report of the Panel may be tabled at the Council meeting. If the report is not tabled, a Council report of the breach will be made in writing and will include any recommendations made by the Panel. The outcome of the item will be minuted.

The Panel report or the Council report of the breach, as the case may be, will be referred to Council by the Elected Member Delegate through the CEO, with considerations made as to the need to redact reference to the personal affairs of third parties referred to in the report.

4.4.5 Council may, by resolution, take any of the following actions:

• Take no action
• Pass a censure motion in respect of the Elected Member
• Request a public apology, whether written or verbal
• Request the Elected Member to attend training on the specific topic found to have been breached
• Resolve to remove or suspend the Elected Member from a position within the Council (not including the Member’s elected position on Council)
• Request the member to repay monies to the Council.

4.4.6 Where a report finds no breach of the Code, the report may still be made public at the next practicable Council meeting, unless the Elected Member who was the subject of the complaint requests that no further action be taken.

4.4.7 If such request is received, no further action will be taken, although a summary report may be made to the Council regarding other observations or recommendations made by the Panel that are of broader application.

4.4.8 The complainant will be notified by letter of the outcome of the investigation.

4.4.9 Where the full investigation report is to be tabled at a Council meeting, the complainant will be entitled to a copy of the report at, or following, the Council meeting which receives the report.

If the full report is not presented at a Council meeting, the complainant will not be provided with a copy of the report as a matter of course.

4.4.10 Council will not enter into any process of appeal in relation to Part 2 of the Code.
4.5 Alleged Breach of Part 3 of the Code (Misconduct)

4.5.1 Any member of the public may report an alleged breach of Part 3 of the Code to the Council, the Ombudsman or the Office for Public Integrity (OPI). Alleged breaches of this Part made to Council or to the OPI may be referred to the Ombudsman for investigation.

4.5.2 Under the Code, an Elected Member who is of the opinion that a breach of Part 3 of the Code has occurred, or is currently occurring, must report the breach to the Mayor of the Council or Chief Executive Officer, the Ombudsman or the OPI.

Additionally, all Public Officers are mandated to report such alleged breaches of corruption, serious and systemic misconduct and maladministration in public administration as per above in accordance with the ICAC Act.

Further, management of any complaints under this Process, that are deemed to be an appropriate disclosure Public Interest Information (including public administration information or environmental and health information) must also comply with the requirements of Council’s policies and processes relating to public interest disclosures.

4.5.3 A failure of an Elected Member to report an alleged or suspected breach of Part 3 of the Code is in itself a breach under Part 2 of the Code.

4.5.4 A failure of an Elected Member to co-operate with the Council’s process for handling alleged breaches of Part 2 of the Code may be referred for investigation under Part 3.

4.5.5 A failure of an Elected Member to comply with a finding of an investigation under Part 2 of the Code, adopted by the Council, may be referred for investigation under Part 3.

4.5.6 Repeated or sustained breaches of Part 2 of the Code by the same Elected Member may be referred, by resolution of the Council, to the relevant authority as a breach of Part 3.

4.5.7 A report from the Ombudsman that finds an Elected Member has breached Part 3 of the Code must be the subject of a report to a public meeting of the Council.

In accordance with the Code, Council must pass a resolution to give effect to any recommendations received from the Ombudsman, within two ordinary meetings of the Council following the receipt of these recommendations.

4.6 Criminal Matters – Appendix to the Code of Conduct

4.6.1 Allegations of a breach of any of the criminal offence provisions in the Code’s Appendix must be referred to the OPI.

4.6.2 Allegations of a breach of any of the offence provisions in the Local Government Act 1999 must also be reported to the OPI.
Council’s Fraud and Corruption Prevention Policy outlines the reporting requirements for Public Officers and pathways for those who are not mandated but wish to report.

4.6.3 In accordance with the ICAC Act 2012, referral of such complaints to the OPI will be confidential.

5. Accountabilities / Responsibilities

The CEO will liaise with the appointed Elected Member Delegate in the management of this Process.

In accordance with this Process, the Elected Member Delegate will liaise with complainant and Elected Member respondent who is the subject of the complaint with a view to settling minor issues, or where this is not possible, refer to and liaise with the Panel on behalf of the Council or refer to OPI if required.

6. Training

The Elected Members will receive training on this Process at the time of the Process adoption by Council and then at the Elected Member Induction following each general election.

7. Documents to Implement Process

Governance Panel’s Complaint Referral Form 1 — available on the Local Government Association website www.lga.sa.gov.au

8. Legislation and References

Criminal Law Consolidation Act 1935
Independent Commissioner Against Corruption Act 2012
Local Government Act 1999
Local Government (Proceedings at Meetings) Regulations 2013
Local Government (General) Regulations 2013, regulation 7
Whistleblowers Protection Public Interest Disclosure Act 1993 2018

9. Review

This Process will be reviewed by the Document Control Officer in consultation with the relevant stakeholders, within 12 months of a Council general election and more frequently if legislation or Council’s need changes.

SIGNED: .................................................. DATE: ........................................
Mayor Michael Lange

10. Appendix

[To be inserted once Council has made resolution]

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7.2.1 DEBATE AGENDA – CHIEF EXECUTIVE OFFICER

7.2.1.4 INTERNAL REVIEW OF COUNCIL DECISIONS POLICY AND PROCESS

B1485

Author: Governance Advisor

PURPOSE
To receive and consider the draft Internal Review of Council Decisions Policy and Process as attached.

RECOMMENDATION
That Council receives, considers and approves the draft Internal Review of Council Decisions Policy and Process, as attached at Attachment 1 and Attachment 2 respectively, to this report.

REPORT

Background
Pursuant to section 270 of the Local Government Act 1999 (the “Act”), Council is required to have ‘procedures for the review of decisions of’ Council, employees of Council and persons acting on behalf of Council.

Introduction
Council’s Internal Review of Council Decision Policy and Process (the “Policy” and “Process” respectively) govern the management of applications to review decisions by Council, its employees and persons acting on its behalf.

The Policy and Process are now due for periodic review. Updates have been made by way of track changes to the Policy and Process at Attachment 1 and Attachment 2 respectively, and incorporate feedback and process gaps identified while managing such applications.

Discussion
Updates to the Policy include:

- New clause 2.2.6 reflecting section 270(4) of the Act – that an application may be refused on the basis that it is frivolous or vexatious, related to employment or where the applicant does not have sufficient interest in the matter.

- Minor clarifications, updates to grammar, formatting and other minor updates for completeness.

Updates to the Process include:
The addition of the definition ‘Worker’ and replacement of ‘staff’ in the body of the Process to ‘Worker’, in line with other Council Policies and Processes.

New paragraph at clause 4.1.3 to reiterate that the section 270 review process can be triggered/used at any time.

Removal of CEO decisions at clause 4.1.3 which requires immediate referral of certain decisions to the internal review mechanism, to allow CEO decisions to be resolved using other processes.

At clause 4.5.2 – Elected Body decisions now to be reviewed by an external body only and not by Elected Body so as to avoid any bias. Decisions reviewed by an external body would still require the Elected Body to revoke, affirm or vary the original decision as this can only be done by the Elected Body.

At clause 4.6.5 – for consistency to align with decisions reviewed by Council officers, where an external reviewer has reviewed a decision made by an Employee or person on behalf of Council (but not the Elected Body), and the power to make that decision has been delegated by the Elected Body to the CEO, the external reviewer to report their recommendation to the CEO for a determination as to whether the decision should be affirmed, varied or revoked. Alternatively, where the CEO has a conflict of interest or has not been delegated the power by Council, the report can be made to a senior Worker if the power to make the decision has been delegated (or sub-delegated as the case may be) to the senior Worker.

Additional paragraph at clause 4.6.7 – clarifying that external panel or body reviewing a decision must provide their full draft report to the applicant to allow a reasonable opportunity for the applicant to provide a response to the draft report, further feedback or any new information, and that any response or information provided by the application must be considered by the external reviewer prior to issuing the final report.

New paragraph at clause 4.6.7 to address providing the full draft report of the reviewer’s provisional determination or Summary Investigation Report and Findings (the “draft report”) to the applicant for comment, where there are legal or other reasons that warrant confidentiality in relation to the draft report, either in part or full. In such cases, the reviewer may (but is not limited to) redact parts of the draft report before providing it to the applicant; provide the draft report in confidence to the applicant; not provide the draft report to the applicant. However, in the latter case, the applicant must be informed of the provisional determination and be allowed a reasonable opportunity to respond. In all such cases, the reviewer must ensure that procedural fairness is observed in accordance with the Policy and Process.

Summary and Conclusion
Council is now asked to receive, consider and approve the attached draft Internal Review of Council Decisions Policy and Process.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES
Attachment 1 - Draft Internal Review of Council Decisions Policy
Attachment 2 - Draft Internal Review of Council Decisions Process

COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTS
Community Plan

How We Work – Good Governance

Corporate Plan

6.2 Ensure that Council’s policy and process frameworks are based on principles of sound governance and meet legislative requirements.

Legislative Requirements

Sections 270 and 271 Local Government Act 1999

<table>
<thead>
<tr>
<th>FINANCIAL, RESOURCE AND RISK MANAGEMENT CONSIDERATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Financial</td>
</tr>
<tr>
<td>There are no financial considerations.</td>
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<tr>
<td>Resource</td>
</tr>
<tr>
<td>Officers will amend existing processes to align with the Policy and Process where appropriate, and undertake duties as part of their existing duties.</td>
</tr>
<tr>
<td>Risk Management</td>
</tr>
<tr>
<td>Risk is minimised by ensuring that Council has up to date policies that comply with legislation, and take into account process gaps identified during the use and application of the Policy and Process. The Policy and Process are based on the Local Government Association’s model procedure.</td>
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<tr>
<th>COMMUNITY CONSULTATION</th>
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<tr>
<td>No consultation is required under legislation.</td>
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</table>
THE BAROSSA COUNCIL
INTERNAL REVIEW OF COUNCIL DECISION POLICY

1. Purpose

1.1 The Barossa Council ("Council"), which includes its committees, employees, contractors, and Elected Members, make decisions every day which impact on members of the community. It is imperative that these decisions are fair, objective and subject to review.

1.2 Council is committed to open, responsive and accountable government. This includes providing processes by which those who believe they have been adversely affected by a Council decision can have their complaints considered.

1.3 Section 270 of the Local Government Act 1999 ("the Act") requires Council to maintain policies, practices and procedures for dealing with requests for service and complaints including a procedure about "the review of decisions of:

(a) the council;
(b) employees of the council;
(c) other persons acting on behalf of the council."

Accordingly, this Policy provides for a procedurally fair, consistent and structured review for any person alleging adverse impact as a result of a decision made by Council or its delegates.

2. Scope

2.1 When decisions are subject to review under this Policy

...
2.1.1 This Policy and its supporting Internal Review of a Council Decision Process commence where a written application for an internal review of a decision, pursuant to Section 270 of the Act is received by Council, or a complaint escalates in accordance with Council’s Complaint Handling Customer Service Policy and supporting Processes.

2.1.2 Decisions of Council, employees of Council and other persons acting on behalf of Council, may be subject to review under this Policy.

2.1.3 A decision is made when a matter, issue or query is actually determined. Once a matter, issue or query is determined, the decision may be open to review in accordance with this Policy.

2.1.4 The nature of this review is both a merits review and process review which could lead to the original decision being affirmed, varied or revoked.

2.2 When decisions are not subject to review under this Policy

2.2.1 Council action not a decision

Not all actions by Council, its employees or another person acting on behalf of Council will be a decision - and therefore cannot be reviewed. For example, actions taken during the process of decision-making (ie investigations, requests for further information, internal consideration of the matter or referral of the matter to an external adviser) are not decisions.

2.2.2 Other legislation governs review of specific type of decision

Some decisions made by Council, its employees or on behalf of Council are subject to other review or appeal processes set out in legislation. This Policy cannot override or operate inconsistently with those legislative processes. So where legislation provides for the review of, or appeal from, a type of decision, a decision of that type will not be reviewed under this Policy.

Examples include:

a) objections to valuations made by the Council;
b) appeals against orders made pursuant to Section 254 of the Local Government Act 1999;
c) appeals against the issuing of litter abatement notices under the Local Nuisance and Litter Control Act 2016;
d) appeals against destruction and control orders issued under the Dog and Cat Management Act 1995;
e) review of an expiation notice under the Expiation of Offences Act 1996; and

2.2.3 Other legislation requires specific internal review process
Where legislation provides for a specific way to conduct an internal review process, that process will apply rather than this Policy.

For example, internal review of a determination under the Freedom of Information Act or withdrawal of an expiation notice issued by the Council under Section 16 of the Expiation of Offences Act will be conducted in accordance with those legislative processes.

2.2.4 Review cannot occur in the circumstances

Some decisions made by Council, its employee or on behalf of Council are not subject to any review according to either express legislation or by necessary implication where a decision has an immediate effect under legislation from the time the decision is made.

For example, some development approvals under the Development Act are intended to have operative effect from the time the decision is made and are not capable of being varied or revoked by Council.

2.2.5 Other Council processes govern review

In the absence of legislation, where other Council protocols require certain appeal processes, those processes will apply rather than this Policy and supporting process. For example:

- Employment related matters which are conducted in accordance with the Council’s Enterprise Agreement and Human Resources Framework
- Commonwealth Home Support Program Services, where complaint processes are defined in relevant contracts.

2.2.6 Matters that are frivolous or vexatious, related to employment, or where the applicant does not have sufficient interest in the matter

In accordance with section 270(4) of the Local Government Act 1999, Council or a person assigned to consider the application may refuse to consider an application for review if:

- The application is made by an employee of Council and relates to an issue concerning his or her employment – these types of matters will be managed in accordance with Council’s Human Resource Management Policy, and associated policies and processes; or
- It appears that the application is frivolous or vexatious; or
- The applicant does not have a sufficient interest in the matter.

2.3 Alternative methods of resolution

While Council prefers to work with applicants to resolve requests for internal review promptly and effectively, an applicant will always retain the right to seek other forms of resolution, such as to contact the Ombudsman or the Office for Public Integrity, or to take legal action at any time.
### Definitions

<table>
<thead>
<tr>
<th><strong>3.</strong></th>
<th><strong>Definitions</strong></th>
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<td><strong>Decision</strong></td>
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<td><strong>Elected Body</strong></td>
<td>The Mayor and Elected Members meeting in their decision-making capacity.</td>
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<td><strong>Employee</strong></td>
<td>Includes a person employed directly by Council in a full time, part time or casual capacity (whether that position is permanent, voluntary or contractual) and an authorised person who has been appointed subject to legislation.</td>
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<td><strong>External Review</strong></td>
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<td><strong>Reviewer</strong></td>
<td>The delegate responsible for conducting a review of a Council decision.</td>
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4. Policy Statement

4.1 This Policy is based on five key principles:

- **Fair treatment**: which requires impartiality, confidentiality and transparency at all stages of the process;
- **Accessibility**: through broad public awareness about Council’s policies and processes and a range of contact options, any person can contact Council;
- **Responsiveness**: through the provision of sufficient resources, well trained staff and ongoing review and improvement of Council’s system;
- **Efficiency**: through prompt resolution at an organisational level that reflects the level of complexity; and
- **Co-ordinated approach across Council teams** where the matter under internal review overlaps the responsibilities of various teams.

4.2 Additionally, Council encourages Alternative Dispute Resolution where appropriate and such methods will be undertaken in accordance with Section 271 of the Local Government Act.

4.3 **Application under this Policy relating to Rates**

If Council receives an application for an internal review of a decision concerning the financial impact of Council rates or services charges, these will be dealt with promptly. Where circumstances warrant, Council will consider financial relief or the granting of concessions in line with the provisions of the Local Government Act (e.g. remission or postponement of payment, issuing of fines and interest, particular land use categorisation).

Council cannot review its decision relating to the setting and declaration of rates.

4.4 **Remedies**

4.4.1 Where the internal review upholds the applicant’s complaint, a remedy or response will be determined which is consistent and fair for both Council and applicant. The remedy chosen will be proportionate and appropriate to any issues identified and take account of what the applicant is seeking as an outcome.

4.4.2 As a general principle, the applicant will, so far as reasonably practicable, be put in the position he or she would have been in, had the original decision not been made.

4.4.3 Only the Elected Body itself and/or the CEO are authorised to offer financial compensation in cases where there is a loss that is considered substantial and this will only occur after consultation with the Local Government Association’s Mutual Liability Scheme.
5. **Supporting Process**

Internal Review of Council Decision Process

6. **Related Policies**

Complaints Handling Policy
Customer Service Policy

7. **Legislation and References**

Sections 270 and 271 Local Government Act 1999
Ombudsman SA: Right of Review: A Guideline Policy and Procedure for Councils (June 2017)

8. **Review**

8.1 This Policy will be reviewed by the Document Control Officer in consultation with the relevant stakeholders, within four (4) years or more frequently if legislation or Council’s need changes.

9. **Further Information**

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

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

Signed: ..................................................  Dated: ..................................................

Mayor Michael Lange
1. Overview

This Process specifically outlines:

- how and when an applicant can request an internal review of a Council decision; and
- the roles and responsibilities of the Council administration, the Internal Review Contact Officer, the Reviewer and the Elected Members to affect a fair, consistent and structured approach in dealing with each request.

2. Core Components

Complaints Handling Framework and when to use the Internal Review Process

Applying for an Internal Review

Acknowledging an Internal Review Application

Commencing the Preliminary Investigation

Assignment of Application to Reviewer

Review Considerations

After the Review

3. Definitions

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<td>Business Day</td>
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### Electronic Document and Records Management System

(EDRMS). An automated system used to manage the creation and management of physical and electronic documents and records, improving workflow, and providing evidence of business activities. Council’s EDRMS is HPE Content Manager.

### Elected Body

The Mayor and Elected Members meeting in their decision-making capacity.

### Employee

Includes a person employed directly by Council in a full time, part time or casual capacity (whether that position is permanent, voluntary or contractual).

### External Review

A merits and/or process review by a person or an entity outside of The Barossa Council, eg the Ombudsman, of a decision that was made by the Elected Body or its delegate.

### Internal Review

A merits and/or process review by a person or entity that is part of The Barossa Council, of a decision that was made by the Elected Body or its Delegate.

### Internal Review Contact Officer (IRCO)

The initial point of contact for applicants seeking an internal review.

### Merits Review

A process by which a person or body, other than the primary decision maker, reconsiders the facts, law and policy aspects of the original decision and determines the correct or preferable decision.

### Process Review

A review of the correctness of the processes followed in making a decision.

### Procedural Fairness

Is concerned with the procedures used by a decision-maker to reach the decision, rather than the actual outcome reached. It requires a fair and proper process be used when making a decision and due regard to a fair approach to those involved/impacted by a decision. The rules of procedural fairness require:

- a hearing appropriate to the circumstances;
- lack of bias;
- evidence to support a decision; and
- inquiry into matters in dispute.

### Reviewer

The delegate responsible for conducting a review of a Council decision.

### Worker

A person is a Worker if the person carries out work in any capacity for a person conducting a business or undertaking, including work as:

a) An employee; or
b) A contractor or sub-contractor; or
c) An employee of a contractor or sub-contractor; or
d) An employee of a labour hire company who has been assigned to work in the person’s business or undertaking; or
e) An outworker; or
f) An apprentice or trainee; or
g) A student gaining work experience; or
h) A volunteer of Council; or
i) A person of a prescribed class.

[as defined in the WHS Act 2012 (7)].

---

### 4. Process

#### 4.1 Complaints Handling Framework and when to use this Internal Review Process
Wherever practicable, customer complaints regarding a Council decision should be referred for immediate resolution to Council’s Customer Service Policy and Complaint Handling Policy and Process.

The Complaint Handling Process consists of three tiers to manage and resolve complaints:

4.1.1 Immediate response to resolve the complaint
All staff are empowered to handle complaints in the first instance and it is preferable that a complaint is dealt with promptly at the initial point of contact and at the appropriate officer level.

4.1.2 Complaint escalated to a more senior officer
A complaint will be directed to a senior officer in the Council, where the complaint would be better handled at that level. This may occur, for example, where an officer has been involved in the matter that is the subject of the complaint, where the complaint is about an issue that requires a decision to be made at a more senior level, or where a complaint concerns a matter that ranges across more than one Council team.

4.1.3 Internal review of a Council decision
An internal review will generally apply when matters cannot be resolved under the other two tiers.

Internal review of a Council decision enables the Council to reconsider all the evidence relied on to make the original decision, and additional available evidence if relevant.

However, a referral directly to this third tier will occur when a decision was:

- made by the CEO or Elected Body; or
- referred by the applicant directly to the Ombudsman and the Ombudsman has referred the decision back to the Council for an internal review under Section 270 of the Local Government Act 1999 (“the Act”).

In such cases, the complaint must be dealt with in accordance with this Process.

However, subject to Council’s Internal Review of Council Decisions Policy and this Process, applicants may use the section 270 Internal Review mechanism at any time to review a decision made by Council or on behalf of Council.

4.2 Applying for a review

4.2.1 Who can apply for a review

A person with a sufficient interest in a decision of Council, or its delegate, may make a written application for a review of that decision.

A person who is not the direct subject of a decision may still have a sufficient interest in the decision to seek a review under this Process. For example, a person may...
have a sufficient interest in a Council decision regarding the number of dogs which may be kept within a neighbour’s property.

4.2.2 **Timeframe to apply**

An application for a review of a decision must be made within 6 months of that original decision being made.

However, in exceptional circumstances an application for internal review which is lodged outside of this 6 months may still be considered for internal review by the Council or CEO, as the case may be.

4.2.3 **Assistance for the applicant – Internal Review Contact Officer**

It is essential that no one is excluded from lodging an application for internal review because of difficulties they may have representing themselves.

An Internal Review Contact Officer (IRCO) is appointed by the CEO as the initial point of contact for applicants. The IRCO will be the Governance Advisor or in their absence, a delegate appointed by the CEO.

The IRCO may assist an applicant document their reasons for seeking an internal review, in addition to arranging access to interpreters, aids or advocates to ensure that an applicant is treated equitably.

A person seeking review of a Council decision who attends at the Council’s offices personally or by telephone call, and all written applications for review should be immediately referred to the IRCO.

The role of the IRCO is to:

- explain the process to the applicant and explore alternative options to resolve the matter, such as mediation or conciliation prior to an application for review where possible;
- acknowledge the receipt of an application for review;
- maintain a register of all applications for review received and the outcomes of the applications;
- outline the timeframes involved and the action to be taken in the first instance;
- undertake a preliminary investigation to determine **whether the matter falls within the scope of the Policy and Process and** what actions have already been taken to try to resolve the matter;
- keep the applicant informed of progress;
- **if the matter does not fall within the scope of the Policy and Process, to inform the applicant, and provide alternative avenues of review or appeal, where applicable:**
- ensure adequate records are maintained; and
- report to Council at prescribed intervals on all applications lodged for review.
4.2.4 How to apply for a review

While there is no standard template that the applicant needs to use, he or she should set out in writing:

- the decision they are seeking to have reviewed and their interest in that decision;
- the reasons why they believe the decision is wrong;
- what outcome is sought; and
- their daytime contact details.

Although Council can be expected to have information relevant to the matter under internal review, an application may also include new evidence to support the application.

Applications must be made in writing and addressed to the Internal Review Contact Officer and forwarded marked confidential via:

- post to: The Barossa Council, PO Box 867, Nuriootpa SA 5355
- email to: barossa@barossa.sa.gov.au
- fax to: 8563 8461
- in person at the Nuriootpa Office at 48-51 Tanunda Road, Nuriootpa SA 5355 or any of the Council branches at Angaston, Lyndoch, Mount Pleasant and Tanunda.

4.2.4 Cost to apply for a review

There is no fee charged to apply for an internal review.

4.3 Acknowledging an Application for Review

The IRCO will confirm receipt of the internal review application within 5 business days and also advise the applicant of the expected timeframe for processing the matter where possible.

4.4 Commencing the Preliminary Investigation

4.4.1 Within 5 business days of receipt of the internal review application, the IRCO will:

- establish an EDRMS Content Manager container with agreed restricted access;
- assess whether the application falls within the scope of the Policy and Process and if it does not, if the matter does not fall within the scope of the Policy and Process, inform the applicant, and provide alternative avenues of review or appeal;
- meet with the CEO to determine a reviewer or if the decision under review was made by the CEO, then with the Mayor or in his/her absence, the Deputy Mayor, to advise of the process (see paragraph 4.5 below);
- create a summary report using the Section 270 Review Record of Investigation template to provide to the appointed reviewer; and
- outline the resources expended to date within the Section 270 Assessment of Resources Schedule.

4.4.2 The IRCO and reviewer will use their best efforts to finalise an internal review within 21 business days. However if the decision is to be reviewed by the Elected Body, a committee, or an external panel or party there may be delays caused by meeting cycle timelines. In more complex cases, an internal review may take longer.

4.4.3 Except where an external party has been appointed as reviewer, the IRCO will regularly inform the applicant of progress, either by email, letter or telephone.
IRCO will record all such contact in the Section 270 Review Record of Investigation and Assessment of Resources templates. Where an external party has been appointed as the reviewer, the external party must inform the applicant of progress either directly (preferred) or if this is not possible, via the IRCO.

4.5 Assignment of Application to Reviewer

4.5.1 CEO, Director or Manager as reviewer

Where the decision was made by an Employee of Council (excluding the CEO), the IRCO and CEO will together determine who will be the reviewer. In this case, the reviewer will generally be one of the Directors who have no conflict or previous dealings with the complaint. If this is not possible, a member of the Organisational Management Group will be appointed as the reviewer.

Alternatively but not ordinarily, the CEO may be the reviewer, however, the CEO cannot review a decision he or she has made and such would be referred to the Elected Body.

Also see special circumstances at paragraph 4.5.3 below where an external party would be appropriate.

The IRCO will meet with the reviewer as soon as possible after his or her appointment to discuss the initial investigation, completion of the Assessment of Resources Schedule and Summary Investigation Report and Findings and refer the reviewer to the overarching Policy and this Process. In special circumstances or where an external reviewer is appointed, the IRCO may brief the external reviewer by email and, instead of using the Summary Investigation Report and Findings, refer to the external reviewer’s report.

4.5.2 Elected Body as reviewer

The Elected Body will be the reviewer when the decision being reviewed:

- was made by the Council, a Council Committee or the CEO and;
- relates to civic and ceremonial matters and/or;
- can potentially impact a significant proportion of people and/or stated policy positions of Council and/or;
- would be assigned for internal review to an entity or person who would be otherwise conflicted and/or;
- in other circumstances as determined by the CEO or resolution of Council.

In this situation, the IRCO will undertake the practical steps of the internal review regarding facilitation and investigation and complete the supporting documentation outlined in paragraph 4.4 above, to present to the Elected Body for its consideration and decision as reviewer. Where the original decision was made by the Council or a Council Committee, the IRCO will do this in conjunction with the CEO.

Where a request for review has been referred to Council, the applicant will be advised of the date that the report will be presented to the Council and will be given the opportunity to provide a written or verbal submission in relation to the report for Council’s consideration.

4.5.3 External Party as reviewer

Where the decision:

- is a decision of the Elected Body; and/or
• has industry-wide policy impact; and/or
• requires specialist knowledge but Employees with the specialist knowledge have an identified conflict of interest in the matter; and/or
• has significant political controversy

the IRCO will make recommendation to the CEO to refer the application to an expert party / panel together with an estimate of costs. The CEO at his or her discretion will determine whether it is appropriate in the circumstances to appoint an external party / panel as reviewer, and approve the estimate of costs in accordance with Council’s Procurement Policy and supporting processes. Once the CEO has determined that this should occur, and confirmed the IRCO is authorised the necessary expenditure to brief the experts, the IRCO can provide the necessary documentation to brief the expert party / panel.

The IRCO will be seeking a recommendation(s) from the expert party / panel which will then be referred back to the Elected Body for a final determination on the review.

The IRCO may consult with the Local Government Association to obtain the name or names of a recommended expert party or expert parties or panel and refer such for approval by the CEO or Elected Body.

The budget line to fund the expert party / panel will be paid from the budget of the Directorate which made the decision under review and where necessary, a budget adjustment made to cover unbudgeted costs.

4.6 Review Considerations

4.6.1 In carrying out an internal review of a decision, the reviewer will consider the merits of all the materials and information that were before the original decision-maker at the time of the decision and any additional relevant information or material provided by the applicant or which has become available during the course of the review.

4.6.2 The reviewer will consider whether the original decision is legally and procedurally correct having regard to the following [where relevant and not restricted to], that the original:

• decision maker had the power to made the decision;
• decision maker considered all the matters which were relevant to the making of the decision at the time and did not take into account matters which were not relevant;
• decision maker did not exercise a discretion or power in bad faith, for an improper purpose or while subject to duress or the influence of another person;
• decision maker had no conflict of interest, bias or perceived bias; decision maker ensured that the findings of fact were based on evidence;
• decision was reasonable; and
• decision maker considered any relevant legislation, policies or processes.

The reviewer will also consider whether a different decision based on the evidence available or new evidence provided or found provides an improved outcome.

4.6.3 Refusal to consider an application
In addition to those matters which fall out of the scope of the overarching Internal Review of Council Decision Policy, Council or the CEO as the case may be is entitled under the Local Government Act to refuse to consider an application for review if:

a) the application is made by a Council Employee and relates to an issue concerning his or her employment;

b) it appears that the application is frivolous or vexatious; or

[Note that where a matter has been referred to the Local Government Association Mutual Liability Scheme (LGAMLS) in respect to a claim or potential claim against the Council or in response to a threat of legal action against the Council, an application for review of a decision in connection with that claim or action (including the decision to refer the matter to the LGAMLS) will be vexatious].

c) the applicant does not have a sufficient interest in the matter; or

d) the application for an internal review has been made later than 6 months from when the applicant was advised of the original decision - unless there are exceptional circumstances for Council, or the CEO as the case may be, to allow an internal review process.

Refusing an application for review will not be done lightly and reasons for the refusal will document the evidence on which a refusal is based.

4.6.4 Providing Procedural Fairness
The reviewer will observe the principles of procedural fairness when undertaking the review so that:

- an applicant is entitled to put forward information and materials in support of the application for review;

- an applicant is informed of the proposed outcome of the review, has the opportunity to make submissions to the reviewer on the outcome and have these submissions taken into account; and

- the reviewer must not have a bias or perceived bias when undertaking the review.

4.6.5 Determination of Review
When the reviewer is:

- the Elected Body – it should determine whether to affirm, vary or revoke the original decision;

- a Council Employee - they may determine whether to affirm, vary or revoke the original decision if authority to make the decision has been delegated to them. If the reviewer does not have a delegation enabling the making of the decision, then the reviewer should report the outcome of the review to the Elected Body (or delegate) for a determination as to whether the decision should be affirmed, varied or revoked;

- an external person or body –
• if the original decision was made by the CEO, Council Committee 
  Elected Body, then the external person or body should report 
  their recommendation(s) from the review to the Elected Body for a 
  determination as to whether the decision should be affirmed, varied 
  or revoked.

• If the original decision was made by an Employee or a person acting 
  on behalf of Council who is not the CEO, and the power to make the 
  original decision has been delegated by the Elected Body to the 
  CEO, then the external person or body should report their 
  recommendation(s) from the review to the CEO for a determination 
  as to whether the decision should be affirmed, varied or revoked.

  ▲ In the event that the power to make the original decision has 
  not been delegated to the CEO (i.e. if it has been delegated to an 
  Employee or Council officer directly etc.), or the CEO has a conflict of 
  interest in the matter then the external person or body should report 
  their recommendation(s) from the review to a senior Worker who has 
  been delegated the power to make the original decision for a 
  determination as to whether the decision should be affirmed, varied 
  or revoked.

Note: an external reviewer cannot vary or revoke a decision made 
by or on behalf of Council.

4.6.6 Remedies
Remedies are available to the reviewer, in terms of one or more as follows, if it is 
determined that the original decision was incorrect either legally, procedurally or 
meritoriously, there is an error or that an improved outcome can be determined, in 
terms of one or more as follows:

• an explanation
• an admission of fault and, where reasonably practicable, a change of 
  decision
• a recommended change to policy, process or practice*
  *note: any changes are ultimately a decision for the Council or CEO, 
  depending on the relevant delegations. The reviewer should liaise 
  with the CEO and/or CMT at the earliest opportunity to make them 
  aware of any potential recommendation and discuss the impact on 
  Council resources should the change be implemented.
• a correction of misleading records
• financial compensation including a refund of any fees**
  **note: only the Elected Body and the CEO are authorised to 
  offer financial compensation in cases where there is a loss that is 
  considered substantial. This will only occur after consultation by the 
  IRCO with the Local Government Association Mutual Liability Scheme 
  at the earliest possible opportunity in the investigation.
• the waiving of a debt
• the remission of a penalty
• disciplinary action under the relevant Code of Conduct, where appropriate 
• referral of a matter to an external agency for further investigation or 
  prosecution if it involves allegations of fraud / corruption
• apology***
  ***note: where circumstances are such that it is not reasonably 
  practicable to return the applicant to his/her original situation, or to 
  rectify the outcome of the decision through application of the above
remedies, it may only be possible for the reviewer to recommend that an apology be offered.

If an apology is required and then approved in a resolution by the Elected Body (as reviewer) or by the CEO (if a Director or Manager is the reviewer), it will be included within the determination letter and the applicant will be advised that appropriate action will be taken to prevent the problem from being repeated.

To support development of a potential remedy, the reviewer may recommend mediation, conciliation or neutral evaluation.

4.6.7 Reporting decision of review to the applicant
Where the Elected Body is the reviewer, the IRCO on its behalf will:

- prepare the Summary Investigation Report and Findings and determination letter to reflect the resolution and forward it to the applicant within 5 days of the Council meeting and

- provide information about alternative remedies, including any rights of appeal, the right to seek an external review by the Ombudsman or to make a complaint to the Office for Public Integrity.

Where an Employee, including the CEO is the reviewer:

- the reviewer will use the relevant content of the Summary Investigation Report and Findings to draft a provisional determination letter and provide this to the IRCO to forward to the applicant with a request for a response for further feedback / new information within 10 business days; and

- if the applicant provides a response, the reviewer must take into consideration any new information, response or feedback provided.

- if the applicant provides no further information within that time, the IRCO will advise the reviewer so that they can confirm the provisional determination in writing, along with information about alternative remedies, including any rights of appeal, the right to seek an external review by the Ombudsman or to make a complaint to the Office for Public Integrity.

Where an external panel / body is the reviewer, the reviewer must provide their full draft report of their provisional determination to the applicant and allow a reasonable opportunity for the applicant to provide a response to the draft report, further feedback or any new information. Any response, further feedback or new information provided by the applicant should be considered by the external panel / body prior to issuing their final report.

Where there are legal or other reasons that warrant confidentiality in relation to the full draft report or Summary of Investigation Report and Findings, either in part or full, the reviewer will ensure that appropriate measures are taken including (but not limited to):

- redacting parts of the full draft report of the provisional determination, or the Summary Investigation Report and Findings (as the case may be) before providing it to the applicant;
• providing the full draft report of the provisional determination, or the Summary Investigation Report and Findings (as the case may be) to the applicant in confidence;

• not providing the full draft report of the provisional determination, or the Summary Investigation Report and Findings (as the case may be) to the applicant. However, the applicant must be informed of the provisional determination of their internal review application and allowed a reasonable opportunity to respond and/or provide further information in response to the provisional determination.

However, in taking appropriate measures, the reviewer must ensure that procedural fairness is observed in accordance with this Process and the Policy (see in particular paragraph 4.6.4 of this Process).

4.7 After the Review

4.7.1 Updating the Register
The IRCO will update the Register of Section 270 Internal Reviews in Council’s EDRMS to include details of the application and the outcome of the review.

4.7.2 Reporting to the Corporate Management Team
Any recommendations for service improvement agreed by the Council or CEO arising from an internal review process will be actioned by the IRCO to the relevant Director or CEO for implementation.

4.7.3 Reporting to the Elected Body
The Governance Advisor or delegate will prepare and submit to the Elected Body an annual report each July which includes the following information about internal review applications requested within the previous 12 months:

a) the number of applications for review made;
b) the kinds of matters to which the applications relate;
c) the outcome of applications;
d) a statement to quantify the resources used for each review and associated costs with an attached Assessment of Resources Schedule;
e) a summary of how the outcomes have been used to improve Council’s customer service, policies and processes; and
f) such other matters as may be prescribed by the Regulations.

4.7.4 Reporting to the Community
The information outlined in paragraph 4.7.3 above will also be included in Council’s Annual Report as required under the Local Government Act.
5. **Training**

5.1 Elected Members, Directors and Managers will receive training in this process during their induction and on a refresher basis as required.

6. **Documents to Implement Process**

Written application to request an Internal Review
Letter to applicant confirming receipt of application
Section 270 Review of Investigation Template (B3812)
Section 270 Assessment of Resources Schedule (B3812)
Section 270 Summary Investigation Report and Findings (B3812)
Determination letter (B3812)
Annual report compiling Section 270 applications and determinations

7. **Legislation and References**

Local Government Act Section 270

8. **Review**

8.1 This Process will be reviewed by the Document Control Officer in consultation with the relevant stakeholders, within four (4) years or more frequently if legislation or Council’s need changes.

SIGNED: ............................................  DATE: ..................................................

Mayor Michael Lange
COUNCIL
EXECUTIVE SERVICES
CHIEF EXECUTIVE OFFICER REPORT
20 AUGUST 2019

7.2.1 DEBATE AGENDA – CHIEF EXECUTIVE OFFICER

7.2.1.5
CODE OF PRACTICE FOR ACCESS TO COUNCIL AND COMMITTEE MEETINGS AND ASSOCIATED DOCUMENTS
B1485

Author: Governance Advisor

PURPOSE
Council is asked to receive, consider and approve the attached draft Code of Practice for Access to Council and Committee Meetings and Associated Documents (the “Code of Practice”), which has now undergone public consultation in accordance with section 92(5) of the Local Government Act 1999. While no submissions were received during the public consultation period, Officers have made a minor change to the draft Code of Practice and for this reason, the Code of Practice requires further consideration and approval by Council.

RECOMMENDATION
(1) That Council receives, considers and approves the draft Code of Practice for Access to Council and Committee Meetings and Associated Documents (the “Code of Practice”) at Attachment 1 of this report, noting the minor amendment that has been made to the Code of Practice following public consultation.

REPORT

Background
At Council’s meeting of 18 June 2019, it resolved as follows:

MOVED Cr de Vries

(1) That pursuant to Section 92(5) of the Local Government Act 1999, before Council adopts, alters or substitutes this proposed Code of Practice for Access to Council and Committee Meetings and Associated Documents (“Code of Practice”), it makes copies of the proposed draft Code of Practice (at Attachment 1) available for inspection or purchase at its principal office and inspection on its website and invites submissions from the public, pursuant to its Public Consultation Policy by placing a Notice in The Herald and The Leader newspapers for a period of at least 21 days.

(2) At the conclusion of the public consultation period and at the subsequent Council meeting, Council receives and considers all feedback on the proposed Code but in the absence of any feedback at the conclusion of the
Introduction
Public consultation on the draft Code of Practice was undertaken for a 21 day period from 3 July 2019 to 5.00pm, Wednesday 24 July 2019. Public notices were published in the Wednesday, 3 July 2019 edition of the Leader and Herald newspapers, Council’s website and Facebook page (see Attachment 2 to this report for copies of the public notices, website and Facebook posts). The draft Code of Practice was also made available for inspection and purchase at Council’s principal office and on the website during the public consultation period.

Discussion
No submissions on the draft Code of Practice were received during the public consultation period.

Council resolved at its meeting on 18 June 2019, that in the event that no submissions are received on the draft Code of Practice, the Mayor would approve the draft Code of Practice without further reference to Council. However, following the public consultation, Officers have made a minor change to the draft Code of Practice, and for this reason, it is being referred back to Council for further consideration and approval.

The draft Code of Practice is attached at Attachment 1 of this report, with the minor change highlighted in green and made by way of track changes (at clause 4.1.4) with further details below.

The minor change is at clause 4.1.4 of the Code of Practice and clarifies that ‘a hard copy of the Council meeting agenda will be provided at Council Branches, however the notice provided at the Council Principle Office is that which is deemed to satisfy the Act’. Previously, it was not clear that only hard copies of Council meeting agendas would be available at Council Branches. Both Council and Committee meeting agendas and notices are available in hard copy at Council’s principal office and electronically on Council’s website.

Summary and Conclusion
Council is asked to receive, consider and approve the attached draft Code of Practice for Access to Council and Committee Meetings and Associated Documents.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES

Attachment 1 – draft Code of Practice for Access to Council and Committee Meetings and Associated Documents
Attachment 2 – copies of public notices published in the Herald and Leader newspapers, and posts on Council’s website and Facebook page, during the public consultation.

COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTS

How We Work – Good Governance

Corporate Plan
6.2 Ensure that Council’s policy and process frameworks are based on principles of sound governance and meet legislative requirements.
Legislative Requirements
Local Government Act 1999, Section 92

**FINANCIAL, RESOURCE AND RISK MANAGEMENT CONSIDERATIONS**

**Financial**
The cost of publishing public notices in the Herald and Leader newspapers ($512) was sourced from existing budgets.

**Resource**
Nil

**Risk Management**
In order to be legally compliant, Council must establish a Code of Practice for Access to Council and Committee Meetings and Associated Documents and review this document involving public consultation within the first 12 months of a periodic election. The Code actually reduces the risk of an Ombudsman’s investigation as there is an improved transparency for the community in understanding the Council decision making process and accessing as much information as is appropriate under relevant legislation.

**COMMUNITY CONSULTATION**
Public consultation on the draft Code of Practice was carried out in accordance with Council’s Public Consultation Policy and the Local Government Act. Due to the minor nature of the amendment made by Officers following the public consultation, and the purpose of the amendment being to clarify administrative arrangements in relation to the availability of meeting agendas, it is Officers’ view that further public consultation on the minor amendment is not required.
1. **Purpose**

1.1 The Barossa Council ("Council") supports the principle that the processes to be observed at a meeting of Council or a Council Committee should contribute to open, transparent and informed decision-making and encourage appropriate community participation in the affairs of Council.

1.2 This Code is prepared pursuant to Section 92 of the Local Government Act 1999 which requires Council to prepare a Code of Practice relating to the principles, policies and processes for public access to meetings of Council and Committee meetings, and associated documents and minutes of Council and Committee meetings.

2. **Scope**

2.1 This Code sets out Council’s position for access to meetings and documents and includes information relating to:

- access to the agenda for meetings
- public access to meetings
- the process to exclude the public from meetings
- matters for which the Council, or Council Committee, can order the public be excluded
- how the Council will approach the use of the confidentiality provisions in the Act

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Code of Practice for Access to Council and Committee Meetings and Associated Documents
approved by Council on XX XX 2019 (Minute Reference: 2016/111)
2.2 This Code does not bind Council’s subsidiary as it is bound by its own Charter.

3. Definitions

<table>
<thead>
<tr>
<th>Term</th>
<th>Definition</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Agenda</strong></td>
<td>The Agenda is a list of items of business to be considered at a meeting, it does not include, or require the inclusion of reports and attachments, only that they be described with reasonable particularity and accuracy. However, copies of any documents or reports that are to be considered at the meeting (so far as reasonably practicable) shall be made available to the members of the Council or Council Committee meeting.</td>
</tr>
<tr>
<td><strong>CEO</strong></td>
<td>Chief Executive Officer</td>
</tr>
<tr>
<td><strong>Clear days</strong></td>
<td>The time between the giving of the notice and the day of the meeting, but excluding both the day on which the notice was given and the day of the meeting, eg notice is given on a Thursday-Friday for a following Monday-Tuesday meeting, the clear days are Friday-Saturday, Sunday and Monday- Saturday and Sunday.</td>
</tr>
<tr>
<td><strong>Council Committee</strong></td>
<td>As defined by Section 41 of the Act.</td>
</tr>
<tr>
<td><strong>Council’s Principal Office</strong></td>
<td>Located at 43 – 51 Tanunda Road Nuriootpa.</td>
</tr>
<tr>
<td><strong>Council Branches / Libraries</strong></td>
<td>Located at: 29 Barossa Valley Way Lyndoch; 130-132 Melrose Street Mt Pleasant; 79-81 Murray Street Tanunda; Town Hall Annex, Sturt Street Angaston.</td>
</tr>
<tr>
<td><strong>Council Website</strong></td>
<td><a href="http://www.barossa.sa.gov.au">www.barossa.sa.gov.au</a></td>
</tr>
<tr>
<td><strong>Informal gatherings</strong></td>
<td>Including but not limited to and in accordance with Section 90(8) of the Act: - planning sessions associated with the development of policies and strategies; - briefing or training sessions; - workshops; or - social gatherings to encourage informal communication between Elected Members or between Elected Members and staff. Refer to Council's Informal Gatherings Policy.</td>
</tr>
<tr>
<td><strong>Meeting – Council</strong></td>
<td>Any meeting as defined in Sections 81 and 82 of the Act.</td>
</tr>
<tr>
<td><strong>Meeting – Committee</strong></td>
<td>Any meeting as defined in Section 87 of the Act but excluding the Barossa Assessment Panel established under the Planning Development and Infrastructure Act 2016.</td>
</tr>
<tr>
<td><strong>Personal Affairs</strong></td>
<td>Including but not limited to a person’s financial affairs, criminal records, marital or other personal relationships, personal qualities, attributes or health status, or that person’s employment records, employment</td>
</tr>
</tbody>
</table>
performance or suitability for a particular position, or other personnel matters relating to the person, but does not include the personal affairs of a body corporate.

<table>
<thead>
<tr>
<th>Regulatory activity</th>
<th>An activity which involves the making or enforcement of by-laws, orders, standards or other controls under this the Act or another act.</th>
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</thead>
<tbody>
<tr>
<td>The Regulations</td>
<td>Local Government (Procedures at Meetings) Regulations 2013 (the Regulations).</td>
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</table>

### 4. Policy Statement

#### 4.1 Public Access to the Agenda

4.1.1 This clause 4.1 applies to meetings of Council and those Council Committees which serve a Regulatory function and any other Committee to which Council has determined it should apply (Appendix One lists those Council Committees to which this clause will apply).

Where a committee is not performing a regulatory function the processes may be varied in accordance with Part 3 of the Regulations which are procedurally less onerous eg notice may be given in a form decided by the committee and need not be given for each meeting separately. Public notice may be given at a placed determined by the Chief Executive Officer (CEO) taking into account the nature and purpose of the committee.

4.1.2 The community can gain information about the decision making governance of Council through the business matters listed on an agenda for Council and Council Committee meetings and the reports related to those matters, with the exception of any matters listed on an agenda by the CEO or authorised delegate seeking consideration in confidence.

4.1.3 At least three (3) clear days before the Council or Council Committee meeting (unless it is a special meeting) the CEO must give written notice of the meeting to all Council or Committee members setting out the date, time and place of the meeting. The notice must contain or be accompanied by the agenda for the meeting.

4.1.4 The notice and agenda will be placed on public display at the Principal Office of the Council and on Council’s website. Copies and/or internet access will also be available in the Council Principal Office foyer at Nuriootpa, and in the Council Branches. Hard copies will be available in the Council Chamber during the Council meeting. A Hard copies of Council Committee meeting agendas will be provided at Council Branches, however the notice provided at the Council Principal Office is that which is deemed to satisfy the Act.

4.1.5 Items listed on the agenda will be described accurately and in reasonable detail, except for those items listed which are to-recommended to be considered in confidence, and will be kept on public display and continued to be published on Council’s website until the completion of the relevant Council or Council Committee meeting.

4.1.6 Members of the public may attend at Council’s Principal Office or branches and obtain a copy of the agenda and any particular reports for a fee to cover the costs of photocopying, in accordance with Council’s Fees and Charges Register. Alternatively, they may download...
4.1.7 Where the CEO or an authorised delegate believes that a document or report on a particular matter should be considered in confidence with the public to be excluded, the basis under which the order could be made in accordance with the confidentiality provisions in Section 90(3) of the Act will be specified.

4.2 Public Access to Meetings

4.2.1 Council and Council Committee meetings are open to the public and attendance is encouraged, except where the Council or the Council Committee believes it is necessary in the broader community interest to exclude the public from the discussion (and, if necessary, the decision) of a particular matter.

4.2.2 The public will only be excluded when the need for confidentiality pursuant to Section 90(2) of the Act outweighs the principle of open decision-making.

4.2.3 Council meeting dates and times, and the schedule or frequency of Council Committee meetings are available on Council’s website.

4.2.4 Elected Members, a Committee and staff members may participate in Informal Gatherings or discussion provided that a matter which would ordinarily form part of the agenda for a formal meeting is not dealt with in such a way as to obtain, or effectively obtain, a decision outside of a formally constituted meeting of Council or Committee. Council’s Informal Gatherings Policy governs Elected Member and Staff behaviour and process in these situations.

4.3 Process to Exclude the Public from a Meeting

4.3.1 For the convenience of the public present at a Council or Council Committee meeting, where it is resolved to consider a matter in confidence, this matter may be deferred until all other business has been considered. This avoids asking the public to leave the room and having them wait until the matter is concluded and then allowing them to return with the possibility of the same process being repeated for a subsequent matter.

4.3.2 Before the Mayor, or the Chairperson as the case may be, of a meeting orders that the public be excluded to enable the receipt, discussion and consideration of a particular matter, the meeting must, in public, formally determine if this is necessary and appropriate, and then pass a resolution to exclude the public while dealing with that particular matter. If this occurs then the public must leave the room. This means that all members of the public (including staff), unless exempted by being named in the resolution as entitled to remain, are required to leave the room. In this section, a member of the public does not include an Elected Member.
4.3.3 Once Council or a Council Committee has made the order, it is an offence for a person, who knows that an order is in force, to enter or remain in a room in which such a meeting is being held. It is lawful for an employee of Council or a member of the Police to use reasonable force to remove the person from the room if he or she fails to leave on request, however if any form of force is required, it is recommended that Council waits until Police attend to remove the person.

4.3.4 Once the discussion surrounding the matter has concluded, the public are permitted to re-enter the meeting. If there is a further matter that needs to be considered in confidence it is necessary to again undertake the formal determination process and to resolve to exclude the public as above.

4.4 Matters from which the Public can be Excluded [Section 90(3) of the Act]

4.4.1 Council or a Council Committee may order that the public be excluded in the following circumstances:

(a) information the disclosure of which would involve the unreasonable disclosure of information concerning the Personal Affairs of any person (living or dead) (as defined in clause 3 above);

(b) information the disclosure of which—

   (i) could reasonably be expected to confer a commercial advantage on a person with whom Council is conducting, or proposing to conduct, business, or to prejudice the commercial position of Council; and

   (ii) would, on balance, be contrary to the public interest;

(c) information the disclosure of which would reveal a trade secret;

(d) commercial information of a confidential nature (not being a trade secret) the disclosure of which—

   (i) could reasonably be expected to prejudice the commercial position of the person who supplied the information, or to confer a commercial advantage on a third party; and

   (ii) would, on balance, be contrary to the public interest;

(e) matters affecting the security of Council, Elected Members or employees of Council, or Council property, or the safety of any person;

(f) information the disclosure of which could reasonably be expected to prejudice the maintenance of law, including by affecting (or potentially affecting) the prevention, detection or investigation of a criminal offence, or the right to a fair trial;
(g) matters that must be considered in confidence in order to ensure that 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;

(h) legal advice;

(i) information relating to actual litigation, or litigation that Council or a Council Committee believes on reasonable grounds will take place, involving Council or an employee of Council;

(j) information the disclosure of which—

(i) would divulge information provided on a confidential basis by or to a Minister of the Crown, or another public authority or official (not being an employee of Council, or a person engaged by Council); and

(ii) would, on balance, be contrary to the public interest;

(k) tenders for the supply of goods, the provision of services or the carrying out of works;

(m) information relating to a proposed amendment to a Development Plan under the Development Act 1993 before a Development Plan amendment proposal relating to the amendment is released for public consultation under that Act;

(n) information relevant to the review of a determination of Council under the Freedom of Information Act 1991.

4.4.2 When considering whether a confidential order should be made, it is irrelevant that discussion of a matter in public may:

(a) cause embarrassment to the Council or Committee concerned, or to Elected Members or Employees of the Council; or

(b) cause a loss of confidence in the Council or Committee; or

(c) involve discussion of a matter that is controversial within the Council area; or

(d) make the Council susceptible to adverse criticism.

4.4.3 If a decision to exclude the public is made, the Council or Council Committee is required to make a note in the minutes of the making of the order and specifying:

(a) the grounds on which the order was made; and

(b) the basis on which the information or matter to which the order relates falls within the ambit of each ground on which the order was made; and

(c) if relevant, 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.
4.5 Public Access to Minutes

4.5.1 Minutes of a meeting of Council or a Council Committee will be available at Council’s Principal Office and on its website within five (5) days after the meeting.

4.6 Use of the Confidentiality Provisions

4.6.1 Any consideration of the use of the confidentiality provisions to exclude the public from the discussion of an agenda item—particular matter at a meeting will require the identification of all relevant one or more of the grounds listed within Section 90(3) of the Act (sub-clause 4.4.1 of this Code) and the factual reasons for the application of the ground(s) weighted against the principles of open decision making.

4.6.2 Information on the grounds on which an order to exclude the public is made will be conveyed to the public at the time of them being ordered to leave the meeting - the public will not be excluded until after a confidentiality motion has been debated and passed and sufficient reasons for the need to exclude the public given.

4.6.3 The meeting will not consider a number of agenda items in confidence together. It will determine each item separately and consider the exemptions relevant to each item. Thus the public can be present for the debate on whether any subsequent item should be considered in confidence.

4.6.4 Once the confidential discussion of the matter is concluded, the meeting will then consider if it is necessary to make an order that a document, report, attachment, minute or other associated information in connection with their agenda item shall remain confidential. In determining this, the meeting will have regard to the provisions of Section 91 and in particular Section 91(8) of the Act which details when a Council must not order that a document remain confidential [see sub-clause 4.7.3 below].

4.6.5 If the meeting determines that it is proper and necessary to keep a document, report, attachment, minute or other associated information, confidential, then a resolution for an order to this effect is required to be resolved by the meeting in accordance with Section 91(7) of the Act.

4.6.6 Once the resolution has been made and the public have returned, the decision of the meeting in relation to this matter will be made publicly known through the minutes unless there has been an order that some information remain confidential. Details relating to any order to keep information or a document confidential in accordance with Section 91(7) of the Act are also to be made known.

4.6.7 When making an order, the meeting must specify the duration of the order or the circumstances in which the order will cease to apply, or a period after which the order must be reviewed. If the Section 91(7) order is to apply for a period exceeding twelve (12) months, then this order must be reviewed every twelve (12) months from the date it was made and consideration given to delegating to the Chief Executive Officer CEO or another relevant delegate the authority to review the order. This along with the making of the order pursuant to Section 90(2) and the grounds pursuant to Section 90(3) of the Act on which it was made are also to be recorded in the minutes.
4.6.8 In the case of an order of specified duration, the duration of the order cannot be extended after the order has ceased to apply and the power to do so cannot be delegated.

4.6.9 No formal resolution is required to come out of confidence and go back into public session.

4.6.10 Elected Members, former Members, Council Employees and former Council Employees are all prohibited from disclosing information or a document over which there is a Council or Committee confidentiality order under Section 90 of the Act. To breach such an order can result in pecuniary or imprisonment penalties.

4.6.11 In all cases the objective is that the information be made publicly available at the earliest possible opportunity once the confidential order ceases to exist and that the community is informed of any Council order and the associated implications.

4.6.12 Where a person provides information to the Council or Committee and requests that it be kept confidential, the Council or Committee is not able to even consider this request unless the matter is one that falls within sub-clause 4.4.1 above.

4.6.13 The use of all confidentiality provisions will be recorded in the Confidential Items Register and maintained by the CEO.

4.7 Public Access to Documents

4.7.1 Various documents required to be made publicly accessible pursuant to the Act can be viewed electronically at Council’s Principal Office and, where available, all Council branches, during ordinary business hours, and copies can be obtained at those venues upon payment of a fixed fee in accordance with Council’s Fees and Charges Register. Many of these documents are also available for inspection on Council’s website.

4.7.2 The Council or the Council Committee will only order that a document associated with a discussion from which the public are excluded is to remain confidential if it is considered necessary in the broader community interest outlined in sub-clause 4.4 above.

4.7.3 Council or the Council Committee must not make an order to prevent:

(a) the disclosure of the remuneration or conditions of service of a Council employee after the remuneration or conditions have been set or determined; or

(b) the disclosure of the identity of a successful tenderer for the supply of goods or the provision of services (including the carrying out of works), or of any reasons adopted by Council as to why a successful tenderer has been selected; or

(c) the disclosure of the amount or amounts payable by Council under a contract for the supply of goods or the provision of services (including the carrying out of works) to, or for the benefit of, Council after the contract has been entered into by all parties to the contract; or
the disclosure of the identity of land that has been acquired or disposed of by Council, or of any reasons adopted by Council as to why land has been acquired or disposed of by Council.

4.7.4 Requests to access Council and Council Committee documents can be made under the Freedom of Information Act 1991. Enquiries in relation to the process for seeking access to documents held by Council should be directed to Council’s Accredited Freedom of Information Officer.

4.8 Review of Confidentiality Orders

4.8.1 A confidentiality order made under Section 91(7) of the Act should specify the duration of the order or the circumstances in which the order will cease to apply, or a period after which the order must be reviewed.

4.8.2 Any order that operates for a period exceeding twelve (12) months must be reviewed at least once in every year to ascertain whether the grounds for non-disclosure are still relevant and, if so, provide the relevant grounds and reasons for the minutes and/or documents remaining confidential.

4.8.3 If there are any items that require a revised or extended fresh confidentiality order because the original order is about to expire or circumstances have changed, then the reviewing officer (usually the CEO or Director) will prepare a report to Council prior to the expiry date or event trigger about to be reached, making recommendations with respect to each item to be retained in confidence. Each item must then be addressed separately and assessed against Section 90(3) and Section 91(7) of the Act.

4.8.4 Council may delegate the power to undertake an annual review to the Chief Executive Officer (CEO) or other officer (for matters where the CEO has a conflict of interest), but it cannot delegate the power to apply those matters in which the public can be excluded (Section 90(3) and 91(7) of the Act).

4.8.5 An order will lapse if the time or event specified has been reached or carried out. In that case, Council does not need to resolve for the confidential order to be lifted. Once the order has lapsed, the minutes and/or documents automatically become public. Council will make such information publicly available on its website within a reasonable timeframe after it is available for inspection at the Principal Office of Council, and not being more than ninety (90) days after an order has lapsed.

4.8.6 Council may resolve to exclude the public from a meeting to discuss and undertake consideration of each of the recommendations arising from the review in confidence, subject to the application of the relevant ground under Section 90(3) of the Act, if those recommendations consider or refer to information or documents that are confidential, pursuant to a confidentiality order. This section must be applied separately to each item and not altogether.
4.8.7 If there is no longer any need for the confidentiality order then Council may delegate to the Chief Executive Officer/CEO or another officer (for matters where the CEO has a conflict of interest) the power to revoke an order made in accordance with Section 91(7) of the Act. Council or the Council Committee may also include in the resolution whether any delegation is given to the Chief Executive Officer/CEO or another officer to revoke the order and if relevant, any conditions associated with the delegation.

4.9 Accountability and Reporting to the Community

4.9.1 A report on the use of the confidentiality provisions in Sections 90(2) and 91(7) of the Act by Council and Council Committees will be included in Council’s Annual Report as required by Schedule 4 of the Act.

4.9.2 The report will include the following information, separately identified for both Council and Committees:

(a) Number of occasions each of the confidentiality provisions of Sections 90(2) and 90(3) were used;

(b) Number of occasions each of the confidentiality provisions of Sections 90(2) and 90(3) and Section 91(7) were used, expressed as a percentage of total agenda items considered;

(c) An indication of any particular issues that contributed to the use of confidentiality provisions on more than one occasion;

(d) Number of occasions that information originally declared confidential has subsequently been made publicly available; and

(e) Number of occasions that information declared confidential has not been made publicly available and the reason for this in each case.

4.10 Complaints

4.10.1 Should a person be aggrieved about public access to either a meeting or associated document then they should firstly raise their question or complaint in writing to the Chief Executive Officer - PO Box 867, Nuriootpa SA 5355 - who (in conjunction with the relevant officer/Director who was responsible for the confidential report to Council) will provide an full explanation of the application of the confidentiality provisions. It is anticipated that most, it not all, questions or complaints will be resolved through this manner.

4.10.2 However, should this not resolve the matter then the aggrieved person may lodge an application for review of that decision under the Internal Review of Council Decisions Policy (see also Internal Review of Council Decisions Process). This Policy is available on Council’s website or from the Principal Office.
4.10.3 Additionally, any aggrieved person may also lodge a complaint with the Office of Public Integrity or the Ombudsman or any other relevant oversight body, who may carry out an investigation if it appears to the Ombudsman that Council or a Council Committee may have acted unreasonably to exclude members of the public from a meeting or prevented access to associated documents.

5. Supporting Process

Confidentiality Items Register
Register of Released Confidential Items

6. Related Policies and Codes

Internal Review of Council Decisions Policy and Process
Public Consultation Policy
Fees and Charges Register
Informal Gatherings Policy

7. Legislation and References

Freedom of Information Act 1991
Local Government Act 1999
Local Government (Meeting Procedures) Regulations 2013
Local Government (Accountability and Governance) Amendment Act 2015
Local Government Association’s Model Code of Practice for Access to Council and Committee Meeting Documents
Local Government Association’s Confidentiality Guidelines
Meeting Procedures – Handbook for Council Members

8. Review

This Code shall be reviewed by Council, in consultation with the relevant stakeholders, within 12 months after the conclusion of each periodic election, and as required by legislation or Council need, to ensure that the principle of open government is being applied in a proper manner.

Prior to any alteration or substitution of this Code, Council must make copies available for inspection or purchase at its Principal Office and on its website and follow the relevant process set out in its Public Consultation Policy which is also available on Council’s website or from the Principal Office.

9. Further Information

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

Any complaint in relation to this Policy or its application should be forwarded in writing addressed to the Chief Executive Officer, PO Box 867, Nuriootpa SA 5355 or barossa@barossa.sa.gov.au.

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Appendix One

Regulatory Committees of Council

The following Committees provide a regulatory function of Council or it is appropriate in all the circumstances that they be bound and so are therefore bound under clause 4.1 of this Code:

- Audit Committee
- Tender Committee
- Strategic Planning and Development Policy Committee
10. Policy Version History

<table>
<thead>
<tr>
<th>Version No:</th>
<th>Approval Date:</th>
<th>Description of Change:</th>
</tr>
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<tbody>
<tr>
<td>1.0</td>
<td>20/08/2013</td>
<td>New Policy</td>
</tr>
<tr>
<td>1.1</td>
<td>21/07/2015</td>
<td>Terminology changes to reflect 2012 WHS act and Regulations.</td>
</tr>
<tr>
<td>1.2</td>
<td>13/06/2016</td>
<td>Changes from the Local Government (Accountability and Governance) Amendment Act 2015 to: Clause 3 definition: Informal Gatherings, clause 4.2.4 Public Access to Meetings; Matters from which Public can be excluded: clause 4.4.2 (c) and (d); clause 4.4.3 (a), (b) and (c); Use of Confidentiality Provisions: clause 4.6.8, 4.6.10; Review of Confidentiality Orders: clause 4.8.4 and 4.8.5.</td>
</tr>
</tbody>
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OPEN TENDER
TANUNDA RECREATION PARK
SHOW HALL EXTENSION AND
REFURBISHMENT

The Barossa Council is seeking construction tenders from suitably qualified and experienced contractors for extension and refurbishment of the Tanunda Recreation Park Show Hall.

Full information and documentation is available via:

Phone: 08 8563 2041
Email: classifieds.sa@austcommunitymedia.com.au
We are currently consulting on the Code of Practice for Access to Council and Committee Meetings and Associated Documents. Find out more here.

Please note our method of consultation is not structured with direct questions, but instead seeks your feedback through an open-ended response form, allowing you to provide extensive comments and feedback. Our collection, use and disclosure of your personal information is governed by Council’s Privacy Policy and the Freedom of Information Act 1991. The principal reason for collecting this information is to inform Elected Members about the specific consultation. Please note that your name and address may appear on the public agenda when they review submissions. Please find our Public Consultation Policy here.

Public Notices
Development Public Notices

The Barossa Council

Code of Practice for Access to Council and Committee Meeting and Associated Documents

The Barossa Council supports the principle that the processes to be observed at a meeting of Council or a Council Committee should contribute to open, transparent and informed decision-making and encourage community participation. Therefore Council is seeking feedback from the community on the draft Code of Practice for Access to Council and Committee Meetings and Associated Documents. Written submissions should be addressed to the CEO, Mr Martin McCarthy, 43-51 Tanunda Road, Nuriootpa SA 5355 (PO Box 867) and provided by 5pm, Wednesday 24 July 2019.

Code of Practice for Access to Council and Committee Meetings and Associated Documents
All Public Notices

To find all public notices, please use the search module below.

Area  | Month  | Year  
--- | --- | ---  
Public notices | July | 2019  

Alphabetical - Ascending  | Date Created - Ascending

Found 2 Documents.

- Draft Code of Practice for Access to Council and Committee Meetings and Documents
- Public Notice - Draft Code of Practice for Access to Council and Committee Meetings and Associated Documents

Community Feedback Sought on Council's Code of Practice

The Barossa Council has endorsed the draft Code of Practice for Access to Council and Committee Meetings and Associated Documents and is now seeking feedback from the community in order to finalise it. This Code of Practice outlines which Council and Committee meetings the community may observe and which documents it has a right to access.

The Code of Practice may be examined at The Barossa Council Principal Office, 43 - 51 Tanunda Road, Nuriootpa during business hours or on Council’s website at www.barossa.sa.gov.au

Written submissions concerning this Code of Practice may be addressed to the Chief Executive Officer, The Barossa Council, PO Box 867, Nuriootpa SA 5355 or via email to barossa@barossa.sa.gov.au and must be received no later than 5.00pm Wednesday 24 July 2019.

For further information, please contact Rugiiya Martin, Governance Advisor on 8563 8444.

Martin McCarthy
Chief Executive Officer
The Barossa Council is currently seeking feedback from the community on the draft Code of Practice for Access to Council and Committee Meetings and Associated Documents. Written submissions should be addressed to the CEO and provided by 5pm, Wednesday 24 July 2019. Find out more at http://ow.ly/N8GM50uSffk.
7.2.1 DEBATE AGENDA – CHIEF EXECUTIVE OFFICER

7.2.1.6 APPROVAL TO PROCEED WITH FINAL CONSIDERATION OF REVOCATION OF COMMUNITY LAND STATUS – MOUNT PLEASANT & DISTRICT GOLF CLUB LAND

B9002

Author: Governance Advisor

PURPOSE

By letter dated 30 July 2019 (but received 2 August 2019), the Minister of Planning, Transport and Infrastructure’s delegate has approved the proposal to revoke the community land status over the land occupied by the Mount Pleasant Council & District Golf Club (described further in this report). In order to proceed with the revocation, Council is now asked to formally approve the revocation of the said land’s Community Land status, in accordance with the requirements of the Local Government Act 1999.

RECOMMENDATION

(1) That pursuant to Section 194(3)(b) of the Local Government Act 1999, Council revokes the Community Land classification over the land occupied by the Mount Pleasant & District Golf Club, which is comprised of:

(i) Certificate of Title Volume 5903 Folio 355
   Described as Allotment comprising of Pieces 12, 13 and 14 Deposited Plan 24931 in the area named Mount Pleasant, Hundred of Talunga

(ii) Certificate of Title Volume 5903 Folio 356
    Described as Allotment 100 Filed Plan 218873 in the area named Mount Pleasant, Hundred of Talunga

(iii) Portion of Crown Record Volume 5905 Folio 821 – Allotment 17
     Described as Allotment 17 Deposited Plan 24931 in the area named Mount Pleasant, Hundred of Talunga

(referred to as the “Land”)

(2) That the Chief Executive Officer excludes the Land from the Council’s Community Land Register.

(3) That the Chief Executive Officer advises adjacent landowners of the Council’s decision from the Council meeting held 20 August 2019.

(4) That the Chief Executive Officer proceed with negotiating the commercial agreements for the transfer of the Council-owned land described at (1)(i) and (ii) above, for nil consideration, to the Mount Pleasant & District Golf Club Inc., in

(5) That the Chief Executive Officer facilitates the withdrawal of the dedication of the Crown land as ‘Parklands’ in accordance with the requirements of the Crown Land Management Act 2009, in the event that the Crown approves transfer of the Crown land described in 1(iii) above, to Mount Pleasant & District Golf Club Inc.

REPORT

Background
On 21 May 2019, Council resolved:

MOVED Cr de Vries
(1) That Council note and consider the feedback from community members and the Department of Environment and Water’s approval to revoke the Community Land status over the Crown land portion of the Land (described in item 2 below), in accordance with the conditions of the consent made on behalf of the Minister, which are attached to this Report.

(2) Pursuant to section 194 of the Local Government Act 1999, that Council continue the process to revoke the Community Land classification over the land occupied by the Mount Pleasant & District Golf Club, which is comprised of:

(i) Certificate of Title Volume 5903 Folio 355
Described as Allotment comprising of Pieces 12, 13 and 14 Deposited Plan 24931 in the area named Mount Pleasant, Hundred of Talunga

(ii) Certificate of Title Volume 5903 Folio 356
Described as Allotment 100 Filed Plan 218873 in the area named Mount Pleasant, Hundred of Talunga

(iii) Portion of Crown Record Volume 5905 Folio 821 – Allotment 17
Described as Allotment 17 Deposited Plan 24931 in the area named Mount Pleasant, Hundred of Talunga

(3) That the Chief Executive Officer prepare a report and submit it to the Minister for Transport, Infrastructure and Local Government seeking approval to revoke the Community Land classification of the said land parcels.

(4) That should the revocation be approved by the Minister for Transport, Infrastructure and Local Government, the matter be referred back to Council for final resolution in accordance with section 194(3)(b) of the Local Government Act 1999.

(5) That should Council give final approval for the revocation of the Community Land status, that Council endorse the subsequent gifting of the Council-owned land identified in this report from Council to the Mount Pleasant & District Golf Club Inc., in accordance with Council’s resolutions of 19 March 2019 and 16 May 2017, noting that:

(a) The terms of the gifting of the Council-owned land from Council to the Mount Pleasant Golf Club Inc. will be negotiated between the parties following the revocation of the Community Land status of the land upon which the Mount Pleasant & District Golf Club is located;
(b) Council is not expected to be a party to any future transfer of the Crown land portion of the golf club land. It is expected that if the Crown approves the transfer of the Crown land to Mount Pleasant & District Golf Club Inc., the dedication of the Crown land as ‘Parklands’ will need to be withdrawn;

(c) The gifting of the Council owned land parcels is for nil consideration, however noting that any GST, stamp duty or other fees and charges associated with the transfer will not be the responsibility of Council, but that Council may pay all necessary and reasonable legal costs of the transfer;

(d) The future use of the land is not expected to change, with the exception of the Mount Pleasant & District Golf Club Inc. possibly seeking to expand the use of the golf club to other community uses, to optimise revenue capacity;

(e) That when negotiating the gifting of the Council owned land to Mount Pleasant & District Golf Club Inc., officers will endeavour to put in place a legal mechanism that secures the use of the land for the community, and reverts the land back to the community through Council in the event that the land use changes or the Mount Pleasant and District Golf Club Inc. ceases to exist.

Seconded Cr Wiese-Smith

CARRIED 2018-22/186

Introduction

The report to the Minister was sent on 29 May 2019 and contained copies of reports to Council and confirmed minutes of the relevant decisions, and copies of public notices and supporting materials used for public consultation.

Approval by the Minister’s delegate to proceed with final consideration to revoke the Community Land status was received on 2 August 2019 (see Attachment 1). Having considered the documents provided to the Minister and the public consultation undertaken by Council, the Minister’s delegate is ‘of the opinion that, on balance, the revocation will be more positive than not in its effect’ and has approved Council’s proposal to revoke the Community Land status of the Land (refer Attachment 1).

Discussion

Following the Minister’s delegate’s approval section 194(3)(b) of the Local Government Act 1999 Council is required to formally resolve to revoke the community land status of the Land.

Upon Council’s approval, the Chief Executive Officer will then advise adjacent landowners of Council’s decision.

Officers will remove references to the relevant parcels in Council’s Community Land Register.

Following the finalisation of the revocation of the Community Land status over the Land, Officers will then negotiate the gifting of the Council-owned land parcels to the Mount Pleasant & District Golf Club, to give effect to Council’s previous resolutions. The terms of the transfer will be negotiated in accordance with Council’s resolution of 21 May 2019 (set out above).
In the event that the Crown land is transferred to the Mount Pleasant & District Golf Club (keeping in mind that Council will not be a party to the transfer), the dedication of the Crown land under Council’s management, care and control, will need to be revoked in accordance with the Crown Land Management Act 2007.

Summary and Conclusion
Council is asked to consider the Officer recommendation and confirm the revocation of the Community Land status of the Land, in accordance with its previous decisions.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES
Attachment 1 – Letter from the Department of planning, Transport and Infrastructure confirming the Ministerial delegate’s approval of Council’s proposal to revoke the community land status of the Land, dated 30 July 2019 and received on 2 August 2019.

COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTS

How We Work – Good Governance

Corporate Plan
2.3 Support and promote community involvement and networks and provide opportunities for participation in local decision making.

3.3 Ensure Council’s sporting, recreational and leisure building facilities and associated programs meet the current need of the community to an agreed level of service.

Legislative Requirements
Local Government Act 1999, Section 194

FINANCIAL, RESOURCE AND RISK MANAGEMENT CONSIDERATIONS
The financial costs associated with the public consultation process was sourced from existing budgets, as detailed in the Council report of 21 May 2019. There are no further financial or resource implications specifically relating to the revocation of community land status, and any further duties will be undertaken as part of Officers’ current roles.

Further to Council’s resolution of 21 May 2019, if the revocation of the community land status is approved by Council, and Council begins negotiating the gifting of the Council-owned land to the Mount Pleasant & District Golf Club for nil consideration, Council has resolved that ‘any GST, stamp duty or other fees and charges associated with the transfer will not be the responsibility of Council, but that Council may pay all necessary and reasonable legal costs of the transfer [emphasis added].’

Risk is mitigated by complying with the relevant section of the Local Government Act.

COMMUNITY CONSULTATION
Community consultation for this entire revocation of community land process has occurred in accordance with Section 194 of the Local Government Act 1999 and Council’s Public Consultation Policy, and has been further validated by the approval to proceed with final consideration by Council received from the Minister’s delegate on 2 August 2019.
Mr Martin McCarthy
The Barossa Council
PO Box 867
NURIOOTPA  SA  5355

Dear Mr McCarthy

I write in response to your letter seeking approval for The Barossa Council’s (the Council’s) proposal to revoke the community land classification of an Allotment comprising Pieces 12, 13 and 14 in Deposited Plan 24931, comprised in Certificate of Title Volume 5903 Folio 355, Allotment 100 in Filed Plan 218873, comprised in Certificate of Title 5903 Folio 356, and a portion of Allotment 17 in Deposited Plan 24931, Crown Record Volume 5905 Folio 821, commonly known as land occupied by the Mount Pleasant & District Golf Club Inc.

I have considered the information provided to me by the Council and in making my decision (under delegation) I have taken into account the nature of the public consultation undertaken by the Council.

After carefully considering the effect of the revocation on the area and the local community, I am of the opinion that, on balance, the revocation will be more positive than not in its effect. I approve the Council’s proposal to revoke the classification as community land of Allotment comprising Pieces 12, 13 and 14 in Deposited Plan 24931, comprised in Certificate of Title Volume 5903 Folio 355, Allotment 100 in Filed Plan 218873, comprised in Certificate of Title 5903 Folio 356, and a portion of Allotment 17 in Deposited Plan 24931, Crown Record Volume 5905 Folio 821.

If the Council wishes to proceed with the revocation it will need to pass a motion to revoke the community land classification pursuant to section 194(3)(b) of the Local Government Act 1999.

Yours sincerely

Sally Smith
Executive Director, Planning & Land Use Services

30 July 2019
7.2.1 DEBATE AGENDA – CHIEF EXECUTIVE OFFICER

7.2.1.7 FINAL COMMERCIAL AND VALUATION DOCUMENTS FOR LAND EXCHANGE BETWEEN CHATEAU TANUNDA (IVIVI PTY LTD) AND COUNCIL

B7081

PURPOSE
To seek final approval of the commercial agreement to exchange land with Chateau Tanunda as previously contemplated by Council.

RECOMMENDATION
That Council:

(1) Being satisfied with the Valuation Report approves the draft Contract for the Exchange of Land as presented at Attachment 2 and authorise the Chief Executive Officer to make further changes and authorise the Agreement on condition that:

   a. Chateau Tanunda (Ivivi Pty Ltd) shall at least transfer the portion of land being certificate of title volume 5962 folio 146 of approximately 8,241 square metres and $25,000 to Council to balance the market values of the land; and

   b. Any stamp duty costs shall be borne by Chateau Tanunda (Ivivi Pty Ltd);

(2) Authorise the Chief Executive Officer to proceed with final negotiations with the Executor/s of the Estate of Elma Keil for the finalisation of the Indenture Deed principally on the terms outlined in the draft at Attachment 3 and bring a final report back to Council for endorsement.

(3) Authorise the Chief Executive Officer to proceed with settlement of the land exchange after completion of the Contract for the Exchange of Land under resolution 1, and that the said land be excluded from community land status pursuant to Section 193(4) of the Local Government Act, until the Indenture Deed is settled under resolution 2 and that a final report be brought to Council for rededicatation of the land under Section 193(5) of the Local Government Act and application to an appropriate community land management plan.

REPORT
Background and Introduction
Following approval of the Minister’s delegate dated 19 April 2018 and Council of 26 April 2018 to revoke the classification of Council land as community land officers have been liaising with representatives of Chateau Tanunda to proceed with the land exchange.
**Discussion**

To ensure proper process and having considered matters of probity and Council’s Asset Disposal Policy I did engage an independent firm to undertake a valuation of the land to aid negotiation processes. In October 2018 this report was undertaken by Land Services SA after undertaking a request for quotation process. The valuation was concluded and provided as at 8 November 2018. Since that time I have been undertaking periodic discussions with the owner and also liaising with planning to facilitate the land division, utilising this report as the basis of a fair commercial arrangement.

The land division is now practically complete, with administrative processes for registration and issuing of the approved deposited plan currently underway.

The valuation report highlights that the estimated market value of Council’s land (unfettered, which it will be with the removal of the legislative community land matters and the Keil Deed) is $685,000. Conversely the portion of land to be provided to Council has an estimated market value of $660,000. Among other things therefore I have negotiated a position that ensures Council and thereby the community receives a value of the land plus $25,000. The valuation report is attached at Attachment 1.

Other than the matter above the other key outcomes of the commercial agreement are:

1. Each shall bear their own costs in negotiating and delivering the agreement;
2. Any stamp duties shall be the responsibility of Chateau Tanunda;
3. Manages the application of GST;
4. Manages the issues of default;
5. All costs associated with the land division are the responsibility of Chateau Tanunda.

Further, and as agreed in principle with the Executors of the Keil Deed, a revised Deed has been drafted and predominantly reflects the prior agreement, bar the acknowledgement by the Executors that the use of the land for a cultural, artistic and heritage development is understood and supported. The Cultural Hub project could utilise a small area of the land to support public use however the vast majority of the land will remain in some way open space such as an open air performance area. Of course the final designs remain a work in progress, but the working group and Director are aware of the prominent need to ensure public access and provision of recreational and park land areas. A preliminary briefing has been scheduled with the Executor/s should Council agree to the draft documentation.

**Summary and Conclusion**

The Council is asked to endorse the Commercial Land Exchange Agreement and Deed and authorise the Chief Executive Officer to make final arrangements consistent with the documents provided and conclude the land exchange. Once the land exchange has concluded and at an appropriate juncture the entering into the Deed and rededication of the land for community land purposes will be made.

**ATTACHMENTS OR OTHER SUPPORTING REFERENCES**

<table>
<thead>
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COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTS

Community Plan

- Natural Environment and Built Heritage
- Community and Culture
- Health and Wellbeing
- Business and Employment

1.4 Develop and maintain streetscapes that reflect the character and heritage of the region.
1.6 Support tourism development that is sensitive to the natural environment and sustainable.
2.1 Initiate and support activities which encourage participation and pride in the Barossa Council area.
2.2 Support the development of activities that celebrate the history and culture of the Barossa and its people.
2.6 Support a vibrant and growing arts, cultural, heritage and events sector.
4.2 Create opportunities for people of all ages and abilities to participate in the community.
4.6 Ensure that community members can participate in cultural, recreational, sporting and learning opportunities.
5.1 Work closely with State Government, Federal Government and stakeholders to support economic growth, development and job creation.
5.4 Attract investment for new and innovative industries, such as creative industries and cultural tourism.
5.13 Support economic development through events.

FINANCIAL, RESOURCE AND RISK MANAGEMENT CONSIDERATIONS

There are no other risk or resourcing matters not explored by prior considerations or outlined in this report. Strategically Council has identified the land as highly supportive of the ongoing benefit for the community and releasing land which remains undeveloped to potentially develop a 5 star accommodation offer is of further economic and social benefit. Should the accommodation not proceed there still remains a strong benefit in the land being received by Council as it is located closer to the main street and interacts with other Council land and assets.

The financial impacts of this decision are presently within existing budget and either already paid for such as legal advice and the valuation analysis and in transacting of the settlement process existing resources will support it and costs of conveyancing and adjustments will be incurred.

Further the risk matters previously addressed in the Asset Disposal Policy are represented for Council’s review, at Attachment 4, there is no further update than that previously provided. It is reiterated the only person in the market than can assist in meeting the principles of the Indenture Deed is Chateau Tanunda and therefore it is somewhat questionable that a market truly exists, in any case the independent valuation and negotiations to date also address this issue.
COMMUNITY CONSULTATION

Community consultation for this entire revocation of community land process and culture hub has been extensive. Further both matters have been challenged under Section 270 of the Local Government Act and the Ombudsman and found to be proper or the best or preferable decision. At appropriate times the Mayor and or Chief Executive have met with the Executor/s to keep them up to date as was committed.
Valuation Report

Market Value

Allotments 11 and 12 and Portion of Allotment 74 Basedow Road
Tanunda

For The Barossa Council

Prepared by:

Valuation Services
Land Services SA
Executive Summary

Purpose: The purpose of this report is to provide The Barossa Council with a market value to facilitate a land exchange between the Council and the proprietors of Chateau Tanunda of Allotments 11 and 12 in DP 33882 and portion of Allotment 74 in DP 58229, Basedow Road Tanunda.

Interest Valued: 1. Fee Simple on a vacant possession basis 2. Fee Simple (with existing and proposed restrictions and dedications)

Registered Owner/s: Allotments 11 and 12 – The Barossa Council Allotment 74 - Ivivi Pty Ltd

Brief Property Description: The properties comprise vacant land being:
1. Allotments 11 and 12 are irregular in shape with a slight slope from north east to south west and a combined land area of some 13,716m² with a frontage to Basedow Road of 24.3 metres.
2. Portion of Allotment 74 is irregular in shape with a slope from north to south having a frontage to Basedow Road of 22.70 metres and a land area of some 8,241m².

Zoning: Tourist Accommodation as defined under The Barossa Council Development Plan.

Date of Valuation: 8th November 2018

Date of Inspection: 8th November 2018

Valuation Methodology: Direct Comparison

Market Value (Ex GST): 1. Allotments 11 and 12 unfettered by restrictions and dedications $685,000 2. Portion of Allotment 74 unfettered by restrictions and dedications $660,000 3. Allotments 11 and 12 encumbered by restrictions and dedications $205,000 4. Portion of Allotment 74 encumbered by restrictions and dedications $165,000.

Valuers: Colin Eldridge Darren Rasmus
FAPI Certified Practising Valuer Chief Valuer Valuation Services
Chief Valuer – Valuation Services

Qualifications: As the Endorsing Valuers we are satisfied that subject to the overriding stipulations contained within the body of the report the market values are supported by market evidence.

Further, we confirm that neither valuer has a pecuniary interest that could conflict with the proper valuation of the property and we advise that this position will be maintained until the purpose for which this valuation is being obtained, is completed.
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</tbody>
</table>
Introduction

INSTRUCTIONS

Instructing Parties: Mr Martin McCarthy
Chief Executive Officer
The Barossa Council

Mr Mark Kay – Chief Valuer
Office of the Valuer-General

Instructions and Purpose: Acting on written instructions received on 29th October 2018 from The Barossa Council we have determined the market value of the freehold interest both unencumbered and encumbered with existing and proposed restrictions and dedications of the properties known as Allotments 11 and 12 and portion of Allotment 74, Basedow Road Tanunda, to facilitate a land exchange between The Barossa Council and the proprietors of Chateau Tanunda.

We confirm that the subject properties have been inspected and all relevant information considered enabling the following report to be prepared.

This report has been prepared for the private and confidential use of the Barossa Council. It should not be reproduced in whole or in part or relied upon for any other purpose or by any other party.

A copy of the instructions is included as Appendix 1 in this report

Information Sources: The information provided by the instructing party which has been relied upon for the purposes of this Valuation Report, is as follows:

- Valuation Instructions
- Copies of Certificates of Title
- Copies of Deposited Plans
- Copy of proposed division of land to identify the portion of Allotment 74 to be exchanged
- Property Details
- Confirmation of zoning
- Consultation Report (undated)

Market Value Definition: For the purpose of this valuation the definition of “Market Value” is in accordance with the International Valuation Standards and has been adopted in the Australian Property Institute’s Code of Professional Practice as being:

“The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm’s length transaction after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion”

Date of Valuation: 8th November 2018
Date of Inspection: 8th November 2018
**Legal Details**

**Title Details:** The subject properties are legally described as whole or part of the land contained within the following Certificates of Title:

<table>
<thead>
<tr>
<th>Volume</th>
<th>Folio</th>
<th>Allotment</th>
<th>Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td>5133</td>
<td>408</td>
<td>11</td>
<td>DP 33882</td>
</tr>
<tr>
<td>5902</td>
<td>824</td>
<td>12</td>
<td>DP 33882</td>
</tr>
<tr>
<td>Pt. 5962</td>
<td>146</td>
<td>74</td>
<td>DP 58229</td>
</tr>
</tbody>
</table>

Note – Pt Allotment 74 is described in a proposed Land Division (Plan no. 18083L-PRP-01-V1) as Allotment 252.

*Copies of the Certificates of Title, Deposited Plan and proposed Plan of Division are included as Appendix 2.*

**Registered Proprietor:**

- Allotment 74 - Ivivi Pty Ltd.

**Endorsements and Encumbrances:**

- **Allotment 11 CT 5133/408**
  Subject to easement(s) 5713/409 over the land marked D to Australian National Railways Commission (re 7505372a).

  Together with free and unrestricted right(s) of way over the land marked C.

  Easement 5713/409 is issued pursuant to Section 6 of the Non-Metropolitan Railways Transfer Act 1977 and does not extinguish the interests (if any) which a third party may have in the land. Section 6 refers to the transferring of SAR and Commonwealth Railways Land to the State and its vesting in the Minister. As the adjoining property, Allotment 72 DP 58229 is no longer vested in the State Section 6 would no longer apply.

- **Allotment 12 CT 5902/824**
  Subject to easement(s) over the land marked E to Australian National Railways Commission (re 7505372a).

  Subject to free and unrestricted right(s) of way over the land marked C.

  Easement 5713/409 is issued pursuant to Section 6 of the Non-Metropolitan Railways Transfer Act 1977 and does not extinguish the interests (if any) which a third party may have in the land. Section 6 refers to the transferring of SAR and Commonwealth Railways Land to the State and its vesting in the Minister. As the adjoining property, Allotment 72 DP 58229 is no longer vested in the State Section 6 would no longer apply.

- **Part Allotment 74 CT 5962/146 (Proposed Allotment 252)**
  Subject to free and unrestricted right(s) of way over the land marked B and D.

  Subject to service easement(s) over the land marked H for water supply purposes to South Australian Water Corporation (223lG RPA).
  Together with free and unrestricted right(s) of way over the land marked A appurtenant only to the land marked X.

  We are of the opinion that these rights of way do not detrimentally affect the value of the properties.
In addition to the above, Allotments 11 and 12 are encumbered in two ways

1. The land is formally classified as Community Land pursuant to section 193 of the Local Government Act 1999.
2. The land has an indenture deed dedication applied to it. These parcels of land were donated to the Council by way of trust from the Keil Estate for the purposes of Open Space and Recreation.

These additional encumbrances form the basis of our valuation of the land with “restrictions and dedications”.

Identification

The properties have been identified by reference to the Deposited Plan, cadastral mapping and the physical inspection, 8 November 2018, and appear to conform substantially to the identified features shown on the Deposited Plans and the proposed Plan of Division.

Site Particulars

Location

Site Areas: Allotments 11 and 12 are elongated, having a depth of some 338.14 metres and a maximum width at approximately the mid depth point of 59.76 metres, resulting in an overall area of 13,716m². These allotments have a combined frontage to Basedow Road on the northern boundary of 24.30 metres.

Portion of Allotment 74 (Proposed Allotment 252) is a hammer head shape with the elongated handle having a depth of some 166.72 metres and a maximum width at the Basedow Road frontage of 22.7 metres. The head of the hammer is irregular in shape with an estimated depth of 155 metres along the western boundary and a maximum width of approximately 52.16 metres along the southern boundary. The overall area is 8,241m² of which the handle is approximately 22% and the head 78%.

Site Description: Allotments 11 and 12 comprise vacant Tourist Accommodation zoned land being elongated with a maximum width to depth ratio of 1:5.6. The site has a slight fall from north to south and east to west and has some strand wire fencing along the eastern boundary. In addition, there are some mature native eucalypts and other species of tree scattered across the property, particularly Allotment 11.

Photo 1 - Allotments 11 and 12 facing south from Basedow Road
Proposed Allotment 252 (portion of Allotment 74) is vacant with the exception of both mature and juvenile trees scattered across the site. The site has access from Basedow Road and whilst portion of the property (the handle), has an unrestricted right of way over A (the continuation of Bushman Street) it appears from the site inspection that this right of way has been built upon. The site has a slight fall from north to south and east to west and some fencing of mixed materials along the western boundary with the neighbouring residential properties. The southern portion of the site has the potential for development under the existing planning regulations and guidelines.
Photo 4 - Allotment 74 facing south from Basedow Road

Photo 5 - Portion of Allotment 74 facing North

Photo 6 - Portion of Allotment 74 facing North
It is noted that the storage shed (partly obscured in photo 3 and to the left in photo 4) does not form part of the proposed Allotment 252.

Both sites have limited exposure to Basedow Road and abut the disused rail corridor.

**Street and Services:**
Basedow Road is a single lane carriageway being a fully constructed bitumen sealed road with concrete kerbing, channelling and part sealed footpaths. In addition, all roads within the surrounding area are fully constructed and bitumen sealed, with concrete kerbing and associated water drainage services installed.

Services that are currently available for connection to the properties are:

- Electricity - 240-volt
- Reticulated mains water
- Septic Tank Effluent Disposal (STED)
- Telephone

**Planning**

**Town Planning:**
The subject property is located in the Barossa Council whereby the sites have a Tourist Accommodation zoning classification within the Development Plan Consolidated, 1st November 2018.

The main objectives of the Tourist Accommodation zone as contained in the Development Plan are:

- **Objective 1** - Provision of tourist accommodation and service facilities for visitors and holiday-makers on short and long-term visits to the area.
- **Objective 2** - Development that contributes to the desired character of the zone.

The following forms of development are envisaged in the zone:

- bed and breakfast accommodation
- entertainment, cultural and exhibition facility
- guest house
- hotel
- motel
- nature of health retreat.

Expansion of existing winery activities should only occur where they do not compromise the intent of the zone for tourist accommodation, or impact on surrounding residential development by way of their scale, location or intensity.

**Existing Use:**
The properties are currently vacant land with Allotments 11 and 12 being classified as community land, consequently under this classification and the open space and recreation dedication it is considered that the current use is the highest and best use. The portion of Allotment 74 currently has no such classification and/or dedication and could be developed in accordance with the current Tourist Accommodation zoning.

Should a land exchange eventuate between the Barossa Council and the proprietors of Chateau Tanunda the classification and dedication will be removed from Allotments 11 and 12 and applied to the portion of Allotment 74.
Environmental Issues: No environmental issues have been reported or identified. At the time of inspection, we did not observe any signs or evidence of contamination or potential contamination. This valuation is prepared assuming the subject properties are free of contamination and reserve the right to review this report should further information be presented.

Heritage: A search of the Development Plan the Certificates of Title and the SA Heritage Register indicates that neither of the subject properties are heritage listed.

Statutory Valuations

The Valuer-General undertook a general valuation within the Barossa Council as at 1st January 2018, which came into force at midnight 30th June 2018 and determined values for rating and taxing purposes as they relate to the subject property as:

Site Values:
Allotment 11 $199,000
Allotment 12 $199,000
Allotment 74 $1,375,000 Note this includes some 14.9ha of land which includes the Chateau Tanunda.

Capital Values:
Allotment 11 $199,000
Allotment 12 $199,000
Allotment 74 $2,800,000 Note this includes some 14.9ha of land and improvements which includes the Chateau Tanunda.
Valuation Considerations

Considerations: There are numerous considerations for discussion and each point below contains factors that affect the valuation.

In arriving at opinion of value, the Valuer has adopted accepted methodologies that are appropriate in the circumstance and for which sufficient data is available to determine the market value to facilitate the land exchange.

The valuation takes into account the following considerations:

Primary Considerations:
1. The current and proposed classification as Community Land pursuant to Section 193 of the Local Government Act 1999
2. The current and proposed indenture deed dedication as open space and recreation
3. Highest and Best Use: One of the primary considerations in determining the Market Value is its highest and best use. In considering the most appropriate value to be determined for the subject property, we have considered the specific characteristics exhibited by the property. The most notable market considerations include sales of vacant land or properties advertised as vacant land within as close a proximity as possible of the subject properties and ideally with the same or similar zoning as the subject properties
4. Likely Selling Period
5. Purchaser Profile
6. The valuation is based upon relevant comparable sales evidence
7. Property attributes: including the physical shape and access
8. The valuation assumes that the property is not affected by any easements, encumbrances or covenants that have not been disclosed by a search of the Title/s that may otherwise detrimentally affect the value of the property
9. The valuation assumes that the property complies with all regulating authorities in respect to its current use.

Primary Method:
The valuation method used in considering the valuation to facilitate a land exchange is:

- **Direct Comparison with the market:** This method is where market evidence is analysed having regard to sales of other comparable properties in the area and adjusting for various factors such as differences in size, location and condition etc., to arrive at a market value for the subject property based on comparison with recently sold properties.
Market Commentary

Market Commentary:
The property markets in the Barossa region have experienced varying levels of growth over the past twelve months. The most notable is the wine sector which is benefitting from a strong wine export market, particularly to China. High levels of demand for established viticultural properties is also being experienced with Chinese foreign investors being a major player in the market. The purchase of vineyards enables the investors to secure their grape supply and the Barossa branding of the wine. This demand has resulted in vineyard values significantly increasing over the previous four years with some premium vines commanding well in excess of $150,000 per hectare.

Tourism continues to be significant industry in the region with in excess of 1,000 beds available from a variety of short-term accommodation styles. The occupancy levels for hotel, motel and apartment accommodation in the region is approximately 60%.

In regard to the Tanunda residential property market it has seen moderate increases to value levels with the median sale price currently at $375,000 (source CoreLogic RP Data). The number of sales transactions have remained relatively stable over the past twelve months. Good demand particularly exists for renovated character homes in the town.

The commercial property market in Tanunda has remained relatively strong over the past twelve months with low vacancy numbers and good demand being experienced. Net rentals in the town are generally in the range of $220 and $280/m² per annum with low levels of incentives being required.

Demand for vacant sites across the Barossa region with development potential continues to remain healthy.
Sales Evidence:

In assessing a suitable market value for the properties, we have had regard to sales and market evidence across a broad spectrum of the real estate place. The most relevant sales are summarised in the sales schedule and commentary below.

Summary of Comparable Sales:

<table>
<thead>
<tr>
<th>No.</th>
<th>Property Address</th>
<th>Site Area (approx.)</th>
<th>Zoning</th>
<th>Plan Parcel</th>
<th>Sale Price Ex GST</th>
<th>Sale Date</th>
<th>Analysis $/M²</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Allotment 72 Basedow Rd Tanunda</td>
<td>3,936</td>
<td>Tourist Accommodation</td>
<td>A72 DP58229</td>
<td>$225,000</td>
<td>12/1/2018</td>
<td>$57</td>
</tr>
<tr>
<td>2</td>
<td>Allotment 11 Goodman Road Elizabeth</td>
<td>14,050</td>
<td>Regional Centre – Recreation</td>
<td>A102 DP65969</td>
<td>$406,250</td>
<td>21/3/2016</td>
<td>$29</td>
</tr>
<tr>
<td>3</td>
<td>Allotment 10 Lady Ruthven Drive North Haven</td>
<td>177,000 (17.7ha)</td>
<td>Metropolitan Open Space System</td>
<td>A10 F10200</td>
<td>$1,500,000</td>
<td>8/4/2008</td>
<td>$8.50</td>
</tr>
<tr>
<td>4</td>
<td>53 Panter Street, Willaston 5118</td>
<td>24,200</td>
<td>Special Use</td>
<td>A33 DP94749</td>
<td>$600,000</td>
<td>24/7/2016</td>
<td>Analysed land component $15</td>
</tr>
<tr>
<td>5</td>
<td>17 Edith St Gawler East</td>
<td>14,500</td>
<td>Special Use</td>
<td>A12 F112810 and Pcs 10 and 11 F112809</td>
<td>$500,000</td>
<td>22/3/2013</td>
<td>$34</td>
</tr>
<tr>
<td>6</td>
<td>167-169 Murray Street Nuriootpa</td>
<td>2,220</td>
<td>Commercial</td>
<td>A3 and 4 DP 7950</td>
<td>$445,000</td>
<td>16/2/2017</td>
<td>$200</td>
</tr>
<tr>
<td>7</td>
<td>23-25 Magnolia Street Tanunda</td>
<td>3,982</td>
<td>Light Industry</td>
<td>A21 DP53837</td>
<td>$400,000</td>
<td>12/6/2014</td>
<td>$100</td>
</tr>
<tr>
<td>Sale Details</td>
<td>Legal Particulars</td>
<td>Property Description</td>
<td>Analysis</td>
<td>Comparison</td>
<td>Comments</td>
<td></td>
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<tr>
<td>Property Address: Allotment 72 Basedow Rd Tanunda SA 5352</td>
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<tbody>
<tr>
<td>$225,000 (exc. GST)</td>
<td>12/1/2018</td>
<td>T 12860077</td>
<td>CT 6203/319 - Allotment 72 in Deposited Plan 58229</td>
<td>3,936m²</td>
<td>Tourist Accommodation</td>
<td>Not Applicable</td>
<td>$57/m² of Site Area</td>
<td>Adjacent to and similar shape to A11 and 12</td>
<td>Transferor: Minister for Transport and Infrastructure, Transferee: Lionize Group Pty Ltd</td>
<td>Comprises an elongated, irregular shaped, parcel on the southern side of Basedow Road between Allotment 12 (portion of the subject properties) and the rail corridor. The improvements on the site include the Local Heritage Listed former Tanunda Railway Station, currently utilised as a community-based radio station. It is considered that these improvements provide limited utility due to the average condition and functionality of the building.</td>
<td>Overall, a sale of a slightly smaller parcel with similar attributes to the subject properties and having the same zoning. The site has a slight slope from north to south. Considered slightly inferior overall due to the site area.</td>
</tr>
<tr>
<td>Property Address:</td>
<td>Lot 11 Goodman Road Elizabeth</td>
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<tr>
<th>Sale Price:</th>
<th>$406,250 (exc. GST)</th>
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<tr>
<td>Sale Date:</td>
<td>21/3/2016</td>
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<tr>
<td>Transfer Document:</td>
<td>T 12506088</td>
</tr>
<tr>
<td>Legal Description:</td>
<td>CT 6170/425 – Allotment 11 in Deposited Plan 90239</td>
</tr>
<tr>
<td>Site Area:</td>
<td>14,050m²</td>
</tr>
<tr>
<td>Zoning:</td>
<td>Regional Centre</td>
</tr>
<tr>
<td>Policy Area:</td>
<td>Recreation</td>
</tr>
<tr>
<td>Analysis (Rounded):</td>
<td>$29/m² of Site Area</td>
</tr>
<tr>
<td>Comparability:</td>
<td>Overall superior due to location, shape and potential utility</td>
</tr>
<tr>
<td>Parties:</td>
<td>Transferor: Central Districts Football Club Inc</td>
</tr>
<tr>
<td></td>
<td>Transferee: City of Playford</td>
</tr>
<tr>
<td>Comments:</td>
<td>The property is adjacent the existing lawn bowls facility and was purchased from the adjoining Central District Football Club to expand the recreational facilities as part of the City of Playford plan to transform the area into a passive and non-passive recreation area. The site is also in close proximity to the Elizabeth City Centre development, with immediate surrounding development being predominantly of a recreation nature. The site is irregular in shape, level at road grade and a frontage to Goodman Road of approximately 46 metres offering good exposure. The property was sold off-market at a consideration based on market evidence. An easement to South Australian Water Corporation for Sewerage purposes exists along the western and southern boundaries.</td>
</tr>
<tr>
<td>Comparison:</td>
<td>Overall, a larger site that has limited commercial development potential and generally reflects a value attributable to land of a recreational use. Similar size to Allotments 11 and 12, larger than proposed allotment 252 (portion of allotment 74). Generally superior to the subject property in relation to a value with restrictions and dedications.</td>
</tr>
</tbody>
</table>
## Sale 3

<table>
<thead>
<tr>
<th>Sale Details</th>
<th>Legal Particulars</th>
<th>Property Description</th>
<th>Analysis</th>
<th>Comparison</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Address:</td>
<td>Allotment 10 Lady Ruthven Drive North Haven</td>
<td></td>
<td></td>
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<tr>
<td>Location:</td>
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</tbody>
</table>

<p>| Sale Price: | $1,500,000 (exc. GST) |
| Sale Date: | 8th April 2008 |
| Transfer Document: | T 10936649 |
| Legal Description: | CT 5351/598 – Allotment 10 Filed Plan 10200 |
| Site Area: | 17.70ha (approx.) |
| Zoning: | Metropolitan Open Space System (MOSS) |
| Policy Area: | 16 - Buffer |
| Analysis (Rounded): | $8.50/m² of Site Area |
| Comparability: | Overall superior in size with very limited development potential |
| Parties: | Transferor: Belair Management Services Ltd |
| | Transferee: Poal Properties Pty Ltd |
| Comments: | A nine-hole Golf Course, the site was purchased by the developer to provide a buffer between residential development and the industrial pursuits associated with the Outer Harbour shipping terminals. The site is located on the LeFevre Peninsula abutting Victoria Road and the Outer Harbour rail corridor some 20 kilometres north west of the Adelaide CBD in an area of predominantly residential development. |
| Comparison: | Overall, a significantly larger site, however the site is to remain as a buffer. This sale reflects the value placed on land that has very limited development potential. |</p>
<table>
<thead>
<tr>
<th>Sale Details</th>
<th>Legal Particulars</th>
<th>Property Description</th>
<th>Analysis</th>
<th>Comparison</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Address:</td>
<td>53 Panter Street, Willaston 5118</td>
<td></td>
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</tr>
<tr>
<td>Location:</td>
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<tr>
<td>Sale Price:</td>
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<td></td>
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<tr>
<td>Sale Date:</td>
<td>24/7/2016</td>
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<tr>
<td>Transfer Document:</td>
<td>T 12621740</td>
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<tr>
<td>Legal Description:</td>
<td>CT 6156/504 - Allotment 33 in Deposited Plan 94749</td>
<td></td>
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</tr>
<tr>
<td>Site Area:</td>
<td>24,200m²</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Zoning:</td>
<td>Special Use</td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Policy Area:</td>
<td>Not Applicable</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Analysis (Rounded):</td>
<td>$15/m² of site area after deducting added value of improvements</td>
<td></td>
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</tr>
<tr>
<td>Comparability:</td>
<td>Overall Inferior on a rate per square metre of site area</td>
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</tr>
</tbody>
</table>
| Parties: | Transferor: S and D Pierotti  
Transferee: Adelaide Revival Fellowship Inc. |
| Comments: | Comprises an irregular shaped, sloping parcel located approximately 1.6 kilometres north-west of the Gawler main commercial centre. Access to the property is from its northern boundary off Panter Street in Willaston. The southern boundary of the property is formed by the North Para River.  
All usual services are connected.  
The property comprised the former Gawler Par 3 Golf Course. At date of sale improvements on the land included a three-bedroom rendered stone dwelling in good condition and an adjoining addition being the former clubhouse. Total building area is calculated at approximately 289m² plus a substantial veranda area. The purchaser has converted the building to a church and meeting area.  
Surrounding development to the north includes residential related uses with light industrial to the west.  
A value of some $240,000 has been applied to the improvements resulting in a land component of $15/m².  
The entire property is included within the ‘Special Use’ zone which is generally restrictive in nature. In addition, the majority of the property is included within the ‘High Risk’ area of the Gawler River flood zone. |
<p>| Comparison: | Overall, a sale of a larger parcel with in an inferior location in comparison to the subject property given the high flood risk. The subject properties would reflect a similar rate per square metre of site area with the restrictions and a higher rate per square metre unfettered by the restrictions. |</p>
<table>
<thead>
<tr>
<th>SALE 5</th>
<th>Sale Details</th>
<th>Legal Particulars</th>
<th>Property Description</th>
<th>Analysis</th>
<th>Comparison</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Address:</td>
<td>17 Edith Street, Gawler East 5118</td>
<td>Location:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sale Price:</td>
<td>$500,000 (exc. GST)</td>
<td>Sale Date:</td>
<td>22/03/2013</td>
<td>Transfer Document:</td>
<td>T 11910430</td>
<td>Legal Description: CT 5312/762 - Allotment 12 in File Plan 112810 CT 5312/763 – Pieces 10 and 11 in File Plan 112809</td>
</tr>
<tr>
<td>Site Area:</td>
<td>14,500 m²</td>
<td>Zoning:</td>
<td>Special Use</td>
<td>Policy Area:</td>
<td>Not Applicable</td>
<td>Analysis (Rounded): $34/m² of Site Area</td>
</tr>
<tr>
<td>Comparability:</td>
<td>Overall Inferior on a rate per square metre of site area</td>
<td>Parties:</td>
<td>Transferee: JF and DK McMurray Transferee: The Salvation Army (South Australia) Property Trust</td>
<td></td>
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<tr>
<td>Comments:</td>
<td>Located approximately 600 metres north-east of the Gawler Post Office in the suburb of Gawler East. The parcel is irregular in shape with an uneven contour and has a frontage of 82 metres to Edith Street, being a kerbed and sealed local road. The western boundary of the parcel is formed by the North Para River. The site has relatively poor exposure and has both a local residential outlook and views over the adjacent Clonlea Park reserve. At the date of sale improvements on the land comprised a modest dwelling which has since been demolished. The entire site is included within the Special Use zone with a large portion also being within the High Flood Risk area as detailed in the Development Plan. The prime purpose of the Special Use zoning is to provide for community use with business related uses generally not envisaged.</td>
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<tr>
<td>Comparison:</td>
<td>Overall, a sale of a larger parcel with in an inferior location in comparison to the subject property given the high flood risk. The subject properties would reflect a lower rate per square metre of site area with the restrictions and a higher rate per square metre unfettered by the restrictions.</td>
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<tr>
<td>SALE 6</td>
<td>Sale Details</td>
<td>Legal Particulars</td>
<td>Property Description</td>
<td>Analysis</td>
<td>Comparison</td>
<td>Comments</td>
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</tr>
<tr>
<td>Property Address:</td>
<td>167-169 Murray Street, Nuriootpa 5355</td>
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<tr>
<td>Location:</td>
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<tr>
<td>Sale Price:</td>
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<td>Sale Date:</td>
<td>16/02/2017</td>
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<td>Transfer Document:</td>
<td>T 12689332</td>
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</tr>
</tbody>
</table>
| Legal Description: | CT 5550/272 - Allotment 4 in Deposited Plan 7950  
CT 5550/273 – Allotment 3 in Deposited Plan 7950 |
| Site Area: | 2,220m² |
| Zoning: | Commercial |
| Policy Area: | Not Applicable |
| Analysis (Rounded): | $202/m² of Site Area |
| Comparability: | Overall superior on a rate per square metre of site area |
| Parties: | Transferor: KA Marschall  
Transferee: Community Helpers Inc. |
<p>| Comments: | Located toward the northern fringe of the Nuriootpa township being approximately 1.4kilometres north of the town centre. The property comprises two rectangular shaped allotments being purchased together as a whole. The generally level parcel is regular in shape having a 43.9 metre frontage to Murray Street which is a main access road into the town and carries significant levels of traffic. All usual services are available to the site. The property is considered to have good exposure. Surrounding development comprises light industrial and car yard related uses with residential being located on the eastern side of Murray Street. The workshop located on the allotment immediately north of this property, previously encroached onto Allotment 3. This portion of the workshop has been removed and did not form part of the sale. |
| Comparison: | Overall, a sale of a smaller parcel being superior in respect of shape and zoning in comparison to the subject. The subject property would reflect a lower rate per square metre of site area. |</p>
<table>
<thead>
<tr>
<th>SALE 7</th>
<th>Sale Details</th>
<th>Legal Particulars</th>
<th>Property Description</th>
<th>Analysis</th>
<th>Comparison</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Address:</td>
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<td>Located approximately 1.5 kilometres north-east of Tanunda’s main centre and situated on the northern fringe of a light industrial area. The property is regular in shape with a generally level topography. The allotment has 55.4 metre frontage to Magnolia Street being a kerb and sealed road which carries moderate amounts of traffic. Surrounding development comprises industrial related uses to the south and residential properties to the north. Mains water and power are available. Since purchase the property has been developed to three warehouses/workshops. Overall, a sale of a smaller parcel being superior in respect of shape and zoning in comparison to the subject. The subject property would reflect a lower rate per square metre of site area.</td>
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<tr>
<td>Location:</td>
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<tr>
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<td>Transfer Document:</td>
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<td></td>
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<tr>
<td>Site Area:</td>
<td>3,982m²</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Zoning:</td>
<td>Light Industrial</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Policy Area:</td>
<td>Not Applicable</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Analysis (Rounded):</td>
<td>$100/m² of Site Area</td>
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<td></td>
</tr>
<tr>
<td>Comparability:</td>
<td>Overall superior on a rate per square metre of site area</td>
<td></td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parties:</td>
<td>Transferor: Zerna Nominees Pty Ltd</td>
<td>Transferee: CR Lindner Nominees Pty Ltd</td>
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</tbody>
</table>
Sales Commentary

To assess the Market Value of the properties we have utilised the Direct Comparison methodology.

Market evidence is analysed having regard to sales of other comparable properties across a broad spectrum of the market place and adjusting for various factors such as differences in zoning, size, location and topography, to arrive at a market value for the properties both with and without the current or proposed restrictions as described earlier.

The schedule of sales evidence exhibits the value levels for properties with the following restrictions

1. The land is formally classified as Community Land pursuant to Section 193 of the Local Government Act 1999.
2. The land has an indenture deed dedication applied to it. These parcels of land were donated to the Council by way of trust from the Keil Estate for the purposes of Open Space and Recreation.

In addition, the sales also indicate the value levels unfettered by these restrictions.

With regard to a level of value with the restrictions in place, it is understood that there is very little market evidence that provides a clear understanding of the market appeal of the subject properties. Properties being subject to such restrictions are generally in the ownership of Government agencies and are rarely traded without the prior removal of the restrictions. To ascertain a value level with these restrictions in place we have considered sales 2-5 inclusive.

Sale 2 is considerably larger at 14,050m² than the portion of Allotment 74 and similar in size to Allotments 11 and 12 and whilst it has been purchased for recreational use it is not restricted to a passive/open space use. The property has greater utility than the subject properties and consequently we would expect a lower rate to be applied than the $29/m² represented by this sale.

Sale 3 is a dated sale and comprised the North Haven nine-hole golf course of some 177,000m² (17.7 ha.) in a restrictive zone and limited potential use. We would consider the subject properties would have a higher rate per square metre than the $8.50 represented by this sale due predominantly to the size of this property.

Sale 4 is the ex-Gawler Par 3 Golf Course of 24,200m² being larger than the subject properties. An analysis of the sale, which included a house now converted to a church, provides a land value of $15/m². It is noted that the property is in the “High Risk” area of the Gawler River flood zone and consequently there is limited potential development to the majority of the land. We would expect the subject properties to reflect a similar rate to this property.

Sale 5 in Gawler East with an area of 14,500m² has a large portion of the land in the “High Risk” area of the Gawler River Flood zone, consequently this property, along with the Special Use zone, has limited development potential. The purchaser demolished the existing dwelling and replaced this with a new community facility. The property is similar in size to subject property, Allotments 11 and 12 and larger than portion of Allotment 74. The location is considered inferior and has minimal exposure. The analysed land value equates to $34/m² which reflects the limited commercial development potential.
These 4 sales range in area from 14,050m² (1.405ha) to 17.7ha with analysed rates of $8.50 - $34/m². It is considered that sale 2 at $29/m² is superior to the subject properties and that the dated sale 3 at $8.50/m² is below what would be considered a realistic value for the subject properties.

The nature of the current and proposed restrictions would negate, to a large degree, any potential utility due to shape, consequently any difference in land value on a rate per square metre basis would be attributable to the difference in size of the respective parcels.

We therefore consider that the subject properties should reflect rates in the range $15 to $20/m².

In assessing a value for the subject properties unfettered by the restrictions but having consideration to the Tourist Accommodation zone and other attributes such as shape and topography, we have considered sales 1, 6 and 7.

Sale 1 represents the most comparable being adjacent the subject properties and in the same zone. Whilst the sale was off-market we consider the sale price represents a fair market level. The improvements, being the heritage listed Tanunda railway station and surrounds, are in basic condition, consequently any uplift in value for the improvements would be negated by the diminished development utility of the site as a result of the listing. The sale represents $57/m².

Sale 6 is a regular shaped commercial site located in the main street of Nuriootpa some 1.4 kilometres north of the main town centre. The site of 2,220m² is considerably smaller than the subject properties, therefore the analysed rate of $200/m² is greater than what could be attributable to the subject properties.

Sale 7 is a regular shaped, light industry allotment of 3,982m² located approximately 1.5kilometres north east of the Tanunda town centre. The site has superior development utility than the subject properties due to access and shape. The analysed rate of $100/m² is reflective of these attributes and is considered to be greater than what could be attributable to the subject properties.

We therefore consider that the subject properties should reflect rates in the range $50 to $80/m².
Valuation Calculation

Primary Method: By direct comparison, and considering available market evidence, zoning, shape, topography and location of the subject properties, the subject property’s market value in accordance with the primary method outlined in the Valuation Considerations section of this report is as follows:

Market value Allotments 11 and 12 subject to the restrictions and dedications as outlined in this report:
13,716m² x $15/m² = $205,740
Say
Market Value (rounded) $205,000 exclusive of GST

Market value part Allotment 74 (proposed Allotment 252) subject to the proposed restrictions and dedications as outlined in this report:
8,241m² x $20/m² = $164,820
Say
Market Value (rounded) $165,000 exclusive of GST

Market value Allotments 11 and 12 unfettered by the restrictions and dedications as outlined in this report:
13,716m² x $50/m² = $685,800
Say
Market Value (rounded) $685,000 exclusive of GST

Market value part Allotment 74 (proposed Allotment 252) unfettered by the proposed restrictions and dedications as outlined in this report:
8,241m² x $80/m² = $659,280
Say
Market Value (rounded) $660,000 exclusive of GST
Valuation Conclusion

Certification: Therefore, subject to the overriding stipulations contained within the body of the report, we are of the opinion that the Market Value of the subject properties as at 8th November 2018, established to facilitate a land exchange between The Barossa Council and the proprietors of Chateau Tanunda exclusive of GST is;

Valuation:

Value:

Market Value of Allotments 11 and 12 with restrictions and dedications
$205,000 (Two Hundred and Five Thousand Dollars)

Market Value of Allotments 11 and 12 unfettered by restrictions and dedications
$685,000 (Six Hundred and Eighty-Five Thousand Dollars)

Market Value of Pt. Allotment 74 (proposed Allotment 252) with restrictions and dedications
$165,000 (One Hundred and Sixty-Five Thousand Dollars)

Market Value of Pt. Allotment 74 (proposed Allotment 252) unfettered by restrictions and dedications
$660,000 (Six Hundred and Sixty Thousand Dollars)

Valuers: This property has been inspected by the Valuer in preparing this valuation submission:

Colin Eldridge FAPI
Chief Valuer
Land Services SA

Verifying Valuer: This Valuation has been verified by:

Darren Rasmus
Chief Valuer
Land Services SA

15th November 2018
Disclaimers

Additional Information: In the event that additional information becomes available, this may affect the opinion expressed by the Valuer. Nevertheless, the valuation is based on information and market evidence reasonably available to the Valuer as at the date of the valuation in accordance with usual valuation practices.

Approvals Compliance: The valuation has been prepared on the assumption that the improvements comply with the approvals, conditions and requirements of all appropriate authorities (i.e. fire, health, occupational health and safety, licensing etc., where appropriate) unless stated otherwise.

Encroachments: The valuation is made on the basis that there are no encroachments (unless otherwise noted) by or upon the property and this should be confirmed by a current survey report and/or advice from a land surveyor. If any encroachments are noted by the survey report the Valuer should be consulted to assess any effect on the value reported.

Environmental Disclaimer: The Valuation Report is not an environmental audit and no advice is given in any way relating to environmental or pollution matters. Any comments made on environmental or pollution factors in relation to the property are not given in the capacity of an expert. This valuation advice is provided on the basis that the property is free of contamination. In the event that the property is found to contain contamination, the matter should be referred to this Office for comment. Given contamination issues can have an impact on the value of a property, the right is reserved to review, and if necessary, vary the valuation if any contamination or other environmental hazard is found to exist. The valuation has been based on the assumption that there is no actual or potential environmental issues impacting the property.

Full Disclosure Disclaimer: Whilst attempts were made to confirm the veracity of information supplied, the scope of work did not extend to verification of all information supplied or associated due diligence. The Valuation Report has been prepared on the assumption that the instructions and information supplied were provided in good faith and represent full disclosure of all information that is relevant. No responsibility or liability is accepted in the event that the Valuer has been provided with insufficient, false or misleading information.

GST: All amounts and values expressed are exclusive of the Goods and Services Tax (GST), unless otherwise specified.

Industry Standards: The Valuation has been prepared in accordance with the Australian Property Institute (API) Valuation and Property Standards (January 2012).

Unregistered Instruments: If there are any encumbrances, encroachments, restrictions, leases or covenants which are not noted in the Valuation Reports for whatever reason, there is a possibility that such items may affect the assessment of value. If any such matters become known, the right is reserved to review the valuation.

Market Evidence Information Availability: In preparing the valuation, the respective Valuer has undertaken those investigations reasonably expected of a professional Valuer having regard to normal industry practice to obtain the most relevant, available and comparable market evidence. Whilst the market evidence provided is believed to be accurate, not all details have necessarily been formally verified due to privacy laws, confidentiality agreements and other circumstances beyond the control of the Valuer.

Pecuniary Interests: Further, we confirm that the appointed Valuer does not have a pecuniary interest that could conflict with the proper valuation of the property.
Pests Disclaimer: The appointed Valuer is not an expert in this field and therefore the valuation is made on the assumption that there is no pest infestation or associated damage to any building caused by such infestation. Should it subsequently transpire that an expert report establishes that there are pest concerns and associated implications the right is reserved to review the valuation.

Professional Standards: The valuation has been completed in accordance with reference to the Australia and New Zealand Valuation and Property Standards - jointly published by the Australian Property Institute (API) and Property Institute of New Zealand (PINZ), applicable Australian Accounting Standards and International Valuation Standards and Department of Treasury and Finance Accounting Policy Statements.

Publication of Report: The publication of this Report in whole or part, including any reference thereto, or the names and professional affiliations of the said Valuers is prohibited without the prior written approval as to the form and context in which it will appear.

Purpose of Report: The purpose of this report is to provide the Registrar, Valuation Review Panel with a submission in support of the Site Value in regard to the subject property, more particularly described herein.

Land Services SA accepts no responsibility for any statements herein other than for the stated purpose.

Qualified Valuers: The appointed Valuer is appropriately qualified pursuant to the requirements of the South Australian Division of the Australian Property Institute (API), to practice as a Valuer.

Qualifications: This valuation is subject to the assumptions and qualifications contained within and appended to this Report.

Significant Events: It is assumed that no significant event occurs between the date of inspection and the date of valuation that would impact on the value of the property.

Site Survey Disclaimer: This Report is not a site survey and no advice is given in any way relating to survey matters. Any comments given in relation to any property are not given in the capacity of an expert, but are based on inspection of the property and review of the Certificate of Title plans and other records. Should any clarification be required, it is recommended that a surveyor be engaged to provide appropriate advice and a survey if considered necessary. In the event there are any fundamental inconsistencies between any site survey undertaken and site details otherwise accepted as being correct for the purposes of this valuation, the survey should be referred to the Valuer for comment and review, if necessary.

Third Party Disclaimer: This Report has been prepared for the private and confidential use of the State Valuation Office for the purpose specified herein. It should not be reproduced in whole or part without the express written authority of Land Services SA relied upon by any other party for any purpose. Further, the appointed Valuer shall not have any liability to any party who does so.
Appendices

- Appendix 1: Copy of Client Instructions and RFQ
- Appendix 2: Copy of Certificates of Title and Deposited Plans
- Appendix 3: Zoning Plans and Particulars
Appendix 1: Copy of Client Instructions

Colin Eldridge

From: Martin McCarthy <mmccarthy@barossa.sa.gov.au>
Sent: Monday, 19 October 2018 9:07 AM
To: Colin Eldridge; Kay. Mark (DPTI)
Cc: Stephen O’Loughlin; Dørin Rasmus
Subject: RE: RFQ - Valuation Services - Market Value for Proposed (Land Exchange) Purposes - Allotments 11 & 12 Basedow Road, Tanunda DP38882 (CT5 13 3/408 & CT5902/824) and Portion of Allotment 74 DP83219 (Pt CT 5962/946)
Attachments: Template - New Creditor Request Form.docx

Good morning Colin,

Thank you for the quote. Based on my assessment of the two quotes received I accept your quotation. To engage your services I will have an order raised for the work.

Firstly I need to get you on our system as it is the first time we will have engaged Land Services SA.

Could you please return the attached form as soon as possible and I will have the order raised to engage you for the services enclosed in the RFQ.

Please contact me on 0415 787 886 or this email address if you have any questions.

Kind regards

Martin
RFQ – Market Values for Proposed Disposal / Land Exchange

- Proposed disposal/land exchange between The Barossa Council & Château Tanunda
  - Allotments 11 & 12 Basedow Road, Tanunda - DP 33882 - CT 5133/408 and CT 5902/824
  - Portion of Allotment 74 Basedow Road, Tanunda – DP88229 – Pt CT 5962/946

**Subject Property:** The Barossa Council – Market Valuation to inform a proposed Land exchange

**Request:**
Could you please confidentially examine this documentation and provide your submission to undertake this assignment. In addition to your fee, the submission should detail any other factors you may wish us to consider.
- i.e. staff profile – who will be performing the valuations and their experience in valuing for this purpose

**Due Date for Quote:**
Your quote is to be delivered to mmccarthy@barossa.sa.gov.au and mark.kay@sa.gov.au by COB Wednesday 24 October 2018.

**Due Date for Report:**
Your report is to be delivered to mmccarthy@barossa.sa.gov.au and mark.kay@sa.gov.au by COB Friday 16 November 2018.

**Client:**
Martin McCarthy
Chief Executive Officer
T. 08 8563 8399
The Barossa Council 45-51 Tanunda Road, Nuriootpa, SA 5355 PO Box 867
T. 08 8563 3444 | F. 08 8561 8461 | www.barossa.sa.gov.au | Visit us on Facebook

**Property Details:**
- The Barossa Council Land
  - Allocations 11 & 12 in Deposited Plan 33882, Hundred of Moorooroo.
  - Certificates of Title: Volume 5133 Folio 498 & Volume 5902 Folio 824
  - Area: 6244m², 7472m²
  - Totaling 13,716m²

- Château Tanunda Land
  - Portion of Allotment 74 in Deposited Plan 88229, Hundred of Moorooroo.
  - Portion of Certificate of Title Volume 5962 Folio 946
  - Area: Proposed 8241m²

A land exchange between The Barossa Council and Château Tanunda has been proposed to facilitate the development of an international hotel together with education and culinary institute facilities that will create a new major tourism destination in Tanunda.

Château Tanunda owns the majority of lots zoned for Tourist Accommodation, with the exception of the reserve owned by The Barossa Council including the old railway station with access from Basedow Road.

The current land holdings are outlined below by lot (plan / parcel number) and current ownership and highlighted on the plan.

A - Lot 11 CT 5133/408 D33882 The Barossa Council - 6244m² – Zoned Tourist Accommodation
B - Lot 12 CT5902/824 D33882 The Barossa Council - 7472m² – Zoned Tourist Accommodation
C - Lot 72 CT5902/821 D88229 Château Tanunda
D - Lot 75 CT 5062/822 D88229 SA Government - Rail reserve easement
E - Pt Lot 74 Pt CT 5962/946 D88229 Château Tanunda – 8241m² – Zoned Residential
**RFQ – Market Values for Proposed Disposal / Land Exchange**

- Proposed disposal/land exchange between The Barossa Council & Chateau Tanunda
- Allotments 11 & 12 Basedow Road, Tanunda - DP 33882 - CT 5133/408 and CT 5902/824
- Portion of Allotment 74 Basedow Road, Tanunda - DP88229 – Pt CT 5962/946

**Background:**

A land exchange has been proposed between The Barossa Council and Chateau Tanunda to facilitate the development of an international hotel together with an education and culinary institute. The following information is provided as way of an introduction.

1. **Proposed land for Transfer and Assessment of its Strategic Purpose**
   The following proposal is subject to Council achieving extinguishment of the encumbrances on the community land as outlined by the indenture Deed.

   The proposed land for transfer to Council being offered by Chateau Tanunda in exchange for the community land is land adjacent to the car park at the Tanunda Soldiers’ Memorial Hall which traverses south behind residential development and concludes at or near the rear of the Tanunda Hospital. The proposed land that Council would receive is highlighted at “E” on the map at Attachment 2.

   The land that Council proposes to exchange is highlighted at “A” and “B” on the map at Attachment 2. However before the proposed land can be transferred to Council, it would need to undergo a land division so as to retain access to the rear of the Chateau and oval area. The balance of the proposed land would then be made available for the land exchange.

   The proposed land that would be transferred by Chateau Tanunda to Council, would be rededicated for community land purposes which is consistent with the terms of the Keil Estate donation, so the open space remains for the benefit of the people of Tanunda.

   The proposed land from Chateau Tanunda to Council would be limited to that expected of open space and recreational use and the restrictions placed on the land through the re-dedication of land under the principles of the Keil Estate trust and establishment of the land as community land under the Local Government Act 1999 (the Act).

2. **Reservation/Dedication/Trust**
   The Council’s community land parcels are Allotment 11, Basedow Road, Tanunda, Certificate of Title Volume 5133 Folio 408 and Allotment 12, Basedow Road, Tanunda, Certificate of Title Volume 5902 Folio 824. They are identified on the map at Attachment 2 as parcels “A” and “B”. The community land parcels are currently encumbered in two ways:
   
   1. The land was formally classified as Community Land pursuant to Section 103 of the Local Government Act 1999 (“the Act”), Council has undertaken and received the necessary approvals to remove this encumbrance and has passed the necessary legal resolutions to achieve the revocation.
   
   2. The land also has an indenture deed (described hereinafter as a trust) dedication applied to it. The parcels of land were donated to Council by way of trust from the Keil Estate for the purposes of open space and recreation.

   Council has been in discussions with the trustees of the Keil Estate and they have provided in-principle written support for the land exchange on condition the proposed land that would be transferred to Council be re dedicated under a similar deed.

3. **Future use of land**
   It is anticipated that should:
   
   1. an agreed negotiated commercial agreement be reached for exchange of land parcels as described above, in essence disposing of community land via direct transfer to Chateau Tanunda;
   
   2. a land division of Chateau Tanunda’s land (as outlined at Attachment 2 and marked parcel “F”) and development approval is approved;
   
   3. development approval for the hotel is approved;

   The land which is transferred to Council by Chateau Tanunda as part of the land exchange proposal will provide open space and recreational space, as the current community land parcels provided, but are of increased community benefit as they are located closer to existing Council assets and the main street of Tanunda. The land is currently not used for community purpose.
RFQ – Market Values for Proposed Disposal / Land Exchange

- Proposed disposal/land exchange between The Barossa Council & Chateau Tanunda
- Allotments 11 & 12 Basedow Road, Tanunda - DP 33882 - CT 5133/408 and CT 5902/824
- Portion of Allotment 74 Basedow Road, Tanunda – DP88229 – PT CT 5962/946

| Required: | To determine the Market Values for disposal (land exchange) purposes and associated valuation advice.
| Market Value is defined as: “The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm’s length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion...” [VS 1] |
| Date of Valuation: | The date of valuation relevant to this valuation advice is date of inspection. |
| Basic of Valuation: | The Market Value of the properties contained within:
2. Pt CT 5902/946 [C] – Proposed 8,241sqm (assumed separate Certificate of Title)
To best inform the Barossa Council we require a Market Value for each property (1 & 2 above) based on existing zoning on the basis of:
(a) the properties on an unencumbered basis (with no restrictions/dedications), and
(b) the properties on an encumbered basis (with existing & proposed restrictions/dedication)
| Valuation Required: | The determination of the Market Value of the properties to be disposed (exchanged) on the open market. |
| Considerations: | The valuation should be undertaken by Valuer’s from your company who are familiar with market value methodologies for the specialist property type within. The Valuer’s should be a member of the Australian Property Institute with a certified Practising Valuer (CPV) designation who will complete the valuation in accordance with the current API and IVSC (2017) Valuation Standards and Guidelines.

The Office of the Valuer-General and the Barossa Council reserves the right to:
(a) vary the process and timetable relating to this process in its absolute discretion;
(b) vary the terms of the RFQ;
(c) cease the RFQ process;
(d) accept or reject any Quotes whether or not they are compliant;
(e) seek additional information or clarification from respondents;
(f) select and negotiate with more than one Respondent; or
(g) cancel, add to or amend the information, requirement, terms, procedures or processes set out in this RFQ.
Neither the issue of this RFQ by Office of the Valuer-General and The Barossa Council or any response to it by any respondent commits, obligates or otherwise creates a legal relationship between the OVG, Local Council or SA Government and that respondent.
Notification: The successful respondent will receive written valuation instruction. |
| Inspection: | Inspection to occur on site and comparable sales. |
| Information: | The Client has provided the following:
- Details of Land proposal
  - Copy of Certificates of Title
  - Copy of Plans
  - Aerial Plan
  - Further Proposal Document (to be supplied to successful tender) |
| Contact for Property Inspection: | Please contact Martin McCarthy or Mark Kay should you have any questions or require further clarification. |
| Report Format: | One electronic copy of a Valuation Report (includes analysis, sales and discussion to justify your determination) on the subject properties.
Electronic Report to be supplied to mmccarthy@barossa.sa.gov.au and mark.kay@sa.gov.au by COB Friday 16 November 2018. |
RFQ – Market Values for Proposed Disposal / Land Exchange

- Proposed disposal/land exchange between The Barossa Council & Chateau Tanunda
  - Allotments 11 & 12 Basedow Road, Tanunda - DP 33882 - CT 5133/408 and CT 5962/824
  - Portion of Allotment 74 Basedow Road, Tanunda – DP88229 – Pt CT 5962/946

Attachment 1: Site Plan
RFQ - Market Values for Proposed Disposal / Land Exchange

- Proposed disposal/land exchange between The Barossa Council & Chateau Tanunda
  - Allotments 11 & 12 Basedow Road, Tanunda - DP 33882 - CT 5133/408 and CT 5902/824
  - Portion of Allotment 74 Basedow Road, Tanunda -- DP 88220 -- Pt CT 5962/946
RFQ – Market Values for Proposed Disposal / Land Exchange

- Proposed disposal/land exchange between The Barossa Council & Chateau Tanunda
  - Allotments 11 & 12 Basedow Road, Tanunda - DP 33882 - CT 5133/408 and CT 5902/824
  - Portion of Allotment 74 Basedow Road, Tanunda – DP88229 – Pt CT 5962/946

Attachment 2: Land Proposed for Exchange
Appendix 2: Certificates of Title

Certificate of Title - Volume 5133 Folio 408

Parent Title(s)                  CT 1065/20, CT 4085/156
Creating Dealing(s)             RTD 7251297, RE 7505372, RE 7505372A
Diagram Reference               D33882 01

Estate Type                     FEE SIMPLE

Registered Proprietor
THE BAROSSA COUNCIL
OF PO BOX 867 NURIOOTPA SA 5355

Description of Land
ALLOTMENT 11 DEPOSITED PLAN 33882
IN THE AREA NAMED TANUNDA
HUNDRED OF MOOROOROO

Easements
SUBJECT TO EASEMENT(S) OVER THE LAND MARKED D TO AUSTRALIAN NATIONAL RAILWAYS COMMISSION
(RE 7505372A)
TOGETHER WITH FREE AND UNRESTRICTED RIGHT(S) OF WAY OVER THE LAND MARKED C

Schedule of Dealings
NIL

Notations
Dealings Affecting Title        NIL
Priority Notices                NIL
Notations on Plan               NIL
Registrar-General's Notes       NIL
Administrative Interests        NIL
Certificate of Title - Volume 5902 Folio 824

<table>
<thead>
<tr>
<th>Parent Title(s)</th>
<th>CT 5133/409, CT 5713/408</th>
</tr>
</thead>
<tbody>
<tr>
<td>Creating Dealing(s)</td>
<td>RTC 9261303</td>
</tr>
<tr>
<td>Title Issued</td>
<td>24/09/2003</td>
</tr>
<tr>
<td>Edition</td>
<td>1</td>
</tr>
<tr>
<td>Edition Issued</td>
<td>24/09/2003</td>
</tr>
<tr>
<td>Diagram Reference</td>
<td>D58229 01</td>
</tr>
</tbody>
</table>

**Estate Type**

FEE SIMPLE

**Registered Proprietor**

THE BAROSSA COUNCIL  
OF PO BOX 867 NURIGOTPA SA 5355

**Description of Land**

ALLOTMENT 12 DEPOSITED PLAN 33882  
IN THE AREA NAMED TANUNDA  
HUNDRED OF MOOROOROO

**Easements**

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED E TO AUSTRALIAN NATIONAL RAILWAYS COMMISSION (RE 7505372A)

SUBJECT TO FREE AND UNRESTRICTED RIGHT(S) OF WAY OVER THE LAND MARKED C

**Schedule of Dealings**

NIL

**Notations**

- **Dealings Affecting Title**: NIL
- **Priority Notices**: NIL
- **Notations on Plan**: NIL
- **Registrar-General's Notes**: NIL
- **Administrative Interests**: NIL
Market Value Allotments 11 and 12 and Pt Allotment 74 Basedow Road Tanunda

ENLARGEMENT E3 (NOT TO SCALE)

ENLARGEMENT E2 (NOT TO SCALE)

ENLARGEMENT E4 (NOT TO SCALE)

ENLARGEMENT E1 (NOT TO SCALE)
Certificate of Title - Volume 5962 Folio 946

Parent Title(s)  CT 5902/823
Creating Dealing(s)  T 10391027
Title Issued  01/05/2006  Edition 1  Edition Issued  01/05/2006
Diagram Reference  D58229 01

Estate Type
FEE SIMPLE

Registered Proprietor
IVIIVI PTY. LTD. (ACN: 066 966 198)
OF LEVEL 20 NATIONAL MUTUAL BUILDING 44 MARKET ST SYDNEY NSW 2000

Description of Land
ALLOTMENT 74 DEPOSITED PLAN 58229
IN THE AREA NAMED TANUNDA
HUNDRED OF MOORCROO

Easements
SUBJECT TO FREE AND UNRESTRICTED RIGHT(S) OF WAY OVER THE LAND MARKED B AND D
SUBJECT TO SERVICE EASEMENT(S) OVER THE LAND MARKED H FOR WATER SUPPLY PURPOSES TO SOUTH AUSTRALIAN WATER CORPORATION (223LG RPA)
TOGETHER WITH FREE AND UNRESTRICTED RIGHT(S) OF WAY OVER THE LAND MARKED A APPURTENANT ONLY TO THE LAND MARKED X

Schedule of Dealings
NIL

Notations
Dealings Affecting Title  NIL
Priority Notices  NIL
Notations on Plan  NIL
Registrar-General’s Notes  NIL
Administrative Interests  NIL
Appendix 3: Zoning Plans and Particulars

Zone Map Baro/18

TANUNDA

Zone Boundary
Development Plan Boundary

Land Services SA - Valuation Services
Market Value Allotments 11 and 12 and Pt Allotment 74 Basedow Road Tanunda
Overlay Map Baro/18
HERITAGE AND CHARACTER PRESERVATION DISTRICT

TANUNDA

Barossa Shire Council
Consolidated - 1 November 2018

Heritage points are indicative only. For further information on State and Local Heritage Places and Contributory Items please refer to the relevant tables within this document.

Legend:
- Historic Conservation Area
- Contributory Item
- Area Excluded from District
- Character Preservation District
- Development Plan Boundary

0 500 m

Land Services SA - Valuation Services
Market Value Allotments 11 and 12 and Pt Allotment 74 Basedow Road Tanunda
Zone Section
Tourist Accommodation Zone

Tourist Accommodation Zone

Refer to the Map Reference Tables for a list of the maps that relate to this zone.

OBJECTIVES

1. Provision of tourist accommodation and service facilities for visitors and holiday-makers on short and long-term visits to the area.

2. Development that contributes to the desired character of the zone.

DESIRED CHARACTER

As Tanunda is a focus of the Barossa Valley area, and popular with tourists, the town is ideally situated to provide short and long-term accommodation and recreation and entertainment facilities for tourists staying locally and those travelling between Adelaide and the northern parts of the State. It is both desirable and important for the town that opportunities for tourist developments located within the zone are capitalised.

It is envisaged that uses will primarily include various forms of tourist accommodation, such as hotel, motel and bed and breakfast facilities servicing the visitors and holiday-makers on short or long-term visits to the area. Caravan parks or tourist parks are not envisaged within this zone and are more appropriate located within the Caravan and Tourist Park Zone in other locations.

Other appropriate uses will include related tourist operations and low-impact attractions such as community, entertainment and exhibition facilities, provided these facilities are consistent with the objectives of the zone to promote tourism in the town and region and are of an appropriate scale in the context of the locality and role and function of the adjacent District Town Centre Zone.

The Chateau Tanunda Winery complex, a local and regional landmark representing a notable part of the town's history and development, forms an integral portion of the zone. The expansion of the existing winery within this site will be limited such that the scale and intensity of activities are compatible with the function of the zone for the provision of tourist accommodation and surrounding residential development. Redevelopment and adaptive re-use of the Chateau for entertainment and accommodation uses is encouraged. Any development of the Chateau complex will retain the vineyards as a part of the complex so as to retain attractive views to the Chateau from Basedow Road.

It is expected that new buildings will be sited, designed and landscaped in a manner that will enhance the appearance of Chateau Tanunda as the dominant built form in the zone through appropriate building scale, setbacks and the retention of important vistas. Buildings adjacent the Chateau will be compatible in appearance with the historic character of the Chateau and its related buildings. Along Basedow Road, buildings will exhibit a high standard of design and be of a height, scale, mass and bulk compatible with the residential setting on the opposite side of the road.

Development will take into account the adjoining industrial activities and proximity of the railway line running through the zone in the design and placement of buildings and the provision of landscaping so as to prevent noise or visual intrusion to activities in the zone. Appropriate landscaped buffers should be established adjacent to the boundary of the light industry zone to prevent additional conflicts.

There is an opportunity to consolidate car parking with the adjacent District Town Centre Zone adjacent to the rail line so as to avoid large expanses of car park. All car parking areas will be sensitive to the landscape character and incorporate extensive landscaping to screen them from view, shade vehicles and maintain amenity.
PRINCIPLES OF DEVELOPMENT CONTROL

Land Use

1. The following forms of development are envisaged in the zone:
   - bed and breakfast accommodation
   - entertainment, cultural and exhibition facility
   - guest house
   - hotel
   - motel
   - nature or health retreat.

2. Expansion of existing winery activities should only occur where they do not compromise the intent of the zone for tourist accommodation, or impact on surrounding residential development by way of their scale, location or intensity.

3. Development listed as non-complying is generally inappropriate.

Form and Character

4. Development should not be undertaken unless it is consistent with the desired character for the zone.

5. Development should incorporate suitable landscaped buffers to the adjoining Light Industry Zone to the east and incorporate a landscaped area of a minimum of 20 metres immediately adjacent that zone boundary.

6. Development should complement and maintain the important vistas and setting to the Chateau Tanunda complex of buildings with heritage value.

PROCEDURAL MATTERS

Complying Development

Complying developments are prescribed in Schedule 4 of the Development Regulations 2008.

Non-complying Development

Development (including building work, a change in the use of land, or division of an allotment) for the following is non-complying:

<table>
<thead>
<tr>
<th>Form of development</th>
<th>Exceptions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Consulting room</td>
<td></td>
</tr>
<tr>
<td>Demolition or part demolition of any State</td>
<td></td>
</tr>
<tr>
<td>heritage place</td>
<td></td>
</tr>
<tr>
<td>Fire station</td>
<td></td>
</tr>
<tr>
<td>Fuel depot</td>
<td></td>
</tr>
<tr>
<td>General industry</td>
<td></td>
</tr>
<tr>
<td>Hospital</td>
<td></td>
</tr>
<tr>
<td>Intensive animal Keeping</td>
<td></td>
</tr>
<tr>
<td>Light Industry</td>
<td>Except where related to the processing or manufacturing of products</td>
</tr>
<tr>
<td></td>
<td>associated with viticulture.</td>
</tr>
</tbody>
</table>
## The Barossa Council
### Zone Section
#### Tourist Accommodation Zone

<table>
<thead>
<tr>
<th>Form of development</th>
<th>Exceptions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Motor repair station</td>
<td></td>
</tr>
<tr>
<td>Motor showroom</td>
<td></td>
</tr>
<tr>
<td>Nursing home</td>
<td></td>
</tr>
<tr>
<td>Office</td>
<td>Except where associated with an entertainment or accommodation use.</td>
</tr>
<tr>
<td>Petrol filling station</td>
<td></td>
</tr>
<tr>
<td>Place of worship</td>
<td></td>
</tr>
<tr>
<td>Public service depot</td>
<td></td>
</tr>
<tr>
<td>Road transport terminal</td>
<td></td>
</tr>
<tr>
<td>Service trade premises</td>
<td></td>
</tr>
<tr>
<td>Shop or group of shops</td>
<td>Except where associated with an entertainment or accommodation use and the gross leasable area is less than 150 square metres.</td>
</tr>
<tr>
<td>Special Industry</td>
<td></td>
</tr>
<tr>
<td>Stock sales yard</td>
<td></td>
</tr>
<tr>
<td>Stock slaughter works</td>
<td></td>
</tr>
<tr>
<td>Store</td>
<td></td>
</tr>
<tr>
<td>Warehouse</td>
<td></td>
</tr>
<tr>
<td>Waste reception, storage, treatment or disposal</td>
<td></td>
</tr>
<tr>
<td>Winery</td>
<td>Except the expansion of an existing winery.</td>
</tr>
<tr>
<td>Wrecking yard</td>
<td></td>
</tr>
</tbody>
</table>

### Public Notification

Categories of public notification are prescribed in Schedule 9 of the Development Regulations 2008.

Further, the following forms of development (except where the development is non-complying) are designated:

<table>
<thead>
<tr>
<th>Category 1</th>
<th>Category 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Entertainment, cultural and exhibition facility</td>
<td></td>
</tr>
</tbody>
</table>
CONTRACT FOR THE EXCHANGE OF LAND

Between

Ivivi Pty Ltd (Trading as Chateau Tanunda Estate) of [ADDRESS] (Chateau Tanunda)

and

The Barossa Council of 43-51 Tanunda Road, Nuriootpa, SA 5355 (the Council)

Recitals

A. Chateau Tanunda is the registered proprietor in fee simple of the land comprised in Allotment 74 in Deposited Plan 58229 being Certificate of Title Volume 5962 Folio 146 and located to the west of the Tanunda rail line adjacent to the existing residential township of Tanunda ("Chateau Tanunda Land").

B. The parties have identified a portion of the Chateau Tanunda Land which they wish to be transferred to the Council, which portion is identified on the plan attached as Annexure A ("Land A").

C. The Council is the registered proprietor in fee simple of the land comprised in:
   a. Allotment 12 in Deposited Plan 33882 being Certificate of Title Volume 5902 Folio 824; and
   b. Allotment 11 in Deposited Plan 33882 being Certificates of Title Volume 5133 Folio 408,

(together, “Land B”)

D. The parties agree that Chateau Tanunda will transfer its unencumbered interest in Land A to the Council and contemporaneously, the Council will transfer its unencumbered interest in Land B to Chateau Tanunda on the terms and conditions set out in this Agreement.

Terms

1. Agreement for Exchange of Land

   1.1 Chateau Tanunda agrees to sell Land A and the Council agrees to buy Land A for the Land A Purchase Price and in consideration for the transfer of Land B pursuant to clause 1.2 on the terms and conditions of this Agreement.

   1.2 The Council Agrees to sell Land B and Chateau Tanunda agrees to Buy Land B for the Land B Purchase Price and in consideration for the transfer of Land A pursuant to clause 1.1 on the terms and conditions of this Agreement.

   1.3 The parties agree that the transfers referred to in clause 1.1 and 1.2 must occur contemporaneously, and a failure or a breach by a party in relation to the transfer of one Exchange Property will be deemed to be a failure or a breach in respect of the other Exchange Property.

2. Definitions and Interpretation

In this Agreement, unless a contrary intention appears:

   2.1 "Act" means the Land and Business (Sale and Conveyancing) Act 1994 as amended;

   2.2 "Agreement" means this Agreement, the Schedule and any Annexure;

   2.3 "Annexure" means an annexure to this Agreement;
2.4 "Certificate of Title" means the Certificate of Title or other best evidence of the Vendor's interest in the Property;
2.5 "Chateau Tanunda Contribution" means the amount of $25,000 exclusive of GST;
2.6 "Default Rate" means the rate of interest on the date default occurs, five (5) percentage points above the cash rate notified by the Reserve Bank of Australia;
2.7 "Exceptions" means any easements, rights, privileges and appurtenances referred to on the Certificate of Title and any encumbrances, charges, exceptions, reservations and other interests specified in Item 4 of the Schedule or the Form 1, to which the Exchange Properties are sold subject to;
2.8 "Exchange Property" means Land A and Land B as sometimes referred to individually or collectively as the "Exchange Properties";
2.9 "Excluded Chattels" means the items specified in Item 3 of the Schedule;
2.10 "Form 1" means the Vendor's statement required under section 7 of the Act;
2.11 "GST" means any goods and services tax or similar or comparable tax imposed by and defined in the GST Law;
2.12 "GST Law" means the A New Tax System (Goods and Services Tax) Act 1999 and any other Act or Regulation pursuant to, associated with, amending or replacing that Act. Any expression used in this Agreement that is also defined in the GST Law shall have the meaning used or attributed to that expression by the GST Law;
2.13 "Included Chattels" means the items specified in Item 2 of the Schedule;
2.14 "Income" means all rent, fees, benefits and other monies received or receivable by the Vendor that are directly attributable to the use by any third party of the Property;
2.15 "Land A" means Land A as defined in Background B of this Agreement with: the easements, rights, privileges and appurtenances referred to on the Certificate of Title or Form 1; and any improvements and fixtures and fittings; and the Included Chattels;
2.16 "Land A Purchase Price" means $1.00;
2.17 "Land B" means Land B as defined in Background C of this Agreement with: the easements, rights, privileges and appurtenances referred to on the Certificate of Title or Form 1; and any improvements and fixtures and fittings; and the Included Chattels;
2.18 "Land B Purchase Price" means $1.00;
2.19 "Outgoings" means all rates, levies, taxes (including, but not limited to land tax), assessments, charges and all other amounts payable by or chargeable to each respective Vendor in respect of the Exchange Properties;
2.20 "Purchase Price" means the sum of money specified in Item 4 of the Schedule;
2.21 "Purchaser" means:
2.21.1 the Council in respect of Land A; and
2.21.2 Chateau Tanunda in respect of Land B;
2.22 "Settlement" means completion of the sale and purchase of the Exchange Properties from the Vendor to the Purchaser;
2.23 "Settlement Date" means the date specified in Item 1 of the Schedule;
2.24 "Special Condition" means a special condition set out in or annexed to this Agreement;
2.25 "Transfer" means a Memorandum of Transfer (or other appropriate conveyance) for each Exchange Property and where applicable, any other documents supplied by the Vendor to the Purchaser necessary to transfer title of each Exchange Property to the respective Purchaser;
2.26 "Vendor" means:
2.26.1 Chateau Tanunda in respect of Land A; and
2.26.2 the Council in respect of Land B;
2.27 words which denote the singular include the plural and vice versa;
2.28 words which denote natural persons include corporations and vice versa; and
2.29 reference to a natural person includes that person and that person's personal representatives, assignors and permitted nominees; and
2.30 where a party to this Agreement consists of more than one person then:
   2.30.1 any covenant or obligation to be performed by that party shall bind each of those persons jointly and severally; and
   2.30.2 any reference to that party shall include any one or more of those persons;
2.31 headings are included in this Agreement for convenience and do not form any part of this Agreement or affect its interpretation.

3. Payment

3.1 Chateau Tanunda must pay the Chateau Tanunda Contribution and the Land B Purchase Price to the Council at Settlement as directed by the Council; and
3.2 The Council must pay the Land A Purchase Price to Chateau Tanunda at Settlement as directed by Chateau Tanunda.

4. Prior to Settlement

4.1 The Purchaser must execute and deliver to the Vendor at least seven (7) days before the Settlement Date:
   4.1.1 a Transfer; and
   4.1.2 any assignment or other instrument required to transfer title to the respective Exchange Property to the Purchaser.

4.2 If the Purchaser does not provide the Vendor with the Transfer in accordance with clause 4.1, the Purchaser authorises the Vendor to prepare the Transfer at the Purchaser's expense.

4.3 The Vendor must notify the Purchaser at least two (2) business days before the Settlement Date of the details of any bank cheques required at Settlement Date.

4.4 In the event the Vendor fails to notify the Purchaser in accordance with clause 4.3, the Purchaser must tender the total amount due to the Vendor at Settlement.

5. Settlement

5.1 Unless otherwise agreed, Settlement must occur, in person, at the Lands Titles Office in Adelaide on the Settlement Date.

5.2 At or before Settlement (provided the Purchaser has complied with its obligations under this Agreement), the Vendor must hand to the Purchaser the duly executed Transfer and any other documents required to transfer title to the respective Exchange Property to the Purchaser.

5.3 All Outgoings and Income will be adjusted to midnight of the day prior to the Settlement Date.
5.4 For the purposes of clause 5.3, the following method of adjustment will apply (as applicable):

5.4.1 the current annual water allowance and the water consumed by the Vendor during the current water consumption year will be calculated on a daily basis. Any water consumed in excess of the allowance prior to the Settlement Date is to be adjusted, either before or as soon as possible after the Settlement Date, at the price of water for the current year; and

5.4.2 land tax will be adjusted on a single holding basis.

5.5 If the Vendor incurs any cost in complying with a statutory requirement (which it did not have notice of prior to entering into this Agreement) between the date of this Agreement and the Settlement Date, the Purchaser must pay the Vendor that amount on Settlement.

5.6 The parties may settle under protest if there is a dispute in respect of amounts payable under this Agreement and Settlement will not in any way constitute a waiver of the rights of either party.

6. **Vacant Possession**

6.1 The Vendor will provide the Purchaser with vacant possession at Settlement.

6.2 For the purposes of clause 6.1, providing vacant possession includes, but is not limited to: the removal of the Excluded Chattels; giving possession of the Included Chattels free of any debt or encumbrance; and delivering all keys and security devices to the Exchange Property to the Purchaser.

7. **Title and Risk**

7.1 From the date of this Agreement each Exchange Property will be at the risk of the Purchaser.

7.2 The Purchaser must use the Exchange Property with all reasonable care so as to maintain its current state of repair and condition, fair wear and tear excluded.

7.3 The Certificate of Title will be conclusive evidence of the Vendor’s title.

8. **Misdescription**

Subject to any applicable laws, this Agreement may not be terminated for any error, omission or misdescription of the Exchange Properties but either party will be entitled to compensation from the other for any loss or damage arising from the error or misdescription if notified and demanded within fourteen (14) days of Settlement.

9. **Vendor Warranties Excluded**

Except as outlined in the Schedule or the Form 1, the Vendor makes no representation or warranty in connection with the Exchange Property, this Agreement or anything else.

10. **Special Conditions**
10.1 This Agreement is subject to the satisfaction of the Special Conditions (if any) identified in Annexure B.

10.2 The party required to satisfy a Special Condition must use its best endeavours to do so on or before the date specified in that Special Condition (or if not specified, within twenty one (21) days of the date of this Agreement).

10.3 If a party fails to satisfy a Special Condition then:

10.3.1 if the party required to satisfy the Special Condition complies with clause 10.2 and such other terms and conditions as specified in the Special Condition, then either party may terminate this Agreement upon written notice to the other party; or

10.3.2 if the party required to satisfy the Special Condition fails to comply with clause 10.2, or is otherwise in breach of such other terms and conditions specified in the Special Condition, then such an event will be deemed a default under this Agreement and:

i. if the Purchaser is in default, clauses 11.3 and 11.4 will apply; or

ii. if the Vendor is in default, clauses 12.1 and 12.2 will apply.

10.4 If this Agreement is terminated pursuant to clause 10.3.1, then any monies paid by or on behalf of the relevant party under this Agreement shall be refunded to that party.

10.5 If this Agreement is terminated pursuant to, or as a result of clause 10.3.2 then:

10.5.1 if the Purchaser is in default, clauses 11.10 and 11.11 will apply; or

10.5.2 if the Vendor is in default, clause 12.2 will apply.

11. **Purchaser's Default**

11.1 If for any reason whatsoever, except for the neglect or default of the Vendor, Settlement does not occur on the Settlement Date (or some other date as agreed in writing between the parties), the Purchaser must pay interest on the total Purchase Price (less any deposit paid) from the Settlement Date until the earlier of the date full payment is made or the date of termination, at the Default Rate.

11.2 The payment of interest under clause 11.1 shall be in addition to, and without prejudice to any other rights or remedies the Vendor has by reason of the Purchaser's default.

11.3 Without prejudice to any other rights, if the Purchaser fails to observe or perform any obligations imposed on the Purchaser under this Agreement prior to the Settlement Date (or such other date as specified), the Vendor may give the Purchaser written notice requiring the Purchaser to remedy the default ("Notice of Default") within three (3) business days of the date of the Notice of Default. If the Purchaser fails to remedy the default within the time specified in the Notice of Default, the Agreement will automatically terminate at the expiration of that period unless the Vendor withdraws the notice in writing.

11.4 A Notice of Default under clause 11.3:

11.4.1 may be given at any time after the occurrence of the default;

11.4.2 must state that unless the default identified in the Notice of Default is remedied
within the time specified, this Agreement will automatically terminate.

11.5 If the Purchaser fails to complete Settlement on the Settlement Date and does not settle within three (3) business days from the Settlement Date, the Vendor may provide the Purchaser with a notice to complete settlement ("Notice of Completion").

11.6 The Notice of Completion must appoint a time for Settlement (with a minimum three (3) business days’ notice) and require the Purchaser to settle at the time provided in the Notice of Completion.

11.7 If the Purchaser does not comply with the Notice of Completion, the Vendor may terminate this Agreement by further written notice to the Purchaser without prejudice to any of its other rights.

11.8 A Notice of Completion can be given more than once.

11.9 The Vendor may, but is not obliged to, waive its right to a re-adjustment of Outgoings if Settlement is postponed due to the Purchaser’s default.

11.10 If this Agreement is terminated in accordance with this clause 11, the Vendor may retain the Deposit and (at the Vendor’s option):

11.10.1 retain the Exchange Property; or

11.10.2 resell the Exchange Property; and

in either event sue the Purchaser for damages for breach of contract.

11.11 If the Vendor elects to resell the Exchange Property pursuant to clause 11.10.2, then:

11.11.1 the Purchaser will forthwith be required to pay to the Vendor:

i. any deficiency between the Purchase Price and the price obtained upon reselling the Property; and

ii. all costs, expenses and fees associated with or arising from the resale, by way of liquidated damages; and

11.11.2 the Vendor will be entitled to any surplus of the sale price over the Purchase Price.

11.12 The Vendor is not required to tender a Transfer before exercising any of its rights under this clause 11.

11.13 If the Settlement Date is postponed, all Income from the Exchange Properties shall be readjusted as at midnight on the day preceding Settlement, but Outgoings shall remain adjusted to the Settlement Date.

12. Vendor’s Default

12.1 Without prejudice to any other rights, if the Vendor is in breach of this Agreement, the Purchaser must give the Vendor written notice to remedy the default within three (3) business days of service of the notice.

12.2 Where the Vendor fails to comply with that notice, the Purchaser may:

12.2.1 terminate this Agreement by further written notice in which case all monies paid
by the Purchaser must be refunded by the Vendor forthwith; or

12.2.2 postpone the Settlement Date until such time as the breach is remedied in which case the Vendor will pay to the Purchaser (at the Purchaser's absolute discretion):

i. interest at the Default Rate on the full Purchase Price from the Settlement Date to the date when the breach ceases and is notified to the Purchaser; or

ii. the amount of the actual damage suffered by the Purchaser.

12.3 If the Settlement Date is postponed, all Outgoings from the Property shall be readjusted to midnight on the day preceding Settlement, but Income remains adjusted to the Settlement Date.

13. Goods and Services Tax (GST)

13.1 The parties acknowledge and agree that if GST applies to any supply made under or in connection with this Agreement by a Vendor, then:

13.1.1 The amount payable in respect of the supply is exclusive of GST; and

13.1.2 The Vendor may, in addition to any amount or consideration expressed as payable in respect of the supply, recover from the Purchaser an additional amount on account of GST; and

13.1.3 The Purchaser shall pay to or reimburse to the Vendor or to a third party (as the case may be), any additional amount on account of any GST that is or was incurred, paid or payable by the Vendor in respect of that supply; and

13.1.4 The amount payable by the Purchaser to the Vendor or to a third party in respect of that supply shall be increased by the product of:

i. the rate at which GST is imposed at that time; and

ii. the amount or consideration payable for the relevant supply; and

13.1.5 The Purchaser shall pay any additional amount on account of GST at the same time as the payment for the relevant supply is payable or at such other time as the Vendor directs;

13.1.6 The Vendor shall deliver to the Purchaser a tax invoice for the supply in a form that complies with the GST law.

13.2 The parties acknowledges and agrees that if GST applies to any supply made under or in connection with this Agreement by a Purchaser, that the Purchaser shall be responsible for the payment of any additional amount on account of any GST, in respect of that supply.

13.3 If an Exchange Property is input taxed because it is residential premises to be used predominantly for residential accommodation then the Purchaser warrants that the property shall be used predominantly for residential accommodation within the meaning of the GST law.

13.4 Clauses 13.1 to 13.3 (inclusive) shall not merge on completion of this Agreement and shall survive settlement and any termination of this Agreement by either the Vendor or the Purchaser.

Initials
14. **Miscellaneous**

14.1 Notices under this Agreement:

14.1.1 must be in writing and signed by the party giving notice, or its authorised agent;

14.1.2 may be served:

i. by being left at the last known residence or place of business of the intended recipient; or

ii. by being sent by ordinary post in a pre-paid envelope to the address of the party set out in this Agreement;

14.1.3 will be deemed served if posted in accordance with clause 19.1.2(b), two (2) business days after posting; and

14.1.4 will be deemed sufficiently served if served in accordance with this clause on one of several persons comprising the Vendor or the Purchaser.

14.2 Time is of the essence in respect of any obligation under clause 11 and clause 12.

14.3 The provisions of this Agreement shall not merge upon Settlement.

14.4 If a provision of this Agreement would, but for this clause be unenforceable:

14.4.1 the provision must be read down to the extent necessary to avoid that result; or

14.4.2 if the provision cannot be read down to that extent, it must be severed without affecting the validity and enforceability of the remainder of this Agreement.

14.5 The costs of and incidental to the preparation of the Transfer (but not of any document needed to clear the title of the Vendor to the Exchange Properties) will be paid by the relevant Purchaser in respect of each Exchange Property.

14.6 Chateau Tanunda will bear all stamp duty, registration fees and Government fees, duties and all disbursements in respect of effecting the transfers of the Exchange Properties.

14.7 The parties will bear their own costs in respect of the preparation, negotiation and execution of this Agreement.

14.8 The date of this Agreement is the date on which the last of the parties executes it.

14.9 The Purchaser warrants that each natural person included in the description of the Purchaser has full legal capacity and further warrants that it is not (except as set out in any Special Condition) required to seek approval for purchase under the *Foreign Acquisitions and Takeovers Act 1975* as amended.

14.10 This Agreement is governed by and construed in accordance with the laws from time to time in force in South Australia and the parties submit to the non-exclusive jurisdiction of the Courts of South Australia.
Executed for and on behalf of by the Council

............................................. .............................................
Date Signature

............................................. .............................................
Signature - Witness Print name and position

Executed for and on behalf by the Purchaser

............................................. .............................................
Date Signature

............................................. .............................................
Signature - Witness Print name and position
## SCHEDULE

<table>
<thead>
<tr>
<th>Item</th>
<th>Settlement Date</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Item</td>
<td>Settlement Date</td>
<td>In accordance with Special Condition 1</td>
</tr>
<tr>
<td>Item</td>
<td>Included Chattels Land A</td>
<td>[Nil]</td>
</tr>
<tr>
<td>Item</td>
<td>Included Chattels Land B</td>
<td>[Nil]</td>
</tr>
<tr>
<td>Item</td>
<td>Excluded Chattels Land A</td>
<td>[Nil]</td>
</tr>
<tr>
<td>Item</td>
<td>Excluded Chattels Land B</td>
<td>[Nil]</td>
</tr>
<tr>
<td>Item</td>
<td>Exceptions</td>
<td>Nil</td>
</tr>
</tbody>
</table>

- Item 1: Settlement Date — In accordance with Special Condition 1
- Item 2: Included Chattels
  - Land A: [Nil]
  - Land B: [Nil]
- Item 3: Excluded Chattels
  - Land A: [Nil]
  - Land B: [Nil]
- Item 4: Exceptions — Nil
ANNEXURE B – SPECIAL CONDITIONS

1. PLAN OF DIVISION

1.1 Lodgement of Plan of Division

1.1.1 Settlement will not take place unless and until a Plan of Division substantially in the form of the plan in Annexure A (Plan of Division) is approved for deposit by the Registrar-General pursuant to Part 19AB of the Real Property Act 1886 (SA) (as amended).

1.1.2 Chateau Tandunda must at its own cost make every reasonable endeavour to:

1.1.2.1 obtain all consents and approvals which are required by law before the Plan of Division can be deposited by the Registrar-General; and

1.1.2.2 ensure that the Plan of Division is approved for deposit by the Registrar-General within [Time within which Plan is to be approved] months after the date of this Agreement.

1.1.3 Chateau Tandunda must not vary the Plan of Division in any material way without the written consent of the Council, which consent the Council may withhold in its absolute discretion.

1.1.4 The Council must cooperate with Chateau Tanunda in all respects and must execute any consents and other documents required for the Plan of Division to be deposited by the Registrar-General.

1.1.5 Nothing in special conditions 1.1.1 and 1.1.2 requires Chateau Tanunda to prosecute any appeal(s) in relation to any refusal of approval, the imposition of any condition(s) in respect of the Plan of Division or in relation to any other matter or thing relevant to the Plan of Division.

1.2 Termination

1.2.1 If the Plan of Division has not been approved for deposit by the Registrar-General within [Time within which Plan is to be approved] months after the date of this Agreement then either party may terminate this Agreement by giving not less than [Notice to be given (days)] days’ notice to the other party.

1.2.2 If the Plan of Division is not approved for deposit on or before the expiry of that notice period, this Agreement terminates on the expiry of that notice period.

1.2.3 If this Agreement is so terminated then neither party has any claim against the other except in relation to any antecedent breach of this Agreement.

1.3 Settlement

1.3.1 After receiving notification that the Plan of Division has been approved for deposit by the Registrar-General, Chateau Tanunda must notify the Council in writing that:

1.3.1.1 the Plan of Division has been so approved; and

1.3.1.2 Chateau Tanunda nominates a date (being a date not less than 10 Business Days after the date of notice by Chateau Tanunda) as the Settlement Day.

1.3.2 Settlement must take place on the date nominated by Chateau Tanunda.
1.4 Council’s acknowledgements

The Council acknowledges that:

1.4.1 in order to ensure the deposit of the Plan of Division by the Registrar-General it may be necessary to create easements in favour of Government, statutory or other authorities for the purpose of drainage, water supply, telephone connections and electricity (including any transformers and other equipment required to be located on Land A for the distribution of electricity to other land adjoining or neighbouring Land A);

1.4.2 the Council is aware that the creation of such easements may affect the Council’s interest in and use of Land A;

1.4.3 where easements are required over Land A, such easements will vest upon the deposit of the Plan of Division pursuant to the provisions of the Real Property Act 1886 (SA) (as amended) or in the event that such easements do not vest in the governmental or statutory or other body intended as grantee, then Chateau Tanunda may execute such documents as may be required for the easement to be registered on the Certificate of Title for Land A;

1.4.4 the creation of an easement affecting Land A does not entitle the Council to claim compensation, to terminate this Agreement or to refuse or delay settlement;

1.4.5 the dimensions of Land A may be subject to minor variation between the date of this Agreement and the date of deposit of the Plan of Division by the Registrar-General; and

1.4.6 any such variation does not entitle the Council to claim compensation, to terminate this Agreement or to refuse or delay settlement.

1.5 Certificate of Title

1.5.1 The Council further acknowledges that it is aware that a separate Certificate of Title for Land A is unlikely to be issued before the Settlement Day. The Council must not on that account make any objection, claim for compensation, claim to be entitled to terminate this Agreement or to refuse or to delay settlement.

1.5.2 At settlement the Council must accept an authority addressed to the Registrar-General directing the Registrar-General to deliver the separate Certificate of Title for the Land to the Council’s solicitor upon issue.

1.6 Costs

Chateau Tanunda must pay all the costs of preparing, lodging and registering the Plan of Division including (without limitation) all survey and legal costs as well as all government fees and charges.

1.7 Waiver

Neither party may waive this special condition.
THIS DEED is made the day of 2019

BETWEEN:

THE BAROSSA COUNCIL of 43-51 Tanunda Rd, Nuriootpa, SA (“Council”);

AND:

ROBERT JOHN HOMBURG of 7 Park Street Tanunda, SA as the Executor of the Estate of the late Elma Linda Keil (“Mrs Keil”) ( “Executor”);

BACKGROUND

A. The Council and the Executor entered into an indenture deed dated 28 June 1996 (“Previous Deed”) with respect to land contained in Certificates of Title Volume 5133 Folio 408, Volume 5902 Folio 824 and Volume 5133 Folio 408 adjacent to the Tanunda Railway Station (together, “Previous Land”).

B. The Executor has previously made funds available by way of a public benefaction under the terms of the will of Mrs Keil in the sum of sixty five thousand dollars ($65,000.00);

C. The funds provided by Mrs Keil were specifically provided on the condition contained in her will that the Previous Land was to be purchased for purposes of parks gardens or sporting facilities within the area of the District Council of Tanunda and that that council give an undertaking that, pursuant to the Previous Deed the Previous Land the Previous Land would be used in the perpetuity for that purpose and not sold at any time in the future thus preserving the said land for such purposes.

D. The Council wishes to undertake a land swap whereby the Previous Land, being the land contained in Certificates of Title Volume 5133 Folio 408, Volume 5902 Folio 824 are exchanged for a portion of the land contained in Certificate of Title Volume 5962 Folio 146, with a view that the terms and conditions set out in this Deed will apply to portion of land contained in Certificate of Title Volume 5962 Folio 146 as per the attached land division (“Land”) in substitution for the Previous Land.

E. The parties enter into this Deed to set out the terms and conditions of their agreement in relation to the Land.

TERMS

1. The parties acknowledge the accuracy of the Background to this Deed.

2. The parties agree that the Previous Deed is hereby terminated and of not further effect including, without limitation, in respect of the land contained in Certificate of Title Volume 5902 Folio 824 and Volume 5133 Folio 408.

3. In consideration of the benefit given to the Council by the estate of Mrs Keil, the Council agrees in perpetuity:
3.1 that the Council will ensure that the Land remains classified as community land under the Local Government Act 1999 or any future legislation in substitution therefor.

3.2 that the Council will exercise all due care and diligence in the ongoing maintenance preservation and improvement of the Land for the purposes of its use as a public park lands and a recreation area.

3.3 that the Council will not erect any notices buildings or structures on the Land which are not aesthetically in sympathy and in keeping with the overall concept of a park land garden or recreation area.

4. Notwithstanding clause 3, the Council may develop the Land or part of it to enhance its future use either:

4.1 in conjunction and in sympathy with the railway station facilities and complex and adjoining Gallery; or

4.2 its use for some other commercial or public purpose provided that it retains its primary character as park lands and a recreation area for the public; or

4.3 to provide public infrastructure such as car parks, public areas for recreational use or public facilities and amenities to facilitate or improve access to, and use of the Land, and adjacent parcels of land and developments, provided that the Land retains its primary character as park lands and a recreation area for the public.

5. If the Council is in breach of this Deed then the Executor and his successors and assigns and anyone lawfully claiming through or under the Executor will be entitled to an order restraining the Council from any breach of this Deed or to remedy such breach within a reasonable time and to damages to be paid to the Executor as the Trustee of the Estate of Mrs Keil of a sum equivalent to sixty five thousand dollars ($65,000.00) with interest thereon at the rate of ten percent (10%) per annum calculated from the date of the breach or such other amount as a Court of competent jurisdiction shall determine if such breach is not remedied within a reasonable time to the satisfaction of the Executor.

6. Nothing in this Deed affects the powers that the Council has in relation to the Land under the Local Government Act 1999 to the extent that the Land is community land for the purposes of that act.

7. It is agreed between the parties that any breach or suspected breach of any of the obligations under this Deed will be capable of giving rise to a Caveat being lodged on all or any of the titles to the Land and the Council hereby pledges the Land as security to the Executor for such purpose.

8. In addition to any other method by which the Executor may give notice or make any demand under this Deed, such notice or demand may be in writing executed by the Executor or by the solicitors for the Executor and may be either served upon the Council personally or sent by prepaid post under cover addressed to the Council at the last known place of business or abode in South Australia of the Council and every such notice or demand shall take effect and be in force from the day next after the day upon which the same shall have been served or posted.
9. It is expressly agreed between the Executor and the Council that the Executor reserves the right to modify, waive or release wholly or in part all or any of the covenants, conditions and restrictions herein relating to the Land and the performance by the Council.

Executed as a Deed

SIGNED by

......................................................
Signature

ROBERT JOHN HOMBURG

in the presence of:

......................................................
Signature

......................................................
Name

The Common Seal of THE BAROSSA COUNCIL was affixed in the presence of:

......................................................
Mayor

......................................................
Chief Executive Officer
<table>
<thead>
<tr>
<th>Relevant Clause Number</th>
<th>Policy Direction</th>
<th>Comment/Assessment</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 – Purpose</td>
<td>Sets out the general purpose of the policy</td>
<td>Noted</td>
</tr>
<tr>
<td>2 – Scope</td>
<td>Sets out exemptions that the policy does not apply to.</td>
<td>Not applicable.</td>
</tr>
<tr>
<td>3 – Definition of Land</td>
<td>Land includes community land.....</td>
<td>Condition is met and therefore the land in question is subject to the directions of the policy.</td>
</tr>
<tr>
<td>4.1 – Disposal of Land or Other Assets</td>
<td>Any decision to dispose of Land or Other Assets will be made after considering (where applicable):</td>
<td></td>
</tr>
<tr>
<td></td>
<td>a) the usefulness of the Land or Other Asset;</td>
<td></td>
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<tr>
<td></td>
<td>b) the current market value of the Land or Other Asset;</td>
<td></td>
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<tr>
<td></td>
<td>c) the annual cost of maintenance;</td>
<td></td>
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<tr>
<td></td>
<td>d) any alternative future use of the Land or Other Asset;</td>
<td></td>
</tr>
<tr>
<td></td>
<td>The current land is not significantly developed or utilised, is removed from adjacent Council land and offers little in broader community benefit, of course there are adjacent landowners and users who possibly derive benefit in terms of visual amenity and recreation. The proposal to swap land would in essence deliver the same outcome with future possible better interaction of the land to the community due to its location.</td>
<td></td>
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<tr>
<td></td>
<td>Whilst there is a perceived market value it is not derivable at present as it is encumbered and not saleable. It is considered that the land swap will be of equal market value, as any new parcel of land will be rededicated to the community and provide the same service level.</td>
<td></td>
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<td></td>
<td>Minimal and no change in costs structures is expected for the open space areas.</td>
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<tr>
<td></td>
<td>The alternative use of the existing Council land under the swap would support a significant economic development in support of tourism and education. An investment of over $30M creating in the order of 150 FTE construction jobs and 97 FTE ongoing positions. Further it would support the re-utilisation of heritage and cultural assets at the Chateau as an integrated tourism, culinary and education development.</td>
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<tr>
<td>e)</td>
<td>any duplication of the Land or Other Asset or the service provided by the Land or Other Asset;</td>
<td>Not applicable.</td>
</tr>
<tr>
<td>f)</td>
<td>any impact the disposal of the Land or Other Asset may have on the community;</td>
<td>Discussed at a) and d) above.</td>
</tr>
<tr>
<td>g)</td>
<td>any cultural or historical significance of the Land or Other Asset;</td>
<td>The land was purchased by Council through funding from the Keil Estate and has an Indenture Deed over it, the trustees of this deed have been consulted and have provided a letter of intent that they would lift the trust.</td>
</tr>
<tr>
<td>h)</td>
<td>the positive and negative impacts the disposal of the Land or Other Asset may have on the operations of the Council;</td>
<td>None identifiable that do not already exist.</td>
</tr>
<tr>
<td>i)</td>
<td>the long term plans and strategic direction of the Council;</td>
<td>Is consistent with a raft of economic, heritage and cultural, community and education strategies outlined in the Community Plan, please refer to Council report 7.2.1.2 of 18 August 2017 for full detail, and thus delivers upon the plan.</td>
</tr>
<tr>
<td>j)</td>
<td>the remaining useful life, particularly of an Asset;</td>
<td>Not applicable as it is land.</td>
</tr>
<tr>
<td>k)</td>
<td>a benefit and risk analysis of the proposed disposal;</td>
<td>Significant benefits have been outlined at d) and i). The risk matters in brief have been outlined in the Council report 7.2.1.2 of 18 August 2017. The inability to deliver the outcome could put the commercial viability of the project at risk or result in sub-optimal outcomes with the development of tourism accommodation on land to the west of the railway corridor adjacent to residential area.</td>
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<tr>
<td>l)</td>
<td>the results of any community consultation process;</td>
<td>This will be considered as part of the community consultation process being explored by the Council report 7.2.1.2 of 18 August 2017.</td>
</tr>
<tr>
<td>m)</td>
<td>any restrictions on the proposed disposal;</td>
<td>The Keil Estate and Local Government restrictions have been outlined in the Council report 7.2.1.2 of 18 August 2017 and at g) above.</td>
</tr>
<tr>
<td>n)</td>
<td>the content of any community land management plan; and</td>
<td>The community land management plan does not support Tourism Accommodation, and this is in conflict with the stated policies in the Development Plan. The purpose of the Council report 7.2.1.2 of 18 August 2017 is to address the matter and proceed towards achieving community comment and potential land swap that will see community access to similar open space preserved whilst delivering a significant economic driver for the community. Should the proposed land swap be approved, an appropriate community land management plan would be put in place over the swapped land.</td>
</tr>
</tbody>
</table>
| o) | any other relevant policies of the Council, including:  
• Prudential Management Policy  
• Asset Accounting Policy | All other relevant matters have been explored in the Council report 7.2.1.2 of 18 August 2017. The Prudential Management Policy does not apply in this case and there are no specific accounting policy concerns. |

4.2 – Disposal Principles

Encouragement of open and effective competition

This matter is being addressed by ensuring full, open and transparent decision making. The ability to release this land for general market competition is extremely limited as it is encumbered by both the Keil Estate and the Community Land classification; the proposal put forward makes strategic sense due to its location with adjacent assets owner by the Chateau and its recent success in securing State land upon which the Tanunda train station resides. The trustees of the Keil Estate have supported lifting of the trust to facilitate this project on condition the
land included in the swap is rededicated for the same purpose. Council is therefore practically stopped from placing the land parcel on the open market and to do so could jeopardise the broader community and economic outcomes.

On balance, given the highly restrictive nature of the encumbrances on the land, the proposal to swap land assets so that the Tourism Accommodation land can be developed and integrated into the Chateau other assets whilst maintaining open space for the community is considered a sound strategic path forward and mitigates the market concerns.

<table>
<thead>
<tr>
<th>4.2 – Disposal Principles</th>
<th>Obtaining value for money</th>
<th>As explained above there is no market for the land asset other than what is being proposed at this time, with the swap of land assets there is no loss to the community of open space whilst assisting to try and deliver an economic and community project.</th>
</tr>
</thead>
<tbody>
<tr>
<td>4.2 – Disposal Principles</td>
<td>Ethical behaviour and fair dealings</td>
<td>All dealings to date and negotiations and community consultations have been or will be consistent with this principle whilst ensuring the best possible outcome for the community.</td>
</tr>
<tr>
<td>4.2 – Disposal Principles</td>
<td>Probity, accountability, transparency and reporting</td>
<td>The Council and officers are dealing with the matter in a completely open and transparent manner through this assessment and the Council report 7.2.1.2 of 18 August 2017 and as intended all community consultation and other arrangements to be put in place should Council agree to continue will be undertaken (where legal) in open Council. It has also been recommended that Council have an independent probity advisor review this assessment and the process at the conclusion to ensure probity is maintained.</td>
</tr>
<tr>
<td>4.2 – Disposal Principles</td>
<td>Ensuring compliance with all relevant legislation</td>
<td>This will be achieved through the process envisioned by the Council report 7.2.1.2 of 18 August 2017.</td>
</tr>
<tr>
<td>4.3 – Accounting for Disposal of Non-Current Assets</td>
<td>Accounting requirements</td>
<td>Will be adhered to.</td>
</tr>
<tr>
<td>4.3 – Accounting for Disposal of Attractive Assets</td>
<td>Accounting requirements</td>
<td>Not applicable.</td>
</tr>
<tr>
<td>---</td>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>4.4.1 – Disposal Methods – Land Disposal</td>
<td>Explanation of various disposal methods including Direct Negotiation</td>
<td>As outlined in various components of this analysis the ability to undertake any market approach for the land is unable to be achieved, direct negotiation is identified as a valid method and is that which is proposed in this process due to the restrictive nature of the land and its strategic purpose.</td>
</tr>
<tr>
<td>4.4.2 – Disposal Methods – Other Assets</td>
<td>Explanation of various disposal methods</td>
<td>Not applicable.</td>
</tr>
<tr>
<td>4.4.3 Waiver for Disposal Methods</td>
<td>Conditions for waiver for disposal methods</td>
<td>No waiver is being sought as direct negotiation is an acceptable disposal methodology, and there is only one adjacent land owner who can meet the conditions for the release of the Keil Estate trust.</td>
</tr>
<tr>
<td>5 – Supporting Documentation</td>
<td>Administrative notes within the policy</td>
<td>Not applicable.</td>
</tr>
<tr>
<td>6 – Related Policies</td>
<td>Administrative notes within the policy</td>
<td>Noted</td>
</tr>
<tr>
<td>7 – References</td>
<td>Cross references to relevant legislation or accounting requirements</td>
<td>Noted</td>
</tr>
<tr>
<td>8 – Review</td>
<td>Review time period</td>
<td>Noted</td>
</tr>
<tr>
<td>9 – Further Information</td>
<td>Administrative notes within the policy</td>
<td>Noted</td>
</tr>
</tbody>
</table>

**Summary**

In summary from the analysis is it reasonable to conclude that the direct negotiation methodology for any future disposal through land swap is reasonable and risks are mitigated through open and transparent decision making, working towards the outcome that sees new land coming to Council as part of the land swap is preserved as open space and recreational area under the Community Land provisions of the Local Government Act and rededication of the Keil Estate trust over the land.
7.2.1 DEBATE AGENDA – CHIEF EXECUTIVE OFFICER

7.2.1.8 THE BIG PROJECT PRIORITISATION AND FINANCIAL MODELLING – THE NEXT PHASE

<table>
<thead>
<tr>
<th>PURPOSE</th>
</tr>
</thead>
<tbody>
<tr>
<td>To review the work to prioritise and financially model The Big Project Next Phase and endorse the associated plan.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>RECOMMENDATION 1</th>
</tr>
</thead>
<tbody>
<tr>
<td>(1) That Council having considered, reviewed and analysed The Big Project masterplans, community needs and benefits as gathered through the master planning and community engagement processes over the past 33 months, financial modelling and ability to fund projects, economic development opportunities, third party and grant funding alignment endorse the “Target Next Phase Priorities and Associated Analysis – August 2019” document as presented at the Attachment.</td>
</tr>
<tr>
<td>(2) That Council noting that current 2019-20 financial year programs being the Angaston Railway Station masterplan implementation, Tanunda Recreational Park acceleration works, Nuriootpa Centennial Park multi-use change rooms and Old Talunga Recreation Park tennis/netball upgrades are approved projects that are below the thresholds of the Prudential Management Policy under to Section 48(aa1) of the Local Government Act for a full independent prudential report proceed as budgeted.</td>
</tr>
<tr>
<td>(3) That Council noting that the “Target Next Phase Priorities and Associated Analysis – August 2019” include some projects that are above the expenditure threshold for a full independent prudential management report as contemplated by the Prudential Management Policy under to Section 48(aa1) of the Local Government Act undertake the required full prudential management report as outlined by Clause 4.3 of the policy on the remaining projects in totality and that the Chief Executive Officer proceed to engage an independent consultant to undertake the work.</td>
</tr>
<tr>
<td>(4) That Council acknowledge that the target plan will be adjusted and revised depending on the availability and success of grant applications, annual funding allocations, changing community need, and resourcing needs to deliver this aspirational target plan.</td>
</tr>
<tr>
<td>(5) That the Mayor release a public statement relative to this resolution of Council.</td>
</tr>
</tbody>
</table>
Background and Introduction
Council in 2016 endorsed a report to commence an ambitious project to fundamentally develop a generational plan for the future. This became known as The Big Project and officially commenced in November 2016. Resources have been devoted to developing the masterplans through engagement and consultation on a raft of plans in four key outcome areas:

1. Recreation and Sporting Facilities;
2. Aquatic Strategy;
3. Cycle and Leisure Tourism;
4. Arts Culture and Heritage Tourism.

The level of work has reached a level of maturity for the new Council to set a plan for the future. The outcomes of the work over the past 6 months by Council supported by staff is the Target Next Phase Priorities and Associated Analysis – August 2019 (“target plan”) document as presented at the Attachment. The target plan provides relevant extract plan details, financial analysis and prioritisation, resourcing and grant program assessments.

Discussion
The ultimate role of Council is to plan and set strategy for the future. The past Council commenced this thinking by developing an aspirational vision through its 20 year Community Plan and then committing to The Big Project. As a result of that platform the current Council has been working towards an informed assessment of all the various projects. In order to undertake this work Council has:

1. Reviewed the masterplans including site visits to many;
2. Considered ways to assess the many competing demands across multiple facilities by assessing (some and not limited to) the following factors supported by the information in the Attachments:
   a. Vision of the plans and community;
   b. Economic development and growth opportunities especially culture, art and recreational and sporting tourism;
   c. Needs analysis;
   d. Participation and population;
   e. Renewal and upgrade priorities versus new infrastructure;
   f. Ability to attract and align with understood State and Commonwealth grant programs and strategies;
   g. Third party funding support;
   h. Shared use and multi-use efficient infrastructure opportunities;
   i. Upstream project needs to achieve main targeted outcomes;
   j. Risk profile.

Some overriding project principles were identified:
- Retaining a decentralised / local approach to recreational facilities rather than a centralised, greenfield approach.
- Shared use facilities wherever practicable.
- Maintaining Business as Usual investments and strategies without impact from The Big Project deliverables.
- Leveraging matched funding, co contributions, partnership approaches wherever possible.
The second clear role for Council was to allocate future budgeted resources based on its assessment of the above factors and assess the downstream impacts and outcomes.

The results of the analysis and many discussions is a target plan for the next phase of implementation projects, noting many projects of The Big Project have either commenced or are already concluded being:

1. Opening of the Warren Reservoir to recreational use;
2. Implementation of a replacement bridge to Williamstown recreation park;
3. Tanunda oval enlargement, lighting, electrical capacity upgrade and upgrade/extension of the show hall;
4. Angaston Railway Precinct masterplan implementation;
5. Nuriootpa Centennial Park multi-use change rooms;
6. Purchasing land for the future expansion needs of Nuriootpa Centennial Park;
7. Angaston number two oval is in the early stages of planning and a grant submission being made, if successful implementation will then commence (most likely in 2020-21);
8. Old Talunga Recreation Park upgrade to tennis and netball courts is also in the early stages of planning and subject to a grant application.

After assessing the array of projects and considerations the summarised priority outcomes are:

1. Recreation and Sporting Facilities;
   a. Tanunda recreation park – part investment of $6.918M (additional to accelerated projects in progress);
   b. Southern Recreational Hub – Lyndoch Recreational Park – part investment $6.968M which at this time includes Rugby relocation but only playing infrastructure, Council has indicated an interim move is likely to be required;
   c. Nuriootpa Centennial Park – part investment $6.520M ($1M already funded in multi-use change rooms);
   d. Talunga and Old Talunga Recreation Park – part investment $2.872M
   e. Murray Recreation Park – part investment $145K;
   f. Stockwell Recreation Park – part investment $2.428M; and
   g. Angas Recreation Park – part investment $3.353M.

2. Aquatic Strategy is currently still before Council and will be discussed further at this time. No modelling included as is not part of the target plan priorities.

3. Cycle and Leisure Tourism will continue to be pursued separately through the Adelaide Wine Capitals Trail across the current six Council initiative.

4. Arts Culture and Heritage Tourism will be pursued through the Barossa Culture Hub which includes activation of other halls in accordance with the decentralised model and relevant programs and is included in the target plan.

There are many assumptions in the financial modelling estimates and the target plan. The key assumptions to achieving the target plan are:

1. Borrowings are secured at 4.2% or lower over a 25 year repayment timeframes;
2. Delivery of the program is over a minimum of 5 years, likely to be longer;
3. Grant funding is achieved at the estimates provided;
4. Third party funding contributions from clubs, groups and other bodies is provided to support construction costs (cash and/or in kind) either directly or amortised over a period of time;

5. Grant and third party contributions are generally a maximum 40% of the infrastructure construction estimates (some grants and third party contributions already received) to give applications a better chance of support;

6. Inflationary pressures remain stable and do not extend beyond a real level of 2.1% as it applies to local government (for clarity not the consumer price index);

7. Revenues and existing service levels remain as they are currently budgeted in the estimated 10 year long term financial plan period;

8. Final design, procurement and other construction models used to achieve approved projects.

Clearly one of the challenges for Council is prioritising a long term aspirational vision and plan, which means the allocation of scarce resources (in the sense of economic definition of scarce resources). It means it will take at least a decade, if not more, to deliver on all the main aspects of the plan. The total costs of The Big Project items at present are estimated in the order of $88M; noting the last masterplan is still being developed, Springton Recreation Park. Council has predicated The Big Project on maintaining existing service levels for items not within its scope, to proceed on a basis of $88M would not meet this outcome without serious service level reductions, borrowing levels that would be unreasonable and significant increased risk to Council and associated rates increases.

The target plan has expenditure thresholds of some of the projects that triggers the requirements of Section 48 of the Local Government Act and the supporting Prudential Management Policy thereby requiring a full independent prudential report. Rather than undertaking a report for each individual project that reaches the threshold test in the Local Government Act and associated policy it is recommended that the target plan, excluding those already approved 2019-20 projects which do not meet the threshold test (which is all of them) be done in totality. Doing a full prudential report will test the target plan and its level of spending and more efficiently address the financial, economic, strategic and operating risk and sustainability matters in a single process/report.

Summary/Conclusion
The Big Project has now reached a level of maturity that has seen it transitioning from planning to implementation, the attached target plan has been developed over six months and is now tabled for formal consideration and endorsement.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES
Attachment - The Big Project Target Next Phase Priorities and Associated Analysis – August 2019

COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTS
Community Plan
- Natural Environment and Built Heritage
- Community and Culture
- Infrastructure
All strategies under the community plan

**Legislative Requirements**
S8, S48 of the Local Government Act

**FINANCIAL, RESOURCE AND RISK MANAGEMENT CONSIDERATIONS**

**Financial and Resources**
The final document in the target plan presented at the Attachment addresses resourcing issues. Clearly a plan of this size cannot be resourced by existing resources. Depending on the success or otherwise of grant applications and third party funding, resourcing will be structured around the best and appropriate delivery model based on the assessment of annual business plans and budget settings. The financial model estimates include significant external and/or internal resourcing increases to appropriately manage project delivery, engagement, financial, strategic, construction and operational risk.

The financial model estimates provided in the Attachment are summarised as follows. The estimates are based on the best information we have and can materially change based on the eight key assumptions outlined in the body of this report:

1. Total cost is $38.962M which includes escalation costs over the current five year timeframe and includes upstream projects that would need to happen to achieve the project outcomes.
2. Total borrowings to achieve this will be $22.4M.
3. Current budgeted amounts in the long term plan are $28M spend with $13M borrowings.
4. The third party funding and grants target is $14.806M, grants are set for a target of $12.566M being 32.25% of the cost.
5. Over the 10 year estimates operating costs and borrowing impacts are:
   a. Operating costs are in the order of $15.798M over 10 years including depreciation the cash cost being $7.845M – this is total cost not incremental and a large portion of the estimates associated with the original budgeting of $28M expenditure are already in the long term plan;
   b. Depreciation is estimated at $7.953M.
   c. Interest costs are $7.601M.
   d. Net operating impact is an operating loss of $5.174M.

The long term financial plan estimate impacts over 10 years are:

1. Operating profit reduced but over a 10 year period remains in surplus of $1.277M the impact being $5.174M. Importantly the operating profit dips into deficit for four years ranging from $458K to $7K and continues to rise thereafter.
2. The cash position remains viable over the 10 year estimate including paying the final Rex balloon payment in total, the cash impact over this period is $22.84M.
3. Debt levels peak around year 4 at $28.0M or net debt to income ratio of 65.32% this is the equivalent of a household owning a $300,000 house in the valley and owing $195,960 on that house.

Please note this does not include any of the Nuriootpa pool or alternative modelling, as Council has laid the matter on the table for further discussion. The current estimates for the water play area ranging to the full idea:

1. Water Play Area component - $2.675M
2. Swimming Pool component - $5.864M
3. Full initial scope - $11.893M.

It is considered that the inclusion of any of these items will have a material effect on the financial model and at this time cannot be accurately modelled and on the balance of probability would require Council to reduce other expenditure in the target plan.

Importantly the estimates provided based on the eight key assumptions and subject to a prudential assessment by an independent consultant, an ability to achieve the plan within existing long term budget settings.

**Risk Management**

Broad risk management principles have been applied to the project planning stages. Further the financial, economic, strategic and operating risk matters will be assessed as part of the full independent prudential management report. Each project will be risk assessed as part of implementation processes as and when they are fully funded.

<table>
<thead>
<tr>
<th>COMMUNITY CONSULTATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Extensive community engagement and consultation has been undertaken over the past three years and will be ongoing on a project by project basis.</td>
</tr>
</tbody>
</table>
Target Next Phase Priorities and Associated Analysis
August 2019
Introduction

The contents of this analysis are subject to future change including design, timing and prioritisation and must be understood to be a target implementation and prioritisation model.

There are a range of variables that will influence the achievement of the next phase projects including but not limited to:

1. Contributions from third parties to achieve the targets;
2. Success of grant contributions;
3. Final design and market approach outcomes;
4. Internal and external resourcing capacity to deliver;
5. Unknown future issues that may impact the capacity of Council to devote borrowings, revenue and future expenditures to The Big Project such as disasters, need for other infrastructure upgrades not within the scope of The Big Project.

It is stressed the The Big Project was predicated on a multigenerational approach over a 35 year timeframe.

Contents

1. Introduction
2. Masterplan and Related Analysis Extracts
   a. Barossa Culture Hub
   b. Angas Recreation Park
   c. Curdnatta Recreation Park
   d. Lyndoch Recreation Park
   e. Murray Recreation Park
   f. Nuriootpa Centennial Park
   g. Stockwell Recreation Park
   h. Talunga and Old Talunga Recreation Parks
   i. Tanunda Recreation Park
   j. Rugby Recreation Park
   k. Williamstown Recreation Park
   l. Nuriootpa Pool Concept Only
3. Prioritisation Outcome
4. Financial Modelling for Next Phase Projects
5. Timing, Resourcing and Grant Identification Assessment
Concept
Materials: Responsibly resourced, comforting, soft, layering
Size & Scale: Human, embracing
Atmosphere: Calm, welcoming, accessible, interesting, textured
Lighting: Warm, comfortable
Active environment that ebbs and flows

Historical Culture
Honouring spaces. The essence of where Barossa culture came from captured in photographs, historical stories, literature, examples.

Today’s Culture
Nurturing spaces. Tell cultural stories about today’s artists and musicians through arts, crafts and performance.

Growing Culture of Tomorrow
Spaces that grow, inspire and flourish the creativity and skill development of the Barossa people.
SITE PLAN
1:500

Note: Design assumes land swap agreement. Final plan subject to reconfiguration based on boundaries.
Prioritisation Summary, Needs Analysis and Demographic Assessment

Ref: 19/30113

Project Officer – Jo Thomas DCCS

Culture Hub
<table>
<thead>
<tr>
<th>#</th>
<th>Description of Item</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Full implementation of project proposed</td>
<td>• Staged implementation process has not been looked at in detail, has the</td>
</tr>
<tr>
<td></td>
<td></td>
<td>potential to add to overall cost of construction and dilute project</td>
</tr>
<tr>
<td></td>
<td></td>
<td>outcomes from a funding application perspective</td>
</tr>
</tbody>
</table>
# The Barossa Culture Hub

## Key Themes

<table>
<thead>
<tr>
<th>Music</th>
<th>Heritage</th>
<th>Art + Creativity</th>
<th>Participation + Collaboration</th>
<th>Creating Links</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building on unique organ, choral and Lutheran heritage, UNESCO City of Music and Song Room Concerts for local and international audiences.</td>
<td>Celebrating Aboriginal, German and English heritage from both an historic and contemporary perspective.</td>
<td>Experimentation &amp; Innovation, Interpretation, Making, Exhibiting</td>
<td>Active experiences, Involvement in culture, Local History Research and preservation</td>
<td>Sharing information and encouraging collaboration between community and business.</td>
</tr>
</tbody>
</table>

## Why is it Important?

<table>
<thead>
<tr>
<th>Competitive Positioning</th>
<th>Growth Opportunities</th>
<th>Preservation</th>
<th>Wellbeing</th>
</tr>
</thead>
<tbody>
<tr>
<td>To maintain the Barossa's reputation as a premier tourist destination and diversify our tourism offer – providing more reasons for people to visit.</td>
<td>Contribute to the economy through a culture of creativity and innovation and take advantage of unique cultural characteristics, undiscovered gems and hidden treasures.</td>
<td>Engagement with stories, places and artefacts to ensure they are protected, celebrated and enjoyed by future generations.</td>
<td>Providing opportunities to interact with culture is essential for community health and wellbeing</td>
</tr>
</tbody>
</table>

## What Will It Look Like?

<table>
<thead>
<tr>
<th>Striking</th>
<th>Flexible &amp; Accessible</th>
<th>Specialised</th>
<th>Expansive</th>
</tr>
</thead>
<tbody>
<tr>
<td>Combining heritage and contemporary architecture</td>
<td>Multi-functional facilities and resources that people of all abilities can use.</td>
<td>Exhibition, studio, performance, research, storage and meeting spaces with appropriate tech and resources.</td>
<td>Expansion of existing spaces and capitalising on existing strengths.</td>
</tr>
</tbody>
</table>

## What Will Happen There?

<table>
<thead>
<tr>
<th>Making</th>
<th>Preserving</th>
<th>Innovation</th>
<th>Promotion</th>
<th>Learning</th>
<th>Engagement</th>
<th>Support</th>
<th>Community</th>
</tr>
</thead>
<tbody>
<tr>
<td>Artisan wares, music, artwork, connections.</td>
<td>Research and interpretation of stories and the restoration of artefacts.</td>
<td>Development of creative industries and collaboration between arts, business and tourism.</td>
<td>Encourage people to engage with other cultural, heritage and retail offerings</td>
<td>Education programs, workshops and residencies.</td>
<td>Exhibitions, performances, research, participation</td>
<td>Existing organisations and events to improve content and visitation</td>
<td>The Barossa Community whose culture is reflected within the space</td>
</tr>
</tbody>
</table>

## Who Is It For?

<table>
<thead>
<tr>
<th>Visitors</th>
<th>Businesses</th>
<th>Schools</th>
<th>Artists</th>
<th>Community</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tourists and visiting family and friends.</td>
<td>Local and regional businesses wanting to engage culturally.</td>
<td>From the region and further afield.</td>
<td>Local and visiting to create, learn, work and collaborate.</td>
<td></td>
</tr>
</tbody>
</table>
Barossa Regional Culture Hub Proposal

The Barossa Council, as part of the “Big Project” initiative has developed a concept to develop a Regional Culture Hub. This would be situated at the Tanunda Soldiers Memorial Hall, which currently houses the Barossa Regional Gallery and the Hill and Son Grand Organ. The concept involves an upgrade of existing facilities and an expansion, with the potential to include multipurpose studio and workshop spaces, a heritage library and resource centre and meeting and function rooms.

WHY?

The facility will provide a premium cultural experience for the local community and for visitors to the region - strengthening our position as a destination for food, wine and cultural experiences. The development is important because...

OUR STORIES

We have such rich stories that we want to share! We need a place for collecting, preserving and showcasing our past and present in captivating and interesting ways.

OUR POSITION

Our visitors love wine and food but they also want culture! We need to expand and strengthen our arts and cultural offerings. The Barossa has lots to offer but it's important that we make the most of these - we don't want to be left behind!

ITS WHO WE ARE

We are a clever, generous and hospitable community and we deserve a place to show off, share our stories, have fun and encourage creativity, learning and innovation. Important things for a strong and prosperous community.
An Integrated Approach

The plans attached to this document provide an overview of what is possible in terms of the physical nature of the building – they are concept plans only. What happens inside the facility in terms of programs and activities and its reach out into the community is all so a crucial part of the development. Our integrated approach sees the development of programs, resources and physical infrastructure in a complementary way.

Having great facilities but making sure we make the best of these on a local and regional level.

OUTREACH

The Barossa Regional Culture Hub will foster development and creativity beyond the physical structure in Tanunda. A “hub and spoke” model, will be core to the operations of the facility ensuring what happens inside is of benefit culturally, socially and economically for the whole region.

The facility will give people a reason for visitors to come to Barossa and enjoy a premiere cultural experience but it will also act as a landing site, encouraging people to further explore all that the region has to offer. The exhibitions, performances and activities will link to other places and other stories – like a cultural tasting plate, visitors will enjoy interesting morsels that build an appetite for further discovery.

Investment will be made to link with businesses, community organisations and schools both locally and further afield. Exchanges that strengthen the cultural capacity of the region will be a priority with the Barossa Cultural Hub a catalyst for further development and investment.

CORE PROGRAMMING THEMES

Barossa Stories

Celebrating the heritage of the region, both past and present, this theme focuses on the telling of stories using contemporary approaches. Combining new technologies and artistic mediums to tell our stories in captivating and unique ways, the Hub we want to take heritage to the next level.

Barossa Live

Showcasing music, live performance and the interactions between audience and artist, this theme focuses on creating and sharing music and art on an interactive level. The Hub will be a place to see exceptional live performances, where people can learn, experiment and create new works. A place where the audience can get up close and personal with the performers, the makers and the creators – live and in the flesh.
The Experience

The following concept program provides an idea of what people could experience at the Barossa Regional Culture Hub.

Visual Art

As you walk into the gallery the size and colour of the artworks take you by surprise. Its an exhibition of works by Albert Namatjira, borrowed from the Art Gallery of SA collection. One of the most famous artists from the Hermannsburg School, Namatjira’s works are accompanied by an interpretive installation and program of activities that tell the story of the two Barossa missionaries that set up the Hermannsburg community in 1877.

On your way out you meet a young artist painting in one of the studios. He’s the resident artist, visiting as a result of a partnership with Tandanya, South Australia’s leading Indigenous cultural institution. Her work is similar to Namatjira but more edgy – a contemporary interpretation of the Namatjira style. Nearby are some of the artworks made by local school kids, created as part of a workshop with the resident artist.

Live Music

After picking up your son from his jam session at one of the studio spaces, you stop by the front desk to purchase your tickets for the concert on Saturday night. The Australian Chamber Orchestra are performing in the auditorium - its there only regional show in SA! Your membership includes a discount if you buy your tickets for next month’s acoustic performance by Pete Murray, so you pick up those up as well.

There are a crowd of people streaming through the main doors as you leave, there is an organ concert tonight, its the first of a series of concerts involving new musical works designed to showcase the Hill and Son and other organs located in churches throughout the Barossa. The local community radio station is broadcasting from their studio on site and you can tune in the car radio on the way home.

Heritage Interpretation

This is your first visit to the Barossa and the Visitor Centre insisted you start here! The interactive story board is amazing – visually stunning as it projects objects holographically in front of you connecting each item with a person and yet more fascinating stories that tie in with many of the region’s icons and undiscovered gems.

You take a seat in one of the story pods and trace the ancestral links of the region and how both Germans and English migrants established the region. Their skills as growers and makers still influencing the food & wine you are off to enjoy later in the day.

The next pod offers you a sample of Barossa soundscapes and oral histories. You listen for five minutes, captivated and then download the rest onto your phone so you can listen to it in your car. Its part story, part personal tour guide it compels you to explore further.

As you move on, the kids in the next pod creating digital photo collages – creating their own piece of Barossa history.

Markets, Makers & Meetings

Its the first Sunday afternoon for the Spring and the Hub courtyard is packed. A pre-cursor to the region’s Gourmet Festival, Food producers and wineries are offering tastings and you can pre-purchase your festival tickets.

You wander into the studios to watch the artists at work. The kids sit down at the workshop table an artist is working on a collaborative print and the kids start dabbling.

You buy a scarf from the textile artist working in the next studio and she tells you about the workshops she’s got on offer next month – you can learn to make your own.

After checking out the latest exhibition inside you grab a glass of wine and take a seat in the courtyard – your friends arrive, the kids are happy and now its time to relax, unwind and listen to the acoustic music on offer.
Needs Analysis – completed by working group during master planning phase

Stakeholder discussion and engagement has spanned the past 15 years, and various sites, models and facilities have been proposed. These historic discussions have consolidated community demand for a premier cultural facility that:

- is a catalyst for economic, social and cultural engagement, investment and growth
- Aligns with and enhances the Barossa brand and reputation
- Attracts intra and inter-state visitors; encourages them to explore the region and stay longer; and encourages repeat visitation
- Drives ongoing jobs growth through investment in cultural infrastructure and services
- Offers exceptional cultural experiences which are both captivating and unique across all artforms
- Preserves local history and heritage and showcases it in contemporary and captivating ways
- Fosters a community of innovation, creativity and quality design
- Nurtures the live music industry across the region across the spectrum of genres and with appeal across the generations
- Capitalises on the value and reputation of the Hill and Son Grand Organ, which is considered world-renowned instrument
- Provides a place for community and cultural organisations to operate from and meet, and provides a platform for cross-collaboration
- Supports businesses and community groups, on a practical level, to develop cultural tourism offerings and attract visitors
- Supports the development of creative industries and helps to grow and sustain career opportunities for local and visiting artists and increased the number of cultural jobs in the region
- Develops cultural knowledge and creatives skills through education programs
- Is a platform for the development of new festivals and events

(Source: Barossa Culture Hub Business Case 2018)

To gain a greater understanding of the needs of users, Council reengaged with the community to develop a contemporary master plan over a 9 month development period and conducted targeted consultation in May 2018 with key users and stakeholders as well as the broader Barossa community.

Engagement was conducted via direct mailout, newspaper advertising, stakeholder newsletters, social media, website and letters sent directly to stakeholder organisations. Pop-ups were held at Barossa History Fair, Barossa Regional Gallery, Mount Pleasant Farmers Market and Williamstown town centre. People were invited to provide feedback at these sessions or via online platforms. Refer Attachment 2 – Community Consultation Plan. Attachment 3 Engagement Summary. Targeted consultation including needs analysis was also undertaken with individual user groups.

The social media reach of the promotional exercise was 7000 with 121 direct submissions during community consultation.

Respondents had broad-ranging feedback on how a multi-use shared facility could meet the needs of the community and what services and facilities might be offered, as well as broader comments around cultural and heritage considerations. Responses are summarised by theme as follows:
1. Internal / Facility Detailed Design Considerations
Issues arising with the concept such as detail of: Increase in exhibition space; air conditioning and climate control; ensuring wet spaces/water supply to studios; new grand piano; storage; green room (location/spec) reception amenities etc.

2. Importance of providing a dedicated / meaningful cultural space (including references to Germanic and Aboriginal heritage)
Including:
- The importance of an arts profile for a tourism region and for local residents
- Capacity of the Hill and Son Organ to draw people from around the world
- Support the Barossa to be known for arts as well as wine and food
- Build on musical heritage that has been a longstanding feature of regional culture
- Lack a current, culturally focused facility
- Sports get the lion’s share of resources, time some money was spent on the arts
- Culture Hub concept has great value – ensure inclusion of indigenous heritage
- The Barossa is on the world stage and visitors expect something more from us when they arrive
- Arts and Culture resources are of high interest
- Hub will network and enhance what already exists as well as offer new experiences, potentially bringing in more tourism creating an increase in employment for people in our region
- Potential to add Arts, Culture and Heritage to our wonderful Food and Wine stories

3. Concerns with external design / visual appearance of concept plan and place making considerations
Including:
- External architectural design does not complement the vernacular of the buildings in the town centre of Tanunda and does not consider the broader locality
- Box like structures bring no architectural merit and not appropriate for prevailing summer and winter weather conditions
- No sense of an entrance statement
- Impacting peoples’ view of the consultation presentation
- Hard to visualise the plan
- New additions do not consider the integrity of the current historical building – large flowing spaces required as opposed to little huts
- Existing design looks tacky. No attempt to design a building in sympathy with the charming original Tanunda Institute building
- No imaginative use of surrounding historic area that could generate a lively cultural precinct for visitors and locals to explore rather than just one building
- Consideration of use of old Tanunda Primary School building

4. Traffic / Parking considerations
- Access and parking issues for Clubhouse and Kindergarten
- Basedow Rd is a high traffic zone with blind corners and traffic conflict
- Impact of associated Hub parking on local businesses
- Impact on caravan and bus parking currently using the land adjacent to the gallery
- Accessible parking an issue
- Current pressure on available parking spaces when events are on at the Gallery and congestion with Clubhouse requirements
- Inadequate parking
5. Facility not needed / not a priority / cost or not good use of public funds and resources / function of Council
   - Tanunda has so many things already attracting tourists, maybe another town may benefit from having something to draw in more visitors
   - Established visitor destination – not needed
   - Puts at risk other arts and cultural facilities throughout the Barossa
   - Not wish to contribute to a levy to subsidise a regional culture hub
   - Would benefit more by a new hospital
   - Visitor Centre provides past, present and cultural information. Can't see the point of doubling up
   - No need to relocate Heritage/Historical library services from Nuriootpa
   - Existing performance space is adequate (including Barossa Arts and Convention Centre)
   - Greater community needs exist
   - Census of local businesses required
   - Expensive for ratepayers to support. Additional facilities and services more appropriately provided by private sector
   - Who identifies the hub as a priority?
   - Not needed to support the Barossa Brand
   - Hub concept is not viable. if it were a green field site would provide better access

6. Importance of providing appropriate historical archival repository / storage.

7. Support for artist studios / workshop spaces
   - Lack of affordable, professional art work space/studio in the Barossa where I live – commuting to Adelaide
   - See artists at work and importance of artists being able to bounce off each other and be included in something that makes them a part of something
   - Idea of workshops and temporary accommodation for visiting artists is commendable (actual plans questioned)
   - Idea for separate spaces for workshops is good

8. Tree removal and use of outside space

9. Concern re appropriate management of existing Council assets (underutilised assets)

10. Concerns with proposed location
    - Green field site options
    - Use of old Tanunda Primary School
    - Use of Coulthard House

11. Logistics / operational considerations
    Particular reference to Tanunda Clubhouse operations and Kindergarten

12. Support for co-location Triple B radio
In addition to findings from extensive community engagement, Council undertook an internal audit to identify individual and collective issues experienced by user groups.

This research identified a range of strengths, weaknesses, opportunities which were influenced by varying factors. A summary is as follows:

<table>
<thead>
<tr>
<th>Strengths</th>
<th>Weaknesses</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Central Barossa location with existing infrastructure</strong></td>
<td></td>
</tr>
</tbody>
</table>
**No contemporary centre for the arts and culture of a regional standard, in keeping with the Barossa’s profile as a tourism and wine destination** |
| **Tanunda’s reputation/profile as a tourism landing point** |  
**Infrastructure aging in some instances; no climate control for gallery and art spaces expected of a contemporary facility** |
| **Site can spatially accommodate facilities** |  
**Lack of appropriate facilities constrains number, quality and diversity of exhibitions** |
| **Proximity of Chateau Tanunda as a collaborative partner in tourism destination development and to support mutually beneficial outcomes** |  
**Insufficient storage** |
| **Strong user group cohesion within the Barossa Regional Gallery framework** |  
**Limited exhibition space** |
| **Support from volunteer/network/artistic community to deliver on Culture Hub potential** |  
**Shared use of spaces; no dedicated space for artist and community workshops limits the scope and potential for growth** |
| **Unique selling propositions and identity well supported: Barossa Stories and Barossa Life; a unique point of difference** |  
**Limited paid staff; reliance on volunteers** |
| **Strong artistic offering underpinned by Barossa Brand** |  
**No studio space; green room** |
| **Volunteer base** |  
**No reception/foyer area** |
| **Broader stakeholder support for tourism, culture and economic outcomes ie RDA Barossa, Tourism Barossa, Barossa Grape and Wine, Barossa Visitor Centre; Wine Capital of the World alignment** |  
**Accessibility compromised for people with disability/mobility impairment** |
| **Hill and Son Organ culture and Lutheran Baroque traditions; investment to-date in organ** |  
**WHS issues in old library/council chambers** |
| **Access to existing Barossa archives for use in digital collection** |  
**Configuration generally causes inefficiencies** |
| **Excellent acoustics for live performance** |  
**Restricted access to Soldiers Memorial Hall and memorial located on mezzanine** |
| **Opportunities** |  
**Shared arrangements and infrastructure with Clubhouse** |
| **Development of a contemporary centre for the arts and culture of a regional standard, in keeping with the Barossa’s profile as a tourism and wine destination** |  
**Parking issues; shared use and inefficient use** |
| **Associated economic and tourism benefits; drawcard for visitors** |  
**Poor visibility from main street** |
| **Better utilization of public spaces and Council assets** |  
**Visual appearance** |
| **Increased collaboration across wide ranging user groups, stakeholders and networks** |  
**Failure to take strategic approach to regional arts and culture – missed cultural and economic opportunities** |
| **Improved community resilience arising from investment in arts and culture** |  
**Fragmented arts and culture activity across the region** |
| **Threats** |  
**Continued inefficient use of spaces constrains growth and ROI opportunities** |
| **Barossa Stories at risk of being lost** |  
**Competition in the marketplace; Barossa loses market share** |
| **Smaller arts facilities less sustainable in the long term; underutilization of Council assets** |  
**Barossa loses market share** |
Demographic Assessment

The Barossa Culture Hub Report draws on a range of sources of information including feedback from stakeholder surveys, strategic documents, demographic data, site assessments and planning requirements, mapping of existing services assessment. Analysis of this data has informed recommendations for infrastructure investment to deliver long-term sustainable use of community cultural assets.

The facility is located on Basedow Road, Tanunda. The original hall was built in 1913 by the Tanunda Club to provide a larger space for performances and social events and became the Tanunda Soldiers Memorial Hall after World War 1. It has remained a civic and cultural facility and memorial building for Tanunda and the Barossa region, and is listed on the Local heritage register.
The facility is owned and operated by Council. It is managed by Council staff (1 current part time staff member) and volunteers including a management committee established under Section 41 of the South Australian Local Government Act 1999. Facilities and infrastructure are utilised by a broad range of user groups for cultural, artistic and community-based activities. User groups and uses are explored in further detail in 2.2. There is a common theme of the potential for much greater and aspirational outcomes restricted by the lack of suitable facilities. Discussion about the opportunity for development is engendering a wave of excitement and expectation at a level that the current amenity cannot support.

Directly east of the facility is Chateau Tanunda, the site of a proposed $30 million development incorporating international standard hotel accommodation and culinary institute. Directly west is Tanunda community Clubhouse, the site of a proposed $1 million development comprising eight artisan guest suites and available to support the proposed artist in residence programming at the Culture Hub and with potential to directly access the Clubhouse’s restaurant facilities.

Also in close proximity is the co-located Tanunda Library and Barossa Visitor Centre situated at 66-68 Murray Street Tanunda, a primary landing site for visitors to the Barossa. The operational and strategic nature of these facilities is significant, as is the physical relationship to Tanunda Soldiers Memorial Hall.

The Tanunda main street hosts a vibrant retail and café scene with over 20 food outlets and a number of emerging boutique wine businesses and bars.

Subject area – Population – Demographic Data

Data sourced from the Australian Bureau of Statistics Census Population and Housing Surveys has been used to identify population movements since 1991 until 2016. Population trends and current understanding of movements have been used to forecast population growth, noting these forecasts are an estimate only as policy settings, economic and other factors can impact on growth estimates.

From 2016 to 2051 (the minimum 35 year horizon of this investment), population in the Council area being the whole catchment for this investment is estimated to grow by 15,784 (66.9%) people based on a weighted average of the four growth scenarios. Four growth scenarios are utilised so as to present a reasonably balanced estimate over the whole community where some area are growing greater than the current trend and some less so. There is sufficient evidence in the data that The Barossa Council area is growing faster than the State average and this is anticipated to continue. The growth scenarios are:

1. 1% lower than current trend weighted at 10%.
2. Current trend weighted at 60%.
3. 2% higher than current trend weighted at 20%.
4. 3% higher than current trend weighted at 10%.

This methodology was accurate when applied to 1991-2011 data and forecasting to 2016.

The following graphs highlight current and forecast changes.

Historical and Current Population
Population demographics indicate an increasing population in all age sectors from 0-4, 5-34, 35-64 and 65+ years of age. Trends indicate that the growth will be strongest in the 35-64 and 65+ age bracket, this is supportive of the creative industries sector.

Regional Population Growth

The South Australian Government State Planning Commission population statistics projected to 2051 indicate the Barossa, Light and Lower North Region will growth at 63.2% (from 2016) or 45,867. Based on this growth rate the 2051 regional population would reach 118,409. The current growth rate for the Barossa, Light and Lower North Region is the equal highest growth rate for all South Australian regions (equal with the Fleurieu and Kangaroo Island Region). Importantly the 30 Year Greater Plan for Adelaide identifies various significant growth areas in northern Adelaide for greenfield sites that reside either in or near the
Barossa, Light and Lower North Region and which in The Barossa Council area includes Concordia development of approximately 20,000 people which is currently being master planned.

This is likely to accelerate population growth further in the region due to its close location to the northern suburbs of Adelaide and accessibility to employment lands through upgraded public transport via electrified rail at Gawler and investment in the Northern Connector road infrastructure further opening up efficient and acceptable transport access.

Further the accessibility to the Barossa and close proximity to Adelaide, Adelaide’s northern, eastern and western suburbs provides significant capture with travel of approximately 1 hour to the area meaning a population base of 1,155,496 in 2051 is on the doorstep of this initiative. The relevant population areas of the Adelaide, Adelaide’s northern, eastern and western suburbs will increase by a projected 301,578 or 35.3%.
Angas Recreation Park
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/toggle courts
4. Extended netball 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/considered 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. Tolerate to requirements of other community users (ie personal fitness, indoor sports, events, displays). Bring the Show Hall into the central 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. Toilet/outbuildings/storage - opportunity to incorporate within a combined relocated Show Hall facility (refer St A above)
9a. Extended multi function clubroom/spectator facility
9b. Dedicate change room facility
10. Ovals - upgrade drainage and implement ongoing maintenance plan
11. Grandstand
12. Feature paver fence section (frames pedestrian precinct area only)
13. Cricket nets
14. Junior oval / second multi use recreational space - not fenced, no dedicated lighting
15. Bowls 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/paths 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 match days and events
19. Extended MAV / Studio Park (detailed design required)
20. Picnic and playground - extra BBQ's, seating and shelters (potential to reuse materials from demolished show hall)
21. Passive recreational spaces; personal walking and fitness track areas - supports tree management approach

Other:
• 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 traffic management issues from oval completion
• Traffic calming measures - align with contemporary standards; engineering and landscaping approaches to support safe practice.
• Improved lighting

ANGAS RECREATION PARK MASTERPLAN - DRAFT

The Barossa Council
# Needs Analysis – completed by sporting clubs and groups during master planning phase

<table>
<thead>
<tr>
<th>Current user base/numbers</th>
<th>Netball</th>
<th>Football</th>
<th>Cricket</th>
<th>Tennis</th>
<th>Fitness Training</th>
<th>Show Society</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Senior players</td>
<td>Senior players</td>
<td>120 total seniors/juniors</td>
<td>Senior players</td>
<td>20</td>
<td>Circa 3,000 people – volunteers, stall holders, attendees, riders, entertainers, amusements, exhibitors, 1 day show, 3 day horse event. Visitors – Local, Adelaide Hills, Yorke &amp; Eyre Peninsula</td>
</tr>
<tr>
<td>Junior Players</td>
<td>110</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>Women’s Teams</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Auskick</td>
<td>63</td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Growth past</td>
<td>10% in 10 years</td>
<td>45% growth in Juniors since 2013 Includes 30% junior males</td>
<td>20% in 10 years</td>
<td>120 year history on the Rec Park, started 161 years ago</td>
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<tr>
<td>Predicted growth – 5 yrs</td>
<td>5%</td>
<td>Continuing growth in juniors – ie coming through expanding Auskick programme Women’s senior team 12-14 players 2 junior female teams</td>
<td>10%</td>
<td>Steady</td>
<td>Constrained by facilities – flat floor surface needed, can expand group fitness as required</td>
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<tr>
<td>Trends</td>
<td>Pressure on facilities for practice and matchday/Saturdays</td>
<td>Female football – 20 current players – playing Sundays</td>
<td>New girls team introduced May need to look at Sunday slots / use of a second oval</td>
<td>Greater health awareness and desire to change. Improved facilities will increase participation. Greater demand in warmer months If a more suitable facility was available – heating, cooling and safe flooring it would be ideal to relocate</td>
<td>Country shows represent an integral community asset of giving back and offering fundraising opportunities for the community; boast talents and abilities, produce, livestock etc.</td>
<td></td>
</tr>
<tr>
<td>Days of use – practice (if applicable)</td>
<td>Weds / Thurs 4.30 – 7.30pm</td>
<td>Every day except Monday, Sat, Sunday Auskick – 40 kids each Wednesday</td>
<td>Mon / Tues / Weds / Thurs 4.30 – 7.30pm</td>
<td>Weekday afternoon / evening training</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other factors</td>
<td>Oval is getting used 4-6 days a week, no chance to recover during winter months</td>
<td>Opportunities for shared facilities / Football Club proposals supported Use of Good Shepherd and Moculta NB: confirmed support of a second oval at meeting 31.8.17</td>
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<tr>
<td>Other Users</td>
<td>Barossa Archery Club 50 members – seniors and juniors Weekly use of show hall for indoor target shooting</td>
<td>Growth in attraction of youth and female archers</td>
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<tr>
<td>Private and Community Bookings</td>
<td>Approximately 17 per annum SAPSASA Barossa Region Cross Country Council events – ACA Master’s Cricket Match, Commonwealth Games Queens Baton Relay</td>
<td></td>
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<tr>
<td>Recreational Usage</td>
<td>Daily usage for: Skate Park Users Dog Walkers Individual Exercisers Family Picnics</td>
<td></td>
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</tbody>
</table>
• Tree management needs to be addressed on a formal, structured and consistent basis and a budget staged throughout the development period with appropriate species selection.
• If the second oval is supported then it should be green open space with no structures around it.
• Recover materials from tree removal for reuse elsewhere in the Park.

Balance – Passive & Sporting Recreation
• The Park fulfills a highly valued role as Angaston’s most centrally located non sporting and sporting recreational area.
• Balance between sport and other recreation was important from the time of its original gifting. It has always been intended for both purposes.
• Multiple comments that the Park needs to serve both functions.
• Need for overdue upgrade to facilities without destroying the look and feel of the Park.

Show Hall
• 2 submissions state that not enough focus on the opportunity to refurbish the existing show hall and concern at loss of Barossa heritage. Local expertise available to assist.
• Other submissions generally supportive of a relocation given condition and level of functionality of existing facility and opportunity to bring it into the centre of the developed area of the Park and share elements of the essential infrastructure (ie toilets, kitchen, storage etc).
• Any new facility needs to have multi user input to detailed design to ensure it meets needs and some concerns that the site may not be big enough.

Storage
• Concerns that there should be no loss of storage arising from the proposed changes to infrastructure.

Clubrooms
• Supportive. Development should be at a scale and form appropriate to the Park and not overdevelop it.

Parking
• One parking area where people can leave cars and walk to and from
• Restrict parking for cars on non match days

Community Consultation
• Dismayed at lack of community representatives at the (sic Working) group meetings. Everyone from a Sports Club and most from Footy club and I find it hard to believe that community members were not specially invited to these meetings.
• The Barossa Council should be applauded for bringing all the user groups together and initiating (and facilitating) this planning process.
• I thought there was going to be an opportunity for the community to go as a whole to at least one meeting where questions could be asked from the floor and get answers. This seems to me to be a diversion from past community forums where real issues are put forward in front of everyone.

In addition to findings from extensive community engagement, Council undertook an internal audit to identify individual and collective issues experienced by user groups.

This research identified a range of strengths, weaknesses, opportunities and threats which were influenced by factors including but not contained to population growth, ageing recreation and sport infrastructure, insufficient space or facilities, conflicting uses of shared sports grounds and health and safety considerations. A summary is as follows:
Demographic Assessment

Population trends Angaston and immediate surrounds – Census data – 5 Angaston districts (may not equate to full capture of catchment areas for Angaston based sporting clubs)

<table>
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</thead>
<tbody>
<tr>
<td>Under 18*</td>
<td>440</td>
<td>465</td>
<td>25</td>
<td>5.68%</td>
<td>22.69</td>
<td>22.76</td>
</tr>
<tr>
<td>18 - 65</td>
<td>1188</td>
<td>1201</td>
<td>13</td>
<td>1.09%</td>
<td>61.27</td>
<td>58.79</td>
</tr>
<tr>
<td>65 +</td>
<td>311</td>
<td>377</td>
<td>66</td>
<td>21.22%</td>
<td>16.04</td>
<td>18.45</td>
</tr>
<tr>
<td>Total</td>
<td>1939</td>
<td>2043</td>
<td>104</td>
<td>Overall 5.36%</td>
<td>100</td>
<td>100</td>
</tr>
</tbody>
</table>

Impact of subdivision of 70 dwellings in Angaston
- Assume average household size 2.32 (as per 2016 census)
- So circa 162 additional people
- Unknown how quickly those households will come into the population (ie period of development)

Data sourced from the Australian Bureau of Statistics Census Population and Housing Surveys has been used to identify population movements since 1991 until 2016. Population trends and current understanding of movements have been used to forecast population growth, noting these forecasts are an estimate only as policy settings, economic and other factors can impact on growth estimates.

From 2016 to 2051 (the 35 year horizon of The Big Project strategy), population in the Council area is estimated to grow by 15,784 people based on a weighted average of the four growth scenarios. Four growth scenarios are utilised so as to present a reasonably balanced estimate over the whole community where some area are growing greater than the current trend and some less so. There is sufficient evidence in the data that The Barossa Council area is growing faster than the State average and this is anticipated to continue. The growth scenarios are:

1. 1% lower than current trend weighted at 10%.
2. Current trend weighted at 60%.
3. 2% higher than current trend weighted at 20%.
4. 3% higher than current trend weighted at 10%.

This methodology was accurate when applied to 1991-2011 data and forecasting to 2016.

Population distribution within The Barossa Council by Local Area forecast on current trends to 2051 is expected to increase in the statistical area of Angaston-Penrice District, which forms part of the catchment area for the Angas Recreational Park facility directly. Due to the layout of the Barossa, the catchment for Angas Recreational Park will also be influenced by three other statistical districts being:

1. Nurioopta, Stockwell and District
2. Mt Pleasant - Springton District and
3. Tanunda, Bethany and District.
Curdnatta
Recreation Park
### Site Uses
Cricket, Netball, Functions, Scouts, Children’s Play and Junior AFL

### Existing Trees
All existing trees to be retained where possible including creating build outs around them

### Signage
To be located at key points around the grounds directing patrons to the different code’s facilities

### New Function Centre/Clubhouse Precinct
The proposed building will have direct connectivity to the existing clubhouse and new car park for delivery vehicle access. A set of low stands in front of the new building are proposed

### Map Highlights
- **New Tree Planting**
- **Light Pole Locations to Relevant Code**
- **New Car Park Areas Blend into Existing Vehicle Circulation**
- **Junior AFL**
- **Directional Signage**
- **Increased Practice Facilities**
- **Existing Small Shelters, Tree Planting & Bed Facilities to Play Area**
- **Upgraded Multi-Use Courts**
- **Area Available for Future Expansion**
- **New Signage / Sculpture**
- **New Trees**
Curdnatta Recreation Park
In addition to findings from extensive community engagement, Council undertook an internal audit to identify individual and collective issues experienced by user groups.

This research identified a range of strengths, weaknesses, opportunities and threats which were influenced by factors including but not contained to population growth, ageing recreation and sport infrastructure, insufficient space or facilities, conflicting uses of shared sports grounds and health and safety considerations. A summary is as follows:

<table>
<thead>
<tr>
<th>Strengths</th>
<th>Weaknesses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sandy Creek Cricket Club (SCCC) transitioning to incorporated model with clearly defined service levels incorporated into management plan</td>
<td>Cricket clubrooms in poor condition</td>
</tr>
<tr>
<td>Aesthetically beautiful aspect</td>
<td>Kitchen in poor condition</td>
</tr>
<tr>
<td>Pavilion well utilized by community groups</td>
<td>Courts in poor condition and under utilized</td>
</tr>
<tr>
<td>New playground and barbecue facilities</td>
<td>Open space poorly defined</td>
</tr>
<tr>
<td>Co-location already occurring with cricket, community, school and Scouts</td>
<td>Informal carparking arrangements</td>
</tr>
<tr>
<td>Water harvesting infrastructure in place</td>
<td>Drainage issues</td>
</tr>
<tr>
<td></td>
<td>Water harvesting infrastructure requires upgrade</td>
</tr>
<tr>
<td></td>
<td>No light</td>
</tr>
<tr>
<td></td>
<td>Location seen as a barrier to participation for some codes</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Opportunities</th>
<th>Threats</th>
</tr>
</thead>
<tbody>
<tr>
<td>SCCC keen to assume responsibility for oval management and maintenance under fee-for-service arrangement with Council</td>
<td>Differing infrastructure requirements of user groups</td>
</tr>
<tr>
<td>Potential to attract State cricket events</td>
<td>Current service levels undefined</td>
</tr>
<tr>
<td>Engagement – funding from school/DES</td>
<td>Little mapping of utilities (irrigation, powerlines, meter boxes etc)</td>
</tr>
<tr>
<td></td>
<td>Inequity in fees payable across user groups</td>
</tr>
</tbody>
</table>

**Demographic Assessment**

The Southern Barossa is characterised by a number of small to medium sized townships situated within an agrarian landscape. The southern eastern ranges predominate as private land for grazing, dairy and viticulture. The Ranges include the Mount Crawford pine plantation and damn catchment areas protected by conservation park. The subject area falls within the scope of a UNESCO World Heritage listing of the working agricultural landscape of the Adelaide Hills, the Barossa Valley, Mount Barker and McLaren Vale which, if successful, would protect the Mount Lofty Ranges’ unique qualities as a working agricultural region.

The region has extensive recreation, sporting and open space assets and opportunities as well as significant environmental and ecological attributes including large tracts of forest area, biodiversity corridors and reservoirs.
Williamstown – Barossa Goldfields and District is a rural and rural-residential area which includes the township of Williamstown. Rural land is used mainly for grazing and crop growing, with some viticulture. Major features of the area include Mount Crawford Forest, Barossa Reservoir and Whispering Wall, South Para Reservoir, Warren Reservoir, Para Wirra Recreation Park, Victoria Creek Reserve, several wineries and one school. This small area includes the localities of Barossa Goldfields, Cromer (part), Mount Crawford (part), Pewsey Vale and Williamstown.
Lyndoch Recreation Park
Lyndoch Recreation Park
<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
</table>
| **Athletics** | • Clubroom, change rooms and toilets, canteen area  
|        | • Internal Display and Storage Space  
|        | • External (shed) storage space  
| **All**  | • 400m grass running track, 100m sprint track  
|        | • Maintain discus / javelin / shot pot throwing areas  
|        | • Improve long jump area in old car park / old courts space  
|        | • Internal Display and Storage Space  
|        | • External (shed) storage space  
|        | • Site perimeter fencing to be reviewed and improved         |
Consultation Submissions – completed by community during master planning phase

To gain a greater understanding of the needs of users, Council conducted targeted consultation with key stakeholders and residents in affected townships as well as the broader Southern Barossa community (Phase 1 consultation).

Engagement was conducted via direct mailout, newspaper advertising, stakeholder newsletters, social media, website and letters sent directly to stakeholder organisations. People were invited to undertake a Council survey via online platforms as well as traditional methods with the following results.

Forty-seven (47) surveys were returned; two were incomplete. Respondents are identified in Attachment B. Respondents had broad-ranging feedback on how a multi-use shared facility could meet the needs of the community and what services and facilities might be offered, as well as broader comments around recreation, sport and community use needs. Responses are summarised by theme as follows:

- **Infrastructure requirements (rec and sport)**
  - AFL size senior oval/s and ¾ size junior oval with lighting
  - Ovals for cricket club to host multiple junior and senior matches at home
  - Coaches and timing boxes, scoreboards, goal netting
  - Parking for 300 vehicles, local street parking for additional 200 vehicles
  - Emergency access to oval and courts
  - Multiple playing ovals and surfaces for football and rugby
  - Tennis / netball courts with lighting
  - Indoor/outdoor hard surface courts for basketball and netball
  - Suitable external storage for all users
  - Oval with outer running track for athletics
  - Athletics spaces with ability to line mark running tracks
  - Community clubhouse / pavilion
  - Internal storage for clubs and community groups
  - Skate park (at alternative location)
  - walking/running paths (extension of existing linkages to Williamstown and beyond)
  - Gym and fitness centre; also for injury/rehabilitation
  - Oval and outdoor sports area
  - Adventure play space
  - Integrated toilets/wet areas/changerooms to prevent duplication of infrastructure
  - Heated pool for exercise/therapy with extended opening hours (both indoor and outdoor suggested)
  - Year round outdoor pool
  - Velodrome
  - Dedicated space for club memorabilia to create a unique feel (part of clubrooms)
- **Community capacity building (sporting)**
  - Close a generation gap, bringing together people from bowls to junior sports
  - Helps fundraising and sponsorship efforts as people from other clubs would see advertising for social events and fundraisers
  - Greater capacity to host local, state and national events
  - Flow on benefits to business sponsors through increased profile, bigger catchment of users and spectators
  - Co-location builds community identity leading to broader participation across multiple codes/activities
  - Greater sense of identity will help retain a local focus and prevent drain to Gawler and northern suburbs for rec and sport activity
  - Promotional / recruitment opportunities – greater pool of sports and people to draw from
  - Intra-club opportunities within the codes and across other sporting codes
  - More community interaction as club times overlap

- **Community capacity building (broad community)**
  - Multipurpose site offers solution for growing region for both sports across all ages as well as social activities
  - Central gathering point for the Southern Barossa community for social events, community meetings, sport and unstructured recreation
  - Create a closer community that can work together
  - A range of shared facilities can be hired and utilized by a variety of community groups
  - Gathering place after sport that is not a hotel
  - Facilities can be hired for fundraisers
  - Meeting place for young people, out-of-school hours, school activities
  - More opportunities for consultation between and with user groups to achieve efficient coordination and true ownership
  - Great demand for multi-purpose venue – Lyndoch Hall is currently the only venue within the area supporting activities such as Taekwondo, Judo, Zen Do Kai, Ballet, Zumba, Tap dancing, Ballroom Dancing, Yoga, Choir rehearsals, Weekend markets, and one-off uses such as wedding receptions, birthday parties, anniversary events (eg Red Cross), Church services etc. Community classes already at capacity and prospective hirers are unable to be accommodated as the time-slot they require is already taken
  - Should look to other multi-use venues to study compatible and optimal uses by various users

- **Open space/unstructured recreation**
  - Create safe and secure walking paths
  - Secure spaces that support unstructured recreation: bird watching, picnic grounds, BBQ facilities
  - Link walking/cycling paths from Williamstown to Lyndoch via pony club; extend to Sandy Creek
  - Connection of off-road cycle facilities/infrastructure
- **Landscaping & design**
  - Reduce ‘heat island effect’ through landscaping
  - Design elements that mitigate exposure to extreme weather (at Lyndoch location)
  - Plant more trees
  - Reduce ‘built’ environment eg pavement, additional car parks

- **Improved scheduling/reduced travel times**
  - Multiple ovals enable different grades to play or train simultaneously
  - Co-located facilities ideal for parents of children involved in different disciplines - one central venue
  - Reduce travel times to Tanunda, Nuriootpa, Gawler and northern suburbs

- **Maintenance/service provision**
  - More sporting groups to contribute to upkeep and maintenance improvements, not just a few
  - Shared cost of maintenance
  - Ovals should have defined levels of service, scheduled turf maintenance plans
  - Cost efficiencies of shared service provision

In addition to findings from extensive community engagement, Council undertook an internal audit to identify individual and collective issues experienced by user groups.

This research identified a range of strengths, weaknesses, opportunities and threats which were influenced by factors including but not contained to population growth, ageing recreation and sport infrastructure, insufficient space or facilities, conflicting uses of shared sports grounds and health and safety considerations. A summary is as follows:
Demographic Assessment

The Southern Barossa is characterised by a number of small to medium sized townships situated within an agrarian landscape. The southern eastern ranges predominate as private land for grazing, dairy and viticulture. The Ranges include the Mount Crawford pine plantation and dam catchment areas protected by conservation park. The subject area falls within the scope of a UNESCO World Heritage listing of the working agricultural landscape of the Adelaide Hills, the Barossa Valley, Mount Barker and McLaren Vale which, if successful, would protect the Mount Lofty Ranges' unique qualities as a working agricultural region.

The region has extensive recreation, sporting and open space assets and opportunities as well as significant environmental and ecological attributes including large tracts of forest area, biodiversity corridors and reservoirs.

The 30 Year Plan for Greater Adelaide designates areas within the Southern Barossa as "Growth Areas". This is consistent with population trends that indicate 40 per cent of the Barossa’s population will reside in Williamstown-Lyndoch-Mount Pleasant by 2036. The southern Barossa also has a higher-than-average proportion of young families, which has demand and use implications for open space, recreation and sporting facilities and service provision in the future.

The population profile of 'sub regions' within the Southern Barossa is presented as follows:
Williamstown – Barossa Goldfields and District is a rural and rural-residential area which includes the township of Williamstown. Rural land is used mainly for grazing and crop growing, with some viticulture. Major features of the area include Mount Crawford Forest, Barossa Reservoir and Whispering Wall, South Para Reservoir, Warren Reservoir, Para Wirra Recreation Park, Victoria Creek Reserve, several wineries and one school. This small area includes the localities of Barossa Goldfields, Cromer (part), Mount Crawford (part), Pewsey Vale and Williamstown.
Murray Recreation Park
Murray Recreation Park, Eden Valley

NB: a full Feasibility Report has not yet been completed for this facility.
Consultation Submissions – completed by community during master planning phase

A total of 2 formal submissions and 15 informal submissions were received during a formal three-week consultation period, totalling 17 responses.

Responses are summarised by theme as follows:

<table>
<thead>
<tr>
<th>Equestrian Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Ensure equestrian uses including parking of floats and use of trails for equestrian purposes is considered for this facility.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Oval Irrigation</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Why is only half the oval shown as being irrigated?</td>
</tr>
</tbody>
</table>

In addition to findings from extensive community engagement, Council undertook an internal audit to identify individual and collective issues experienced by user groups.

This research identified a range of strengths, weaknesses, opportunities and threats which were influenced by factors including but not contained to population growth, ageing recreation and sport infrastructure, insufficient space or facilities, conflicting uses of shared sports grounds and health and safety considerations. A summary is as follows:

**Strengths**
- Historic value; strong community connection with original gifting of the land for community benefit
- Community is increasingly engaged and responsive to new approach

**Weaknesses**
- Lack of profile as a stop off location – people tend to drive through without stopping
- Distance from recreation park to town and issue of connection along road with 80km/hr speed limit
- Traffic Interface between cricket users and visitors perceived as an issue
- Limited local amenities
Nuriootpa
Centennial Park
1. New main soccer pitch
2. Development of new practice pitch
3. Modification and expansion of existing pitch
4. Demolition of clubrooms
5. Demolition of scout hall as part of Coutard Reserve development
6. New access road and parking
7. New clubroom
8. New car park (approx 60 spaces)
9. Retention of existing building
10. Relocation of storage shed (to facilitate car park)
11. One way road link for event access to be closed off when not required
12. Review surplus land (for highest and best use)
13. Future car park to support ongoing function of the precinct
14. MODI pitch location

Nuriootpa Centennial Park
Revised Stage 2 (Soccer Club)
1:1000 @ A3
Centennial Park

Sporting Facilities

01. Establish a new sports facility (indicative footprint only) including the following:
   - Soccer change rooms and club rooms
   - Cricket change rooms (sharing soccer changing rooms in summer)
   - Changing rooms for AFL (mixed)
   - Toilets for the general public
   - Gym
   - User group storage

02. Potential to retain existing changing rooms for rest of asset life and upgrade facilities subject to review of ALF standards. Further investigation of feasibility during detailed design.

03. Undertake required building renewal works on existing Grandstand, upgrade spectator area in front of grandstand to provide improved accessibility.

04. Relocate soccer field (2G/KG) and warm up area to the south and adjacent to new club facilities with run-out, tech-bench and fencing. Incorporate stormwater management in field development, explore potential to pump water to Goulburn Reserve Lake.

05. Relocate cricket practice nets (hit out would be over soccer pitch) including removal of existing tree and remediation of drainage issues.

06. New parking area to support ablution facilities with disabled parking including tree removal and WSUD (water sensitive urban design) responses to improve drainage.

07. Review and replace lighting on tennis courts and main oval as required (ECO lighting).

08. Replace fencing to main oval and review access points.


10. Potential to expand precinct in future (if required).

Recreation Facilities

11. Establish a memorial garden on the eastern side of the tennis courts, removing direct vehicle access from Caravan Park entrance. Garden to incorporate existing memorial features, provide informal play elements (sculpture, stepping logs or similar), with trees and spectator seating.

12. Upgrade and expand northern playground with provision for both younger and older children, review requirement for fencing.

13. Consider the provision of public toilet facilities adjacent to northern play space in the longer term to meet future demand. Consider potential to incorporate development of toilets into replacement of scoreboard.

Car Parking and Vehicle Movement

14. Upgraded entrance to precinct, Negotiate with adjacent land owner to widen entrance to create visual prominence from main road. Replace main entrance gates (electronic) to provide additional security and entry/exit control.

15. Resurface existing entrance road to sports precincts, formalise traffic flows (line markings), create additional parking along edge of courts.

16. Improve signage to precinct along main road, to make entrance to precinct more prominent.

17. Expand existing car park and review layout. Establish landscape areas and shade trees to improve amenity and manage stormwater.

18. Establish additional car parking facilities in the north western corner to cater for soccer and to provide informal overflow parking for football and cricket. Establish landscape areas and shade trees to improve amenity and manage stormwater.

Shared Use Areas and Movement

Develop a hierarchy of shared use areas throughout the precinct to allow for improved interaction between pedestrians and vehicles. Access to each area can be controlled through either gates, boom gates, bollards or temporary fencing, and reinforced by the landscaping treatments as appropriate (to be developed during the detailed design phase - refer to additional shared use priority diagrams for more information).

19. Shared Use Priority 1: This space connects the key sports and recreation facilities. Priority is given to pedestrians, with cyclists allowed access. Vehicle access should be controlled and predominately vehicles will move through this space rather than park. Provide shade, landscape areas, picnic facilities and seating.

20. Shared Use Priority 2: This is the space around the two ovals. This is where some spectators will congregate and in some instances for vehicles to park. Establish a movement zone approximately 3-4 metres adjacent to oval, within this zone pedestrians and vehicles will share the space. This retains access for emergency vehicles. Adjacent to this establish a landscape and parking strip approximately 5-7 metres (depending on available space). This should allow for informal parking, provide shade tree planting, and periodic spectator seating areas.

21. Shared Use Priority 3: This connects Centennial Park, the Caravan Park and Goulbourn Reserve. Vehicles within the Caravan can still cross the shared use connections. Gates at each end of the link to provide controlled access when required.

Boundaries

22. Establish a low fence (900mm) boundary between Caravan Park and Sporting Precinct to improve security and control vehicle movement. Establish a low landscape edge to improve landscape amenity and retain clear sight lines.
Nuriootpa Centennial Park
|   |   |  
|---|---|---
| 5 | Address drainage and civil infrastructure issues | - Change room expansion supports the development of precinct as regional level cricket venue  
|   |   | - Ponding of water during winter months to area between AFL change rooms and soccer pitch – master plan proposes removal of pine trees; drainage works and future use as car parking  
| 6 | Restoration of Coulthard Reserve lake | - Reduce area of lake  
|   |   | - Reinstall for family recreational activities / open space  
|   |   | - Balance of current lake area becomes green space in summer / detention overflow in wet months  
| 7 | Upgrade to cricket nets | - Upgrade to cricket nets – Barossa cricket net infrastructure identified as deficient in SACA facilities audit 2018  

Consultation Submissions – completed by community during master planning phase

A total of 19 formal submissions and 39 informal submissions were received during a formal three-week consultation period, totalling 58 responses.

Respondents had broad-ranging feedback on how a multi-use shared facility could meet the needs of the community and what services and facilities might be offered, as well as broader comments around recreation, sport and community use needs. Responses are summarised by theme as follows:

**Nuriootpa Centennial Park**

<table>
<thead>
<tr>
<th>Position of Cricket Nets</th>
</tr>
</thead>
<tbody>
<tr>
<td>Initially positioned to the north of the soccer pitch</td>
</tr>
<tr>
<td>• Too far away from the other park facilities including the cricket pavilion and storage.</td>
</tr>
<tr>
<td>• No need to provide additional duplicate infrastructure to serve the repositioned nets if these are closer to existing toilets, proposed storage</td>
</tr>
<tr>
<td>• Makes it more challenging for players to warm up before going into bat</td>
</tr>
<tr>
<td>• Consider placing in between soccer and Hoffman Oval</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Traffic Management</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Concern re extent of the extended road to the western boundary of the site. Safety issues of pedestrians, children using and crossing that area, cost of implementation</td>
</tr>
<tr>
<td>• Potential to push traffic between soccer pitch and Hoffman Oval</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Soccer Pitch Location and cross code facilities</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Moving soccer pitch towards AFL facilities not supported by Nuriootpa Rovers Football Club due to operational issues of managing liquor licence; noise; impact on potential expansion of changing rooms; reduction in parking</td>
</tr>
<tr>
<td>• Soccer Club supportive of any improvements to its current level of service and its capacity to attract players. Preferred option has been to relocate the existing pitch to support the more centralised location of a mixed use facility incorporating soccer change rooms (and clubrooms. Looking for second playing surface and keen to continue work with the school to achieve this. Purchase of land to the north would provide that extra playing space but the cost of purchase and development would exceed cost of utilising current and adjacent school facilities</td>
</tr>
<tr>
<td>• Soccer needs more space, moving soccer pitch is costly and take up car parking space – purchase vacant land to north. Do more work with the school to encourage reciprocal use of certain facilities</td>
</tr>
<tr>
<td>• Review orientation of mixed use facility to maximise viewing across soccer pitches</td>
</tr>
<tr>
<td>• Is the expense of a 2 storey facility necessary/justified?</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Storage</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Plan looks good provided there is sufficient medical and storage areas</td>
</tr>
<tr>
<td>• No mention of replacement of current green shed at end of existing cricket net area (used by NCPA for chemicals and wash bay)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Public Toilets (Eastern side of Oval)</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Eastern side toilets should be closer to the centre of the main oval adjacent grandstand not closer to Hoffman Oval</td>
</tr>
</tbody>
</table>
Strengths
- SAC/SANFL venue as per MOU
- Co-located and wide-ranging user groups – sporting and non-sporting
- Location – strong use by local community
- Location – proximity to other community uses eg. Bushgardens, linear parks, secondary school, Couthard Reserve, Bush Chapel
- Location – for regional sporting events
- Functional management structure and lease arrangements with user groups in place
- Community engaged and responsive to new approach
- Community land with associated management plan in place
- Masterplan is compatible with CLMPs
- Currently Council’s only region-level facility as per Council’s Open Space Strategy / SANFL facilities review
- Only regional soccer facility
- Existing established natural environment of Couthard Reserve
- On-site accommodation to support event and tourism development and visitation
- Only facility with two ovals for multi-discipline use
- Current shared use clubrooms operates effectively
- Size of site
- Established venue for regional tourism events ie Vintage Festival
- Easy access to Stuart Highway and town centre
- Caravan park masterplan approved with recent significant infrastructure investments – provides accommodation on site for associated events
- Population growth and levels of participation and interest

Opportunities
- Potential growth in women’s sport and corresponding health, wellbeing and economic benefits
- Leverage a growing local population to increase participation in sport
- Encourage social integration and inclusion by having more people able to play on same day at same venue
- Development of region-level soccer facility
- Strengthen relationships with school and wider community
- Trail and open space network and connectivity
- Multiple groups can benefit from a shared use approach
- Leveraging location to maximize local/regional sporting events
- Develop structured parking arrangements for greater usability, safety and functionality
- Multi-purpose facility can create community capacity building and economic opportunities through community hub model
- Infrastructure investment can leverage unstructured recreation/open space opportunities
- Multiple entities to support site activities/user relationships/advocacy

Weaknesses
- Inadequate and dated infrastructure generally ie no capacity for women to access current change rooms on Saturdays, current facilities at capacity
- Impact on participation – clubs cannot cater for more players – lack of change rooms particularly (footy, soccer, netball and cricket)
- Women and juniors have to practice and play at times where it is harder for them to fully integrate into the cultural and social activities of their groups (weekdays and Sundays)
- Pressure on families taking children to multiple venues on the same day or across whole weekend
- Unstructured parking
- Lack of infrastructure to support the region’s only soccer facility
- Some continued encouragement required to support shared use arrangements
- Drainage issues across the site
- Lack of all-access public toilets
- Ill-defined pedestrian flow across the site
- Degradation of Couthard Lake; no longer an attraction
- Lack of parking in Couthard Reserve
- Lack of facilities to attract and retain new skilled professionals and their families
- Seasonal crossovers create scheduling and management issues

Threats
- Keeping girls and women engaged when facilities are inadequate and they do not have same access to facilities as male counterparts
- Inadequate infrastructure to support viability and growth of soccer in the region
- Some continued encouragement required to support shared use arrangements
- Little mapping of site services/lack of site survey to inform design and maintenance
- Inequality of fees payable by user groups
- Poor disability access
- Continued deterioration of Couthard Lake
- Lack of infrastructure and playing surfaces to support growth and participation in women’s sporting codes; impact on providing increased levels of surface
This methodology was accurate when applied to 1991-2011 data and forecasting to 2016 and indeed the relevant Nuriootpa statistical local area is growing at a faster rate than all other townships since 1991 averaging 2.37% annual growth. Population distribution within The Barossa Council by Local Area forecast on current trends to 2051 is expected to increase in the statistical area of Nuriootpa-Stockwell and district all within the catchment area for the Nuriootpa Centennial Park (NCP) facility directly. The growth of the statistical area is the highest in all of the six statistical areas in The Barossa Council.

Importantly there are two other statistical areas that reside within 15 minutes of the NCP that impact each other’s growth which are Angaston – Penrice and District and Tanunda-Bethany and District, these areas also will grow in population over the strategic horizon of 35 years. The work undertaken to strategically position all future investments in recreational infrastructure falls within The Big Projects multi-general investment strategy of 35 years.

The Nuriootpa-Stockwell and District population at 2016 is 6,563 and has grown at 59.2% since 1991. It is forecast to grow to 13,489 people, being a growth rate over the next 35 years of 105.5% or an annual average of 3.02% this is significant in our regional context. The two other districts (outlined above) have a current population at the 2016 census of 7,866 and this is forecast to grow to 9,341, a growth rate of 18.8%. Over the next three generations there is likely to be significant growth in population which naturally will impact the utilisation and needs of infrastructure including recreational infrastructure in Nuriootpa and surrounding locations.

The following graph highlights current and forecast changes:
the Big project

Stockwell Recreation Park
LEGEND

1. Vehicle Entrance/exit from Duck Ponds Road - increase width for dual access
2. Second oval - ability to hold seasonal sports (winter soccer, summer cricket)
3. New change room facilities with associated amenities
4. Carparking with sufficient lighting
5. Existing clubroom improvements - female changeroom
6. Spectator viewing and open space throughout park
7. Outdoor fitness stations
8. BMX track - Various options for locations to be confirmed

STOCKWELL RECREATION PARK MASTERPLAN

DUCK PONDS ROAD, STOCKWELL, SA
1760- A000- C
16.08.18
Stockwell Recreation Park

NB: a full Feasibility Report has not yet been completed for this facility.
Consultation Submissions – completed by community during master planning phase

A total of 18 formal submissions and 2 informal submissions were received during a formal three-week consultation period, totalling 20 responses.

Responses are summarised by theme as follows:

<table>
<thead>
<tr>
<th>1. Location of BMX track</th>
<th>Officer comments:</th>
</tr>
</thead>
</table>
| • Significant and repeated written and verbal feedback regarding location of the BMX track has been received. There is equal opinion on if a track should be located at the Recreation Park or at the nearby Queen Street playground. | • There is some concern that the track will impact on the amenity for neighbouring properties on Mickan Road. It may also encourage parking along Mickan Road which is a concern to some residents.  
• However there is also feedback that co-locating additional activity areas such as a BMX track is great for families that are attending the Recreation Park for organised sport.  
• There is also merit in co-locating the BMX track where there are existing toilets. Buffer treatments such as plantings could also be installed along Mickan Road to soften any visual or sound impacts. |

<table>
<thead>
<tr>
<th>2. Second Oval</th>
<th>Officer comments:</th>
</tr>
</thead>
</table>
| • Whilst the second oval hasn’t appeared often in written submissions, there has been significant verbal discussion during the community drop-in session and through the Stockwell Recreation Park Advisory Group. The reinstatement of the second oval remains strongly supported by the Advisory Group and the Light Pass Cricket Club. | • The current Council resolution reads: MOVED Cr Mline that ..........  
3. By agreeing to develop the artificial turf pitch at the Stockwell Recreation Park Oval Number 2 site, Council also agrees to the reinstatement of Oval Number 2 in a timeframe to be negotiated with users of the oval, but shall not be undertaken until the 2014/15 financial year at the earliest. ..........  
SECONDED Cr de Vries CARRIED |

<table>
<thead>
<tr>
<th>3. Horse Stabling and Associated Infrastructure</th>
<th>Officer comments:</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Clear and consensus opinion that horse stabling and associated infrastructure not recommended for installation at the Stockwell Recreation Park.</td>
<td>• An initial request through RDA from Horse SA was received to investigate options for horse stabling and associated infrastructure in Stockwell to enhance the usage of the Kidman Trail. The development of the Master Plan occurred at the same time and therefore the option was put to the community to consider as part of this process.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>4. Tennis / Basketball Court/s</th>
<th>Officer comments:</th>
</tr>
</thead>
</table>
| • Verbal and written feedback received regarding the addition of a court or courts within the Master Plan, potentially at the | • There are 49 courts in The Barossa Council region. 17 courts are within 10 km of Stockwell:  
  o Moculla – 3 courts  
  o Nuriootpa – 8 courts |
Demographic Assessment
Population trends in Stockwell and immediate surrounds

Census data shows a 2.81% increase in the population in the 5 years since 2011. The number of children resident in the district has increased by 3.85% with that group now representing only 34.03% of the total numbers.

<table>
<thead>
<tr>
<th></th>
<th>2011</th>
<th>2016</th>
<th>Change 2011 - 16</th>
<th>Growth %</th>
<th>% population 2011</th>
<th>% population 2016</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under 18*</td>
<td>156</td>
<td>162</td>
<td>6</td>
<td>3.85</td>
<td>33.69</td>
<td>34.03</td>
</tr>
<tr>
<td>18 - 65</td>
<td>290</td>
<td>288</td>
<td>-2</td>
<td>-0.69</td>
<td>62.63</td>
<td>60.50</td>
</tr>
<tr>
<td>65 +</td>
<td>17</td>
<td>26</td>
<td>9</td>
<td>52.94</td>
<td>3.67</td>
<td>5.46</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>463</strong></td>
<td><strong>476</strong></td>
<td><strong>13</strong></td>
<td><strong>Overall 2.81 %</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Data sourced from the Australian Bureau of Statistics Census Population and Housing Surveys has been used to identify population movements since 1991 until 2016. Population trends and current understanding of movements have been used to forecast population growth, noting these forecasts are an estimate only as policy settings, economic and other factors can impact on growth estimates.
Talunga and Old Talunga Recreation Parks
10 TOP PRIORITIES FOR TALUNGA PARK

1. NEW CARAVAN PARK FACILITIES
   A new plan has been prepared for the development of the Caravan Park. This will become a key tourist destination for campers, cyclists and visitors to the region and has been prioritised for improvement in the next future.

2. REPAIRS TO THE SHEEP PAVILION
   Major repairs are to be conducted as part of the phased implementation.

3. ENVIRONMENTAL AND SITE INFRASTRUCTURE IMPROVEMENTS
   Improve the functionality of Talunga Park by staged improvements to drainage and other site services and civil infrastructure. This includes surface water treatment, gutters and other stormwater management improvements. Improvements to landscape may include revegetation to the creek line, pruning and removing unhealthly trees, adding water sensitive urban design infrastructure, furthering car parking spaces and pathway access throughout and beyond.

4. EQUESTRIAN INFRASTRUCTURE
   Support and promote the increased use of the Park for multiple equestrian disciplines to attract state wide and interstate participation and events (to include the creation of a new temporary, relocated horse stabling, improved amenity for watering, veterinary purposes, float parking etc)

5. OVAL INFRASTRUCTURE
   Support and promote to facilitate sport including Australian Rules Football competition and practice to a range of community commitments with ease.

6. ADD AMENITY TO THE PLAYSPACE
   Improve natural shades/shelters, BBQs, picnics and furniture and add new landscaping to enhance the playspace and encourage increased use by the local community and visitors.

7. CREATE A NEW ADDRESS AND MAIN ENTRY
   Close the existing entry off Merope Street to cars. Create a new welcoming primary address for Talunga Park at a safer location further East that includes new kiosks, gates, bulletins and signage.

8. A NEW SHARED-USE ADMINISTRATION AND CATERING FACILITY
   Develop a new integrated, shared-use administration and catering building that is central to the community hub/park and supports the ongoing site activities and events. Improve the forecourt area adjacent that takes in the Sheep Hall and Sheep Pavilion.

9. NEW SIGNAGE, PLANTING AND FURNITURE
   Improve the visitor experience at Talunga Park by adding new furniture (potentially made by the Men’s Shed), new trees and shrubs and information/directional signage throughout.

10. NEW ARTWORKS AND MURAL
    Introduce art to the site, primarily by the creation of a large mural on the Sheep Shed wall. This can tell the story of Talunga Park, the people and History and be an interesting talking point in the town.

In 2014, the Shire of Eastcor commissioned the preparation of a strategic Master plan for Talunga Park in Mount Pleasant to guide future improvements of this important agricultural and community space for the benefit of local residents and visitors.

Some of the recommendations detailed within the 2014 Master plan have already been delivered and so the following plans have been prepared to depict these changes and identify the future stages in its development. The Plan will be used to:
- provide a long-term vision for Talunga Park and Old Talunga Park
- inform decision-making regarding physical infrastructure and community assets
- assist in prioritising future investment and guide sustainable development
- help to identify future partnerships to deliver the work.

Talunga Park Masterplan Poster 1
Talunga and Old Talunga Caravan and Recreation Park
Consultation Submissions – completed by community during master planning phase

To gain a greater understanding of the needs of users, Council conducted targeted consultation with key stakeholders and residents in affected townships as well as the broader Mt Pleasant community (Phase 1 consultation).

Engagement was conducted via direct mailout, newspaper advertising, stakeholder newsletters, social media, website and letters sent directly to stakeholder organisations. People were invited to undertake a Council survey via online platforms as well as traditional methods with the following results.

15 formal submissions were received, 33 informal (plus approximately 70 attending community dinner) were received totalling 103. Overall total 48 plus 70 = 118.

Respondents had broad-ranging feedback on **how a multi-use shared facility could meet the needs of the community and what services and facilities might be offered**, as well as broader comments around recreation, sport and community use needs. Responses are summarised by theme as follows:

<table>
<thead>
<tr>
<th>1. Equestrian upgrades</th>
<th>Officer comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>- Equestrian investment provides great opportunity for generating use and revenue at the facility and into Mount Pleasant</td>
<td></td>
</tr>
<tr>
<td>- Talunga Park is seen as a preferred equestrian venue but cost of bringing in temp stabling for each event is prohibitive</td>
<td></td>
</tr>
<tr>
<td>- Construction of a covered arena</td>
<td></td>
</tr>
<tr>
<td>- encourage year round use and bring something new to the region</td>
<td></td>
</tr>
<tr>
<td>- Safety considerations of access point from stabling to oval</td>
<td></td>
</tr>
<tr>
<td>- Safety considerations of proximity of proposed skate park and possible noise issues around horses</td>
<td></td>
</tr>
<tr>
<td>- Generates revenue</td>
<td></td>
</tr>
<tr>
<td>- Why not permanent stabling rather than temporary?</td>
<td></td>
</tr>
<tr>
<td>- Should be done if sustainable and revenue generating</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>2. Linkages, access, entrances, roads and footpaths</th>
<th>Officer comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>- Roadways &amp; footpaths get very wet, muddy in winter months – safety issue and often not usable – impact on visitation / first impressions of site</td>
<td></td>
</tr>
<tr>
<td>- Improve linkages between Talunga Park and Old Talunga Park – excellent idea. Issues of private ownership of land, cost of fencing and safe access.</td>
<td></td>
</tr>
<tr>
<td>- Improved entrance statements – impact on visitors and needs to be relevant to people of the area</td>
<td></td>
</tr>
<tr>
<td>- Links to existing main street planning – needs to be implemented.</td>
<td></td>
</tr>
<tr>
<td>- Improve walking and cycling links through the Park and between the Parks is a great idea – people keen on creating more paths around the immediate vicinity of Mount Pleasant – link to golf club.</td>
<td></td>
</tr>
</tbody>
</table>

- Forum with equestrian stakeholders produced the idea of flatpack stabling as a flexible and cost effective way of adapting existing cattle / livestock pens for use by horses and ponies. Suits both requirements – permanent option is more expensive and requires additional infrastructure. Stabling identified as main disincentive for equestrian groups using the facility |

- Equestrian Stakeholders Forum (May 2017) did not raise requirement for covered / indoor arena. |

- Assessment of risks and construction requirements will be covered as part of the detailed design / planning process |

- Large sites and internal road and footpath network gets high traffic – dusty in summer / muddy in winter. General infrastructure works (including drainage to community buildings and raising the level of the caravan park site to accommodate necessary engineering treatments) important to ensure site is clean and functional as a tourism venue. |

- Linkages to a potential regional cycling / wine trail may support the development of the associated infrastructure for this funding component/priority. |

- Council has a strong track record of securing private arrangements for trail development.
This research identified a range of strengths, weaknesses, opportunities and threats which were influenced by factors including but not contained to population growth, ageing recreation and sport infrastructure, insufficient space or facilities, conflicting uses of shared sports grounds and health and safety considerations. A summary is as follows:

<table>
<thead>
<tr>
<th>Strengths</th>
<th>Weaknesses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location in country, relaxed tourism offer</td>
<td>Ageing shedding infrastructure</td>
</tr>
<tr>
<td>Co-location of user groups already occurring</td>
<td>Oval playing surface and lighting - require major investment if football clubs are to stay</td>
</tr>
<tr>
<td>Good occupancy rates Caravan Park</td>
<td>Safety issue with horse / pedestrian movements</td>
</tr>
<tr>
<td>Capacity for expansion of caravan park including cabins</td>
<td>Poor courts surface at Talunga Park: cracks, lighting at courts</td>
</tr>
<tr>
<td>Excellent park manager on-site</td>
<td>Management structure has led to degradation of facilities</td>
</tr>
<tr>
<td>Building condition audit provides schedule of planned maintenance activities</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Opportunities</th>
<th>Threats</th>
</tr>
</thead>
<tbody>
<tr>
<td>(Economic) Reprioritisation of facility to tourism, recreation and equestrian opens up opportunities for tourism opportunities, expanded accommodation offering and associated economic growth</td>
<td>Availability of water from current dam source</td>
</tr>
<tr>
<td>Environmental and sustainable economic development and low impact recreation activities</td>
<td>Current service levels undefined</td>
</tr>
<tr>
<td>Multi user group trails and linkages to Old Talunga Park</td>
<td>Little mapping of utilities (irrigation, powerlines, meter boxes etc)</td>
</tr>
<tr>
<td></td>
<td>Cost of caravan park and/or facilities expansion</td>
</tr>
</tbody>
</table>
In the context of this Study Mount Pleasant is outside the defined subject area. Council undertook extensive consultation on recreation, sporting and community facilities in Mount Pleasant in 2013 which resulted in the development of the Talunga Park Masterplan. Notwithstanding, Mount Pleasant is broadly understood to be part of the Southern Barossa and its geographical proximity to the subject area makes it contextually relevant. Talunga Park Master Plan is within scope for the broader “The Big Project” Community Infrastructure Plan.

Mount Pleasant - Springton and District is a rural and rural-residential area which includes the small townships of Mount Pleasant and Springton. Rural land is used largely for grazing, cropping and viticulture. Major features of the area include Mount Pleasant District Hospital, Murray Recreation Park, Springton Recreation Park, Talunga Park, numerous wineries and two schools. This small area includes the localities of Eden Valley (part), Mount Pleasant (part), Springton (part) and Taunton.
Tanunda Recreation Park
Tanunda Recreation Park
# Needs Analysis – completed by sporting clubs and groups during master planning phase

<table>
<thead>
<tr>
<th>Club</th>
<th>Current membership / usage</th>
<th>growth</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Tanunda Football Club</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Senior men</td>
<td>92</td>
<td>Growth rate men/boys = steady</td>
</tr>
<tr>
<td>Junior boys</td>
<td>130</td>
<td>Growth rate women/girls = 5%</td>
</tr>
<tr>
<td>Senior women</td>
<td>22</td>
<td></td>
</tr>
<tr>
<td>Junior girls</td>
<td>24</td>
<td></td>
</tr>
<tr>
<td><strong>Tanunda Cricket Club</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Senior men</td>
<td>57</td>
<td>Growth rate – Tanunda is part of the Barossa Light Cricket Association that is the 4th largest in the State in terms of club participation and has experienced 33.3% increase in 2018 compared to 2016 data.</td>
</tr>
<tr>
<td>Junior boys</td>
<td>88</td>
<td></td>
</tr>
<tr>
<td>Senior women</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Junior girls</td>
<td>3</td>
<td></td>
</tr>
<tr>
<td><strong>Tanunda Netball Club</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Senior women</td>
<td>70</td>
<td>Growth rate = steady</td>
</tr>
<tr>
<td>Junior girls</td>
<td>120</td>
<td></td>
</tr>
<tr>
<td><strong>Tanunda Tennis Club</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Senior</td>
<td>43</td>
<td>Growth rate = steady</td>
</tr>
<tr>
<td>Junior</td>
<td>53</td>
<td></td>
</tr>
<tr>
<td><strong>Barossa Touch Football</strong></td>
<td>Total players – 158</td>
<td></td>
</tr>
<tr>
<td></td>
<td>72% male and 28% female</td>
<td></td>
</tr>
<tr>
<td><strong>Tanunda Show Society</strong></td>
<td>Stalholders</td>
<td></td>
</tr>
<tr>
<td>Voluntary</td>
<td>55</td>
<td>Growth rate = steady</td>
</tr>
<tr>
<td><strong>Tanunda Bowling Club</strong></td>
<td>Seniors</td>
<td></td>
</tr>
<tr>
<td>Voluntary</td>
<td>67</td>
<td>Growth rate + stable</td>
</tr>
<tr>
<td><strong>Community and Private Bookings</strong></td>
<td>8 major events per annum</td>
<td>Ranging from 600 to 4000 participants</td>
</tr>
<tr>
<td></td>
<td>Tanunda Show, Car Club</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Exhibitions, Music Events, Australia Day Breakfast</td>
<td></td>
</tr>
<tr>
<td><strong>Sporting carnivals</strong></td>
<td>9 organised sporting events and carnivals over 2017/18</td>
<td>Ranging from 100 to 500 participants</td>
</tr>
</tbody>
</table>
- The plans do not indicate how parking areas will be finished (i.e. bitumised, non-bitumised, parking spaces defined etc). There is significant concern that the Park does not become covered in sterile, bitumised parking areas at the expense of green, shaded spaces.

5. 2nd Oval
- Is the second oval justified?
- Can alternative facilities be used?
- What will it mean for tree removal?

6. Managing Events
- Overall support for attracting events to the region.
- Some concern over traffic congestion and that Tanunda is too small to host such events.
- Uncertainty over the number and frequency of potential events.
- What constitutes "major" events?

7. Feedback
- Non-sporting interests are not sufficiently taken into account in the development process.
- Copy of the Plan as well as the consultation flyers should have been included with the letterbox drop that went to residents living around the oval.
- Information has not been easy to find on the website.
- Council will not listen to any submissions, expectation is that people who disagree must put their own complaints in. For every submission you get there are probably 20 who have not put their ideas in.
- Confusion as to whether the RSL entrance shown is crossed out or not
- Is the plan the final plan - what is the process from this point?
- Lettering on the Plan is too small.
- Confirmation regarding briefing of the Tanunda Recreation Park Committee on the consultation outcomes ahead of the matter going to Council.
- Access to feedback information going to Council.
- Process for making a verbal submission to Council.

In addition to findings from extensive community engagement, Council undertook an internal audit to identify individual and collective issues experienced by user groups.

This research identified a range of strengths, weaknesses, opportunities and threats which were influenced by factors including but not contained to population growth, ageing recreation and sport infrastructure, insufficient space or facilities, conflicting uses of shared sports grounds and health and safety considerations. A summary is as follows:
Demographic Assessment

Data sourced from the Australian Bureau of Statistics Census Population and Housing Surveys has been used to identify population movements since 1991 until 2016. Population trends and current understanding of movements have been used to forecast population growth, noting these forecasts are an estimate only as policy settings, economic and other factors can impact on growth estimates.

From 2016 to 2051 (the 35 year horizon of The Big Project strategy), population in the Council area is estimated to grow by 15,784 people based on a weighted average of the four growth scenarios. Four growth scenarios are utilised so as to present a reasonably balanced estimate over the whole community where some area are growing greater than the current trend and some less so. There is sufficient evidence in the data that The Barossa Council area is growing faster than the State average and this is anticipated to continue.

The growth scenarios are:

1. 1% lower than current trend weighted at 10%.
2. Current trend weighted at 60%.
3. 2% higher than current trend weighted at 20%.
4. 3% higher than current trend weighted at 10%.

This methodology was accurate when applied to 1991-2011 data and forecasting to 2016.

Population distribution within The Barossa Council by Local Area forecast on current trends to 2051 is expected to increase in the statistical area of Tanunda – Bethany and district all within the catchment area for the Tanunda Recreation Park (TRP) facility directly.

Importantly there are two other statistical areas that reside within 15 minutes of the NCP that impact each other’s growth which are Angaston – Penrice and District and Nuriootpa – Stockwell and District, these areas also will grow in population over the strategic horizon of 35 years. The work undertaken to strategically position all future investments in recreational infrastructure falls within The Big Projects multi-general investment strategy of 35 years.

The Tanunda – Bethany and District population at 2016 is 4,897 and has grown at 29.6% since 1991. It is forecast to grow to 6,192 people, being a growth rate over the next 35 years of 26.5% or an annual average of 0.76% a steady growth rate in our regional context. The two other districts (outlined above) have a current population at the 2016 census of
Rugby Recreation Park
Southern Barossa Regional Sports Hub - Concept Masterplan: Tanunda Rex
Demographic Assessment

Unlike clubs with a township based membership, the Barossa Rams Rugby Club draw their playing membership from across The Barossa Council region and beyond.

The following graph highlights current and forecast changes for the main areas of membership base:

![Population By Local Area (Forecast)](image)

<table>
<thead>
<tr>
<th>Area</th>
<th>2016</th>
<th>2021</th>
<th>2026</th>
<th>2031</th>
<th>2036</th>
</tr>
</thead>
<tbody>
<tr>
<td>Angaston - Nurioopta - Stockwell and District</td>
<td>9,367</td>
<td>10,041</td>
<td>10,714</td>
<td>11,387</td>
<td>12,067</td>
</tr>
<tr>
<td>Tanunda - Bethany - Vine Vale - Krondorf and District</td>
<td>4,994</td>
<td>5,180</td>
<td>5,364</td>
<td>5,548</td>
<td>5,736</td>
</tr>
<tr>
<td>Williamston - Lyndoch - Mt Pleasant and District</td>
<td>9,129</td>
<td>9,792</td>
<td>10,433</td>
<td>11,114</td>
<td>11,781</td>
</tr>
</tbody>
</table>
**Site Uses**

- Cricket, Swimming, Tennis, Netball, Events, Nature Play, Accommodation
- Existing Trees
  - All existing trees to be retained where possible including creating build outs around them
- BMX Track
  - A BMX is to be created under existing large trees to take advantage of the landforms
- New Signage
  - To be located at key points around the grounds directing patrons to the site’s different facilities

**New Viewing Stand**

The proposed stand should be built around the existing mature trees

**Nature Walking Trail**

A new loop track encircling the site with nature play elements and seating/viewing opportunities

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**Southern Barossa Regional Sports Hub - Concept Masterplan: Queen Victoria Park, Williamstown**
Williamstown Recreation Park
- Pop up events
- Carnivals
- Concerts

**Sport and recreation**
- Retain as second-tier oval for sports that don't require superior playing surface
- Retain for groups that don't wish to co-share facilities or don't fit into new Hub
- Training hub; back-up ground for additional events
- Low impact social sports eg one-day touch footy events
- Depending on location, retain as parks with playgrounds
- Personal training site
- Skate park
- Upgrade facilities with community and fitness trainer consultation
- Revitalize the old tennis court area near the school and the park with playground off Yetti Road (David Randall)
- Heat and cover Williamstown pool - open year round rather than seasonal use and extend opening hours
- Utilise football/netball sites by other codes in off season for game day and training
- Outdoor courts and bike tracks to encourage activity

**Community use**
- Indoor & outdoor community hub to support activities such as tae kwon do, judo, zen do kai, ballet, zumba, tap dancing, ballroom dancing, yoga, choir rehearsals, weekend markets, and one-off uses such as wedding receptions, birthday parties, anniversary events (eg red cross), church services etc.
- Base for small community groups eg playgroups, community gardens, bike clubs
- Re-purpose clubrooms/changerooms as social hub for community meetings, small indoor sports, social functions and recreation gatherings
- Community garden and botanical plantings
- Use as free parking
- Waste collection site

**Unstructured recreation**
- Open space for community use (eg walk dog, kick footy) with dedicated play areas and picnic spots
- Enclose off-leash dog park/ designate times for off-lead dog activity with improved fencing
- Bike paths providing connectivity to existing bike networks with drinking fountains en-route

**Concept not supported**
- Don't support moving sporting facilities into public parkland; recreation is not always sports club affiliated
- Disappointed if Williamstown no longer had a sporting club presence; existing oval and facilities should still be used for sport and rec and not redeveloped for different purpose

**General**
- Improve parking and amenities blocks

In addition to findings from extensive community engagement, Council undertook an internal audit to identify individual and collective issues experienced by user groups.
Demographic Assessment

The Southern Barossa is characterised by a number of small to medium sized townships situated within an agrarian landscape. The southern eastern ranges predominate as private land for grazing, dairy and viticulture. The Ranges include the Mount Crawford pine plantation and dam catchment areas protected by conservation park. The subject area falls within the scope of a UNESCO World Heritage listing of the working agricultural landscape of the Adelaide Hills, the Barossa Valley, Mount Barker and McLaren Vale which, if successful, would protect the Mount Lofty Ranges’ unique qualities as a working agricultural region.

The region has extensive recreation, sporting and open space assets and opportunities as well as significant environmental and ecological attributes including large tracts of forest area, biodiversity corridors and reservoirs.

The 30 Year Plan for Greater Adelaide designates areas within the Southern Barossa as “Growth Areas”. This is consistent with population trends that indicate 40 per cent of the Barossa’s population will reside in Williamstown-Lyndoch-Mount Pleasant by 2036. The southern Barossa also has a higher-than-average proportion of young families, which has demand and use implications for open space, recreation and sporting facilities and service provision in the future.

The population profile of ‘sub regions’ within the Southern Barossa is presented as follows:
Lyndoch - Kalbeeba and District is a rural and rural-residential area which includes the township of Lyndoch. Rural land is used largely for farming and viticulture. Major features of the area include Sandy Creek Conservation Park, Georgetown Reserve, Lyndoch Recreation Park, Julius Benjamin Krieg Reserve, Lyndoch Village Green, numerous wineries and several schools. This small area includes the localities of Altona, Cockatoo Valley, Concordia, Kalbeeba, Lyndoch (part), Rosedale (part) and Sandy Creek.

Whilst in close proximity to Gawler and residents are increasingly commuting to and from Adelaide and the Northern Suburbs for work and shopping purposes, it is important to highlight that residents sports participation remains Barossa Valley focused, within local sporting clubs and very distinct from the Gawler and beyond leisure community and associated facilities.
Nuriootpa Pool
Concept Only
The ‘Billabong’ Water Play and Pool Facility, Nuriootpa

‘High Level’ Brief

DA183542 Issue A 00.00.00

Introduction

In early 2018, DASH Architects was engaged to prepare a visual Master Plan, with high level design detail, for the Council owned site bounded by Old Mill Rd, the North Para River and the Tanunda Rd at Nuriootpa (see image below).

In preparing the Masterplan DASH Architects has:
- Visited the site and Locality;
- Reviewed documentation provided by Council;
- Met with Senior Council staff;
- Met with the Project Control Group;
- Reviewed the proposal with SGL, Sports and Leisure Specialists.

The Masterplan itself comprises:
- DASH Architects drawings;
- A ‘High Level’ Brief (this document); and
- a Cost Plan, prepared by Rider Levett Bucknall.
• DDA toilet, serving as baby change room and family change room
• Plant and equipment for pool

1.1.4 Building 2

A new Building that provides for the following facilities:
• Plant and equipment for splash pads
• Storage for Pool equipment
• Storage for clubs

1.1.5 Relocating the BMX and Skate Park

• Concrete ramps and features for skateboards and scooters
• Pump track for BMX
• Additional kids BMX area

1.1.6 Carparking

• Additional dedicated car parking is required as well as 'overflow' parking for events on grassed areas and surrounding streets.

1.2 Desirables

The following elements would be a desirable part of any development on the site, subject to funding.

1.2.1 Fitness trail

• Jogging track with fitness stations

1.2.2 Extended Playground

• Provide opportunities for the expansion of existing playground into the future

1.2.3 Picnic areas with shade

2.0 Other issues

Other issue to be considered as part of the Masterplan include:
Prioritisation
Outcome
### Project Budget Analysis by Project

#### Angas Recreation Park - 18/9393 - Costed February 2018

<table>
<thead>
<tr>
<th>Stage</th>
<th>Description</th>
<th>Estimated Cost Initially</th>
<th>Estimated Cost Now (Uses LGPI - 19/20)</th>
<th>Escalation %</th>
<th>Ongoing Funding In 10 Year Plan - Includes Increased Revenue Estimates</th>
<th>Depreciation Allowed For in 10 Year Plan</th>
<th>Estimated Additional Costs Not Budgeted (inc depn)</th>
<th>Notes</th>
<th>Estimated Cost - Construction</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stage 1</td>
<td>BMX/Skate Park Expansion</td>
<td>176,710</td>
<td>183,072</td>
<td>3.6%</td>
<td>0</td>
<td>0</td>
<td>3,505</td>
<td>Understood to not be proceeding - decision was to invest in Angaston Railway for this purpose.</td>
<td>1,721,433</td>
</tr>
<tr>
<td>Stage 2</td>
<td>Recreational Parkland Landscape</td>
<td>857,850</td>
<td>888,733</td>
<td>3.6%</td>
<td>0</td>
<td>0</td>
<td>17,014</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stage 3</td>
<td>Junior Oval and Recreation Landscape + $40K for additional tree removal allowance + $567,111 for oval based on the estimated per sq metre rate for all ovals</td>
<td>1,075,600</td>
<td>1,114,322</td>
<td>3.6%</td>
<td>0</td>
<td>0</td>
<td>35,433</td>
<td>Standard calculation for base costs and depreciation plus estimated $7.3K in additional lawn mowing, $5K in materials for oval health, $9.8K in water and $10K in labour / contractors for the additional oval. Also requires relocation of cricket facilities and significant earthworks.</td>
<td>1,721,433</td>
</tr>
<tr>
<td>Stage 4</td>
<td>Multifunctional Clubroom Redevelopment</td>
<td>2,226,733</td>
<td>2,410,495</td>
<td>3.6%</td>
<td>15,001</td>
<td>54,822</td>
<td>0</td>
<td></td>
<td>1,446,297</td>
</tr>
<tr>
<td>Stage 5</td>
<td>Multifunctional Shelter Expansion and Outbuilding Consolidation</td>
<td>736,376</td>
<td>762,886</td>
<td>3.6%</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stage 6</td>
<td>New Main Entry, Carparking, and Landscaped Pedestrian Link</td>
<td>1,157,290</td>
<td>1,198,952</td>
<td>3.6%</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td></td>
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</tr>
<tr>
<td>Stage 7</td>
<td>Court Amenities Expansion</td>
<td>442,475</td>
<td>458,404</td>
<td>3.6%</td>
<td>0</td>
<td>0</td>
<td>8,776</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stage 8</td>
<td>Additional Courts</td>
<td>310,000</td>
<td>321,160</td>
<td>3.6%</td>
<td>0</td>
<td>0</td>
<td>6,148</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stage 9</td>
<td>Pedestrian Parklands Landscape</td>
<td>236,966</td>
<td>245,497</td>
<td>3.6%</td>
<td>0</td>
<td>0</td>
<td>4,700</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cricket Net relocation</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>122,520</td>
</tr>
<tr>
<td>Adjustments for capitalisation escalation</td>
<td></td>
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<td></td>
<td></td>
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<td></td>
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<td>63,051</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>15,001</td>
<td>54,822</td>
<td>93,575</td>
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</tbody>
</table>

#### Tanunda Recreation Park - 17/92919 - Costed November 2017

<table>
<thead>
<tr>
<th>Stage</th>
<th>Description</th>
<th>Estimated Cost Initially</th>
<th>Estimated Cost Now (Uses LGPI - 19/20)</th>
<th>Escalation %</th>
<th>Ongoing Funding In 10 Year Plan - Includes Increased Revenue Estimates</th>
<th>Depreciation Allowed For in 10 Year Plan</th>
<th>Estimated Additional Costs Not Budgeted (inc depn)</th>
<th>Notes</th>
<th>Estimated Cost - Construction</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stage 1 (part works)</td>
<td>Early Works - Accelerated</td>
<td>91,300</td>
<td>95,956</td>
<td>5.10%</td>
<td>4,156</td>
<td>30,454</td>
<td>0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stage 2</td>
<td>Electrical Upgrade and Lighting Towers</td>
<td>521,964</td>
<td>548,584</td>
<td>5.10%</td>
<td>15,446</td>
<td>97,819</td>
<td>0</td>
<td>Increased for furniture, av, kitchen, bar equipment of $375,000.</td>
<td>4,411,123</td>
</tr>
<tr>
<td>Stage 3</td>
<td>Show Hall</td>
<td>1,071,683</td>
<td>1,126,339</td>
<td>5.10%</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stage 1 (part works)</td>
<td>Early Works - Not Accelerated</td>
<td>443,437</td>
<td>466,052</td>
<td>5.10%</td>
<td>0</td>
<td>0</td>
<td>0</td>
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<td></td>
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<tr>
<td>Stage 7</td>
<td>General Siteworks, Carparks and Parklands</td>
<td>348,795</td>
<td>366,584</td>
<td>5.10%</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stage 6</td>
<td>Clubrooms and Terrace Seating</td>
<td>6,998,486</td>
<td>7,351,871</td>
<td>5.10%</td>
<td>0</td>
<td>0</td>
<td>0</td>
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<td></td>
</tr>
<tr>
<td>State 6</td>
<td>Junior Sports fields + $348,65 for oval to match current estimate per sq metre rate</td>
<td>660,687</td>
<td>694,382</td>
<td>5.10%</td>
<td>0</td>
<td>0</td>
<td>36,846</td>
<td>Standard calculation for base costs and depreciation plus estimated $4.8K in additional lawn mowing, $5K in materials for oval health, $6.4K in water and $10K in labour / contractors for the additional oval.</td>
<td>1,329,247</td>
</tr>
<tr>
<td>Stage 9</td>
<td>Multi-Function Pedestrian Village Precinct</td>
<td>229,277</td>
<td>240,970</td>
<td>5.10%</td>
<td>0</td>
<td>0</td>
<td>4,388</td>
<td></td>
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</tr>
<tr>
<td>Cricket Net relocation</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>120,000</td>
</tr>
<tr>
<td>Adjustments for capitalisation escalation</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>276,645</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>19,602</td>
<td>128,273</td>
<td>60,723</td>
<td>Note there is an error in the costings provided of $20K it is immaterial but highlighted in case members cross check specifically with detailed reports.</td>
<td>6,917,836</td>
</tr>
</tbody>
</table>
### Estimated Cost - Construction

<table>
<thead>
<tr>
<th>Project</th>
<th>Estimated Cost Initially</th>
<th>Estimated Cost Now (Uses LGPI) - 19/20</th>
<th>Escalation %</th>
<th>Ongoing Funding In 10 Year Plan - Includes Increased Revenue Estimates</th>
<th>Depreciation Allowed For In 10 Year Plan</th>
<th>Estimated Additional Costs Not Budgeted (inc depn)</th>
<th>Notes</th>
<th>Estimated Cost - Construction</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Southern Recreational Hub - 16/81862 - Costed November 2016</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stage 1 - Rugby Relocation</td>
<td>1,752,189</td>
<td>1,878,347</td>
<td>7.20%</td>
<td></td>
<td>41,927</td>
<td>121,980</td>
<td>Has to occur if stage 2 occurs - is pitch, parking and civil infrastructure included only - option is not considered viable a Rex facilities not appropriate. Would require interim relocation and possible funding for solution at end of phase depending on financial outcomes</td>
<td>1,516,334</td>
</tr>
<tr>
<td>Stage 2 - Lyndoch Recreation Park Upgrade</td>
<td>4,256,279</td>
<td>4,562,731</td>
<td>7.20%</td>
<td></td>
<td>0</td>
<td>0</td>
<td></td>
<td>4,562,731</td>
</tr>
<tr>
<td>Stage 3 - Queen Victoria Park - Repurposing</td>
<td>1,842,988</td>
<td>1,975,683</td>
<td>7.20%</td>
<td></td>
<td>0</td>
<td>0</td>
<td></td>
<td>506,970</td>
</tr>
<tr>
<td>Stage 4b - Queen Victoria Park - Accommodation Development to support repurposing concept</td>
<td>600,000</td>
<td>643,200</td>
<td>7.20%</td>
<td></td>
<td>0</td>
<td>0</td>
<td></td>
<td>0</td>
</tr>
<tr>
<td>Stage 3 - Rugby Relocation - balance of works</td>
<td>679,689</td>
<td>728,627</td>
<td>7.20%</td>
<td></td>
<td>0</td>
<td>0</td>
<td>16,025</td>
<td>0</td>
</tr>
<tr>
<td>Stage 2 - Lyndoch Recreation Park Upgrade - balance of works</td>
<td>472,920</td>
<td>506,970</td>
<td>7.20%</td>
<td></td>
<td>0</td>
<td>0</td>
<td>11,150</td>
<td>506,970</td>
</tr>
<tr>
<td>Stage 3 - Queen Victoria Park - Repurposing - balance of works</td>
<td>113,665</td>
<td>121,849</td>
<td>7.20%</td>
<td></td>
<td>0</td>
<td>0</td>
<td>2,680</td>
<td>0</td>
</tr>
<tr>
<td>Stage 4a - Queen Victoria Park - Accommodation Development to support repurposing concept - balance of works</td>
<td>1,695,000</td>
<td>1,817,040</td>
<td>7.20%</td>
<td></td>
<td>0</td>
<td>0</td>
<td>39,964</td>
<td>0</td>
</tr>
<tr>
<td>Stage 5 - Curdinta Park Upgrade</td>
<td>1,980,701</td>
<td>2,123,311</td>
<td>7.20%</td>
<td></td>
<td>0</td>
<td>0</td>
<td>46,700</td>
<td>0</td>
</tr>
<tr>
<td><strong>Lyndoch Second Oval - Uncosted</strong></td>
<td></td>
<td></td>
<td></td>
<td>Adam: 16x110m</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Land Purchase</td>
<td>550,000</td>
<td>550,000</td>
<td>0.00%</td>
<td></td>
<td>0</td>
<td>0</td>
<td>12,097</td>
<td>0</td>
</tr>
<tr>
<td>Oval (160x110m)</td>
<td>2,000,000</td>
<td>2,000,000</td>
<td>0.00%</td>
<td></td>
<td>0</td>
<td>0</td>
<td>104,100</td>
<td>0</td>
</tr>
<tr>
<td>Supporting Change Rooms, Infrastructure, Access, Safety Road Treatments, Viewing Areas</td>
<td>750,000</td>
<td>750,000</td>
<td>0.00%</td>
<td></td>
<td>0</td>
<td>0</td>
<td>16,495</td>
<td>0</td>
</tr>
<tr>
<td>Adjustments for capitalisation escalation</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>382,120</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>16,693,431</strong></td>
<td><strong>17,657,758</strong></td>
<td></td>
<td></td>
<td><strong>41,927</strong></td>
<td><strong>121,980</strong></td>
<td></td>
<td><strong>6,968,155</strong></td>
</tr>
<tr>
<td><strong>Nuriootpa Centennial Park - 18/46106 - Costed March 2018</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sporting Facilities - Original Base</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>With purchase of land the plan is being recast to increase soccer pitches, remove need for multifunction building and downscaling for soccer club rooms and other traffic and other amendments - this may have a significant impact on these original costing estimates.</td>
<td>1,356,960</td>
</tr>
<tr>
<td>Multi-Function Buildings**</td>
<td>1,530,000</td>
<td>1,572,840</td>
<td>2.80%</td>
<td></td>
<td>17,726</td>
<td>60,720</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Upgraded Toilets / Change Rooms - Existing Facility*</td>
<td>372,000</td>
<td>382,416</td>
<td>2.80%</td>
<td></td>
<td>0</td>
<td>0</td>
<td>8,339</td>
<td>0</td>
</tr>
<tr>
<td>Landscaping/Civil/Road/Electrical and Drainage</td>
<td>1,320,000</td>
<td>1,356,960</td>
<td>2.80%</td>
<td></td>
<td>0</td>
<td>0</td>
<td>556</td>
<td>0</td>
</tr>
<tr>
<td>Soccer Infrastructure and Scouts Relocation*</td>
<td>900,000</td>
<td>925,200</td>
<td>2.80%</td>
<td></td>
<td>0</td>
<td>0</td>
<td>10,867</td>
<td>0</td>
</tr>
<tr>
<td>Cricket Practice Infrastructure</td>
<td>85,000</td>
<td>87,380</td>
<td>2.80%</td>
<td></td>
<td>0</td>
<td>0</td>
<td>6,177</td>
<td>0</td>
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<tr>
<td>Relocation of Soccer Pitch**</td>
<td>381,801</td>
<td>392,491</td>
<td>2.80%</td>
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<td>0</td>
<td>0</td>
<td>8,339</td>
<td>0</td>
</tr>
<tr>
<td>Multi-Function Building- balance of works</td>
<td>25,472</td>
<td>26,185</td>
<td>2.80%</td>
<td></td>
<td>0</td>
<td>0</td>
<td>556</td>
<td>0</td>
</tr>
<tr>
<td>Upgrade of Existing Grandstand and Spectator Area</td>
<td>497,541</td>
<td>511,472</td>
<td>2.80%</td>
<td></td>
<td>0</td>
<td>0</td>
<td>10,867</td>
<td>0</td>
</tr>
<tr>
<td>Lighting Upgrade to Main Oval</td>
<td>282,813</td>
<td>290,732</td>
<td>2.80%</td>
<td></td>
<td>0</td>
<td>0</td>
<td>6,177</td>
<td>0</td>
</tr>
<tr>
<td>Fencing Upgrade to Main Oval</td>
<td>224,884</td>
<td>231,181</td>
<td>2.80%</td>
<td></td>
<td>0</td>
<td>0</td>
<td>4,912</td>
<td>0</td>
</tr>
<tr>
<td>Turf Wicket and Lighting to Hoffman Oval</td>
<td>275,743</td>
<td>283,464</td>
<td>2.80%</td>
<td></td>
<td>0</td>
<td>0</td>
<td>6,023</td>
<td>0</td>
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<tr>
<td>General Recreational Facilities Upgrade</td>
<td>714,104</td>
<td>734,099</td>
<td>2.80%</td>
<td></td>
<td>0</td>
<td>0</td>
<td>15,597</td>
<td>0</td>
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<tr>
<td>Landscaping/Civil/Road/Electrical and Drainage - Balance of Works</td>
<td>320,131</td>
<td>329,095</td>
<td>2.80%</td>
<td></td>
<td>0</td>
<td>0</td>
<td>6,992</td>
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<tr>
<td>Share Use Areas, Movement and Boundaries</td>
<td>1,550,997</td>
<td>1,594,425</td>
<td>2.80%</td>
<td></td>
<td>0</td>
<td>0</td>
<td>33,876</td>
<td>0</td>
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<tr>
<td>Balance of demolition and other site preparation and general works</td>
<td>744,499</td>
<td>765,345</td>
<td>2.80%</td>
<td></td>
<td>0</td>
<td>0</td>
<td>16,261</td>
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</tbody>
</table>

317
### Sporting Facilities - Possible Amendments Due to New Land and Grassroots Application for Change Rooms*

<table>
<thead>
<tr>
<th>Project</th>
<th>Estimated Cost Initially</th>
<th>Estimated Cost Now (Uses LGPI) - 19/20</th>
<th>Escalation %</th>
<th>Ongoing Funding In 10 Year Plan - Includes Increased Revenue Estimates</th>
<th>Depreciation Allowed For In 10 Year Plan</th>
<th>Estimated Additional Costs Not Budgeted (incl depn)</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Soccer Club Rooms</td>
<td>1,500,000</td>
<td>1,500,000</td>
<td>0.00%</td>
<td></td>
<td></td>
<td></td>
<td>Noted the figures below are included in the total in place of the original estimates in the information above</td>
</tr>
<tr>
<td>AFL/Netball Change Rooms - reflects current grassroots application</td>
<td>950,000</td>
<td>950,000</td>
<td>0.00%</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Scouts Relocation</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>New Soccer Pitches (new area 11,940 sq m)</td>
<td>1,796,127</td>
<td>1,796,127</td>
<td>0.00%</td>
<td></td>
<td>93,561</td>
<td>Plus estimated $14.2K in additional lawn mowing, $16.2K in water, $5K in materials for oval health, $20K in labour / contractors for the additional oval.</td>
<td></td>
</tr>
</tbody>
</table>

### Coulthard Reserve

<table>
<thead>
<tr>
<th>Project</th>
<th>Estimated Cost Initially</th>
<th>Estimated Cost Now (Uses LGPI) - 19/20</th>
<th>Escalation %</th>
<th>Ongoing Funding In 10 Year Plan - Includes Increased Revenue Estimates</th>
<th>Depreciation Allowed For In 10 Year Plan</th>
<th>Estimated Additional Costs Not Budgeted (incl depn)</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Recreation Facilities Including Relocation/Construction of Scouts Hall</td>
<td>739,689</td>
<td>760,400</td>
<td>2.80%</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lake, Natural Setting and Boundary Treatments</td>
<td>1,725,083</td>
<td>1,773,385</td>
<td>2.80%</td>
<td></td>
<td>50,112</td>
<td>Premium of 33% added given unknown nature and costs associated with an open space lake.</td>
<td></td>
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<tr>
<td>Car Parking and Movement</td>
<td>820,243</td>
<td>843,210</td>
<td>2.80%</td>
<td></td>
<td>17,915</td>
<td></td>
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</tbody>
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### Talunga / Old Talunga Recreational Park - 18/24485 - Costs April 2018

<table>
<thead>
<tr>
<th>Project</th>
<th>Estimated Cost Initially</th>
<th>Estimated Cost Now (Uses LGPI) - 19/20</th>
<th>Escalation %</th>
<th>Ongoing Funding In 10 Year Plan - Includes Increased Revenue Estimates</th>
<th>Depreciation Allowed For In 10 Year Plan</th>
<th>Estimated Additional Costs Not Budgeted (incl depn)</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Caravan Park Facilities</td>
<td>1,722,000</td>
<td>1,770,216</td>
<td>2.80%</td>
<td>12,298</td>
<td>28,866</td>
<td>17,726</td>
<td>352,145</td>
</tr>
<tr>
<td>Equestrian Infrastructure</td>
<td>278,000</td>
<td>285,784</td>
<td>2.80%</td>
<td></td>
<td></td>
<td></td>
<td>5,837</td>
</tr>
<tr>
<td>Caravan Park Facilities - balance of works</td>
<td>244,912</td>
<td>251,770</td>
<td>2.80%</td>
<td></td>
<td></td>
<td></td>
<td>29,122</td>
</tr>
<tr>
<td>Equestrian Infrastructure - balance of works</td>
<td>28,329</td>
<td>29,122</td>
<td>2.80%</td>
<td></td>
<td></td>
<td></td>
<td>675</td>
</tr>
<tr>
<td>Repairs to Sheep Pavilion</td>
<td>521,562</td>
<td>536,166</td>
<td>2.80%</td>
<td></td>
<td></td>
<td></td>
<td>12,249</td>
</tr>
<tr>
<td>Environmental and Site Improvements</td>
<td>1,834,057</td>
<td>1,885,411</td>
<td>2.80%</td>
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<td></td>
<td></td>
<td>43,708</td>
</tr>
<tr>
<td>Oval Infrastructure</td>
<td>106,006</td>
<td>108,974</td>
<td>2.80%</td>
<td></td>
<td></td>
<td></td>
<td>2,526</td>
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<tr>
<td>Additional Amenity to Playspace</td>
<td>404,218</td>
<td>415,536</td>
<td>2.80%</td>
<td></td>
<td></td>
<td></td>
<td>9,953</td>
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<tr>
<td>New Address and Main Entry Including New Carpark</td>
<td>441,048</td>
<td>453,397</td>
<td>2.80%</td>
<td></td>
<td></td>
<td></td>
<td>10,511</td>
</tr>
<tr>
<td>New Tennis Club and Building</td>
<td>530,007</td>
<td>544,847</td>
<td>2.80%</td>
<td></td>
<td></td>
<td></td>
<td>12,631</td>
</tr>
<tr>
<td>Amenity and Infrastructure</td>
<td>760,382</td>
<td>781,673</td>
<td>2.80%</td>
<td></td>
<td></td>
<td></td>
<td>18,121</td>
</tr>
<tr>
<td>Entrance / Improve Accessibility</td>
<td>134,271</td>
<td>138,031</td>
<td>2.80%</td>
<td></td>
<td></td>
<td></td>
<td>3,200</td>
</tr>
<tr>
<td>Formalise Car Parking - not costing</td>
<td>250,000</td>
<td>257,000</td>
<td>2.80%</td>
<td></td>
<td></td>
<td></td>
<td>5,958</td>
</tr>
</tbody>
</table>

### Old Talunga Park

<table>
<thead>
<tr>
<th>Project</th>
<th>Estimated Cost Initially</th>
<th>Estimated Cost Now (Uses LGPI) - 19/20</th>
<th>Escalation %</th>
<th>Ongoing Funding In 10 Year Plan - Includes Increased Revenue Estimates</th>
<th>Depreciation Allowed For In 10 Year Plan</th>
<th>Estimated Additional Costs Not Budgeted (incl depn)</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Improve Tennis Courts</td>
<td>384,050</td>
<td>394,803</td>
<td>2.80%</td>
<td></td>
<td></td>
<td></td>
<td>9,152</td>
</tr>
<tr>
<td>New Tennis Club and Building</td>
<td>530,007</td>
<td>544,847</td>
<td>2.80%</td>
<td></td>
<td></td>
<td></td>
<td>12,631</td>
</tr>
<tr>
<td>Amenity and Infrastructure</td>
<td>760,382</td>
<td>781,673</td>
<td>2.80%</td>
<td></td>
<td></td>
<td></td>
<td>18,121</td>
</tr>
<tr>
<td>Entrance / Improve Accessibility</td>
<td>134,271</td>
<td>138,031</td>
<td>2.80%</td>
<td></td>
<td></td>
<td></td>
<td>3,200</td>
</tr>
<tr>
<td>Formalise Car Parking - not costing</td>
<td>250,000</td>
<td>257,000</td>
<td>2.80%</td>
<td></td>
<td></td>
<td></td>
<td>5,958</td>
</tr>
</tbody>
</table>

### Adjustments for capitalisation escalation

<table>
<thead>
<tr>
<th>Project</th>
<th>Estimated Cost Initially</th>
<th>Estimated Cost Now (Uses LGPI) - 19/20</th>
<th>Escalation %</th>
<th>Ongoing Funding In 10 Year Plan - Includes Increased Revenue Estimates</th>
<th>Depreciation Allowed For In 10 Year Plan</th>
<th>Estimated Additional Costs Not Budgeted (incl depn)</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Talunga / Old Talunga Recreational Park - 18/24485 - Costs April 2018</td>
<td>14,172,326</td>
<td>14,433,459</td>
<td>17,726</td>
<td>60,720</td>
<td>352,145</td>
<td>6,520,372</td>
<td>2,871,929</td>
</tr>
</tbody>
</table>

### Regional Culture Hub - Costed November 2018

<table>
<thead>
<tr>
<th>Project</th>
<th>Estimated Cost Initially</th>
<th>Estimated Cost Now (Uses LGPI) - 19/20</th>
<th>Escalation %</th>
<th>Ongoing Funding In 10 Year Plan - Includes Increased Revenue Estimates</th>
<th>Depreciation Allowed For In 10 Year Plan</th>
<th>Estimated Additional Costs Not Budgeted (incl depn)</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Activity 1 - Upgraded Buildings - Preliminaries and Procurement</td>
<td>167,096</td>
<td>170,438</td>
<td>2.00%</td>
<td></td>
<td></td>
<td></td>
<td>170,438</td>
</tr>
<tr>
<td>Activity 2 - Upgraded Buildings - Demolition and Preparation</td>
<td>253,649</td>
<td>258,722</td>
<td>2.00%</td>
<td></td>
<td></td>
<td></td>
<td>258,722</td>
</tr>
<tr>
<td>Project</td>
<td>Estimated Cost Initially</td>
<td>Estimated Cost Now (Uses LGPI) - 19/20</td>
<td>Escalation %</td>
<td>Ongoing Funding In 10 Year Plan - Includes Increased Revenue Estimates</td>
<td>Depreciation Allowed For In 10 Year Plan</td>
<td>Estimated Additional Costs Not Budgeted (inc depn)</td>
<td>Notes</td>
</tr>
<tr>
<td>---------</td>
<td>--------------------------</td>
<td>----------------------------------------</td>
<td>-------------</td>
<td>-------------------------------------------------</td>
<td>----------------------------------------</td>
<td>-----------------------------------------------</td>
<td>-------</td>
</tr>
<tr>
<td>Activity 3 - Upgraded Buildings - Electrical and Mechanical Upgrade</td>
<td>293,577</td>
<td>299,449</td>
<td>2.00%</td>
<td>316,685</td>
<td>115,895</td>
<td>0</td>
<td>Initials Estimated Cost</td>
</tr>
<tr>
<td>Activity 4 - Upgraded Buildings - Construction</td>
<td>2,282,842</td>
<td>2,328,499</td>
<td>2.00%</td>
<td>0</td>
<td>Please note requires a significant income stream increase based on increased events, hire, rental, commissions, sponsorship and other revenue streams averaging $168,281 per annum.</td>
<td>764,459</td>
<td></td>
</tr>
<tr>
<td>Activity 5 - New Builds - Preliminaries and Procurement</td>
<td>336,769</td>
<td>343,504</td>
<td>2.00%</td>
<td>0</td>
<td></td>
<td>343,504</td>
<td></td>
</tr>
<tr>
<td>Activity 6 - New Builds - Manufacturing</td>
<td>499,470</td>
<td>509,640</td>
<td>2.00%</td>
<td>0</td>
<td></td>
<td>509,640</td>
<td></td>
</tr>
<tr>
<td>Activity 7 - New Builds - Demolition, Civil and Site Preparation</td>
<td>749,470</td>
<td>764,459</td>
<td>2.00%</td>
<td>0</td>
<td></td>
<td>764,459</td>
<td></td>
</tr>
<tr>
<td>Activity 8 - New Builds - Footings</td>
<td>749,470</td>
<td>764,459</td>
<td>2.00%</td>
<td>0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Activity 9 - New Builds - Structural Elements</td>
<td>1,498,840</td>
<td>1,528,919</td>
<td>2.00%</td>
<td>0</td>
<td></td>
<td>1,528,919</td>
<td></td>
</tr>
<tr>
<td>Activity 10 - New Builds - Roofing</td>
<td>999,293</td>
<td>1,019,279</td>
<td>2.00%</td>
<td>0</td>
<td></td>
<td>1,019,279</td>
<td></td>
</tr>
<tr>
<td>Activity 11 - New Builds - Fitout/Landscaping</td>
<td>499,470</td>
<td>509,640</td>
<td>2.00%</td>
<td>0</td>
<td></td>
<td>509,640</td>
<td></td>
</tr>
<tr>
<td>Activity 12 - Final Completion and Commissioning</td>
<td>925,600</td>
<td>944,112</td>
<td>2.00%</td>
<td>0</td>
<td></td>
<td>944,112</td>
<td></td>
</tr>
<tr>
<td>Adjustments for capitalisation escalation</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>315,894</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>9,256,000</td>
<td>9,441,120</td>
<td>316,685</td>
<td>115,895</td>
<td>0</td>
<td></td>
<td>9,757,014.000</td>
</tr>
<tr>
<td>Murray Recreation Park - 18/29625 - Costed March 2018</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>New Unisex Toilets</td>
<td>125,000</td>
<td>128,500</td>
<td>2.80%</td>
<td>0</td>
<td></td>
<td>2,200</td>
<td></td>
</tr>
<tr>
<td>Fitments, Equipment, Specialist Services</td>
<td>44,500</td>
<td>45,746</td>
<td>2.80%</td>
<td>0</td>
<td></td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Alterations and Renovations - Toilets, Pavillion, Playground, Shower and Laundry Block</td>
<td>97,500</td>
<td>100,230</td>
<td>2.80%</td>
<td>0</td>
<td></td>
<td>2,205</td>
<td></td>
</tr>
<tr>
<td>Roads, Footpaths and Paving, Fitnets Trail</td>
<td>423,540</td>
<td>435,399</td>
<td>2.80%</td>
<td>0</td>
<td></td>
<td>1,006</td>
<td></td>
</tr>
<tr>
<td>Walls Fencing and Gates</td>
<td>64,730</td>
<td>66,542</td>
<td>2.80%</td>
<td>0</td>
<td></td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Landscaping and Improvements</td>
<td>132,505</td>
<td>136,010</td>
<td>2.80%</td>
<td>0</td>
<td></td>
<td>1,464</td>
<td></td>
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<tr>
<td>Utilities</td>
<td>110,560</td>
<td>113,656</td>
<td>2.80%</td>
<td>0</td>
<td></td>
<td>2,992</td>
<td></td>
</tr>
<tr>
<td>Contingencies etc</td>
<td>411,865</td>
<td>423,397</td>
<td>2.80%</td>
<td>0</td>
<td></td>
<td>31,889</td>
<td></td>
</tr>
<tr>
<td>Adjustments for capitalisation escalation</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>2,428,408</td>
<td></td>
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<tr>
<td>Total</td>
<td>1,410,000</td>
<td>1,449,480</td>
<td>316,685</td>
<td>2,827</td>
<td>0</td>
<td></td>
<td>144,561</td>
</tr>
<tr>
<td>Stockwell Recreation Park - Broad Estimates Only</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Currently being costs estimates provided are based on similar build estimates from all other costed projects.</td>
<td></td>
</tr>
<tr>
<td>Vehicle Entrance/Exit - Dual Access</td>
<td>100,000</td>
<td>100,000</td>
<td>0.00%</td>
<td>0</td>
<td></td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Second Oval (13,823 sq m)</td>
<td>2,079,385</td>
<td>2,079,385</td>
<td>0.00%</td>
<td>0</td>
<td></td>
<td>105,846</td>
<td></td>
</tr>
<tr>
<td>New Change Room and Facilities (740 sq m)</td>
<td>1,628,000</td>
<td>1,745,216</td>
<td>7.20%</td>
<td>0</td>
<td></td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Carparking and Lighting - $376K (carpark) and $125K for lighting and drainage)</td>
<td>501,000</td>
<td>501,000</td>
<td>0.00%</td>
<td>0</td>
<td></td>
<td>38,395</td>
<td></td>
</tr>
<tr>
<td>Existing Change Room Upgrades (71.875 sq m)</td>
<td>158,125</td>
<td>169,510</td>
<td>7.20%</td>
<td>0</td>
<td></td>
<td>3,729</td>
<td></td>
</tr>
<tr>
<td>Spectator Viewing (240 sq m x 2)</td>
<td>240,000</td>
<td>257,280</td>
<td>7.20%</td>
<td>0</td>
<td></td>
<td>3,660</td>
<td></td>
</tr>
<tr>
<td>Outdoor Fitness Stations</td>
<td>50,000</td>
<td>50,000</td>
<td>0.00%</td>
<td>0</td>
<td></td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>BMX Track</td>
<td>250,000</td>
<td>250,000</td>
<td>0.00%</td>
<td>0</td>
<td></td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>General Contingency 10%</td>
<td>500,651</td>
<td>500,651</td>
<td>0.00%</td>
<td>0</td>
<td></td>
<td>11,014</td>
<td></td>
</tr>
<tr>
<td>Adjustments for capitalisation escalation</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>175,912</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>5,507,161</td>
<td>5,653,042</td>
<td>316,685</td>
<td>316,685</td>
<td>0</td>
<td></td>
<td>184,467</td>
</tr>
<tr>
<td>Springfield Recreation Park - Broad Estimates Only - Masterplan Still Under Development</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>All Master Plan Works - provision only</td>
<td>1,000,000</td>
<td>1,000,000</td>
<td>0.00%</td>
<td>0</td>
<td></td>
<td>2,200</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>2,200</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>1,000,000</td>
<td>1,000,000</td>
<td>0</td>
<td>0</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Nuriootpa Pool - 2015</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Current Service Level - costed</td>
<td>1,220,000</td>
<td>1,320,040</td>
<td>8.20%</td>
<td>0</td>
<td></td>
<td>52,802</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Depreciation at 3.5% unlikely to extend life more than 20 years for a component of the</td>
<td></td>
</tr>
</tbody>
</table>
**Project** | **Estimated Cost Initially** | **Estimated Cost Now (Uses LGPI) - 19/20** | **Escalation %** | **Ongoing Funding In 10 Year Plan - Includes Increased Revenue Estimates** | **Depreciation Allowed For In 10 Year Plan** | **Estimated Additional Costs Not Budgeted (inc depn)** | **Notes** | **Estimated Cost - Construction**
---|---|---|---|---|---|---|---|---
New Change Rooms and Other Infrastructure - provision only | 1,000,000 | 1,000,000 | 0.00% | | 40,000 | | Infrastructure and additional 0.5% increase in annual costs. Further debate and decision to me made before modelling, at this time unsure what to model. | 
Contingency | 444,000 | 480,408 | 8.20% | | | | | 
Current Service Level | 2,664,000 | 2,800,448 | 0 | 0 | 112,018 | | | 
New Pool | Between $3M and $11M | Between $3M and $11M | | | | Assume average depreciation of 1.7% and additional 0.5% increase in annual costs. Further debate and decision to me made before modelling, at this time unsure what to model. | 
**Total** | 9,664,000 | 9,800,448 | 0 | 0 | 112,018 | | 38,961,576 | 
**Grand Totals** | 38,012,326 | 39,687,275 | 363,586 | 327,855 | 364,070 | | | 
Estimated Existing Projects - Based on NCPA Revised / Lyndoch Revised Option 2 Ovals / Nuriootpa Pool - New Pool | 44,102,593 | 45,099,622 | 47,355 | 153,833 | 699,047 | | | 
Estimated New Projects - Based on NCPA Revised / Lyndoch Revised Option 2 Ovals / Nuriootpa Pool - New Pool | 79,816,593 | 82,714,165 | 410,940 | 481,688 | 884,080 | | | 
All Projects - NCPA Option Base / Lyndoch Base Option / Nuriootpa Pool - Current Service Level | 81,478,919 | 84,287,344 | 393,214 | 420,969 | 1,034,104 | | | 
All Projects - NCPA Revised Option / Lyndoch Revised Option 2 Ovals / Nuriootpa Pool - Current Service Level | 84,778,919 | 87,587,344 | 410,940 | 481,688 | 1,175,135 | | | 
All Projects - NCPA Revised Option / Lyndoch Revised Option 2 Ovals / Nuriootpa Pool - New Pool | 82,114,919 | 84,786,896 | 410,940 | 481,688 | 1,063,117 | | | 

**Key Assumptions**

- Staging does not in all cases reflect prioritisation of stakeholders just how it has been separated for costing purposes.

- Due to escalation costs there will be a slight change to depreciation costs including the current financial plan, however unlikely to be material.

- Does not cater for legislative matters that have changed since costed such as building fire safety.

- Excludes financing costs - project specific costs only.

- Escalation of estimated costs based on the Local Government Price Index quarterly result for the quarter of or prior to the costing date.

- These are estimates based on masterplans and not detailed designs they will therefore be subject to possible significant error depending on design parameters.

- Cost estimates include provisions for statutory, design, project management and other contingencies which will reduce as detailed designs completed and economies of scale could material alter these estimates.
Financial Modelling
Long Term Financial Plan Impact and Summary for Next Phase Projects
## Financial Modelling - 35 Year Generational Model

### The Big Project Funding Model and Operating Contingencies - Summary for Project Models and Financing

<table>
<thead>
<tr>
<th>PROJECT YEARLY COST NET (GST Exclusive)</th>
<th>Year 1</th>
<th>Year 2</th>
<th>Year 3</th>
<th>Year 4</th>
<th>Year 5</th>
<th>Year 6</th>
<th>Year 7</th>
<th>Year 8</th>
<th>Year 9</th>
<th>Year 10</th>
<th>Year 11</th>
<th>Year 12</th>
<th>Year 13</th>
<th>Year 14</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>NI - Income</strong></td>
<td>2,002,356</td>
<td>13,688,041</td>
<td>9,486,892</td>
<td>11,406,789</td>
<td>819,398</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>NI - Capital</strong></td>
<td>2,458,325</td>
<td>13,645,103</td>
<td>9,417,155</td>
<td>11,391,998</td>
<td>2,048,996</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>NI - Balance Sheet Debts</strong></td>
<td>37,173</td>
<td>229,262</td>
<td>371,621</td>
<td>547,892</td>
<td>570,728</td>
<td>946,561</td>
<td>620,201</td>
<td>646,323</td>
<td>673,962</td>
<td>702,546</td>
<td>732,383</td>
<td>763,466</td>
<td>795,869</td>
<td></td>
</tr>
<tr>
<td><strong>Profit Before Tax - Project Position</strong></td>
<td>155,935</td>
<td>(214,006)</td>
<td>(1,446,336)</td>
<td>(2,371,710)</td>
<td>(3,560,650)</td>
<td>(3,706,600)</td>
<td>(3,720,464)</td>
<td>(3,752,582)</td>
<td>(3,796,331)</td>
<td>(3,774,559)</td>
<td>(3,914,143)</td>
<td>(3,986,546)</td>
<td>(4,028,546)</td>
<td>(3,958,938)</td>
</tr>
<tr>
<td><strong>Projected Rating Income</strong></td>
<td>30,005,323</td>
<td>26,600,496</td>
<td>27,723,137</td>
<td>28,626,139</td>
<td>29,534,424</td>
<td>30,514,942</td>
<td>31,366,075</td>
<td>32,550,644</td>
<td>33,687,801</td>
<td>34,678,947</td>
<td>35,856,841</td>
<td>36,976,235</td>
<td>38,171,650</td>
<td>39,412,414</td>
</tr>
<tr>
<td><strong>Projected Rating Percentage Impact</strong></td>
<td>1.06%</td>
<td>5.41%</td>
<td>7.32%</td>
<td>9.09%</td>
<td>8.83%</td>
<td>8.74%</td>
<td>8.64%</td>
<td>8.58%</td>
<td>8.52%</td>
<td>8.46%</td>
<td>8.40%</td>
<td>8.38%</td>
<td>8.36%</td>
<td>8.33%</td>
</tr>
</tbody>
</table>

### 35 Year Funding Requirements & Financial Outcomes

**How will the proposal be funded?**

**Funding**

**Capital Expenditure**

- **Loan Repayment - Loan Scenario - Phase 1 - Year 1 Loan**
- **Loan Repayment - Loan Scenario - Phase 1 - Year 2 Loan**
- **Loan Repayment - Loan Scenario - Phase 1 - Year 3 Loan**
- **Loan Repayment - Loan Scenario - Phase 1 - Year 4 Loan**
- **Loan Repayment - Loan Scenario - Phase 1 - Year 5 Loan**
- **The Big Project**

| Total - Capital Expenses | 2,458,325 | 13,645,103 | 9,417,155 | 11,351,998 | 2,048,996 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

**Capital Revenue**

- **Loan Scenario - Phase 1 - Year 1 Loan**
- **Loan Scenario - Phase 1 - Year 2 Loan**
- **Loan Scenario - Phase 1 - Year 3 Loan**
- **Loan Scenario - Phase 1 - Year 4 Loan**
- **Loan Scenario - Phase 1 - Year 5 Loan**

**Other Support**

- **Grassroots - Nuriopia - Round 1**
- **Grassroots - Tanunda - Round 1**
- **Nuriopia Clubs**
- **NCFA**
- **Tanca Clubs**
- **Grassroots - Angaston Oval - Round 1**
- **Grassroots - Talunga - Round 1**
- **Angaston Footy Club**
- **Talunga Clubs - Tennis SA**

**Third Party**

- $2M over 5 years

**Grant Target**

- 0.40% of capital

| Total - Capital Revenue | 2,002,356 | 13,688,041 | 9,486,892 | 11,406,789 | 819,398 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

**Net Operating Result Profit/(Loss)**

- (244,169) | (1,269,483) | (1,724,739) | (2,113,716) | (2,155,735) | (2,157,657) | (2,159,024) | (2,160,110) | (2,200,588) | (2,212,263) | (2,218,760) | (2,224,927) | (2,230,708) |

**Capital Funding Requirements**

- 1,600,000 | 8,200,000 | 5,700,000 | 6,900,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

**Operational**

**Operating Income**

- User Charges and Lease Fees
- Hire, Commercial and Other Revenue

**Operating Expenses**

- Depreciation - Estimated from Project Modelling
- Depreciation - Adjustment Against Long Term Modelling
- Employee Expenses
- Materials, Contractors and Consumables

**Interest**

- Loan Repayment - Loan Scenario - Phase 1 - Year 1 Loan
- Loan Repayment - Loan Scenario - Phase 1 - Year 2 Loan
- Loan Repayment - Loan Scenario - Phase 1 - Year 3 Loan
- Loan Repayment - Loan Scenario - Phase 1 - Year 4 Loan
- Loan Repayment - Loan Scenario - Phase 1 - Year 5 Loan

| Talunga Clubs / Tennis SA | 322 |
Financial Modelling - 35 Year Generational Model

The Big Project Funding Model and Operating Contingencies - Summary for Project Model

**PROJECT YEARLY COST NET (GST Exclusive)**

<table>
<thead>
<tr>
<th>Year</th>
<th>2033-14</th>
<th>2034-15</th>
<th>2035-16</th>
<th>2036-17</th>
<th>2037-18</th>
<th>2038-19</th>
<th>2039-20</th>
<th>2040-21</th>
<th>2041-22</th>
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<td>843,657</td>
<td>801,563</td>
<td>935,263</td>
<td>797,173</td>
<td>1,021,299</td>
<td>1,064,538</td>
<td>1,109,822</td>
<td>1,156,934</td>
<td>1,206,025</td>
<td>1,257,216</td>
<td>1,310,567</td>
<td>1,261,110</td>
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<td>843,657</td>
<td>801,563</td>
<td>935,263</td>
<td>797,173</td>
<td>1,021,299</td>
<td>1,064,538</td>
<td>1,109,822</td>
<td>1,156,934</td>
<td>1,206,025</td>
<td>1,257,216</td>
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<td>1,261,110</td>
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<td>Projected Rating Percentage Impact</td>
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<td>7.25%</td>
<td>7.12%</td>
<td>6.99%</td>
<td>6.84%</td>
<td>6.74%</td>
<td>6.62%</td>
<td>6.59%</td>
<td>6.59%</td>
<td>6.59%</td>
<td>6.59%</td>
<td>6.59%</td>
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</tbody>
</table>

**35 Year Funding Requirements & Financial Outcomes**

How will the proposal be funded?

**Funding**

**Capital Expenditure**

- Capital Loan Repayment - Loan Scenario - Phase 1 - Year 1 Loan
  - 83,811
- Capital Loan Repayment - Loan Scenario - Phase 1 - Year 2 Loan
  - 313,717
- Capital Loan Repayment - Loan Scenario - Phase 1 - Year 3 Loan
  - 299,139
- Capital Loan Repayment - Loan Scenario - Phase 1 - Year 4 Loan
  - 742,924
- Capital Loan Repayment - Loan Scenario - Phase 1 - Year 5 Loan
  - 1,021,293
- Other Support
  - Grassroots - Nuriootpa - Round 1
  - Grassroots - Tanunda - Round 1
  - Nuriootpa Clubs
  - Tanunda Clubs
  - Grassroots - Angaston Oval - Round 1
  - Grassroots - Talunga - Round 1
  - Angaston Footy Club
  - Talunga Clubs / Tennis SA
- Third Party
  - $2M over 5 years
- Grant Target
  - 40% of capital
- Total - Capital Revenue
  - 829,646
- Total - Capital Expenses
  - 843,657
- Total - Capital Revenue - (Deficit)
  - (2,236,161)

**Net Operating Result Profit/(Loss)**


**Capital Funding Requirements**

**Operational**

- Operating Income
  - User Charges and Lease Fees
    - 26,410
  - Hire, Commercial and Other Revenue
    - 350,162
- Operating Expenses
  - Depreciation - Estimated from Project Modelling
    - 752,685
  - Depreciation - Adjustment Against Long Term Modelling
    - 525,294
  - Employee Expenses
    - 514,556
  - Materials, Contractors and Consumables
    - 463,339
- Interest
  - Interest Loan Repayment - Loan Scenario - Phase 1 - Year 1 Loan
    - 48,176
  - Interest Loan Repayment - Loan Scenario - Phase 1 - Year 2 Loan
    - 112,214
  - Interest Loan Repayment - Loan Scenario - Phase 1 - Year 3 Loan
    - 185,297
  - Interest Loan Repayment - Loan Scenario - Phase 1 - Year 4 Loan
    - 250,318
  - Interest Loan Repayment - Loan Scenario - Phase 1 - Year 5 Loan
    - 338,753

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### Financial Modelling - 35 Year Generational Model

#### The Big Project Funding Model and Operating Contingencies - Summary for Project Model

<table>
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<tr>
<th>SharePoint</th>
<th>Year 28</th>
<th>Year 29</th>
<th>Year 30</th>
<th>Year 31</th>
<th>Year 32</th>
<th>Year 33</th>
<th>Year 34</th>
<th>Year 35</th>
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</thead>
<tbody>
<tr>
<td>NI - Income</td>
<td>Total Funding</td>
<td>NI - Capital</td>
<td>Total Capital</td>
<td>NI - Balance Sheet</td>
<td>Debt Repayment</td>
<td>NI - Operating</td>
<td>Net Operating</td>
<td>Project Cumulative - Surplus/(Deficit)</td>
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<td>2050-51</td>
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<td>2053-54</td>
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</tr>
</tbody>
</table>

#### 35 Year Funding Requirements & Financial Outcomes

**How will the proposal be funded?**

**Funding**

- **Capital Expenditure**
  - Capital Loan Repayment - Loan Scenario - Phase 1 - Year 1 Loan
  - Capital Loan Repayment - Loan Scenario - Phase 1 - Year 2 Loan
  - Capital Loan Repayment - Loan Scenario - Phase 1 - Year 3 Loan
  - Capital Loan Repayment - Loan Scenario - Phase 1 - Year 4 Loan
  - Capital Loan Repayment - Loan Scenario - Phase 1 - Year 5 Loan

- **The Big Project**

- **Total - Capital Expenses**
  - 776,106
  - 434,702

**Capital Revenue**

- **Loan Scenario - Phase 1 - Year 1 Loan**
- **Loan Scenario - Phase 1 - Year 2 Loan**
- **Loan Scenario - Phase 1 - Year 3 Loan**
- **Loan Scenario - Phase 1 - Year 4 Loan**
- **Loan Scenario - Phase 1 - Year 5 Loan**

- **Other Support**
  - Grassroots - Nuriootpa - Round 1
  - Grassroots - Tanunda - Round 1
  - Nuriootpa Clubs
  - NCPA
  - Tanunda Clubs
  - Grassroots - Angaston Oval - Round 1
  - Grassroots - Tanunda - Round 1
  - Angaston Football Club
  - Tanunda Clubs / Tennis SA

- **Third Party**
  - $2M over 5 years

- **Grant Target**
  - 40% of capital

- **Total - Capital Revenue**

**Net Operating Result Profit/(Loss)**

- (2,265,493)
- (2,292,592)
- (2,336,513)
- (2,395,690)
- (2,459,424)
- (2,518,756)
- (2,582,730)
- (2,648,392)

**Capital Funding Requirements**

#### Operational

**Operating Income**

- User Charges and Lease Fees
- Hre, Commercial and Other Revenue

<table>
<thead>
<tr>
<th></th>
<th>2046-47</th>
<th>2047-48</th>
<th>2048-49</th>
<th>2050-51</th>
<th>2051-52</th>
<th>2052-53</th>
<th>2053-54</th>
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</thead>
<tbody>
<tr>
<td>NI - Income</td>
<td>35,406</td>
<td>37,316</td>
<td>38,528</td>
<td>39,292</td>
<td>40,186</td>
<td>41,199</td>
<td>42,220</td>
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<td>504,272</td>
<td>519,839</td>
<td>533,417</td>
<td>548,619</td>
<td>564,357</td>
<td>580,343</td>
<td>596,891</td>
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<td>613,914</td>
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</table>

**Operating Expenses**

- Depreciation - Estimated from Project Modelling
- Depreciation - Adjustment Against Long Term Modelling
- Employee Expenses
- Materials, Contractors and Consumables
- Interest

<table>
<thead>
<tr>
<th></th>
<th>2046-47</th>
<th>2047-48</th>
<th>2048-49</th>
<th>2050-51</th>
<th>2051-52</th>
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<td>1,026,133</td>
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## Financial Figures Related to Loan Capacity - Current Rate and Expenditure Settings

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<td>3.23%</td>
<td>3.26%</td>
<td>3.33%</td>
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<td>472</td>
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<td>588</td>
<td>558</td>
<td>813</td>
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<td>12,342</td>
<td>11,613</td>
<td>10,977</td>
<td>10,439</td>
<td>9,989</td>
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<td><strong>Operating Position Impact $'000</strong></td>
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<td>-822</td>
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<td><strong>Adjusted Operating Position Surplus/(Deficit)</strong></td>
<td>720</td>
<td>891</td>
<td>161</td>
<td>66</td>
<td>(458)</td>
<td>(227)</td>
<td>(247)</td>
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<td><strong>Cash Impacts $'000 of Borrowings/Projects</strong></td>
<td></td>
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<td>-439</td>
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<tr>
<td><strong>Adjusted Cash Surplus/(Deficit)</strong></td>
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<td>745</td>
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<td><strong>Borrowings $'000</strong></td>
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<tr>
<td><strong>Year 1 Borrowings</strong></td>
<td>1,600,000</td>
<td>1,600,000</td>
<td>1,562,827</td>
<td>1,504,076</td>
<td>1,483,681</td>
<td>1,441,572</td>
<td>1,397,675</td>
<td>1,351,915</td>
<td>1,304,213</td>
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<td><strong>Year 2 Borrowings</strong></td>
<td>6,900,000</td>
<td>8,000,000</td>
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<td>7,603,866</td>
<td>7,388,055</td>
<td>7,163,083</td>
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<td>5,700,000</td>
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<td>5,285,614</td>
<td>5,135,599</td>
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<td><strong>Year 4 Borrowings</strong></td>
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<td>6,900,000</td>
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<td><strong>Year 5 Borrowings</strong></td>
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<td><strong>Total Borrowings for Projects</strong></td>
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<td><strong>Change More / - Less</strong></td>
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<td>-640</td>
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<td><strong>Estimated Adjusted Total Borrowings</strong></td>
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<td><strong>Net Debt/Borrowings to General Rates</strong></td>
<td>46.51%</td>
<td>68.23%</td>
<td>81.78%</td>
<td>97.82%</td>
<td>81.09%</td>
<td>74.60%</td>
<td>69.10%</td>
<td>64.13%</td>
<td>59.67%</td>
<td>55.65%</td>
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<td><strong>Net Debt/Borrowings to Income</strong></td>
<td>31.45%</td>
<td>45.49%</td>
<td>54.53%</td>
<td>65.32%</td>
<td>54.33%</td>
<td>50.09%</td>
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<td><strong>Operating ratio</strong></td>
<td>1.87%</td>
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<td><strong>Operating ratio - 3 Year</strong></td>
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Financial Modelling
Barossa Culture Hub
## Financial Modelling - 35 Year Generational Model

### Barossa Regional Culture Hub - Financial Model - Priority 1 Projects

#### PROJECT YEARLY COST NET (GST Exclusive)

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<tr>
<th>Year</th>
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**NI - Income**
- Total Funding
- Total Capital

**NI - Capital**
- Total Capital

**NI - Balance Sheet**
- Debt Repayment

**NI - Operating**
- Net Operating

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<td>Activity 10</td>
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</tbody>
</table>

#### 35 Year Funding Requirements & Financial Outcomes

**Funding**
- See funding model
- Total

**Is there a build or purchase cost for an asset?**
- Yes

#### Capital Expenditure - Barossa Regional Culture Hub

**Complete Project**
- Activity 1 - Upgraded Buildings - Preliminaries and Procurement: 124,850
- Activity 2 - Upgraded Buildings - Demolition and Preparation: 168,520
- Activity 3 - Upgraded Buildings - Electrical and Mechanical Upgrade: 219,354
- Activity 4 - Upgraded Buildings - Construction: 1,700,639
- Activity 5 - New Buildings - Preliminaries and Procurement: 251,626
- Activity 6 - New Building - Manufacturing: 373,324
- Activity 7 - New Buildings - Demolition, Civil and Site Preparation: 559,986
- Activity 8 - New Buildings - footholds: 559,986
- Activity 9 - New Buildings - structural Elements: 1,143,491
- Activity 10 - New Buildings - Roofing: 762,327
- Activity 11 - New Buildings - Fools/Landscape: 393,168
- Activity 12 - Final Completion and Commissioning: 720,937
- Loading and Alleviations: 2,331,957

**Total - Capital Expenses**
- 4,003,219

**All Operating Revenue and Expenses below are additional**
- see a result of the new initiative (with GST excluded) and do not include previous normal level operations

**Net Operating Result Profit/Loss**
- (84,661) (514,628) (513,674) (517,367) (519,412) (528,457) (537,773) (547,371) (562,257) (578,004) (594,196) (610,848)

**Total Operating Revenue**
- 73,536

**Total Operating Expenses**
- 674,215

**Total Maintenance Expenses**
- 24,968

**Total Revenue**
- 24,722

**Total Expenses**
- 24,579

**Total Revenue**
- 24,722

**Total Expenses**
- 24,579

#### Operating Revenue

**Artist Studio Tenancy**
- 14,832

**Triple B Lease**
- 4,420

**Lecturers Lease**
- 1,750

**Music Studio Lease**
- 1,250

**Barossa Players Lease**
- 3,500

**Concert Income**
- 7,950

**Event Donations**
- 20,000

**Venue Hire**
- 3,000

**Workshop Fees**
- 8,000

**Commission on Sales / Mechandise Sales**
- 39,000

**Project Funding / Signature Events / Other Support**
- 60,000

**Artist Residency Sponsorship**
- 9,000

**Heritage Sponsorship**
- 8,000

**Artist Residency Fee for Service Income**
- 6,918

**Depreciation**
- 59,993

**Employee Costs**
- 123,688

**Program Contractors and Casuals**
- 39,000

**Program and Exhibition Costs**
- 100,000

**Marketing**
- 30,000

**Residency Program**
- 30,000

**Stock**
- 30,000

**Miscellaneous Running Costs and Consumables**
- 14,714

**EBL Levy**
- 1,000

**Electricity Consumption**
- 3,750

## Notes

- Artist Residency Fee for Service Income
- Total Maintenance Expenses
- Total Revenue
- Total Expenses
- Total Maintenance Expenses
- Total Revenue
- Total Expenses
- Total Revenue
- Total Expenses
- Total Maintenance Expenses
- Total Revenue
- Total Expenses
- Arti

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327
## PROJECT YEARLY COST NET (GST Exclusive)

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<th>Year 1</th>
<th>Year 2</th>
<th>Year 3</th>
<th>Year 4</th>
<th>Year 5</th>
<th>Year 6</th>
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<th>Year 10</th>
<th>Year 11</th>
<th>Year 12</th>
<th>Year 13</th>
</tr>
</thead>
</table>

### NI - Income
- Total Funding
- Capital
- Balance Sheet
- Operating

### NI - Balance Sheet
- Debt Repayment

### NI - Operating
- Net Operating

### Project Annual Position - Surplus/(Deficit)
- (4,987,880)
- (3,339,379)
- (2,542,915)
- (517,367)
- (519,412)
- (528,457)
- (537,773)
- (547,371)
- (562,257)
- (578,004)
- (594,196)
- (610,848)

### Project Cumulative - Surplus/(Deficit)
- (4,987,880)
- (8,327,259)
- (10,870,174)
- (11,387,541)
- (11,906,953)
- (12,435,410)
- (12,973,183)
- (13,520,554)
- (14,082,811)
- (14,660,815)
- (15,255,011)
- (15,865,859)

### Projected Rating Income
- 26,005,323
- 26,850,496
- 27,723,137
- 28,624,139
- 29,554,424
- 30,514,942
- 31,506,678
- 32,530,645
- 33,587,891
- 34,679,497
- 35,806,581
- 36,970,295
- 38,171,830

### Projected Rating Percentage Impact
- 0.32%
- 1.86%
- 1.80%
- 1.75%
- 1.70%
- 1.68%
- 1.65%
- 1.63%
- 1.62%
- 1.61%
- 1.61%
- 1.60%

### Maintenance Expenses

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<td>Electrical repairs</td>
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<td>Cleaning</td>
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<tr>
<td>Materials and Consumables</td>
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<tr>
<td>Building Maintenance</td>
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<tr>
<td>Infrastructure Maintenance</td>
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<td>Materials Water</td>
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### SharePoint
- 2019-20
- 2020-21
- 2021-22
- 2022-23
- 2023-24
- 2024-25
- 2025-26
- 2026-27
- 2027-28
- 2028-29
- 2029-30
- 2030-31
- 2031-32

### NI - Income
- Total Funding
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- 1.70%
- 1.68%
- 1.65%
- 1.63%
- 1.62%
- 1.61%
- 1.61%
- 1.60%

### Insurance (Asset & liability)
- 8,793
- 18,114
- 18,558
- 19,031
- 19,506
- 19,954
- 20,421
- 21,006
- 21,521
- 22,670
- 22,821
- 23,187
Financial Modelling - 35 Year Generational Model

Barossa Regional Culture Hub - Financial Model - Priority 1 Projects

<table>
<thead>
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<th>PROJECT YEARLY COST NET (GST Exclusive)</th>
<th>Year 14</th>
<th>Year 15</th>
<th>Year 16</th>
<th>Year 17</th>
<th>Year 18</th>
<th>Year 19</th>
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<td>Total Maintenance Expenses</td>
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</tbody>
</table>

35 Year Funding Requirements & Financial Outcomes

How will the proposal be funded?

Funding

See funding model

Total

Is there a build or purchase cost for an asset?

Capital Expenditure - Barossa Regional Culture Hub Complete Project

| Activity 1 - Upgraded Buildings - Preliminaries and Procurement |        |        |        |        |        |        |        |        |        |        |        |        |        |        |
| Activity 2 - Upgraded Buildings - Demolition and Preparation |        |        |        |        |        |        |        |        |        |        |        |        |        |        |
| Activity 3 - Upgraded Buildings - Electrical and Mechanical Upgrade |        |        |        |        |        |        |        |        |        |        |        |        |        |        |
| Activity 4 - Upgraded Buildings - Construction |        |        |        |        |        |        |        |        |        |        |        |        |        |        |
| Activity 5 - New Buildings - Preliminaries and Procurement |        |        |        |        |        |        |        |        |        |        |        |        |        |        |
| Activity 6 - New Buildings - Manufacturing |        |        |        |        |        |        |        |        |        |        |        |        |        |        |
| Activity 7 - New Buildings - Demolition, Civil and Site Preparation |        |        |        |        |        |        |        |        |        |        |        |        |        |        |
| Activity 8 - New Buildings - Fitout |        |        |        |        |        |        |        |        |        |        |        |        |        |        |
| Activity 9 - New Buildings - Structural Elements |        |        |        |        |        |        |        |        |        |        |        |        |        |        |
| Activity 10 - New Buildings - Roofing |        |        |        |        |        |        |        |        |        |        |        |        |        |        |
| Activity 11 - New Buildings - Fitout landscaping |        |        |        |        |        |        |        |        |        |        |        |        |        |        |
| Activity 12 - Final Completion and Commissioning |        |        |        |        |        |        |        |        |        |        |        |        |        |        |
| Loading and Allowances |        |        |        |        |        |        |        |        |        |        |        |        |        |        |
| Preliminaries, Fees and Contingencies |        |        |        |        |        |        |        |        |        |        |        |        |        |        |

Total - Capital Expenses

| Total Operating Revenue and Expenses below are additional is, a result of the new initait |        |        |        |        |        |        |        |        |        |        |        |        |        |        |

Net Operating Result Profit/(Loss)


Total Operating Revenue

| 865,883 | 880,353 | 905,528 | 931,429 | 958,078 | 965,496 | 1,013,755 | 1,042,749 | 1,072,591 | 1,103,316 | 1,134,925 | 1,165,447 | 1,200,922 | 1,252,967 |

Total Maintenance Expenses

| 35,589 | 36,479 | 37,390 | 38,525 | 39,283 | 40,265 | 41,272 | 42,304 | 43,362 | 44,466 | 45,557 | 46,696 | 47,863 | 49,060 |

Operational Revenue

| 30,872 | 31,644 | 32,436 | 33,256 | 34,077 | 34,909 | 35,852 | 36,871 | 37,814 | 38,815 | 39,816 | 40,817 | 41,818 | 42,819 |

Total - Capital Expenses

| 329 |
## PROJECT YEARLY COST NET (GST Exclusive)

<table>
<thead>
<tr>
<th>Year</th>
<th>Year 14</th>
<th>Year 15</th>
<th>Year 16</th>
<th>Year 17</th>
<th>Year 18</th>
<th>Year 19</th>
<th>Year 20</th>
<th>Year 21</th>
<th>Year 22</th>
<th>Year 23</th>
<th>Year 24</th>
<th>Year 25</th>
<th>Year 26</th>
<th>Year 27</th>
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### NI - Income
- Total Funding
- NI - Capital
- NI - Operating

### NI - Balance Sheet
- Debt Repayment

### NI - Operating
- Net Operating

### Project Annual Position - Surplus/(Deficit)
- Project Cumulative - Surplus/(Deficit)
- Projected Rating Income
- Projected Rating Percentage Impact

### Maintenance Expenses
- Contractors
  - Mowing/Landscaping
  - Electrical repairs
  - Cleaning
- Materials and Consumables
- Building Maintenance
- Infrastructure Maintenance
- Materials Water

### Yearly Costs
- Year 14: (627,971) 23,787 24,361 24,971 25,594 26,234 26,890 27,562 28,251 28,957 29,681 30,423 31,184 31,963 32,763
- Year 15: (645,579) 24,361 24,971 25,594 26,234 26,890 27,562 28,251 28,957 29,681 30,423 31,184 31,963 32,763
- Year 16: (663,687) 24,971 25,594 26,234 26,890 27,562 28,251 28,957 29,681 30,423 31,184 31,963 32,763
- Year 17: (682,308) 25,594 26,234 26,890 27,562 28,251 28,957 29,681 30,423 31,184 31,963 32,763
- Year 18: (701,458) 26,234 26,890 27,562 28,251 28,957 29,681 30,423 31,184 31,963 32,763
- Year 19: (721,151) 26,890 27,562 28,251 28,957 29,681 30,423 31,184 31,963 32,763
- Year 20: (741,404) 27,562 28,251 28,957 29,681 30,423 31,184 31,963 32,763
- Year 21: (762,231) 28,251 28,957 29,681 30,423 31,184 31,963 32,763
- Year 22: (783,650) 28,957 29,681 30,423 31,184 31,963 32,763
- Year 23: (805,678) 29,681 30,423 31,184 31,963 32,763
- Year 24: (828,332) 30,423 31,184 31,963 32,763
- Year 25: (851,631) 31,184 31,963 32,763
- Year 26: (875,592) 31,963
- Year 27: (900,235)

### Yearly Income
- NI - Income
- Total Funding
- NI - Capital
- Total Capital
- NI - Operating
- Net Operating

### Yearly Deficit
- NI - Operating
- Net Operating

### Project Yearly Surplus
- Project Cumulative - Surplus/(Deficit)
- Projected Rating Income
- Projected Rating Percentage Impact

### Yearly Deficit
- NI - Operating
- Net Operating

### Project Yearly Surplus
- Project Cumulative - Surplus/(Deficit)
- Projected Rating Income
- Projected Rating Percentage Impact

### Insurance (Asset & liability)
- Year 14: (16,493,830)
- Year 15: (17,139,409)
- Year 16: (17,803,096)
- Year 17: (18,485,404)
- Year 18: (19,186,863)
- Year 19: (19,908,014)
- Year 20: (20,649,417)
- Year 21: (21,411,649)
- Year 22: (22,195,299)
- Year 23: (23,000,977)
- Year 24: (23,829,310)
- Year 25: (24,680,946)
- Year 26: (25,556,533)
- Year 27: (26,456,768)

### Yearly Deficit
- NI - Operating
- Net Operating

### Project Yearly Surplus
- Project Cumulative - Surplus/(Deficit)
- Projected Rating Income
- Projected Rating Percentage Impact

### Insurance (Asset & liability)
- Year 14: (16,493,830)
- Year 15: (17,139,409)
- Year 16: (17,803,096)
- Year 17: (18,485,404)
- Year 18: (19,186,863)
- Year 19: (19,908,014)
- Year 20: (20,649,417)
- Year 21: (21,411,649)
- Year 22: (22,195,299)
- Year 23: (23,000,977)
- Year 24: (23,829,310)
- Year 25: (24,680,946)
- Year 26: (25,556,533)
- Year 27: (26,456,768)

### Yearly Deficit
- NI - Operating
- Net Operating

### Project Yearly Surplus
- Project Cumulative - Surplus/(Deficit)
- Projected Rating Income
- Projected Rating Percentage Impact

### Insurance (Asset & liability)
- Year 14: (16,493,830)
- Year 15: (17,139,409)
- Year 16: (17,803,096)
- Year 17: (18,485,404)
- Year 18: (19,186,863)
- Year 19: (19,908,014)
- Year 20: (20,649,417)
- Year 21: (21,411,649)
- Year 22: (22,195,299)
- Year 23: (23,000,977)
- Year 24: (23,829,310)
- Year 25: (24,680,946)
- Year 26: (25,556,533)
- Year 27: (26,456,768)
Financial Modelling - 35 Year Generational Model
Barossa Regional Culture Hub - Financial Model - Priority 1 Projects

PROJECT YEARLY COST NET (GST Exclusive)

<table>
<thead>
<tr>
<th>Year</th>
<th>SharePoint</th>
<th>IN - Income Total Funding</th>
<th>IN - Capital Total Capital</th>
<th>IN - Balance Sheet Debt Repayment</th>
<th>IN - Operating Net Operating</th>
<th>Project Annual Position - Surplus/(Deficit)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2046-47</td>
<td></td>
<td>(205,160) (951,646) (978,455) (1,006,928) (1,034,387) (1,063,595) (1,093,595) (1,124,410)</td>
<td></td>
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<tr>
<td>2048-49</td>
<td></td>
<td>51,676,811 (33,777,198) (29,746,786) (57,683,474) (70,680,987) (72,592,202) (74,719,549) 77,147,305</td>
<td></td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>

35 Year Funding Requirements & Financial Outcomes

How will the proposal be funded?

Funding

See funding model

Total

Is there a build or purchase cost for an asset?

Capital Expenditure - Barossa Regional Culture Hub

Complete Project

Activity 1 - Upgraded Buildings - Preliminaries and Procurement
Activity 2 - Upgraded Buildings - Demolition and Preparation
Activity 3 - Upgraded Buildings - Electrical and Mechanical Upgrade
Activity 4 - Upgraded Buildings - Construction
Activity 5 - New Buildings - Preliminaries and Procurement
Activity 6 - New Buildings - Manufacturing
Activity 7 - New Buildings - Demolition, Civil and Site Preparation
Activity 8 - New Buildings - Foundations
Activity 9 - New Buildings - Structural Elements
Activity 10 - New Buildings - Roofing
Activity 11 - New Buildings - Fitout/Landscaping
Activity 12 - Final Completion and Commissioning
Loading and Allowances

Prepayments, Fees and Contingencies

Total - Capital Expenses

All Operating Revenue and Expenses below are additional, ie., a result of the new initiative

Net Operating Result Profit/(Loss)

(205,160) (951,646) (978,455) (1,006,928) (1,034,387) (1,063,595) (1,093,595) (1,124,410)

Total Operating Expenses

1,270,788 1,367,244 1,344,755 1,383,352 1,425,066 1,455,931 1,496,391 1,542,847

Total Maintenance Expenses

50,286 51,543 52,832 54,153 55,506 56,894 58,316 59,774

Operational Revenue

Artist Studio Tenancy
Triple B Lease
Liederfestival Lease
Music Incubator Lease
Barossa Players Lease
Concert Income
Doorknobs
Venue Hire
Workshop Fees
Commission on Sales / Merchandise Sales
Project Funding / Signature Events / Other Support
Artist Residency Sponsorship
Heritage Sponsorship
Artist Residency Fee for Service Income

Depreciation
Employee Costs
Program Contractors and Subcontractors
Program and Exhibition Costs
Marketing
Residency Program
Stock
Miscellaneous Running Costs and Consumables
SSL Levy
Electricity Consumption

331
## PROJECT YEARLY COST NET (GST Exclusive)

<table>
<thead>
<tr>
<th></th>
<th>Year 26</th>
<th>Year 27</th>
<th>Year 28</th>
<th>Year 29</th>
<th>Year 30</th>
<th>Year 31</th>
<th>Year 32</th>
<th>Year 33</th>
<th>Year 34</th>
<th>Year 35</th>
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<td>NI - Capital</td>
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<td></td>
<td>(925,580)</td>
<td>(951,646)</td>
<td>(978,455)</td>
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<td><strong>Project Annual Position - Surplus/(Deficit)</strong></td>
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<td>(925,580)</td>
<td>(951,646)</td>
<td>(978,455)</td>
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<td>(1,093,555)</td>
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<td><strong>Projected Rating Income</strong></td>
<td>61,872,831</td>
<td>63,677,198</td>
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<td>67,883,478</td>
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<td><strong>Projected Rating Percentage Impact</strong></td>
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<td>1.49%</td>
<td>1.49%</td>
<td>1.48%</td>
<td>1.48%</td>
<td>1.47%</td>
<td>1.46%</td>
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<td>36,154</td>
<td>37,034</td>
<td>37,934</td>
<td>38,844</td>
<td>39,794</td>
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### Maintenance Expenses

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<th>Year 28</th>
<th>Year 29</th>
<th>Year 30</th>
<th>Year 31</th>
<th>Year 32</th>
<th>Year 33</th>
<th>Year 34</th>
<th>Year 35</th>
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<tr>
<td>- Mowing/Landscaping</td>
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<td></td>
<td>9,548</td>
<td>9,721</td>
<td>9,933</td>
<td>10,154</td>
<td>10,373</td>
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<td>10,844</td>
<td>11,097</td>
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<td>11,640</td>
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</table>

332
Financial Modelling
Angas Recreation Park
Financial Modelling - 35 Year Generational Model

Angas Recreation Park - Financial Model - Priority 1 Projects

**PROJECT YEARLY COST NET (GST Exclusive)**

<table>
<thead>
<tr>
<th>SharePoint</th>
<th>Year 1 (2019-20)</th>
<th>Year 2 (2020-21)</th>
<th>Year 3 (2021-22)</th>
<th>Year 4 (2022-23)</th>
<th>Year 5 (2023-24)</th>
<th>Year 6 (2024-25)</th>
<th>Year 7 (2025-26)</th>
<th>Year 8 (2026-27)</th>
<th>Year 9 (2027-28)</th>
<th>Year 10 (2028-29)</th>
<th>Year 11 (2029-30)</th>
<th>Year 12 (2030-31)</th>
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</thead>
<tbody>
<tr>
<td>NI - Income</td>
<td>Total Funding</td>
<td>165,279</td>
<td>3,188,022</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>NI - Capital</td>
<td>Total Capital</td>
<td>165,279</td>
<td>3,188,022</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
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</tr>
<tr>
<td>NI - Balance Sheet</td>
<td>Debt Repayment</td>
<td>-</td>
<td>-</td>
<td>(91,133)</td>
<td>(93,220)</td>
<td>(95,356)</td>
<td>(97,543)</td>
<td>(99,782)</td>
<td>(102,073)</td>
<td>(104,419)</td>
<td>(106,821)</td>
<td>(114,280)</td>
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<td>NI - Operating</td>
<td>Net Operating</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
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<td>-</td>
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</table>

**Project Annual Position - Surplus/(Deficit)**

165,279 (3,188,022) (91,133) (93,220) (95,356) (97,543) (99,782) (102,073) (104,419) (106,821) (114,280) (116,923)

**Projected Revenue**

26,005,323 28,690,496 27,723,137 28,624,139 29,554,424 30,514,842 31,506,678 32,530,645 33,557,891 34,679,497 35,806,581 36,970,295

**Projected Rating Income**

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<th>0.33%</th>
<th>0.33%</th>
<th>0.32%</th>
<th>0.32%</th>
<th>0.32%</th>
<th>0.31%</th>
<th>0.31%</th>
<th>0.32%</th>
<th>0.32%</th>
<th>0.32%</th>
<th>0.32%</th>
</tr>
</thead>
</table>

35 Year Funding Requirements & Financial Outcomes

How will the proposal be funded?

**Funding**

For all funding see funding financial model

| Total | 165,279 | - | - | - | - | - | - | - | - | - | - | - |

Is there a build or purchase cost for an asset?

**Capital Expenditure**

<table>
<thead>
<tr>
<th>Project 1 - Junior Oval and Recreational Landscaping</th>
<th>Fitments</th>
<th>56,391</th>
</tr>
</thead>
<tbody>
<tr>
<td>Special Equipment</td>
<td>12,633</td>
<td></td>
</tr>
<tr>
<td>Alterations and Renovations</td>
<td>47,599</td>
<td></td>
</tr>
<tr>
<td>Boundary Walls, Fencing, and Gates</td>
<td>13,285</td>
<td></td>
</tr>
<tr>
<td>Landscaping and Improvements - Oval Build (7500sqm)</td>
<td>1,152,224</td>
<td></td>
</tr>
<tr>
<td>Stormwater Drainage</td>
<td>21,152</td>
<td></td>
</tr>
<tr>
<td>Electric Lights and Power</td>
<td>52,889</td>
<td></td>
</tr>
<tr>
<td>Loading and Allowances</td>
<td>51,864</td>
<td></td>
</tr>
<tr>
<td>Preliminaries, Fees and Contingencies</td>
<td>275,465</td>
<td></td>
</tr>
</tbody>
</table>

| Project 2 - Additional Items Relevant to Achieve Project 1 | Cricket Net Retalocation | 122,520 |

| Project 3 - Add On Consideration for Council to Make Development More Attractive for Funding - Jobs Connection | Clubroom, Changing Rooms Redevelopment | 476,666 |

| Total Capital Expenses - Council Priority 1 | 165,279 | 3,188,022 | - | - | - | - | - | - | - | - | - | - |

All Operating Revenue and Expenses below are *additional* i.e., a result of the new initiative (with GST excluded) and do not include previous normal level operations

<table>
<thead>
<tr>
<th>Net Operating Result Profit/(Loss)</th>
<th>-</th>
<th>-</th>
<th>(91,133)</th>
<th>(93,220)</th>
<th>(95,356)</th>
<th>(97,543)</th>
<th>(99,782)</th>
<th>(102,073)</th>
<th>(104,419)</th>
<th>(106,821)</th>
<th>(114,280)</th>
<th>(116,923)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Revenue</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Total Operating Expenses</td>
<td>-</td>
<td>-</td>
<td>63,305</td>
<td>64,742</td>
<td>66,106</td>
<td>67,623</td>
<td>69,113</td>
<td>70,638</td>
<td>72,193</td>
<td>73,795</td>
<td>75,428</td>
<td>77,099</td>
</tr>
<tr>
<td>Total Maintenance Expenses</td>
<td>-</td>
<td>-</td>
<td>27,794</td>
<td>28,478</td>
<td>29,190</td>
<td>29,920</td>
<td>30,668</td>
<td>31,435</td>
<td>32,221</td>
<td>33,026</td>
<td>33,852</td>
<td>39,623</td>
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</table>

**Operating Revenue**

| User Charges | - | - | - | - | - | - | - | - | - | - | - | - |
| Hire Revenue | - | - | - | - | - | - | - | - | - | - | - | - |

**Operating Expenses**

| Depreciation | 52,311 | 53,356 | 54,426 | 55,513 | 56,624 | 57,765 | 58,911 | 60,069 | 61,251 | 62,517 |
| Employee Costs | 7,538 | 7,764 | 7,997 | 8,231 | 8,484 | 8,759 | 9,001 | 9,271 | 9,549 | 9,836 |
| Other Costs | - | - | 108 | 110 | 113 | 116 | 119 | 122 | 125 | 128 | 131 | 134 |
| ESL Levy | - | - | - | - | - | - | - | - | - | - | - | - |
| Electricity Consumption | - | - | 2,154 | 2,242 | 2,330 | 2,425 | 2,522 | 2,622 | 2,725 | 2,834 | 2,948 | 3,066 |
| Insurance (Asset & liability) | - | - | 1,238 | 1,269 | 1,301 | 1,334 | 1,367 | 1,401 | 1,436 | 1,472 | 1,509 | 1,547 |

**Maintenance Expenses**

| Employee Costs | - | - | - | - | - | - | - | - | - | - | - | - |
| Contractors | - | - | 7,861 | 8,058 | 8,259 | 8,466 | 8,677 | 8,894 | 9,117 | 9,345 | 9,579 | 9,818 |
| -Mowing/Landscaping | - | - | 2,154 | 2,208 | 2,366 | 2,319 | 2,377 | 2,437 | 2,496 | 2,560 | 2,624 | 2,690 |
| -Electrical repairs | - | - | 2,154 | 2,208 | 2,366 | 2,319 | 2,377 | 2,437 | 2,496 | 2,560 | 2,624 | 2,690 |
| -Cleaninng | - | - | 2,154 | 2,208 | 2,366 | 2,319 | 2,377 | 2,437 | 2,496 | 2,560 | 2,624 | 2,690 |
| Oval Maintenance | - | - | 5,384 | 5,513 | 5,657 | 5,798 | 5,943 | 6,098 | 6,244 | 6,400 | 6,556 | 6,712 |
| Infrastructure Maintenance | - | - | 5,000 | 5,125 | 5,252 | 5,383 | 5,515 | 5,647 | 5,780 | 5,913 | 6,046 | 6,179 |
| Materials Water | - | - | 10,230 | 10,486 | 10,748 | 11,017 | 11,293 | 11,575 | 11,864 | 12,161 | 12,465 | 12,776 |
### Financial Modelling - 35 Year Generational Model

**Angas Recreation Park - Financial Model - Priority 1 Projects**

#### PROJECT YEARLY COST NET (GST Exclusive)

<table>
<thead>
<tr>
<th>Sharepoint</th>
<th>NI - Income</th>
<th>Total Funding</th>
<th>NI - Capital</th>
<th>Total Capital</th>
<th>NI - Balance Sheet</th>
<th>Debt Repayment</th>
<th>NI - Operating</th>
<th>Net Operating</th>
</tr>
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<td>2031-32</td>
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<td>2032-33</td>
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<tr>
<td>2033-34</td>
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<tr>
<td>2034-35</td>
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<tr>
<td>2035-36</td>
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<td>2036-37</td>
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<tr>
<td>2037-38</td>
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<tr>
<td>2038-39</td>
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<td>2039-40</td>
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<td>2040-41</td>
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<tr>
<td>2041-42</td>
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<tr>
<td>2042-43</td>
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<td></td>
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<tr>
<td>2043-44</td>
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<td></td>
<td></td>
</tr>
</tbody>
</table>

#### 35 Year Funding Requirements & Financial Outcomes

**How will the proposal be funded?**

For all funding see funding financial model

**Total Funding**

Is there a build or purchase cost for an asset?

### Capital Expenditure

**Project 1 - Junior Oval and Recreational Landscaping**

- **Fitments**
- Special Equipment
- Alterations and Renovations
- Roads, Footpaths and Paved Areas
- Boundary Walls, Fencing, and Gates
- Landscaping and Improvements - Oval Build (7500sq m)
- Stormwater Drainage
- Electric Lights and Power
- Additional Loading for Tree Estimates
- Preliminaries, Fees and Contingencies

**Project 2 - Additional Items Relevant to Achieve Project 1**

- Cricket Net Relocation

**Project 3 - Add On Consideration for Council to Make Development More Attractive for Funding - Jobs Connection**

- Clubroom, Changing Rooms Redevelopment

**Total - Capital Expenses - Council Priority 1**

**All Operating Revenue and Expenses below are additional**, i.e., a result of the project

- **Net Operating Result Profit/(Loss)**
- **Total Operating Revenue**
- **Total Operating Expenses**
- **Total Maintenance Expenses**

**Operating Revenue**

- User Charges
- Hire Revenue

**Operating Expenses**

- Depreciation
- Employee Costs
- Other Costs
  - ESL Levy
  - Electricity Consumption
  - Insurance (Asset & liability)

**Maintenance Expenses**

- Employee Costs
- Contractors
  - Mowing/Landscaping
  - Electrical repairs
  - Cleaning
- Oval Maintenance
- Infrastructure Maintenance
- Materials Water

<table>
<thead>
<tr>
<th>Year</th>
<th>Net Operating Result Profit/(Loss)</th>
<th>Total Operating Revenue</th>
<th>Total Operating Expenses</th>
<th>Total Maintenance Expenses</th>
<th>Operating Revenue</th>
<th>Operating Expenses</th>
<th>Maintenance Expenses</th>
</tr>
</thead>
<tbody>
<tr>
<td>2013-14</td>
<td>38,171,830</td>
<td>78,809</td>
<td>40,819</td>
<td>10,063</td>
<td>13,096</td>
<td>1,585</td>
<td>10,063</td>
</tr>
<tr>
<td>2014-15</td>
<td>39,412,414</td>
<td>80,559</td>
<td>42,885</td>
<td>10,315</td>
<td>13,423</td>
<td>1,625</td>
<td>10,315</td>
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<tr>
<td>2015-16</td>
<td>40,693,318</td>
<td>82,350</td>
<td>44,285</td>
<td>10,573</td>
<td>13,759</td>
<td>1,666</td>
<td>10,573</td>
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<tr>
<td>2016-17</td>
<td>42,015,850</td>
<td>84,182</td>
<td>46,863</td>
<td>10,837</td>
<td>14,103</td>
<td>1,707</td>
<td>10,837</td>
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<td>2017-18</td>
<td>43,381,365</td>
<td>86,977</td>
<td>49,457</td>
<td>11,108</td>
<td>14,455</td>
<td>1,741</td>
<td>11,108</td>
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<tr>
<td>2018-19</td>
<td>44,791,260</td>
<td>89,777</td>
<td>52,047</td>
<td>11,386</td>
<td>14,817</td>
<td>1,777</td>
<td>11,386</td>
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<td>2019-20</td>
<td>46,246,976</td>
<td>92,514</td>
<td>54,635</td>
<td>11,670</td>
<td>15,187</td>
<td>1,813</td>
<td>11,670</td>
</tr>
<tr>
<td>2020-21</td>
<td>47,750,002</td>
<td>95,116</td>
<td>57,223</td>
<td>11,962</td>
<td>15,567</td>
<td>1,849</td>
<td>11,962</td>
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<tr>
<td>2021-22</td>
<td>49,301,878</td>
<td>97,722</td>
<td>59,811</td>
<td>12,248</td>
<td>15,956</td>
<td>1,886</td>
<td>12,248</td>
</tr>
<tr>
<td>2022-23</td>
<td>50,904,189</td>
<td>99,678</td>
<td>62,400</td>
<td>12,531</td>
<td>16,345</td>
<td>1,924</td>
<td>12,531</td>
</tr>
<tr>
<td>2023-24</td>
<td>52,558,575</td>
<td>100,479</td>
<td>65,058</td>
<td>12,816</td>
<td>16,743</td>
<td>1,963</td>
<td>12,816</td>
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<tr>
<td>2024-25</td>
<td>54,266,728</td>
<td>102,738</td>
<td>67,616</td>
<td>13,102</td>
<td>17,152</td>
<td>2,002</td>
<td>13,102</td>
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</tbody>
</table>

335
### Financial Modelling - 35 Year Generational Model

#### Angas Recreation Park - Financial Model - Priority 1 Projects

<table>
<thead>
<tr>
<th>PROJECT YEARLY COST NET (GST Exclusive)</th>
<th>Year 26</th>
<th>Year 27</th>
<th>Year 28</th>
<th>Year 29</th>
<th>Year 30</th>
<th>Year 31</th>
<th>Year 32</th>
<th>Year 33</th>
<th>Year 34</th>
<th>Year 35</th>
</tr>
</thead>
<tbody>
<tr>
<td>NI - Income</td>
<td>Total Funding</td>
<td>Total Capital</td>
<td>Debt Repayment</td>
<td>Net Operating</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Project Annual Position - Surplus/(Deficit)</td>
<td>57,851,386</td>
<td>58,731,555</td>
<td>61,872,831</td>
<td>63,677,198</td>
<td>65,746,706</td>
<td>67,883,474</td>
<td>70,089,667</td>
<td>72,367,602</td>
<td>74,719,049</td>
<td>77,147,935</td>
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<tr>
<td>Projected Rating Income</td>
<td>0.28%</td>
<td>0.28%</td>
<td>0.27%</td>
<td>0.27%</td>
<td>0.27%</td>
<td>0.27%</td>
<td>0.26%</td>
<td>0.26%</td>
<td>0.26%</td>
<td>0.26%</td>
</tr>
</tbody>
</table>

#### 35 Year Funding Requirements & Financial Outcomes

**How will the proposal be funded?**

Funding:

For all funding see funding financial model

**Total**

Is there a build or purchase cost for an asset?

#### Capital Expenditure

**Project 1 - Junior Oval and Recreational Landscaping**

- **Fittings**
- **Special Equipment**
- **Alterations and Renovations**
- **Roads, Footpaths on Paved Areas**
- **Boundary Walls, Fencing, and Gates**
- **Landscaping and Improvements - Oval Build (7500sq m)**
- **Stormwater Drainage**
- **Electric Lights and Power**
- **Additional Loading for Tree Estimates**
- **Loading and Allowances**
- **Preliminaries, Fees and Contingencies**

**Project 2 - Additional Items Relevant to Achieve Project 1**

- **Cricket Net Relocation**

**Project 3 - Add On Consideration for Council to Make Development More Attractive for Funding - Jobs Connection**

- **Clubroom, Changing Rooms Redevelopment**

**Total - Capital Expenses - Council Priority 1**

All Operating Revenue and Expenses below are **additional**, i.e., a result of the

**Net Operating Result Profit/(Loss)**

<table>
<thead>
<tr>
<th>Year 26</th>
<th>Year 27</th>
<th>Year 28</th>
<th>Year 29</th>
<th>Year 30</th>
<th>Year 31</th>
<th>Year 32</th>
<th>Year 33</th>
<th>Year 34</th>
<th>Year 35</th>
</tr>
</thead>
<tbody>
<tr>
<td>0.28%</td>
<td>0.28%</td>
<td>0.27%</td>
<td>0.27%</td>
<td>0.27%</td>
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<td>0.26%</td>
<td>0.26%</td>
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<td>0.26%</td>
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</tbody>
</table>

**Operating Revenue**

<table>
<thead>
<tr>
<th>User Charges</th>
<th>Hire Revenue</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Operating Expenses**

- **Depreciation**
- **Employee Costs**
- **Other Costs**
  - **ESL Levy**
  - **Electricity Consumption**
- **Insurance (Asset & liability)**

**Maintenance Expenses**

- **Employee Costs**
  - **Contractors**
  - **Mowing/Landscaping**
    - **Electrical repairs**
    - **Cleaning**
  - **Oval Maintenance**
  - **Infrastructure Maintenance**
  - **Materials Water**

**Net Operating Revenue and Expenses below are additional**

*336*
Financial Modelling
Lyndoch Recreation Park With Rugby Relocation Analysis
## Financial Modelling - 35 Year Generational Model

### Southern Recreational Hub - Financial Model - Priority 1 Projects

<table>
<thead>
<tr>
<th>PROJECT YEARLY COST NET (GST Exclusive)</th>
<th>Year 1</th>
<th>Year 2</th>
<th>Year 3</th>
<th>Year 4</th>
<th>Year 5</th>
<th>Year 6</th>
<th>Year 7</th>
<th>Year 8</th>
<th>Year 9</th>
<th>Year 10</th>
<th>Year 11</th>
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</thead>
<tbody>
<tr>
<td>NI - Income</td>
<td></td>
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<td></td>
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<tr>
<td>Total Funding</td>
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<td>1,797,013</td>
<td>5,080,729</td>
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<tr>
<td>NI - Capital</td>
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<tr>
<td>Total Capital</td>
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<tr>
<td>NI - Balance Sheet</td>
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<td>Debt Repayment</td>
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<td>Total Debt</td>
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<tr>
<td>NI - Operating</td>
<td>(1,537)</td>
<td>(45,014)</td>
<td>(126,589)</td>
<td>(159,791)</td>
<td>(163,308)</td>
<td>(166,906)</td>
<td>(170,585)</td>
<td>(174,349)</td>
<td>(180,200)</td>
<td>(192,388)</td>
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<tr>
<td>Net Operating</td>
<td></td>
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<td></td>
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</tr>
<tr>
<td>Project Annual Position - Surplus/Deficit</td>
<td>(91,951)</td>
<td>(1,933,977)</td>
<td>(7,141,295)</td>
<td>(7,301,087)</td>
<td>(7,464,393)</td>
<td>(7,611,300)</td>
<td>(7,761,886)</td>
<td>(7,916,236)</td>
<td>(8,164,435)</td>
<td>(8,396,829)</td>
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<td>Project Cumulative - Surplus/(Deficit)</td>
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<td>Project Operating</td>
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</tr>
<tr>
<td>Project Capital</td>
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<td>26,850,496</td>
<td>27,723,137</td>
<td>28,624,139</td>
<td>29,554,424</td>
<td>30,514,842</td>
<td>31,506,078</td>
<td>32,530,645</td>
<td>33,587,991</td>
<td>34,679,497</td>
<td>35,800,581</td>
</tr>
<tr>
<td>Project Operating Percentage Impact</td>
<td>0.01%</td>
<td>0.16%</td>
<td>0.44%</td>
<td>0.54%</td>
<td>0.54%</td>
<td>0.53%</td>
<td>0.52%</td>
<td>0.52%</td>
<td>0.54%</td>
<td>0.54%</td>
<td>4.54%</td>
</tr>
</tbody>
</table>

### 35 Year Funding Requirements & Financial Outcomes

**How will the proposal be funded?**

Funding:

- For all funding see funding financial model

**Total**: 

- Is there a build or purchase cost for an asset?

**Capital Expenditure**

#### Project 1 - Lyndoch Rec Park Upgrades

- **Build**: 5,069,701
- **Loading and Allowances**: 228,137
- **Preliminaries, Fees and Contingencies**: 1,252,216

#### Project 2 - Rugby Relocation - ground infrastructure only

- **Build - 10080 sq m - 144/70 @150.43 sq m**: 1,516,334
- **Loading and Allowances**: 68,235
- **Preliminaries, Fees and Contingencies**: 374,534

**Total - Capital Expenses**: 90,414

**Total - 35 Year Cost Net**: 1,797,013

**Additional Funding & Expenses**

- **Operating Revenue and Expenses below are additional**: a result of the new initiative (with GST excluded) and do not include previous normal level operations

<table>
<thead>
<tr>
<th>Net Operating Result Profit/(Loss)</th>
<th>(1,537)</th>
<th>(45,014)</th>
<th>(126,589)</th>
<th>(159,791)</th>
<th>(163,308)</th>
<th>(166,906)</th>
<th>(170,585)</th>
<th>(174,349)</th>
<th>(180,200)</th>
<th>(192,388)</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Operating Revenue</td>
<td>8,000</td>
<td>8,200</td>
<td>8,405</td>
<td>8,615</td>
<td>8,831</td>
<td>9,051</td>
<td>9,278</td>
<td>9,509</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Operating Expenses</td>
<td>1,537</td>
<td>36,487</td>
<td>106,166</td>
<td>138,857</td>
<td>141,851</td>
<td>144,912</td>
<td>148,042</td>
<td>151,242</td>
<td>154,515</td>
<td>157,862</td>
<td></td>
</tr>
<tr>
<td>Total Maintenance Expenses</td>
<td>8,527</td>
<td>28,423</td>
<td>29,134</td>
<td>29,862</td>
<td>30,609</td>
<td>31,374</td>
<td>32,158</td>
<td>42,962</td>
<td>44,036</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Operational**

**Operating Revenue**

- **User Charges**: 
- **Hire Revenue**: 

**Operating Expenses**

- **Depreciation**: 
- **Employee Costs**: 
- **Other Costs**: 
  - **ESL Levy**: 
  - **Electricity Consumption**: 
  - **Insurance (Asset & liability)**: 

**Maintenance Expenses**

- **Employee Costs**: 
- **Contractors**: 
  - **Mowing/Landscaping - rugby only**: 
  - **Electrical repairs**: 
  - **Cleaning**: 
- **Materials and Consumables - Rugby New Site**: 
- **Miscellaneous - Rugby New Site**: 
- **Building Maintenance**: 
- **Infrastruckture Maintenance**: 
- **Materials Water**: 

**Total**: 10,000

**Total**: 10,250

**Total**: 7,681

**Total**: 7,873
## Financial Modelling - 35 Year Generational Model

### Southern Recreational Hub - Financial Model - Priority 1 Projects

**PROJECT YEARLY COST NET (GST Exclusive)**

<table>
<thead>
<tr>
<th>Share Point</th>
<th>Year 12</th>
<th>Year 13</th>
<th>Year 14</th>
<th>Year 15</th>
<th>Year 16</th>
<th>Year 17</th>
<th>Year 18</th>
<th>Year 19</th>
<th>Year 20</th>
<th>Year 21</th>
<th>Year 22</th>
</tr>
</thead>
<tbody>
<tr>
<td>NI - Income</td>
<td>Total Funding</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>NI - Capital</td>
<td>Total Capital</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>NI - Balance Sheet</td>
<td>Debt Repayment</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>NI - Operating</td>
<td>Net Operating</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>NI Annual Position - Surplus/(Deficit)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Project Cumulative - Surplus/(Deficit)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**NI - Income**

- Total Funding
- Total Capital
- Debt Repayment
- Net Operating
- NI Annual Position - Surplus/(Deficit)
- Project Cumulative - Surplus/(Deficit)

**NI - Operating**

- NI Annual Position - Surplus/(Deficit)
- Project Cumulative - Surplus/(Deficit)

### 35 Year Funding Requirements & Financial Outcomes

#### How will the proposal be funded?

**Funding**

For all funding see funding financial model

**Total**

**Is there a build or purchase cost for an asset?**

**Capital Expenditure**

**Project 1 - Lyndoch Rec Park Upgrades**

- Build: 5,069,701
- Loading and Allowances: 228,137
- Preliminaries, Fees and Contingencies: 1,252,216

**Project 2 - Rugby Relocation - ground infrastructure only**

- Build - 10080 sq m - 144x70 @150.43 sq m: 1,516,334
- Loading and Allowances: 68,235
- Preliminaries, Fees and Contingencies: 374,534

**Total - Capital Expenses**

- (0)

All Operating Revenue and Expenses below are additional, i.e., a result of the new initiative (n)

<table>
<thead>
<tr>
<th>Net Operating Result Profit/(Loss)</th>
<th>196,674</th>
<th>201,059</th>
<th>205,545</th>
<th>210,135</th>
<th>214,832</th>
<th>219,639</th>
<th>224,557</th>
<th>229,590</th>
<th>234,740</th>
<th>240,011</th>
<th>245,405</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Operating Revenue</td>
<td>9,747</td>
<td>9,991</td>
<td>10,241</td>
<td>10,497</td>
<td>10,759</td>
<td>11,028</td>
<td>11,304</td>
<td>11,586</td>
<td>11,876</td>
<td>12,173</td>
<td>12,477</td>
</tr>
<tr>
<td>Total Operating Expenses</td>
<td>45,137</td>
<td>46,266</td>
<td>47,422</td>
<td>48,608</td>
<td>49,823</td>
<td>51,069</td>
<td>52,345</td>
<td>53,654</td>
<td>54,995</td>
<td>56,370</td>
<td>57,779</td>
</tr>
<tr>
<td>Total Maintenance Expenses</td>
<td>41,390</td>
<td>43,083</td>
<td>44,777</td>
<td>46,303</td>
<td>47,888</td>
<td>49,586</td>
<td>51,345</td>
<td>53,154</td>
<td>54,995</td>
<td>56,370</td>
<td>57,779</td>
</tr>
</tbody>
</table>

#### Operational

**Operating Revenue**

| User Charges | 6,092 | 6,244 | 6,400 | 6,560 | 6,724 | 6,893 | 7,065 | 7,243 | 7,423 | 7,608 | 7,798 |
| Hire Revenue | 3,505 | 3,747 | 3,942 | 4,136 | 4,345 | 4,565 | 4,795 | 5,039 | 5,298 | 5,562 | 5,837 |

**Operating Expenses**

| Depreciation | 136,072 | 138,793 | 141,569 | 144,400 | 147,288 | 150,344 | 153,239 | 156,304 | 159,430 | 162,618 | 165,871 |
| Employee Costs | 6,991 | 7,201 | 7,417 | 7,640 | 7,869 | 8,105 | 8,348 | 8,599 | 8,856 | 9,122 | 9,396 |
| Other Costs | 672 | 689 | 706 | 724 | 742 | 761 | 780 | 799 | 819 | 840 | 861 |
| ESL Levy | 7,553 | 7,855 | 8,170 | 8,496 | 8,836 | 9,190 | 9,557 | 9,940 | 10,337 | 10,741 | 11,181 |
| Electricity Consumption | 9,995 | 10,245 | 10,501 | 10,764 | 11,033 | 11,309 | 11,591 | 11,881 | 12,178 | 12,483 | 12,795 |

**Maintenance Expenses**

| Employee Costs | 5,043 | 5,169 | 5,299 | 5,431 | 5,567 | 5,706 | 5,845 | 5,995 | 6,145 | 6,298 | 6,456 |
| Contractors | 4,035 | 4,136 | 4,239 | 4,345 | 4,454 | 4,565 | 4,679 | 4,796 | 4,916 | 5,039 | 5,165 |
| Mowing/Landscaping - rugby only | 3,362 | 3,446 | 3,532 | 3,621 | 3,711 | 3,804 | 3,899 | 3,997 | 4,097 | 4,198 | 4,304 |
| Electrical repairs | 3,362 | 3,446 | 3,532 | 3,621 | 3,711 | 3,804 | 3,899 | 3,997 | 4,097 | 4,198 | 4,304 |
| Building Maintenance | 6,574 | 6,893 | 7,055 | 7,211 | 7,378 | 7,548 | 7,728 | 7,909 | 8,136 | 8,359 | 8,588 |
| Infrastructure Maintenance | 10,506 | 10,769 | 11,038 | 11,314 | 11,597 | 11,887 | 12,184 | 12,489 | 12,851 | 13,121 | 13,449 |
| Materials Water | 8,069 | 8,271 | 8,478 | 8,690 | 8,907 | 9,130 | 9,358 | 9,592 | 9,832 | 10,077 | 10,328 |
Financial Modelling - 35 Year Generational Model

Southern Recreational Hub - Financial Model - Priority 1 Projects

PROJECT YEARLY COST NET (GST Exclusive)

<table>
<thead>
<tr>
<th>SharePoint</th>
<th>Year 23</th>
<th>Year 24</th>
<th>Year 25</th>
<th>Year 26</th>
<th>Year 27</th>
<th>Year 28</th>
<th>Year 29</th>
<th>Year 30</th>
<th>Year 31</th>
<th>Year 32</th>
<th>Year 33</th>
</tr>
</thead>
<tbody>
<tr>
<td>NI - Income</td>
<td>Total Funding</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>NI - Capital</td>
<td>Total Capital</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>NI - Balance Sheet</td>
<td>Debt Repayment</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>NI - Operating</td>
<td>Net Operating</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

Project Annual Position - Surplus/(Deficit)

<table>
<thead>
<tr>
<th>Year</th>
<th>Surplus/(Deficit)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2041-42</td>
<td>-250,925</td>
</tr>
<tr>
<td>2042-43</td>
<td>11,029</td>
</tr>
<tr>
<td>2043-44</td>
<td>11,286</td>
</tr>
<tr>
<td>2044-45</td>
<td>11,548</td>
</tr>
<tr>
<td>2045-46</td>
<td>11,817</td>
</tr>
<tr>
<td>2046-47</td>
<td>12,091</td>
</tr>
<tr>
<td>2047-48</td>
<td>12,372</td>
</tr>
<tr>
<td>2048-49</td>
<td>12,659</td>
</tr>
<tr>
<td>2049-50</td>
<td>12,952</td>
</tr>
<tr>
<td>2050-51</td>
<td>13,252</td>
</tr>
<tr>
<td>2051-52</td>
<td>13,559</td>
</tr>
</tbody>
</table>

35 Year Funding Requirements & Financial Outcomes

How will the proposal be funded?

- Funding
  For all funding see funding financial model

Is there a build or purchase cost for an asset?

- Capital Expenditure
  Project 1 - Lyndoch Rec Park Upgrades
    - Build
    - Loading and Allowances
    - Preliminaries, Fees and Contingencies
  Project 2 - Rugby Relocation - ground infrastructure only
    - Build - 10080 sq m - 144x70 @150.43 sq m
    - Loading and Allowances
    - Preliminaries, Fees and Contingencies

All Operating Revenue and Expenses below are additional, i.e., a result of the new initiative (n)

Net Operating Result Profit/(Loss)

<table>
<thead>
<tr>
<th>Year</th>
<th>Profit/(Loss)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2041-42</td>
<td>-250,925</td>
</tr>
<tr>
<td>2042-43</td>
<td>11,029</td>
</tr>
<tr>
<td>2043-44</td>
<td>11,286</td>
</tr>
<tr>
<td>2044-45</td>
<td>11,548</td>
</tr>
<tr>
<td>2045-46</td>
<td>11,817</td>
</tr>
<tr>
<td>2046-47</td>
<td>12,091</td>
</tr>
<tr>
<td>2047-48</td>
<td>12,372</td>
</tr>
<tr>
<td>2048-49</td>
<td>12,659</td>
</tr>
<tr>
<td>2049-50</td>
<td>12,952</td>
</tr>
<tr>
<td>2050-51</td>
<td>13,252</td>
</tr>
<tr>
<td>2051-52</td>
<td>13,559</td>
</tr>
</tbody>
</table>

Total Operating Revenue

<table>
<thead>
<tr>
<th>Year</th>
<th>Operating Revenue</th>
</tr>
</thead>
<tbody>
<tr>
<td>2041-42</td>
<td>5,069,701</td>
</tr>
<tr>
<td>2042-43</td>
<td>5,286,728</td>
</tr>
<tr>
<td>2043-44</td>
<td>5,548,967</td>
</tr>
<tr>
<td>2044-45</td>
<td>5,851,395</td>
</tr>
<tr>
<td>2045-46</td>
<td>6,172,831</td>
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<tr>
<td>2046-47</td>
<td>6,478,706</td>
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<tr>
<td>2047-48</td>
<td>6,785,474</td>
</tr>
<tr>
<td>2048-49</td>
<td>7,093,687</td>
</tr>
<tr>
<td>2049-50</td>
<td>7,402,062</td>
</tr>
<tr>
<td>2050-51</td>
<td>7,711,702</td>
</tr>
<tr>
<td>2051-52</td>
<td>8,022,572</td>
</tr>
</tbody>
</table>

Total Maintenance Expenses

<table>
<thead>
<tr>
<th>Year</th>
<th>Maintenance Expenses</th>
</tr>
</thead>
<tbody>
<tr>
<td>2041-42</td>
<td>1,259,216</td>
</tr>
<tr>
<td>2042-43</td>
<td>1,286,509</td>
</tr>
<tr>
<td>2043-44</td>
<td>1,314,867</td>
</tr>
<tr>
<td>2044-45</td>
<td>1,343,144</td>
</tr>
<tr>
<td>2045-46</td>
<td>1,372,315</td>
</tr>
<tr>
<td>2046-47</td>
<td>1,401,589</td>
</tr>
<tr>
<td>2047-48</td>
<td>1,430,861</td>
</tr>
<tr>
<td>2048-49</td>
<td>1,460,136</td>
</tr>
<tr>
<td>2049-50</td>
<td>1,489,436</td>
</tr>
<tr>
<td>2050-51</td>
<td>1,518,751</td>
</tr>
<tr>
<td>2051-52</td>
<td>1,548,072</td>
</tr>
</tbody>
</table>

Operational Revenue

<table>
<thead>
<tr>
<th>Year</th>
<th>Operating Revenue</th>
</tr>
</thead>
<tbody>
<tr>
<td>2041-42</td>
<td>12,789</td>
</tr>
<tr>
<td>2042-43</td>
<td>13,109</td>
</tr>
<tr>
<td>2043-44</td>
<td>13,437</td>
</tr>
<tr>
<td>2044-45</td>
<td>13,773</td>
</tr>
<tr>
<td>2045-46</td>
<td>14,117</td>
</tr>
<tr>
<td>2046-47</td>
<td>14,470</td>
</tr>
<tr>
<td>2047-48</td>
<td>14,832</td>
</tr>
<tr>
<td>2048-49</td>
<td>15,202</td>
</tr>
<tr>
<td>2049-50</td>
<td>15,582</td>
</tr>
<tr>
<td>2050-51</td>
<td>15,972</td>
</tr>
<tr>
<td>2051-52</td>
<td>16,371</td>
</tr>
</tbody>
</table>

Maintenance Expenses

<table>
<thead>
<tr>
<th>Year</th>
<th>Maintenance Expenses</th>
</tr>
</thead>
<tbody>
<tr>
<td>2041-42</td>
<td>4,796</td>
</tr>
<tr>
<td>2042-43</td>
<td>4,916</td>
</tr>
<tr>
<td>2043-44</td>
<td>5,039</td>
</tr>
<tr>
<td>2044-45</td>
<td>5,162</td>
</tr>
<tr>
<td>2045-46</td>
<td>5,287</td>
</tr>
<tr>
<td>2046-47</td>
<td>5,412</td>
</tr>
<tr>
<td>2047-48</td>
<td>5,537</td>
</tr>
<tr>
<td>2048-49</td>
<td>5,662</td>
</tr>
<tr>
<td>2049-50</td>
<td>5,788</td>
</tr>
<tr>
<td>2050-51</td>
<td>5,915</td>
</tr>
<tr>
<td>2051-52</td>
<td>6,043</td>
</tr>
</tbody>
</table>

Total - Capital Expenses

<table>
<thead>
<tr>
<th>Year</th>
<th>Total Capital Expenses</th>
</tr>
</thead>
<tbody>
<tr>
<td>2041-42</td>
<td>0.48%</td>
</tr>
<tr>
<td>2042-43</td>
<td>0.47%</td>
</tr>
<tr>
<td>2043-44</td>
<td>0.47%</td>
</tr>
<tr>
<td>2044-45</td>
<td>0.46%</td>
</tr>
<tr>
<td>2045-46</td>
<td>0.46%</td>
</tr>
<tr>
<td>2046-47</td>
<td>0.45%</td>
</tr>
<tr>
<td>2047-48</td>
<td>0.45%</td>
</tr>
<tr>
<td>2048-49</td>
<td>0.45%</td>
</tr>
<tr>
<td>2049-50</td>
<td>0.44%</td>
</tr>
<tr>
<td>2050-51</td>
<td>0.43%</td>
</tr>
<tr>
<td>2051-52</td>
<td>0.43%</td>
</tr>
</tbody>
</table>
### Southern Recreational Hub - Financial Model - Priority 1 Projects

#### PROJECT YEARLY COST NET (GST Exclusive)

<table>
<thead>
<tr>
<th>SharePoint</th>
<th>Year 34</th>
<th>Year 35</th>
</tr>
</thead>
<tbody>
<tr>
<td>NI - Income</td>
<td>Total Funding</td>
<td>-</td>
</tr>
<tr>
<td>NI - Capital</td>
<td>Total Capital</td>
<td>-</td>
</tr>
<tr>
<td>NI - Balance Sheet</td>
<td>Debt Repayment</td>
<td>-</td>
</tr>
<tr>
<td>NI - Operating</td>
<td>Net Operating</td>
<td>(320,952)</td>
</tr>
</tbody>
</table>

#### Project Annual Position - Surplus/(Deficit)

<table>
<thead>
<tr>
<th>Project Cumulative - Surplus/(Deficit)</th>
<th>Year 34</th>
<th>Year 35</th>
</tr>
</thead>
<tbody>
<tr>
<td>Projected Rating Income</td>
<td>74,719,549</td>
<td>77,147,935</td>
</tr>
<tr>
<td>Projected Rating Percentage Impact</td>
<td>0.43%</td>
<td>0.43%</td>
</tr>
</tbody>
</table>

### 35 Year Funding Requirements & Financial Outcomes

#### How will the proposal be funded?

**Funding**

For all funding see funding financial model

**Total**

#### Is there a build or purchase cost for an asset?

**Capital Expenditure**

**Project 1 - Lyndoch Rec Park Upgrades**

<table>
<thead>
<tr>
<th>Build</th>
<th>5,069,701</th>
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</thead>
<tbody>
<tr>
<td>Loading and Allowances</td>
<td>228,137</td>
</tr>
<tr>
<td>Preliminaries, Fees and Contingencies</td>
<td>1,252,216</td>
</tr>
</tbody>
</table>

**Project 2 - Rugby Relocation - ground infrastructure only**

| Build - 10080 sq m - 144x70 @150.43 sq m | 1,516,334 |
| Loading and Allowances | 68,235 |
| Preliminaries, Fees and Contingencies | 374,534 |

**Total - Capital Expenses**

(0)

#### All Operating Revenue and Expenses below are *additional* ie., a result of the new initiative (i)

| Net Operating Result Profit/(Loss) | (320,952) | (328,260) |
| Total Operating Revenue | 16,781 | 17,200 |
| Total Operating Expenses | 260,026 | 265,810 |
| Total Maintenance Expenses | 77,707 | 79,649 |

#### Operational

**Operating Revenue**

| User Charges | 10,488 | 10,750 |
| Hire Revenue | 6,293 | 6,450 |

**Operating Expenses**

| Depreciation | 270,364 | 274,571 |
| Employee Costs | 13,396 | 13,798 |
| Other Costs | 1,158 | 1,187 |
| ESL Levy | 17,901 | 18,617 |
| Electricity Consumption | 17,207 | 17,634 |

#### Maintenance Expenses

| Employee Costs | 8,682 | 8,900 |
| Contractors - Mowing/Landscaping - rugby only | 6,946 | 7,120 |
| - Electrical repairs | 6,946 | 7,120 |
| - Cleaning | 6,946 | 7,120 |
| Materials and Consumables - Rugby New Site | 5,788 | 5,933 |
| Miscellaneous - Rugby New Site | 5,788 | 5,933 |
| Building Maintenance | 11,577 | 11,868 |
| Infrastructure Maintenance | 18,087 | 18,539 |
| Materials Water | 13,892 | 14,239 |
Financial Modelling
Murray Recreation Park
### 35 Year Funding Requirements & Financial Outcomes

#### How will the proposal be funded?

For all funding see funding financial model

<table>
<thead>
<tr>
<th>Year</th>
<th>Total Funding</th>
<th>Total Capital</th>
<th>Total Operating Result Profit/(Loss)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019-20</td>
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<tr>
<td>2020-21</td>
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<td>2031-32</td>
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#### Is there a build or purchase cost for an asset?

**Capital Expenditure**

**Alternations - Toilets, Pavillion, Playground, Shower and Laundry Block**

<table>
<thead>
<tr>
<th>Build</th>
<th>Loading and Allowances</th>
<th>Preliminaries, Fees and Contingencies</th>
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<tr>
<td>144,561</td>
<td>6,505</td>
<td>35,707</td>
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**Total - Capital Expenses**

| (0)              | 144,561                |                                       |

All Operating Revenue and Expenses below are additional i.e., a result of the new initiative (with GST excluded) and do not include previous normal level operations

<table>
<thead>
<tr>
<th>Net Operating Result Profit/(Loss)</th>
<th>Total Operating Revenue</th>
<th>Total Operating Expenses</th>
<th>Total Maintenance Expenses</th>
<th>Operating Expenses</th>
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#### Operational Revenue

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#### Operating Expenses

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<th>Employee Costs</th>
<th>Other Costs</th>
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<tr>
<th>ESI Levy</th>
<th>Electricity Consumption</th>
<th>Insurance (Asset &amp; Liability)</th>
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#### Maintenance Expenses

<table>
<thead>
<tr>
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</table>

<table>
<thead>
<tr>
<th>Mowing/Landscaping</th>
<th>Electrical repairs</th>
<th>Cleaning</th>
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<tbody>
<tr>
<td>1,894</td>
<td>1,941</td>
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**Projected Rating Income**

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<tbody>
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**Projected Rating Percentage Impact**

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</tbody>
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**35 Year Funding Requirements & Financial Outcomes**

- **Net Operating Result Profit/(Loss)**
- **Total Operating Revenue**
- **Total Operating Expenses**
- **Total Maintenance Expenses**
- **Operating Expenses**
- **Maintenance Expenses**

---

**SharePoint**

2019-20
2020-21
2021-22
2022-23
2024-25
2025-26
2027-28
2028-29
2030-31
2031-32

**NI - Income**

**Total Funding**

**NI - Capital**

**Total Capital**

**NI - Balance Sheet**

**Debt Repayment**

**NI - Operating**

**Net Operating**

**NI - Project Annual Position - Surplus/(Deficit)**

**Project Cumulative - Surplus/(Deficit)**

**Projected Rating Income**

**Projected Rating Percentage Impact**
Financial Modelling - 35 Year Generational Model

Murray Recreation Park - Financial Model - Priority 1 Projects

<table>
<thead>
<tr>
<th>PROJECT YEARLY COST NET (GST Exclusive)</th>
<th>Year 14</th>
<th>Year 15</th>
<th>Year 16</th>
<th>Year 17</th>
<th>Year 18</th>
<th>Year 19</th>
<th>Year 20</th>
<th>Year 21</th>
<th>Year 22</th>
<th>Year 23</th>
<th>Year 24</th>
<th>Year 25</th>
<th>Year 26</th>
<th>Year 27</th>
</tr>
</thead>
<tbody>
<tr>
<td>NI - Income</td>
<td>-</td>
<td>-</td>
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<tr>
<td>NI - Balance Sheet</td>
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</tr>
<tr>
<td>NI - Operating</td>
<td>(9,331)</td>
<td>(9,561)</td>
<td>(9,796)</td>
<td>(10,038)</td>
<td>(10,286)</td>
<td>(10,540)</td>
<td>(10,800)</td>
<td>(11,068)</td>
<td>(11,342)</td>
<td>(11,624)</td>
<td>(11,912)</td>
<td>(12,209)</td>
<td>(12,513)</td>
<td>(12,825)</td>
</tr>
<tr>
<td>Project Annual Position - Surplus/(Deficit)</td>
<td>(9,331)</td>
<td>(9,561)</td>
<td>(9,796)</td>
<td>(10,038)</td>
<td>(10,286)</td>
<td>(10,540)</td>
<td>(10,800)</td>
<td>(11,068)</td>
<td>(11,342)</td>
<td>(11,624)</td>
<td>(11,912)</td>
<td>(12,209)</td>
<td>(12,513)</td>
<td>(12,825)</td>
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<td>Projected Rating Income</td>
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<td>55,397,236</td>
<td>57,797,185</td>
<td>60,399,997</td>
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</tr>
</tbody>
</table>

35 Year Funding Requirements & Financial Outcomes

How will the proposal be funded?

Funding

For all funding see funding financial model

Total

Is there a build or purchase cost for an asset?

Capital Expenditure

Alternations - Toilets, Pavilion, Playground, Shower and Laundry Block

Build

Loading and Allowances

Preliminaries, Fees and Contingencies

Total - Capital Expenses

All Operating Revenue and Expenses below are additional, i.e., a result of the:

Net Operating Result Profit/(Loss)  

(9,331) (9,561) (9,796) (10,038) (10,286) (10,540) (10,800) (11,068) (11,342) (11,624) (11,912) (12,209) (12,513) (12,825)

Total Operating Revenue

6,776 6,532 6,691 6,855 7,023 7,196 7,373 7,555 7,741 7,933 8,129 8,331 8,538 8,751

Total Operating Expenses


Operational

Operating Revenue

User Charges

- - - - - - - - - - - - - -

Hire Revenue

- - - - - - - - - - - - - -

Operating Expenses

Depreciation


Employee Costs

66 87 105 124 145 164 184 204 224 244 264 284 304 324

Electricity Consumption

770 801 833 866 900 936 974 1,013 1,053 1,093 1,133 1,174 1,215 1,256

Insurance (Asset & liability)

2,485 2,547 2,611 2,676 2,743 2,812 2,882 2,954 3,028 3,104 3,181 3,261 3,342 3,426

Maintenance Expenses

Employee Costs

656 672 689 706 724 742 761 780 799 819 840 861 882 904

Contractors

- - - - - - - - - - - - - -

Building Maintenance

656 672 689 706 724 742 761 780 799 819 840 861 882 904

Infrastructure Maintenance

331 339 346 357 368 379 394 409 424 441 458 474 490 506

Materials Water

- - - - - - - - - - - - - -

ESL Levy

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### Financial Modelling - 35 Year Generational Model

#### Murray Recreation Park - Financial Model - Priority 1 Projects

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<th>Year 29</th>
<th>Year 30</th>
<th>Year 31</th>
<th>Year 32</th>
<th>Year 33</th>
<th>Year 34</th>
<th>Year 35</th>
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<td>(13,473)</td>
<td>(13,810)</td>
<td>(14,156)</td>
<td>(14,511)</td>
<td>(14,875)</td>
<td>(15,249)</td>
<td>(15,633)</td>
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<td>Project Annual Position - Surplus/(Deficit)</td>
<td>(13,145)</td>
<td>(13,473)</td>
<td>(13,810)</td>
<td>(14,156)</td>
<td>(14,511)</td>
<td>(14,875)</td>
<td>(15,249)</td>
<td>(15,633)</td>
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<td>67,883,474</td>
<td>70,089,687</td>
<td>72,367,602</td>
<td>74,719,549</td>
<td>77,147,835</td>
</tr>
<tr>
<td>Projected Rating Percentage Impact</td>
<td>0.02%</td>
<td>0.02%</td>
<td>0.02%</td>
<td>0.02%</td>
<td>0.02%</td>
<td>0.02%</td>
<td>0.02%</td>
<td>0.02%</td>
</tr>
</tbody>
</table>

#### 35 Year Funding Requirements & Financial Outcomes

**How will the proposal be funded?**

**Funding**

For all funding see funding financial model

**Total**

Is there a build or purchase cost for an asset?

**Capital Expenditure**

Alternations - Toilets, Pavilion, Playground, Shower and Laundry Block

Build

Loading and Allowances

Preliminaries, Fees and Contingencies

**Total - Capital Expenses**

All Operating Revenue and Expenses below are **additional** i.e., a result of the

**Net Operating Result Profit/(Loss)**

$(13,145)  $13,473  $(13,810)  $(14,156)  $(14,511)  $(14,875)  $(15,249)  $(15,633)

**Total Operating Revenue**

$8,969  $9,193  $9,423  $9,659  $9,902  $10,151  $10,407  $10,669

**Total Operating Expenses**

$4,176  $4,280  $4,387  $4,497  $4,609  $4,725  $4,843  $4,964

**Total Maintenance Expenses**

$102  $105  $108  $110  $112  $115  $118  $121

**Operational Revenue**

User Charges

Hire Revenue

**Operating Expenses**

Depreciation

Employee Costs

Other Costs

ESL Levy

Electricity Consumption

Insurance (Asset & Liability)

$3,511  $3,599  $3,689  $3,781  $3,876  $3,973  $4,072  $4,174

**Maintenance Expenses**

Employee Costs

Contractors

Mowing/Landscaping

Electrical repairs

Cleaning

Building Maintenance

Infrastructure Maintenance

Materials Water

$927  $950  $974  $998  $1,023  $1,049  $1,075  $1,102

$927  $950  $974  $998  $1,023  $1,049  $1,075  $1,102

$688  $680  $492  $504  $516  $529  $543  $556

$927  $950  $974  $998  $1,023  $1,049  $1,075  $1,102
Financial Modelling
Nuriootpa Centennial Park
### Financial Modelling - 35 Year Generational Model

**Nuriootpa Centennial Park - Financial Model - Priority 1 Projects**

<table>
<thead>
<tr>
<th>PROJECT YEARLY COST NET (GST Exclusive)</th>
<th>Year 2</th>
<th>Year 3</th>
<th>Year 4</th>
<th>Year 5</th>
<th>Year 6</th>
<th>Year 7</th>
<th>Year 8</th>
<th>Year 9</th>
<th>Year 10</th>
<th>Year 11</th>
<th>Year 12</th>
<th>Year 13</th>
<th>Year 14</th>
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</thead>
<tbody>
<tr>
<td>N- Income</td>
<td>1,110,000</td>
<td>3,126,734</td>
<td>2,283,648</td>
<td>-</td>
<td>-</td>
<td>-</td>
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<td>-</td>
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<td>-</td>
</tr>
<tr>
<td>N- Capital</td>
<td>-</td>
<td>-</td>
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<td>N- Balance Sheet</td>
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<tr>
<td>N- Operating</td>
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<td>-</td>
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<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

**Project 1 - Landscaping/Civil/Roads/ Electrical and Drainage**

- **Build**
  - Loading and Allowances: 61,563
  - Preliminaries, Fees and Contingencies: 305,169
- **Preliminaries, Fees and Contingencies**
  - 370,500

**Project 2 - Soccer Club Rooms**

- **Build**
  - Loading and Allowances: 67,696
  - Preliminaries, Fees and Contingencies: 230,496
- **Preliminaries, Fees and Contingencies**
  - 308,192

**Project 3 - AFL/Netball Change Rooms**

- **Build**
  - Loading and Allowances: 45,000
  - Preliminaries, Fees and Contingencies: 247,000
- **Preliminaries, Fees and Contingencies**
  - 292,000

**Project 4 - Scouts Rectification**

- **Build**
  - Loading and Allowances: 600,000
  - Preliminaries, Fees and Contingencies: 247,000
- **Preliminaries, Fees and Contingencies**
  - 847,000

**Project 5 - New Soccer Pitches**

- **Build**
  - 11,940 sq metre @ $150 45 sq m: 1,798,182
  - Loading and Allowances: 80,824
  - Preliminaries, Fees and Contingencies: 440,643

**Project 6 - Additional Items Relevant to Achieve Project 1 & 3 & 5**

- **Cricket Net Relocation**
  - 110,000

**Total - Capital Expenses**

- 1,110,000
- 3,126,724
- 2,283,648

All Operating Revenue and Expenses below are additional, i.e., a result of the new initiative (with GST excluded) and do not include previous normal level operations

<table>
<thead>
<tr>
<th>Net Operating Result Profit/(Loss)</th>
<th>Total</th>
<th>NI - Operating</th>
<th>NI - Capital</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total Operating Revenue</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total Operating Expenses</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total Maintenance Expenses</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Net Operating Result Profit/ (Loss)</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Financial Modelling - 35 Year Generational Model**

35 Year Funding Requirements & Financial Outcomes

**How will the proposal be funded?**

**Funding**

For all funding see funding financial model

Total

- -

Is there a build or purchase cost for an asset?

**Capital Expenditure**

**Project 1 - Landscaping/Civil/Roads/ Electrical and Drainage**

- **Build**
  - Loading and Allowances: 61,563
  - Preliminaries, Fees and Contingencies: 305,169
- **Preliminaries, Fees and Contingencies**
  - 370,500

**Project 2 - Soccer Club Rooms**

- **Build**
  - Loading and Allowances: 67,696
  - Preliminaries, Fees and Contingencies: 230,496
- **Preliminaries, Fees and Contingencies**
  - 308,192

**Project 3 - AFL/Netball Change Rooms**

- **Build**
  - Loading and Allowances: 45,000
  - Preliminaries, Fees and Contingencies: 247,000
- **Preliminaries, Fees and Contingencies**
  - 292,000

**Project 4 - Scouts Rectification**

- **Build**
  - Loading and Allowances: 600,000
  - Preliminaries, Fees and Contingencies: 247,000
- **Preliminaries, Fees and Contingencies**
  - 847,000

**Project 5 - New Soccer Pitches**

- **Build**
  - 11,940 sq metre @ $150 45 sq m: 1,798,182
  - Loading and Allowances: 80,824
  - Preliminaries, Fees and Contingencies: 440,643

**Project 6 - Additional Items Relevant to Achieve Project 1 & 3 & 5**

- **Cricket Net Relocation**
  - 110,000

**Total - Capital Expenses**

- 1,110,000
- 3,126,724
- 2,283,648

**All Operating Revenue and Expenses below are additional, i.e., a result of the new initiative (with GST excluded) and do not include previous normal level operations**

**Net Operating Result Profit/(Loss)**

- (45,843)
- (110,234)
- (188,656)
- (193,360)
- (197,770)
- (202,391)
- (207,125)
- (211,974)
- (223,841)
- (229,206)
- (234,599)
- (240,126)
- (245,788)

**Total Operating Revenue**

- 70,000
- 70,000
- 70,000
- 70,000
- 70,000
- 70,000
- 70,000
- 70,000
- 70,000
- 70,000
- 70,000
- 70,000
- 70,000

**Total Operating Expenses**

- 75,000
- 75,000
- 75,000
- 75,000
- 75,000
- 75,000
- 75,000
- 75,000
- 75,000
- 75,000
- 75,000
- 75,000
- 75,000

**Total Maintenance Expenses**

- 6,149
- 33,697
- 56,162
- 57,566
- 59,005
- 60,480
- 61,992
- 63,542
- 72,131
- 73,934
- 75,782
- 77,677
- 79,619

**Operational**

**Operating Revenue**

- User Charges: -
- Hire Revenue: -

**Operating Expenses**

- Depreciation: 18,870
- Electricity Consumption: 81,560
- Insurance (Asset & liability): 1,567

**Maintenance Expenses**

- Employee Costs: 3,974
- Contracts: -
- Building Maintenance: -
- Infrastructure Maintenance: -
- Materials Water: 5,499
### Financial Modelling - 35 Year Generational Model

**Nuriootpa Centennial Park - Financial Model - Priority 1 Projects**

**PROJECT YEARLY COST NET (GST Exclusive)**

<table>
<thead>
<tr>
<th>Year</th>
<th>2023-24</th>
<th>2024-25</th>
<th>2025-26</th>
<th>2026-27</th>
<th>2027-28</th>
<th>2028-29</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Funding</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>N - Income</td>
<td>Total Funding</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>N - Capital</td>
<td>Total Capital</td>
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<td>-</td>
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</tr>
<tr>
<td>N - Balance Sheet</td>
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<td>-</td>
</tr>
<tr>
<td>N - Operating</td>
<td>Net Operating</td>
<td>-</td>
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<th>2028-29</th>
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</thead>
<tbody>
<tr>
<td>Total Capital</td>
<td>(10,094,100)</td>
<td>(282,820)</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Net Operating</td>
<td>(349,682)</td>
<td>4,565</td>
<td>7,241</td>
<td>3,711</td>
<td>26,724</td>
<td>31,554</td>
</tr>
<tr>
<td>Year</td>
<td>2023-24</td>
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<td>Total Operating Revenue</td>
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</tr>
</tbody>
</table>

#### Funding

**35 Year Funding Requirements & Financial Outcomes**

**How will the proposal be funded?**

**Capital Expenditure**

<table>
<thead>
<tr>
<th>Project 1 - Landscaping/Civil/Roads</th>
<th>Electrical and Drainage</th>
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</thead>
<tbody>
<tr>
<td>Build</td>
<td>Loading and Allowances</td>
</tr>
<tr>
<td>Project 2 - Soccer Club Rooms</td>
<td>Build</td>
</tr>
<tr>
<td>Project 3 - AFL Netball Change Rooms</td>
<td>Build</td>
</tr>
<tr>
<td>Project 4 - Scouts Relocation</td>
<td>Build</td>
</tr>
<tr>
<td>Project 5 - New Soccer Pitches</td>
<td>Build</td>
</tr>
<tr>
<td>Project 6 - Additional Items Relevant to Achieve Project 1 &amp; 5</td>
<td>Build</td>
</tr>
</tbody>
</table>

**Total - Capital Expenses**

<table>
<thead>
<tr>
<th>Year</th>
<th>2023-24</th>
<th>2024-25</th>
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**Year | 2023-24 | 2024-25 | 2025-26 | 2026-27 | 2027-28 | 2028-29 |
<table>
<thead>
<tr>
<th></th>
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<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Maintenance Expenses</td>
<td>81,609</td>
<td>83,649</td>
<td>85,741</td>
<td>87,884</td>
<td>90,061</td>
<td>92,333</td>
</tr>
<tr>
<td>Year</td>
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</tr>
</tbody>
</table>

**Operational Revenue**

<table>
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<tr>
<th>Year</th>
<th>2023-24</th>
<th>2024-25</th>
<th>2025-26</th>
<th>2026-27</th>
<th>2027-28</th>
<th>2028-29</th>
</tr>
</thead>
<tbody>
<tr>
<td>User Charges</td>
<td>6,724</td>
<td>6,893</td>
<td>7,065</td>
<td>7,241</td>
<td>7,423</td>
<td>7,606</td>
</tr>
<tr>
<td>Hire Revenue</td>
<td>4,035</td>
<td>4,736</td>
<td>4,238</td>
<td>4,536</td>
<td>4,840</td>
<td>4,566</td>
</tr>
</tbody>
</table>

**Operational Expenses**

<table>
<thead>
<tr>
<th>Year</th>
<th>2023-24</th>
<th>2024-25</th>
<th>2025-26</th>
<th>2026-27</th>
<th>2027-28</th>
<th>2028-29</th>
</tr>
</thead>
<tbody>
<tr>
<td>Depreciation</td>
<td>135,223</td>
<td>135,887</td>
<td>136,505</td>
<td>141,317</td>
<td>144,204</td>
<td>147,088</td>
</tr>
<tr>
<td>Employee Costs</td>
<td>25,975</td>
<td>26,704</td>
<td>27,557</td>
<td>28,383</td>
<td>29,235</td>
<td>30,112</td>
</tr>
<tr>
<td>Other Costs</td>
<td>92,612</td>
<td>97,110</td>
<td>101,674</td>
<td>106,235</td>
<td>110,808</td>
<td>115,384</td>
</tr>
</tbody>
</table>

**Maintenance Expenses**

<table>
<thead>
<tr>
<th>Year</th>
<th>2023-24</th>
<th>2024-25</th>
<th>2025-26</th>
<th>2026-27</th>
<th>2027-28</th>
<th>2028-29</th>
</tr>
</thead>
<tbody>
<tr>
<td>Employee Costs</td>
<td>17,380</td>
<td>17,814</td>
<td>18,259</td>
<td>18,715</td>
<td>19,184</td>
<td>19,663</td>
</tr>
<tr>
<td>Contracts - Mowing/Landscaping/Electrical repair - Clearing</td>
<td>21,999</td>
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<td>3,804</td>
<td>3,899</td>
<td>3,999</td>
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<td>Infrastructure Maintenance</td>
<td>6,969</td>
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<td>7,296</td>
<td>7,452</td>
<td>7,609</td>
<td>7,766</td>
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</table>
| Materials Water | 24,049 | 24,850 | 25,656 | 26,456 | 27,257 | 28,058 | | 348
## Financial Modelling - 35 Year Generational Model

### Nuriootpa Centennial Park - Financial Model - Priority 1 Projects

### PROJECT YEARLY COST NET (GST Exclusive)

<table>
<thead>
<tr>
<th>SharePoint</th>
<th>2048-49</th>
<th>2049-50</th>
<th>2050-51</th>
<th>2051-52</th>
<th>2052-53</th>
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<tbody>
<tr>
<td>NI - Income</td>
<td>-</td>
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<td>-</td>
</tr>
<tr>
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<td>-</td>
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<tr>
<td>Total Capital</td>
<td>-</td>
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<tr>
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### 35 Year Funding Requirements & Financial Outcomes

#### How will the proposal be funded?
- Funding
  - For all funding see funding financial model

#### Is there a build or purchase cost for an asset?
- Capital Expenditure
  - Project 1 - Landscaping/Civil/Roads/ Electrical and Drainage
    - Build
    - Loading and Allowances
    - Preliminaries, Fees and Contingencies
  - Project 2 - Soccer Club Rooms
    - Build
    - Loading and Allowances
    - Preliminaries, Fees and Contingencies
  - Project 3 - AFL/Netball Change Rooms
    - Build
    - Loading and Allowances
    - Preliminaries, Fees and Contingencies
  - Project 4 - Scouts Relocation
    - Build
    - Loading and Allowances
    - Preliminaries, Fees and Contingencies
  - Project 5 - New Soccer Pitches
    - 11,940 sq metres @150.43 sq m
    - Loading and Allowances
    - Preliminaries, Fees and Contingencies
  - Project 6 - Additional Items Relevant to Achieve Project 1 & 3 & 5
    - Cricket Net Relocation

### All Operating Revenue and Expenses below are additional

#### Additional Note
- is a result of the

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<thead>
<tr>
<th>Year</th>
<th>Operating Revenue</th>
<th>User Charges</th>
<th>Hire Revenue</th>
<th>Operating Expenses</th>
<th>Depreciation</th>
<th>EIS Levy</th>
<th>Electricity/Consumption</th>
<th>Insurance (Asset &amp; liability)</th>
<th>Maintenance Expenses</th>
<th>Employee Costs</th>
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<tr>
<td>30</td>
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<td>9,359</td>
<td>9,369</td>
<td>10,232</td>
<td>358,073</td>
<td>524</td>
<td>12,470</td>
<td>5,244</td>
<td>25,171</td>
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<td>10,232</td>
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<td>10,232</td>
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<td>565</td>
<td>11,757</td>
<td>5,244</td>
<td>27,106</td>
<td>31,792</td>
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<td>26,890</td>
<td>9,369</td>
<td>9,369</td>
<td>10,232</td>
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<td>11,470</td>
<td>5,244</td>
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<td>9,369</td>
<td>9,369</td>
<td>10,232</td>
<td>403,311</td>
<td>593</td>
<td>11,199</td>
<td>5,244</td>
<td>28,164</td>
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Financial Modelling
Stockwell Recreation Park
## Financial Modelling - 35 Year Generational Model

### Stockwell Recreation Park - Financial Model - Priority 1 Projects

#### PROJECT YEARLY COST NET (GST Exclusive)

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<th>Year 1</th>
<th>Year 2</th>
<th>Year 3</th>
<th>Year 4</th>
<th>Year 5</th>
<th>Year 6</th>
<th>Year 7</th>
<th>Year 8</th>
<th>Year 9</th>
<th>Year 10</th>
<th>Year 11</th>
<th>Year 12</th>
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<td>2,048,996</td>
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<tr>
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<td>N - Capital</td>
<td>Total Capital</td>
<td>-</td>
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<td></td>
<td>N - Balance Sheet</td>
<td>Debt Repayment</td>
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<tr>
<td></td>
<td>N - Operating</td>
<td>Net Operating</td>
<td>-</td>
<td>-</td>
<td>(2,814)</td>
<td>(7,934)</td>
<td>(6,356)</td>
<td>(54,111)</td>
<td>(56,497)</td>
<td>(57,730)</td>
<td>(63,991)</td>
<td>(65,405)</td>
<td>(66,852)</td>
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</table>

#### 35 Year Funding Requirements & Financial Outcomes

**How will the proposal be funded?**

Is there a build or purchase cost for an asset?

### Capital Expenditure

- **Project 1 - New Change Room and Facilities**
  - 1,745,218
  - Build
  - 1,342,720
  - 16,717
  - 62,274

- **Project 2 - Spectator Viewing**
  - 431,068
  - Preliminaries, Fees and Contingencies
  - 91,760
  - 374,748

- **Project 3 - BMX Track**
  - 257,240
  - Build
  - 197,343

### Total Capital Expenses

- 0
  - 14,800
  - 240,343
  - 124,469
  - 2,048,996

### All Operating Revenue and Expenses below are additional, i.e., a result of the new initiative (with GST excluded) and do not include previous normal level operations

**Net Operating Result Profit/(Loss)**

**Total Operating Revenue**

**Total Operating Expenses**

**Total Maintenance Expenses**

### Operational Revenue

- User Charges
- Hire Revenue

### Operating Expenses

- Depreciation
- Employee Costs
- Other Costs
  - ESL Levy
  - Electricity Consumption
  - Insurance (Asset & liability)

### Maintenance Expenses

- Employee Costs
- Contractors
  - Mowing/Landscaping
  - Electrical repairs
  - Cleaning
- Building Maintenance
- Infrastructure Maintenance
- Materials Water

---

351
## Financial Modelling - 35 Year Generational Model

**Stockwell Recreation Park - Financial Model - Priority 1 Projects**

### PROJECT YEARLY COST NET (GST Exclusive)

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<thead>
<tr>
<th></th>
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<th>Year 15</th>
<th>Year 16</th>
<th>Year 17</th>
<th>Year 18</th>
<th>Year 19</th>
<th>Year 20</th>
<th>Year 21</th>
<th>Year 22</th>
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<th>Year 26</th>
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<td>NI - Balance Sheet</td>
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<td>NI - Operating</td>
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<td>Total Operating</td>
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<tr>
<td>NI - Operating Position - Surplus/(Deficit)</td>
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<td>Project Cumulative - Surplus/(Deficit)</td>
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<td>Project Operating Percentage Impact</td>
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<tr>
<td>35 Year Funding Requirements &amp; Financial Outcomes</td>
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</tr>
</tbody>
</table>

### How will the proposal be funded?

**Funding**
For all funding see funding financial model **Total**

**Is there a build or purchase cost for an asset?**

**Capital Expenditure**

**Project 1 - New Change Room and Facilities**
- Build
- Loading and Allowances
- Preliminaries, Fees and Contingencies

**Project 2 - Spectator Viewing**
- Build
- Loading and Allowances
- Preliminaries, Fees and Contingencies

**Project 3 - BMX Track**
- Build
- Loading and Allowances
- Preliminaries, Fees and Contingencies

**Total - Capital Expenses**

### All Operating Revenue and Expenses below are additional, i.e., a result of the

Net Operating Result Profit/(Loss) | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... |
| Total Operating Revenue | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... |
| Total Maintenance Expenses | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... |

### Operational

**Operating Revenue**
- User Charges
- Hire Revenue

**Operating Expenses**
- Depreciation
- Employee Costs
  - Other Costs
- ESL Levy
- Electricity Consumption
- Insurance (Asset & liability)

**Maintenance Expenses**
- Employee Costs
  - Contractors
  - Mowing/Landscaping
  - Electrical repairs
  - Cleaning
- Building Maintenance
- Infrastructure Maintenance
- Materials Water

### 35 Year Funding Requirements & Financial Outcomes

**How will the proposal be funded?**
For all funding see funding financial model **Total**

**Is there a build or purchase cost for an asset?**

**Capital Expenditure**

**Project 1 - New Change Room and Facilities**
- Build
- Loading and Allowances
- Preliminaries, Fees and Contingencies

**Project 2 - Spectator Viewing**
- Build
- Loading and Allowances
- Preliminaries, Fees and Contingencies

**Project 3 - BMX Track**
- Build
- Loading and Allowances
- Preliminaries, Fees and Contingencies

**Total - Capital Expenses**

### All Operating Revenue and Expenses below are additional, i.e., a result of the

Net Operating Result Profit/(Loss) | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... |
| Total Operating Revenue | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... |
| Total Maintenance Expenses | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... | ... |

### Operational

**Operating Revenue**
- User Charges
- Hire Revenue

**Operating Expenses**
- Depreciation
- Employee Costs
  - Other Costs
  - ESL Levy
  - Electricity Consumption
  - Insurance (Asset & liability)

**Maintenance Expenses**
- Employee Costs
  - Contractors
  - Mowing/Landscaping
  - Electrical repairs
  - Cleaning
- Building Maintenance
- Infrastructure Maintenance
- Materials Water

---

**352**
Financial Modelling - 35 Year Generational Model

Stockwell Recreation Park - Financial Model - Priority 1 Projects

**PROJECT YEARLY COST NET (GST Exclusive)**

<table>
<thead>
<tr>
<th>SharePoint</th>
<th>2046-47</th>
<th>2047-48</th>
<th>2048-49</th>
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<th>2051-52</th>
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<td></td>
<td></td>
</tr>
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**35 Year Funding Requirements & Financial Outcomes**

**How will the proposal be funded?**

**For all funding see funding financial model**

**Is there a build or purchase cost for an asset?**

**Capital Expenditure**

**Project 1 - New Change Room and Facilities**

- Build
- Loading and Allowances
- Preliminaries, Fees and Contingencies

**Project 2 - Spectator Viewing**

- Build
- Loading and Allowances
- Preliminaries, Fees and Contingencies

**Project 3 - BMX Track**

- Build
- Loading and Allowances
- Preliminaries, Fees and Contingencies

**Total - Capital Expenses**

**All Operating Revenue and Expenses below are additional i.e., a result of the**

<table>
<thead>
<tr>
<th>Year</th>
<th>Total Operating Revenue</th>
<th>Total Operating Expenses</th>
<th>Total Maintenance Expenses</th>
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<tbody>
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<td>2028</td>
<td>(95,066)</td>
<td>(97,194)</td>
<td>(99,372)</td>
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<td>(101,601)</td>
<td>(103,881)</td>
<td>(106,214)</td>
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<td>2030</td>
<td>(108,602)</td>
<td>(111,045)</td>
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**Operational Expenses**

<table>
<thead>
<tr>
<th>Year</th>
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<th>Employee Costs</th>
<th>Other Costs</th>
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**Maintenance Expenses**

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<th>Contractors</th>
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<td>2,265</td>
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**User Charges**

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<th>Hire Revenue</th>
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<td>2030</td>
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**Electricity Consumption**

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<tr>
<td>2028</td>
<td>682</td>
</tr>
<tr>
<td>2029</td>
<td>699</td>
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<tr>
<td>2030</td>
<td>716</td>
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**ESL Levy**

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**Insurance (Asset & liability)**

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**Infrastructure Maintenance**

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**Materials Water**

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Financial Modelling
Talunga and Old Talunga Recreation Parks
## SECTION C: 10 Year Funding Requirements & Financial Outcomes

### How will the proposal be funded?

- **Funding**
  - **For all funding see funding financial model**
  - **Total**

### Is there a build or purchase cost for an asset?

- **Capital Expenditure**
  - **Project 1 - Caravan Park**
    - **Build**
      - Total Funding
      - Debt Repayment
      - Operating
      - Balance Sheet
      - Capital

  - **Project 2 - Equestrian**
    - **Build**
      - Total Funding
      - Debt Repayment
      - Operating
      - Balance Sheet
      - Capital

  - **Project 3 - Tennis and Netball Courts**
    - **Build**
      - Total Funding
      - Debt Repayment
      - Operating
      - Balance Sheet
      - Capital

### All Operating Revenue and Expenses below are additional is, a result of the new initiative (with GST excluded) and do not include previous normal level operations

- **Net Operating Result Profit/(Loss)**
- **Total Operating Revenue**
- **Total Operating Expenses**
- **Total Maintenance Expenses**

### Operational

- **Operating Revenue**
  - **User Charges**
  - **Caravan Fees**

- **Operating Expenses**
  - **Depreciation**
  - **Employee Costs**
  - **Other Costs**
    - **ESL Levy**
    - **Electricity Consumption**
    - **Insurance (Asset & liability)**

### Maintenance Expenses

- **Employee Costs**
  - **Contractors**
    - **Mowing/Landscaping**
    - **Electrical repairs**
  - **Fencing**
    - **Pumping**
    - **Misc**

- **Materials**
  - **Caravans**
  - **Consumables**
  - **Advertising - Caravan Park**
  - **Building Maintenance**
  - **Infrastructure Maintenance**
  - **Materials Water**

### Financial Modelling - 35 Year Generational Model

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<th>Capital</th>
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<th>Surplus/(Deficit)</th>
<th>Operating Revenue</th>
<th>Total Operating Revenue</th>
<th>Total Operating Expenses</th>
<th>Total Maintenance Expenses</th>
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<th>Balance Sheet</th>
<th>Capital</th>
<th>Net Operating</th>
<th>Surplus/(Deficit)</th>
<th>Operating Revenue</th>
<th>Total Operating Revenue</th>
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**355**
SECTION C: 10 Year Funding Requirements & Financial Outcome

How will the proposal be funded?

For all funding see funding financial model

Is there a build or purchase cost for an asset?

Capital Expenditure

Project 1 - Caravan Park

- Build
- Loading and Allowances
- Preliminaries, Fees and Contingencies

Project 2 - Equestrian

- Build
- Loading and Allowances
- Preliminaries, Fees and Contingencies

Project 3 - Tennis and Netball Courts

- Build
- Loading and Allowances
- Preliminaries, Fees and Contingencies

Total - Capital Expenses

All Operating Revenue and Expenses below are additional i.e., a result of the:

Operational

Operating Revenue

User Charges
Caravan Fees

Operating Expenses

Depreciation
Employee Costs
Other Costs
ESL Levy
Electricity Consumption
Insurance (Asset & Liability)

Maintenance Expenses

Employee Costs
Contractors

Mowing/Landscaping
Electrical repairs

Additional Maintenance - Equestrian Use
Materials / Consumables - Caravan Site
Advertising - Caravan Park
Building Maintenance
Infrastructure Maintenance
Materials Water

Net Operating Result Profit/(Loss)

Project Annual Position - Surplus/(Deficit)

Project Contributions - Surplus/(Deficit)

Total - Capital Expenses

Net Operating Result Profit/(Loss)

Project Contributions - Surplus/(Deficit)

How will the proposal be funded?

For all funding see funding financial model

Is there a build or purchase cost for an asset?

Capital Expenditure

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- Build
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- Preliminaries, Fees and Contingencies

Project 2 - Equestrian

- Build
- Loading and Allowances
- Preliminaries, Fees and Contingencies

Project 3 - Tennis and Netball Courts

- Build
- Loading and Allowances
- Preliminaries, Fees and Contingencies

Total - Capital Expenses

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Caravan Fees

Operating Expenses

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Insurance (Asset & Liability)

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Net Operating Result Profit/(Loss)

Project Annual Position - Surplus/(Deficit)

Project Contributions - Surplus/(Deficit)

How will the proposal be funded?

For all funding see funding financial model

Is there a build or purchase cost for an asset?
### Financial Modelling - 35 Year Generational Model

#### Talungra - Financial Model - Priority 1 Projects

#### PROJECT YEARLY COST NET (GST Exclusive)

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<th>Year 29</th>
<th>Year 30</th>
<th>Year 31</th>
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<th>Year 34</th>
<th>Year 35</th>
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### SECTION C: 10 Year Funding Requirements & Financial Outcome

#### How will the proposal be funded?

- Funding
  - For all funding see funding financial model
  - Total

#### Is there a build or purchase cost for an asset?

- **Capital Expenditure**
  - **Project 1 - Caravan Park**
    - Build
    - Loading and Allowances
    - Preliminaries, Fees and Contingencies
  - **Project 2 - Equestrian**
    - Build
    - Loading and Allowances
    - Preliminaries, Fees and Contingencies
  - **Project 3 - Tennis and Netball Courts**
    - Build
    - Loading and Allowances
    - Preliminaries, Fees and Contingencies

#### Total - Capital Expenses

- All Operating Revenue and Expenses below are **additional** i.e., a result of the new initiative (with GST excluded) and do not include previous normal level operations

<table>
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<td>11,868</td>
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<td>15,348</td>
<td>16,732</td>
<td>16,125</td>
<td>16,528</td>
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<td>14,974</td>
<td>15,348</td>
<td>16,732</td>
<td>16,125</td>
<td>16,528</td>
<td>16,941</td>
<td>17,369</td>
<td>17,793</td>
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<td>Advertising - Caravan Park</td>
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<td>13,429</td>
<td>14,394</td>
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<td>15,533</td>
<td>15,706</td>
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<td>6,777</td>
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Financial Modelling
Tanunda Recreation Park
## Financial Modelling - 35 Year Generational Model

### Tanunda Recreation Park - Financial Model - Additional Priority 1 Projects

#### PROJECT YEARLY COST NET (GST Exclusive)

<table>
<thead>
<tr>
<th>SharePoint</th>
<th>Year 1</th>
<th>Year 2</th>
<th>Year 3</th>
<th>Year 4</th>
<th>Year 5</th>
<th>Year 6</th>
<th>Year 7</th>
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<th>Year 9</th>
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<td>359</td>
</tr>
</tbody>
</table>

#### 35 Year Funding Requirements & Financial Outcomes

**How will the proposal be funded?**

**Funding**

For all funding see funding financial model

**Total**

-  -

Is there a build or purchase cost for an asset?

**Capital Expenditure**

**Project 1 - Clubrooms Stage 1 - Urgent Upgrades**

- Build
  - 2,500,000
- Loading and Allowances
  - 34,500
- Preliminaries, Fees and Contingencies
  - 518,700

**Project 2 - New Entry - Playground**

- Build
  - 780,000
- Loading and Allowances
  - 35,137
- Preliminaries, Fees and Contingencies
  - 150,665

**Project 3 - Junior Sport Field**

- Build + $634.56 Oval Underquoted
  - 1,309,042

**Project 4 - Additional items Relevant to Achieve Projects Above**

- Cricket Net Relocation
  - 32,000

**Project 1a - Add On Consideration for Council to Make Development More Attractive for Funding - Jobs Connection**

- Clubroom, Changing Rooms Redevelopment
  - 359

**Total - Capital Expenses**

- 2,500,000

<table>
<thead>
<tr>
<th>Cricket nets</th>
<th>(l)</th>
<th>2,500,000</th>
</tr>
</thead>
</table>

**All Operating Revenue and Expenses below are additional** as, a result of the new initiative (with GST excluded) and do not include previous normal level operations

**Net Operating Result Profit/(Loss)**

-  -

**Total Operating Revenue**

-  -

**Total Maintenance Expenses**

-  -

**Operational Expenses**

**Depreciation**

-  -

**Employee Costs**

-  -

**Other Costs**

-  -

**Electricity Consumption**

-  -

**Insurance (Asset & liability)**

-  -

**Maintenance Expenses**

**Employee Costs**

-  -

**Contractors**

-  -

**Building Maintenance**

-  -

**Infrastructure Maintenance**

-  -

**Materials Oval Health**

-  -

**Materials Water**

-  -

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359
### Financial Modelling - 35 Year Generational Model

#### Tanunda Recreation Park - Financial Model - Additional Priority 1 Projects

#### PROJECT YEARLY COST NET (GST Exclusive)

<table>
<thead>
<tr>
<th>SharePoint</th>
<th>Year 14</th>
<th>Year 15</th>
<th>Year 16</th>
<th>Year 17</th>
<th>Year 18</th>
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<th>Year 22</th>
<th>Year 23</th>
<th>Year 24</th>
<th>Year 25</th>
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<th>Year 27</th>
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<td>-</td>
<td>-</td>
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<td>42,015,860</td>
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<td>52,555,975</td>
<td>54,266,728</td>
<td>56,830,397</td>
<td>57,611,365</td>
<td>59,731,555</td>
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<td>40,693,318</td>
<td>42,015,860</td>
<td>45,381,369</td>
<td>44,791,260</td>
<td>46,246,976</td>
<td>47,750,602</td>
<td>49,301,978</td>
<td>50,906,169</td>
<td>52,555,975</td>
<td>54,266,728</td>
<td>56,830,397</td>
<td>57,611,365</td>
<td>59,731,555</td>
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<td>0.40%</td>
<td>0.45%</td>
<td>0.44%</td>
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<td>0.43%</td>
<td>0.43%</td>
<td>0.42%</td>
<td>0.42%</td>
<td>0.41%</td>
<td>0.41%</td>
<td>0.41%</td>
<td>0.41%</td>
<td>0.40%</td>
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</tbody>
</table>

#### 35 Year Funding Requirements & Financial Outcomes

How will the proposal be funded?

**Funding**

For all funding see funding financial model

**Total**

Is there a build or purchase cost for an asset?

**Capital Expenditure**

**Project 1 - Clubrooms Stage 1 - Urgent Upgrades**

- **Build**
  - Loading and Allowances
  - Preliminaries, Fees and Contingencies

**Project 2 - New Entry - Playground**

- **Build**
  - Loading and Allowances
  - Preliminaries, Fees and Contingencies

**Project 3 - Junior Sport Field**

- **Build**
  - $634,865 Oval Underpaved
  - Loading and Allowances
  - Preliminaries, Fees and Contingencies

**Project 4 - Additional Items Relevant to Achieve Projects Above**

- **Cricket Net Relocation**
- **Project 1a - Add On Consideration for Council to Make Development More Attractive for Funding - Jobs Connection**
- **Project 4 - Additional Items Relevant to Achieve Projects Above**
  - Clubroom, Changing Rooms Redevelopment

**Total - Capital Expenses**

- **Cricket nets**
- **All Operating Revenue and Expenses below are additional**
  - ie., a result of the

**Net Operating Result Profit/(Loss)**


**Total Operating Revenue**

154,559 | 157,818 | 161,199 | 164,656 | 168,189 | 171,800 | 175,492 | 179,266 | 183,123 | 187,067 | 191,059 | 195,221 | 199,436 | 203,744 |

**Total Maintenance Expenses**

34,628 | 35,492 | 36,379 | 37,269 | 38,221 | 39,177 | 40,156 | 41,160 | 42,169 | 43,244 | 44,525 | 45,433 | 46,569 | 47,733 |

**Operational Operating Revenue**

| User Charges | 6,244 | 6,450 | 6,560 | 6,724 | 6,893 | 7,055 | 7,214 | 7,423 | 7,608 | 7,793 | 8,133 | 8,396 | 8,568 |
| Hire Revenue | 3,244 | 3,460 | 3,580 | 3,702 | 3,824 | 3,946 | 4,068 | 4,190 | 4,308 | 4,420 | 4,532 | 4,645 | 4,764 |

**Operating Expenses**

- **Depreciation**
  - 133,126 | 135,766 | 138,463 | 141,253 | 144,073 | 146,967 | 149,899 | 152,935 | 156,974 | 160,974 | 165,961 | 170,974 | 175,994 |
- **Employee Costs**
  - 12,548 | 12,924 | 13,312 | 13,711 | 14,123 | 14,547 | 14,983 | 15,432 | 15,895 | 16,372 | 16,863 | 17,369 | 17,900 |
- **Other Costs**
  - 495 | 507 | 520 | 533 | 546 | 560 | 574 | 588 | 603 | 618 | 633 | 649 | 665 |
- **Electricity Consumption**
  - 3,221 | 3,235 | 3,449 | 3,623 | 3,768 | 3,914 | 4,075 | 4,238 | 4,408 | 4,584 | 4,767 | 4,958 | 5,156 |
- **Insurance (Asset & Liability)**
  - 1,166 | 5,071 | 5,303 | 5,535 | 5,777 | 6,020 | 6,267 | 6,515 | 6,774 | 7,030 | 7,295 | 7,560 | 7,826 |

**Maintenance Expenses**

- **Employee Costs**
  - - | - | - | - | - | - | - | - | - | - | - | - | - |
- **Contractors**
  - - | - | - | - | - | - | - | - | - | - | - | - | - |
  - **Moving/Landscaping**
  - - | - | - | - | - | - | - | - | - | - | - | - | - |
  - **Electrical repairs**
  - - | - | - | - | - | - | - | - | - | - | - | - | - |
  - **Cleaning**
  - - | - | - | - | - | - | - | - | - | - | - | - | - |
- **Building Maintenance**
  - - | - | - | - | - | - | - | - | - | - | - | - | - |
  - **Infrastructure Maintenance**
  - - | - | - | - | - | - | - | - | - | - | - | - | - |
  - **Materials Oval Health**
  - - | - | - | - | - | - | - | - | - | - | - | - | - |
  - **Materials Water**
  - - | - | - | - | - | - | - | - | - | - | - | - | - |
  - 11,021 | 11,297 | 11,579 | 11,869 | 12,165 | 12,469 | 12,761 | 13,101 | 13,486 | 13,874 | 14,268 | 14,661 | 15,053 |

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## Financial Modelling - 35 Year Generational Model

### Tanunda Recreation Park - Financial Model - Additional Priority 1 Projects

#### PROJECT YEARLY COST NET (GST Exclusive)

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<tr>
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<td>NI - Income Total Funding</td>
<td>(242,958)</td>
<td>(248,333)</td>
<td>(253,830)</td>
<td>(259,454)</td>
<td>(265,206)</td>
<td>(271,090)</td>
<td>(277,110)</td>
<td>(283,268)</td>
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<tr>
<td>NI - Balance Sheet Debt Repayment</td>
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#### Project Annual Position - Surplus/(Deficit)

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<th>2028-29</th>
<th>2029-30</th>
<th>2030-31</th>
<th>2031-32</th>
<th>2032-33</th>
<th>2033-34</th>
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<td>NI - Income Total Funding</td>
<td>(242,958)</td>
<td>(248,333)</td>
<td>(253,830)</td>
<td>(259,454)</td>
<td>(265,206)</td>
<td>(271,090)</td>
<td>(277,110)</td>
<td>(283,268)</td>
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<tr>
<td>NI - Balance Sheet Debt Repayment</td>
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<tr>
<td>NI - Operating Net Operating</td>
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</tbody>
</table>

#### Financial Outcomes

**35 Year Funding Requirements & Financial Outcomes**

**How will the proposal be funded?**

**Funding**

For all funding see funding financial model

**Total**

**Is there a build or purchase cost for an asset?**

**Capital Expenditure**

<table>
<thead>
<tr>
<th>Project 1 - Clubrooms Stage 1 - Urgent Upgrades</th>
<th>Build</th>
<th>Loading and Allowances</th>
<th>Preliminaries, Fees and Contingencies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project 2 - New Entry - Playground</td>
<td>Build</td>
<td>Loading and Allowances</td>
<td>Preliminaries, Fees and Contingencies</td>
</tr>
<tr>
<td>Project 3 - Junior Sport Field</td>
<td>Build + $634,865 Oval Underquoted</td>
<td>Loading and Allowances</td>
<td>Preliminaries, Fees and Contingencies</td>
</tr>
<tr>
<td>Project 4 - Additional Items Relevant to Achieve Projects Above</td>
<td>Cricket Net Relocation</td>
<td>Cricket nets</td>
<td></td>
</tr>
</tbody>
</table>

**Project 1a - Add On Consideration for Council to Make Development More Attractive for Funding - Jobs Connection**

| Clubroom, Changing Rooms Redevelopment |

**Total: Capital Expenses**

**All Operating Revenue and Expenses below are additional**

<table>
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<td>Total Operating Revenue</td>
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<td>14,470</td>
<td>14,832</td>
<td>15,202</td>
<td>15,582</td>
<td>15,972</td>
<td>16,371</td>
<td>16,781</td>
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<tr>
<td>Total Operating Expenses</td>
<td>208,149</td>
<td>212,654</td>
<td>217,259</td>
<td>221,968</td>
<td>226,783</td>
<td>231,707</td>
<td>236,742</td>
<td>241,891</td>
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<td>Total Maintenance Expenses</td>
<td>48,926</td>
<td>50,149</td>
<td>51,403</td>
<td>52,688</td>
<td>54,005</td>
<td>55,355</td>
<td>56,739</td>
<td>58,158</td>
</tr>
</tbody>
</table>

#### Operating Revenue

| User Charges | 8,823 | 9,044 | 9,270 | 9,501 | 9,739 | 9,982 | 10,233 | 10,488 |
| Hire Revenue  | 5,294 | 5,426 | 5,563 | 5,701 | 5,843 | 5,989 | 6,139 | 6,293 |

**Operating Expenses**

| Depreciation | 175,631 | 179,143 | 182,726 | 186,381 | 190,108 | 193,910 | 197,789 | 201,744 |
| Employee Costs | 18,980 | 19,549 | 20,136 | 20,740 | 21,362 | 22,003 | 22,663 | 23,343 |
| Other Costs | 179,611 | 180,784 | 182,556 | 184,641 | 186,770 | 188,951 | 191,172 | 193,450 |
| ESL Levy | 699 | 716 | 734 | 753 | 771 | 791 | 810 | 831 |
| Electricity Consumption | 5,577 | 5,800 | 6,032 | 6,274 | 6,525 | 6,786 | 7,057 | 7,339 |
| Insurance (Asset & Liability) | 7,262 | 7,490 | 7,821 | 8,071 | 8,277 | 8,487 | 8,695 | 8,803 |

**Maintenance Expenses**

| Employee Costs | 3,583 | 3,933 | 4,293 | 4,663 | 5,043 | 5,434 | 5,835 | 6,244 |
| Contractors | - | - | - | - | - | - | - | - |
| Mowing/Landscaping | 1,956 | 2,046 | 2,098 | 2,150 | 2,204 | 2,259 | 2,315 | 2,373 |
| Electrical repairs - Cleaning | 1,956 | 2,046 | 2,098 | 2,150 | 2,204 | 2,259 | 2,315 | 2,373 |
| Building Maintenance | 7,398 | 7,393 | 8,193 | 8,998 | 8,698 | 8,398 | 8,098 | 8,798 |
| Infrastructure Maintenance | 9,398 | 10,298 | 11,198 | 12,098 | 13,098 | 14,098 | 15,098 | 16,098 |
| Materials Oval Health | 7,398 | 7,393 | 8,193 | 8,998 | 8,698 | 8,398 | 8,098 | 8,798 |
| Materials Water | 15,573 | 15,982 | 16,391 | 16,791 | 17,191 | 17,591 | 17,991 | 18,391 |

**Total - Capital Expenses**

| Cricket nets | 15,573 | 15,982 | 16,391 | 16,791 | 17,191 | 17,591 | 17,991 | 18,391 |

| Cricket net Relocation | - | - | - | - | - | - | - | - |

| Cricket Net Relocation | - | - | - | - | - | - | - | - |

**Operation**

**Revenue**

**Depreciation**

**Employee Costs**

**Other Costs**

**ESL Levy**

**Electricity Consumption**

**Insurance (Asset & Liability)**

**Maintenance Expenses**

**Employee Costs**

**Contractors**

**Mowing/Landscaping**

**Electrical repairs - Cleaning**

**Building Maintenance**

**Infrastructure Maintenance**

**Materials Oval Health**

**Materials Water**

**Total**

| Cricket nets | 15,573 | 15,982 | 16,391 | 16,791 | 17,191 | 17,591 | 17,991 | 18,391 |

| Cricket net Relocation | - | - | - | - | - | - | - | - |

| Cricket Net Relocation | - | - | - | - | - | - | - | - |

**361**
Timing, Resourcing and Grant Identification Assessment
<table>
<thead>
<tr>
<th>Project Name</th>
<th>Project Number</th>
<th>Project Description</th>
<th>Start Date</th>
<th>End Date</th>
<th>Funding Source</th>
<th>Funding Amount</th>
<th>Inclusive of Inflation</th>
<th>Notes</th>
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<tbody>
<tr>
<td>Nuriootpa Centennial Park</td>
<td>18/24417</td>
<td>Detailed Design in B8114</td>
<td>2020/2021</td>
<td>2023/2024</td>
<td>Council funded</td>
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<td>17/7240</td>
<td>Detailed Design in B8111</td>
<td>2020/2021</td>
<td>2023/2024</td>
<td>Council Base Budget</td>
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<td>Yes</td>
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<tr>
<td>Tanunda Recreation Park</td>
<td>17/92919</td>
<td>Underway</td>
<td>2020/2021</td>
<td>2023/2024</td>
<td>SACA / Council / Club</td>
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<td>2023/2024</td>
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<td>Detailed Design in B8114</td>
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<td>2023/2024</td>
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<td>Rebecca Tappert</td>
<td>7a</td>
<td>Underway</td>
<td>2020/2021</td>
<td>2023/2024</td>
<td>SACA / Council / Club</td>
<td>$500,000</td>
<td>Yes</td>
<td>Rebecca Tappert</td>
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</table>

### Notes
- Funding Program Timelines for 2022/2023 and 2023/2024 are subject to changes based on the progress of projects.
<table>
<thead>
<tr>
<th>Project Name</th>
<th>Project Number</th>
<th>Project Dependency</th>
<th>Masterplan</th>
<th>Priority</th>
<th>Identified Funding Opportunity</th>
<th>Project Lead</th>
<th>Resource Type</th>
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<tr>
<td>Caravan Park (staged)</td>
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<tr>
<td>Talunga Recreational Park</td>
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<td>Expression of Interest</td>
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<td>Equestrian - Stabling and oval linkages</td>
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<td></td>
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<td></td>
</tr>
<tr>
<td>Regional Culture Hub - 18/34402</td>
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<td>Priority 5</td>
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<tr>
<td>Aquatic Strategy - 18/29904</td>
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<td>Priority 3</td>
<td>Expression of Interest</td>
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</tr>
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<td>Angaston Railway Reserve</td>
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<td>Priority 6</td>
<td>Expression of Interest</td>
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<td>Regional Trail Network</td>
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<td>Priority 7</td>
<td>Expression of Interest</td>
<td>Jo Thomas</td>
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<tr>
<td>Other Grant Opportunities not yet explored:</td>
<td></td>
<td></td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>
7.2.1  DEBATE AGENDA – CHIEF EXECUTIVE OFFICER

7.2.1.9  REQUEST TO CLOSE ROADS AND GIFT TO DEPARTMENT OF ENVIRONMENT AND WATER (DEW) FOR EXPANSION OF KAISERSTUHL CONSERVATION PARK (the PROPOSAL)  B9101

PURPOSE
To review the request of the DEW to close three portions of unmade road reserve and provide them for expansion of Kaiserstuhl Conservation Park.

RECOMMENDATION
That Council having considered the request agree in principle to the proposal to commence a road closure process as outlined in the Attachments and authorise the Chief Executive Officer to authorise the preliminary plan on condition that the Department of Environment and Water;

1) Pay all costs of the road closure process;

2) That all submissions from consultation under the road closure process be provided to Council before authorisation of final road closure documentation;

3) Pay any and all costs associated with the transfer of the land should the closure be approved including taxes and out of pockets costs incurred by Council are borne by the Department; and

4) The Department allow access to the area known as Granites Track to link Rifle Range Road and Goodchild Road to passive recreational pursuits including walking and bicycle uses is provided for the loss of the road reserve linkages.

REPORT
Council has received correspondence which has been clarified with the DEW seeking to undertaken road closures of unmade road reserves for the expansion of Kaiserstuhl Conversation Park. Officers have indicated support for the environmental benefits of the project and there is little foreseeable need for the road reserve should alternative passive recreational access be provided through the existing "Granites track".

The relevant correspondence and response to enquiries is at the Attachment.

The proposal has environmental positive benefits and they are outlined.

The road closure process will require engagement publicly and DEW will consult directly with effected landowners.

Should a final road order proceed it is considered appropriate for the community and recreational benefit (of the park expansion and managed access to passive
recreational use) and environmental outcomes to proceed with transfer without monetary contribution.

**ATTACHMENTS OR OTHER SUPPORTING REFERENCES**

Letter to Mayor Lange and Response to Questions  
Preliminary Closure Plan

**COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTS**

Community Plan

[House] Natural Environment and Built Heritage

1.2 Support native eco systems through a planned management approach.

Legislative Requirements

Roads (Opening and Closing) Act  
Local Government Act

**FINANCIAL, RESOURCE AND RISK MANAGEMENT CONSIDERATIONS**

There are no resourcing or financial issues, work will be supported with existing resources. Risk of the closure process are low and a final report will come to Council with consultation outcomes.

**COMMUNITY CONSULTATION**

Community consultation will be undertaken by DEW in accordance with the Road (Opening and Closing) Act.
Date: 5 June 2019

Bim Lange
Mayor Barossa District Council
43-51 Tanunda Road
(PO Box 867)
Nuriootpa SA 5355

Dear Mr Lange

RE: PROPOSAL TO CLOSE ROAD RESERVES ADJACENT KAISERSTUHL CONSERVATION PARK

I write concerning a proposal by the Department for Environment and Water (DEW) to close three public road reserves abutting Allotment 102 in F34430, adjacent to the Kaiserstuhl Conservation Park. A map is attached for your reference (Attachment 1).

As you are aware, Allotment 102 is proposed for addition to the Kaiserstuhl Conservation Park. A copy of the correspondence between DEW and Council regarding this addition is provided in Attachment 2.

To enable more effective management of the park, it is proposed to close the public road reserves abutting Allotment 102 to the north, east and south. Much of these road reserves do not contain a built track. The resultant closed road reserves are proposed for inclusion in the park, allowing the provisions of the National Parks and Wildlife Act 1972 to apply.

The proposed road closures are bordered on one side by non-government land, and as such would be a Council initiated road closure. Your consent is sought for the closure of the following Public Road Reserves, as coloured in red on the attached map.

Subject to Council’s agreement, please could you sign and return the attached preliminary road plan (Attachment 3) to allow the road closure process to commence.

Please note that DEW would engage Steed surveyors to assist Council in the process, and would be responsible for all associated costs including survey, plan preparation, and Land Titles Office fees.

For further information on this matter, or if you have any queries, please contact Amy Allen on 8207 7747 or amy.allen2@sa.gov.au before 26 July 2019, if at all possible.

Yours sincerely

Jason Irving
MANAGER PROTECTED AREAS

CC: Martin McCarthy, Chief Executive
PRELIMINARY PLAN
HD OF MOOROOROO
in the area named
FLAXMAN VALLEY

ROADS CLOSED UNDER THE ROADS (OPENING AND
CLOSING) ACT LETTERED A IS ROAD WITHIN THE MEANING OF
SEC 3 OF THE ROADS (OPENING AND CLOSING) ACT

I HEREBY CERTIFY THAT THE PORTION OF ROAD TO BE
CLOSED LETTERED A IS ROAD WITHIN THE MEANING OF
SECTION 3 OF THE ROADS (OPENING AND CLOSING) ACT

AUTHORITY: PUBLIC MAP, SA GOVERNMENT GAZETTE
27/09/1923 p759

LICENSED SURVEYOR: 23/05/19

CERTIFIED CORRECT AS TO INTENT
DATED: ______________

AUTHORISED OFFICER

Staed surveyors + land divisions
Hermitage - 08 8382 7900
29 Ryeham Road 5067
Murray Bridge - 08 8321 2200 info@staedsurveyors.com.au
AON 614 190 691
Marrand Building, 130 Seventh Street 5203
Kangaroo Island - 08 8599 4283
REFERENCE: 110479.0.0 19/05/19 HMP,FJT

PRELIMINARY PLAN No.
THE BAROSSA COUNCIL
7.2.1 DEBATE AGENDA – CHIEF EXECUTIVE OFFICER

7.2.1.10 TRAINING AND DEVELOPMENT REQUEST – COUNCILLOR KATHRYN SCHILLING

P9401

PURPOSE
To obtain Council’s approval for Cr Kathryn Schilling’s request to attend the Accelerate Leadership Program for Women held by the Local Government Association – a training activity that is not in the Elected Members’ Training and Development Plan 2019-2020.

RECOMMENDATION
(1) That Council receives, considers and approves Cr Kathryn Schilling’s request to attend the Accelerate Leadership Program (the “training program”) for Women held by the Local Government Association and up to $200 per day for attendance costs.

(2) That, in accordance with the Elected Members’ Training and Development Plan, following completion of the training program, Cr Kathryn Schilling completes the Elected Members’ Training Feedback Questionnaire, to outline the nature of the activity and the benefits gained through attendance along with feedback ideas to enhance the activity, and provide the questionnaire to the Chief Executive Officer for inclusion in Council’s Consensus Agenda for the next available Council meeting.

REPORT

Background
Council’s Elected Members’ Training and Development Policy (the “Policy”) sets out Council’s position and procedures for Elected Members who wish to attend training sessions.

The supporting Elected Member’s Training and Development Plan 2019-2020 (the “Plan”) sets out activities that Elected Member can attend without further Council approval.

For activities that are not included in the Plan, Council approval is required where the activity is anticipated to cost $500 or more.

Introduction
Cr Kathryn Schilling has indicated her interest in attending the Accelerate Leadership Program for Women, a 3-day training program held by the Local Government Association (the “training program”), as detailed in her email dated 13 August 2019 to
the Executive Assistant to the CEO and Mayor. Cr Schilling will complete a form prior to the Council meeting which will be tabled.

The training program is not a mandatory training activity, and is not included in the Training Plan. As per the Policy, Council’s approval is required as the costs associated with attendance is over $500.

Discussion
The cost of registering for the training program is $1,900 + GST, and attendance is required on 1 day in September and 2 consecutive days in October. Further costs include accommodation, meals and transport if required will be finalised with the Chief Executive Officer and approved if necessary in accordance with the policy. An allowance of $200 per day will be sufficient to cover claims.

The training program will assist Cr Schilling in her role as an Elected Member by exposing her to leadership principles and technical training in her role with Council and as a community representative.

Summary and Conclusion
Council is asked to receive, consider and approve Cr Kathryn Schilling’s request to attend the Accelerate Leadership Program for Women held by the Local Government Association, in accordance with the Elected Members’ Training and Development Policy.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES
Nil

COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTS
How We Work – Good Governance

Corporate Plan
6.13 Ensure that Elected Members undertake training and development to assist them in making informed decisions.

Legislative Requirements
Local Government Act 1999, section 80A
Local Government (General) Regulations, regulation 8AA

FINANCIAL, RESOURCE AND RISK MANAGEMENT CONSIDERATIONS

Financial
Costs associated with attending the training activities are allocated for this purpose in Council’s approved budget. There are sufficient funds, and a budget adjustment is not required.

Resource
There are no resource implications, except for financial considerations discussed above.

Risk Management
Risk is minimised by ensuring that Elected Members undertake training and development to assist them in performing their roles. The training program is run by the Local Government Association.

COMMUNITY CONSULTATION
No community consultation is required.
7.2.2 DEBATE AGENDA – FINANCE

7.2.2.1 MONTHLY FINANCE REPORT (AS AT 31 JULY 2019)
B411
Author: Senior Accountant

PURPOSE
The Uniform Presentation of Finances report provides information as to the financial position of Council, including notes on material financial trends and transactions.

RECOMMENDATION
That the Monthly Finance Report as at 31 July 2019 be received and noted.

REPORT
Discussion
The Monthly Finance Report (as at 31 July 2019) is attached. The report has been prepared comparing actuals to the Original adopted budget 2019/20.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES
Attachment 1: Monthly Finance Report 31 July 2019

Policy
Budget & Business Plan and Review Policy

COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTS
Corporate Plan
How We Work – Good Governance

6.2 Ensure that Council’s policy and process frameworks are based on principles of sound governance and meet legislative requirements.
6.3 Align operational strategy to strategic objectives and measure organisational performance to demonstrate progress towards achieving our goals.
6.4 Ensure that decisions regarding expenditure of Council’s budget are based on an assessment of whole of life costs, risks associated with the activity and advice contained within supporting plans.
6.9 Provide access to Council’s plans, policies and processes and communicate with the community in plain English.
6.16 Provide contemporary internal administrative and business support services in accordance with mandated legislative standards and good practice principles.

Legislative Requirements
Local Government (Financial Management) Regulations 2011 - Reg 9(1)(b)
LGA Information paper no. 25 – Monitoring Council Budget Performance
FINANCIAL, RESOURCE AND RISK MANAGEMENT CONSIDERATIONS

Financial
To enable Council to make effective and strategic financial decisions, a regular up to date high level financial report is provided.

COMMUNITY CONSULTATION
Community Consultation was part of the original budget adoption process in June 2019, as per legislation. This report is advising Council of the monthly finance position compared to that budget.
MONTHLY FINANCE REPORT
AS AT 31 JULY 2019
FOR YEAR ENDING 30 JUNE 2020

<table>
<thead>
<tr>
<th>Notes to Original Budget</th>
<th>% Actual Expenditure to Original Budget</th>
<th>Original Budget (Full-Year)</th>
<th>Actual Result (Year-to-Date)</th>
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<tbody>
<tr>
<td>$'000</td>
<td>$'000</td>
<td>$'000</td>
<td></td>
</tr>
</tbody>
</table>

**Uniform Presentation of Finances**

**OPERATING ACTIVITIES:**

Operating Income

| 1) | 38,457 | 31,634 |

Less Operating Expenses

| 5.72% | (37,737) | (2,160) |

**Operating Surplus / (Deficit)**

| 720 | 29,474 |

**CAPITAL ACTIVITIES:**

Net Outlays on Existing Assets

Capital Expenditure on Renewal and Replacement of Existing Assets

| 3) | 0.24% | (6,139) | (15) |

Add back Depreciation, Amortisation & Impairment

| 7,664 | 639 |

Add back Proceeds from Sale of Replaced Assets

| 305 | 12 |

Subtotal

| 1,830 | 636 |

Net Outlays on New and Upgraded Assets

Capital Expenditure on New and Upgraded Assets

| 3) | 1.07% | (12,700) | (136) |

Add back Amounts Received Specifically for New and Upgraded Assets

| 2) | 5,194 | 583 |

Add back Proceeds from Sale of Surplus Assets

| 0 | 0 |

Subtotal

| (7,506) | 447 |

Net Lending/(Borrowing) for the Financial Year

| (4,956) | 30,557 |

**Total % Capital Budget Spent**

| 0.80% |

**NOTES**

1) Rates income generated in July

2) Grassroots Football, Cricket, and Netball Facility Program grant funding received in July:
   - Nuriootpa Centennial Park $350,000
   - Tanunda Recreation Park $206,250

3) 2019/20 Capital Expenditure spent to end of July includes:
   - Barossa Visitor Centre Interpretative Display/Video Wall $1k
   - CWMS $5k
   - Drainage $7k
   - Footpaths 13k
   - Nuriootpa Office LED Lighting Replacement $2k
   - Road Resheeting $3k
   - Sealed Roads $7k
   - The Big Project - Tanunda Recreation Park - Oval $1k, Show Hall Upgrade $9k, Electrical Upgrade/Lighting $74k
   - Tolley Reserve, Nuriootpa Fencing $11k
   - Williamstown QVJP Bridge Entrance $18k
7.3.1 DEBATE AGENDA - DIRECTOR CORPORATE AND COMMUNITY SERVICES

7.3.1.1 THE BIG PROJECT (GENERATIONAL COMMUNITY INFRASTRUCTURE PROJECT) - QUARTERLY UPDATE REPORT - QUARTER 11 - MAY 2019 TO JULY 2019

PURPOSE
To provide a progress update to Council following completion of Quarter 11 (May 2019 to July 2019) of the implementation of “The Big Project” – Generational Community Infrastructure Project (the Project).

RECOMMENDATION
That Council:

(1) receive and note the Quarter 11 Report: May 2019 to July 2019 inclusive, in respect of progress on “The Big Project” – Generational Community Infrastructure Project and incorporating summary of work completed Ref: 19/43558.

(2) supports the development of a revised reporting format for The Big Project based on project and funding deliverables and outcomes rather than the current activity based reporting approach with a target to deliver during 2019 calendar year.

REPORT

Background
At its Meeting on the 21 May 2019, Council resolved that:


Seconded Cr Angas

CARRIED 2018-22/191

Introduction
As part of the governance arrangements for The Big Project (as referenced in item 2.4 of the February 2017 Council resolution), a quarterly update to report on progress to Council is required.

Discussion
A report on the progress items actioned during the Quarter 11 report period is provided as Attachment 1.

Summary and Conclusion
The focus of direct project activity has been around:
• **Angaston Railway Station**

**Stage 1 – Station Building**
- Restoration works continuing
- Plaster stabilisation complete
- Jacking and restumping complete
- Works in roof space underway, identifying more white ant damage
- Continuing discussion with future lease holder on fitout requirements

**Stage 2 – Open Space, Landscaping, Playground and Trail**
- Design at 100% completion
- Release of tender packages during early August
- Continuing community discussion for in-kind, discounted or high value local works
- Initiated community discussion regarding South Terrace entranceway that was previous excluded from scope.

• **Tanunda Recreation Park Acceleration**

**Oval Lighting:**
- Successful Office of Recreation, Sport and Racing Grassroots funding confirmed and documentation executed with Department.
- Waiver to appoint CSJ Electrical to supply and install oval lights now implemented. Contract executed and order for lights placed with Musco Lighting within budget for equipment.
- 12-14 week lead in time for delivery of equipment
- Footings designs with Officers to complete Building Consent
- Associated works for electrical capacity upgrades to supply lighting upgrades proceeding see below.
- Letter to Tanunda Football Club regarding contribution and ongoing dialogue with Club President
- Decommissioning / demolition of existing lights to be phased as far as practicable to work around training and competition requirements of clubs depending on the need for lighting at that time. New lights will be installed but cannot be commissioned until power upgrade works completed (timing dependent on SA Power Network). Intent to retain existing lights as operational during that period.

**Electrical Capacity Upgrade:**
- Request for updated quote with SAPN via service consultants Bestec. All fees paid.
- Written confirmation of revised offer for contestable and non-contestable works awaited from SAPN including specification for contestable works.
- Design for tender of electrical services complete as far as possible pending final documentation from SAPN
- Tender for electrical works to be conducted
- Easement required for access to new SAPN infrastructure. Work in progress and awaiting transfer of land from Crown

**Show Hall Extension / Upgrade:**
- Open Tender request issued 26 June 2019 closed 29 July 2019 (extended from original close date of 23 July 2019)
- Tender evaluation undertaken 31 July to 13 August 2019
- Confidential Report to Council 20 August 2019 Council Meeting (or Special Council Meeting as required) for award of contract of works
• Ongoing stakeholder liaison regarding clearing of surplus items stored in Hall; scoping and design of replacement Lone Pine Display with Tanunda Agricultural Bureau.
• Conclusion of Building Rules Certification with external certifiers (significant liaison and work around updated fire compliance requirements).

Oval Widening and Irrigation:
• Reduced scope of landscape design developed for 2018 Regional Growth Fund application to enable only essential landscape and civil works required to facilitate the oval widening but enable future landscape requirements as per Master Plan and when funding is available.
• Scope and specification of essential works to be concluded to enable procurement process for works.
• Irrigation components re costed to include expanded oval.
• 2017 resolution of Council required further report to Council with cost of associated landscaping works not included in original accelerated works budget. That information still required to report to Council. Work in progress.

It is envisaged that work to conclude agreement for the gifting and transfer of the Tanunda Recreation Park land from the Crown will be concluded during the next reporting period.

• Nuriootpa Centennial Park – Change Room Facilities
  • Successful Office of Recreation, Sport and Racing Grassroots funding confirmed and documentation executed with Department. Funding announcement event Minister Knoll representing Minister Office Recreation Sport and Racing, Mayor and Club representatives completed.
  • Design for Development Planning Consent almost concluded for application during August 2019.
  • Select Tender process for Design and Construct process proposed for progress August / September 2019.

Project and Grant Funding
Grassroots Office Recreation and Sport; SANFL; SACA and Netball SA:
2 successful applications confirmed during the reporting period:
• Nuriootpa Centennial Park – mixed use change rooms - $890k application ($350k grant, 540k Council and stakeholder contributions)
• Tanunda Recreation Park – Oval Lighting Upgrade - $412,500k application ($206,250 grant, $206,250 Council contribution)
All documentation executed. First milestone reports due in September 2019.

2nd Round of Grassroots Funding now open via an initial Expression of Interest submission. Formal applications from 11 September to 13 November 2019.

Proposed to submit:
• Old Talunga Park netball and tennis court upgrade (as per approved Master Plan and prioritisation of outcomes of facilities audit endorsed by Council at 16 July 2019 Council Meeting).
• 2nd recreational playing area – Angas Recreation Park.

Open Space Funding Application (PIRSA)
Confirmation received that application on behalf of partner Councils and Stakeholders for the Strategic Planning of the Adelaide Wine Capital Cycle Trail (the Regional Cycle Trail) submitted in February was unsuccessful. Group meeting 19 August to review next steps.
Building Better Regions Fund (Round 4) (BBRF) – Federal
Next round of BBRF foreshadowed in Federal Budget and anticipated for release anytime between now and end of 2019.

Work continuing on progressing the Barossa Culture Hub as a shovel ready application.

Project Prioritisation:
Subject of separate Chief Executive Officer Agenda Report 20 August 2019 Council Meeting.

Future Reporting:
It is a recommendation of this report that future reporting post re prioritisation and as the Project increasingly transitions to an implementation phase, be outcome/deliverable based on implemented projects rather than activity based.

A revised reporting structure/template using Council’s standard Reporting Software (Magiq) to be developed with a view to delivering a revised format by the end of 2019.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES

COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTS

Community Plan
- Natural Environment and Built Heritage
- Community and Culture
- Infrastructure
- Health and Wellbeing
- Business and Employment
- How We Work – Good Governance

Corporate Plan
3.3 Ensure Council’s sporting, recreational and leisure grounds and playing arena and associated programs meet the current need of the community to an agreed level of service.
3.9 Ensure Council facilities and assets are accessible, safe and maintained to an agreed level of service.

Legislative Requirements
Local Government Act 1999

FINANCIAL, RESOURCE AND RISK MANAGEMENT CONSIDERATIONS

Financial
No direct financial impacts or considerations as a result of the quarterly reporting process. Specific component project related financial considerations are addressed
as separate reports to Council as required and through monthly and quarterly Uniform Presentation of Finances reporting.

**Resource**
The Director Community Projects returned to the substantive role of Director, Corporate and Community Services (DCCS) effective 1 July 2018. Big Project work is now being resourced jointly between DCCS (0.4 FTE) and Manager, Community Projects (0.5 FTE).

**Risk Management**
Ongoing risk assessments continue to be reviewed as Officers work as necessary through phases of The Big Project development and project specific implementation.

**COMMUNITY CONSULTATION**
A Communication plan and Community Consultation plan for the Project have been documented and are reviewed periodically with Communication and Marketing Officers, the Chief Executive Officer and periodically with The Big Project Working Party.

A Consultation plan for each individual component project is also developed and reviewed for approval as part of the separate Agenda reporting processes to Council.

Regular updates are provided to the community via press releases, d’Vine adverts and newsletters, radio interviews, website and social media content.

No direct project consultation during the report period.
<table>
<thead>
<tr>
<th>Project</th>
<th>May 2019</th>
<th>June 2019</th>
<th>July 2019</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Recreation Parks</strong></td>
<td></td>
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</tr>
</tbody>
</table>
| Southern Barossa Sporting Hub          | • Lyndoch Recreation Park – Detailed Design Working Group Meeting – Initial club requirements  
• Lyndoch Recreation Park – Separate design meeting with tennis and netball  
• Meeting with Architects – feedback from Working Group meeting |                                                                          | • Lyndoch Recreation Park – Detailed Design Working Group Meeting – feedback on first round of site plans |
| Tanunda Rugby Precinct                 |                                                                          |                                                                          |                                                                          |
| Talunga Park / Old Talunga Park Master Plan Update | • Trip to view Ausco modular change room facilities at Snowtown – DCCS / President Nuriootpa Rovers FC  
• Review irrigation capacity and requirements – Soccer facilities  
• Visit to Stockwell Rec Park Change Rooms – President Nuriootpa Rovers FC  
• Progress detailed design – football change rooms – Architects and club representatives | • Meeting SA Football (Soccer) – briefing with CEO Coopers Stadium  
• Confirmation of ORS&R Grassroots Round 1 Funding – Nuriootpa Change Rooms  
• Planning Meeting – Nuriootpa change rooms – Nuriootpa football and cricket club reps | • Briefing re SA Football meeting with Chair NCPA Board / President Barossa Valley Football Club  
• Change Room Design meeting – clubs and architect  
• Meeting Cricket Club President – cricket net planning  
• Contractor on site meeting with SACA – cricket net quotation |
| Nuriootpa Centennial Park and Coulthard Reserve Master Plan | • Site meeting – electrical capacity project planning – Bestec  
• Kitchen design review meeting – Elli Beer | • Cost consultants meeting – accelerated projects  
• Planning session for removal of user group items – Show Hall | • Tenderer Site meetings x 2  
• Show Hall Request for Tender in progress via SA Tenders website  
• Update re accelerated projects – Tanunda Recreation Park Meeting |
<p>| Tanunda Recreation Park Master Plan    |                                                                          |                                                                          |                                                                          |</p>
<table>
<thead>
<tr>
<th>Project</th>
<th>Activities</th>
</tr>
</thead>
</table>
| Stockwell Recreation Park Master Plan | • Continued design and planning – accelerated projects
• Request for Tender – Show Hall development
• Payment CITF
• Ongoing negotiation SAPN re electrical capacity upgrade |
| Angas Recreation Park Master Plan | • Potential for Grassroots Round 2 funding application – discussion President Football Club and Cricket Club / Chair Rec Park Committee |
| Murray Recreation Park Master Plan | • South Australian Cricket Infrastructure Reference Group Meeting |
| SACA / SANFL / CA MOU | • Meeting Facilities Manager – cricket net future funding options |
| Arts Culture Heritage Tourism | • Leader interview
• Design meeting – Architects and consultant
• TicSA – Art, Culture & Tourism workshop |
| Barossa Culture Hub | • Planning review meeting |
| Angaston Railway Precinct | • 80% design meeting (Landscaping and Playground Project) with architect
• Fortnightly site meetings (Station Building Restoration) |
| | • 80% design meeting (Landscaping and Playground Project) with architect and technical project manager
• Fortnightly site meetings (Station Building Restoration)
• Meeting with RLB to confirm inclusions and exclusion for final costing of Landscaping and Playground Project. |
| Workshops / Council reports | • Quarterly Agenda Report to Council Meeting – Report Ref: Qtr 10  
• EM Q & A session ahead of Prioritisation Workshop  
• Meeting with NetballSA – Facilities Audit, Court Audit, project briefing |
|-----------------------------|-------------------------------------------------------------------|
| General / progress meetings – internal | • Draft Aquatic Strategy Workshop presentation  
• Draft Aquatic Strategy – Council Agenda Item – decision to lay on table pending Big Project prioritisation  
• EM Q & A session ahead of Prioritisation Workshop |
| Other | • Adoption of recommendations in Tennis and Netball Court facilities Audit |

### Heritage Tourism Trails

| • Fortnightly site meetings (Station Building Restoration)  
• Briefing and feedback session – phase 2 design update Disability Access and Inclusion Advisory Group  
• Meeting Chair Reference Group re volunteer contribution planning |

### Cycle / Leisure Tourism

| • Meeting re volunteer and contractor expressions of interest for in-kind works – facilitated via ACBA  
• Meeting with future Lease holder onsite for viewing and fitout discussion.  
• Meeting with potential contractor for trail development. |

### Warren Reservoir

| • SA Water site meeting – South Para Reservoir Project |

### Skate Park Strategy

### WQVJP Outdoor Activity Centre

### Regional Cycle Paths – Adelaide Wine Capital Cycle Trail

| • Adelaide Wine Capital Cycle Trail – Mayor and CEO stakeholder update session  
• Governance paper development for Mayors and CEOs  
• Confirmation Open Space Grant funding application for Cycle trail unsuccessful |

### Events

### Equestrian and Walking Trails Network

### Aquatic Strategy

### Strategy Development

| • Ongoing development and research  
• Council Agenda Report |

### Nuriootpa Pool

| • EM Q & A session ahead of Prioritisation Workshop |

### WQVJP Pool

### The Rex

| • Adoption of recommendations in Tennis and Netball Court facilities Audit |
| RDA Barossa / other stakeholders | • Big Project quarterly update – Disability Access and Inclusion Advisory Group  
• Planning Procurement Forum  
• Hosted Procurement Forum to encourage local providers to express interest in delivery of Big Project future works / EOI process  
• Briefing Meeting Netball SA | • Project Prioritisation Workshop |
| --- | --- | --- |
| Promotion | • Presentation on The Big Project process – Alexandrina Council | • Grassroots Funding Announcement – Minister Knoll and Mayor – Nuriootpa Centennial Park  
• Leader interview – Culture Hub |
| CEO governance / briefing |  | • Project reprioritisation – planning session CEO  
• Forward planning – project resourcing  
• Project reprioritisation – planning session CEO |
| Funding / Lobbying | • Lobbying Group (Mayor / Officers) meeting  
• Section 51 update meeting  
• Tanunda Clubhouse – update on BBRF debrief / Show hall equipment planning | • SANFL Facilities Manager – visit to region  
• Confirmation of ORS&R Grassroots Round 1 Funding – Nuriootpa Change Rooms – award and sign off of funding agreement  
• Confirmation of ORS&R Grassroots Round 1 Funding – Tanunda Rec Park Oval Lighting – award and sign off of funding agreement  
• Confirmation Open Space Grant funding application for Cycle trail unsuccessful  
• Meeting PIRSA re State RGF funding (CEO / DCCS)  
• Meeting Tony Pasin (Mayor, CEO, DCCS)  
• Planning meeting – Section 51 funding consultants (Mayor, CEO, Officers, RDA, consultant)  
• Project prioritization budgeting meeting (CEO, DCCS, MCP)  
• Budget allocation to Tennis and Netball facilities audit recommendations |
| The Big Project Working Group & Council Governance / Meetings | • Project prioritisation process planning – CEO / DCCS / MCP |  |
| Feasibility Report Development | • Ongoing development work | • Ongoing development work  
• Ongoing development work |
7.3.2 DEBATE AGENDA - MANAGER COMMUNITY PROJECTS

7.3.2.1 DRAFT EVENT MANAGEMENT POLICY

B2250

PURPOSE
Presenting the updated Draft Event Management Policy for Council’s consideration to release for community consultation.

RECOMMENDATION
That Council:

(1) endorse the Draft Event Management Policy as presented for public consultation under section 202(2) of the Local Government Act 1999 and in accordance with Council’s Public Consultation Policy;

(2) approve the Draft Community Consultation and Communications Plan for consultation to take place between 21 August 2019 and 13 September 2019.

(3) require officers to submit a further report to Council at the conclusion of the consultation period outlining all submissions received.

REPORT

Introduction
Council’s Event Management Policy is due for review. Officers from various departments of Council have had input into the review as events in our region are supported in many and varied ways across the organisation. Such as assessment and approvals, facilities management and remediation, after hours call outs and occasionally claims or risk issues.

Discussion
Internal review of events including successful and challenging considerations over the last few years has occurred on an ad hoc but semi-regular basis. In an effort to reduce administration and red tape for our customers, the Event Application Form has been simplified and reduced from initially an 18 page document, to 13 pages and then a 3 page document in the last 24 month period. The elements of events that continue to lead to significant discussion are generally in the following categories:

- Fees and Charges
- Bonds
- Booking Officer responsibilities
- Insurance requirements
- Facility Servicing
- Effect of high impact events on ovals
- Increasingly, the consideration of waste management and sustainable events
• Road closures and impacts on business trade not associated with the event

The Policy provides guidance on the roles and responsibilities of Event Organisers and Council and timeframes for applications.

It is noted that Event Organisers that operate regular and recurring events within our region (such as agricultural shows, motor vehicle events, arts and cultural events – music / food and wine / Christmas parades) have worked collaboratively with Council and developed their understanding of requirements and management of events significantly over the last few years. Compliance, legislative and Work Health Safety considerations at a national and state level have increased and Council officers have worked closely with Event Organisers to provide support to achieve compliance with an appropriate risk based approach, trying to reduce the challenge and burden where possible.

As well as a general review, the following inclusions have been incorporated:

**Events In Recreation Parks**

Council acknowledges the history and heritage of local community events held at Recreation Parks. Events such as our region’s agricultural shows have significant and valued contribution to our community’s wellbeing and connectedness. They are also an opportunity for local communities to showcase the culture and history of the Barossa.

The demand for high quality sporting surfaces at recreation parks has increased and to provide for this community need and the associated health and wellbeing also arising from these activities, Council continues to invest significantly in sporting oval surfaces and infrastructure. Upgrades of drainage and irrigation systems, de-compaction works and compliant sizing and runoff distances have been achieved over recent years.

Ad hoc, High Impact Events, by their nature, can cause damage to surfaces used primarily and most regularly for both passive and active recreational purposes and can undermine the works implemented by Council and community volunteers to maintain the surface quality as required on a day to day basis by our community. Post-event remediation can also be a significant cost to Council and ratepayers.

For this reason, it is proposed that subject to adoption of the draft policy and at a date to be agreed, the use of oval surfaces will no longer be permissible for High Impact Events or elements of an event that have a potential High Impact. Council staff are able to work with Event Organisers of such events to select the most appropriate facilities for their event. This may include offering several facilities for different components of the event.

**Consecutive Bookings After Hours at Facilities**

Subject to approval, consecutive bookings on a weekend are permissible and frequently occur. However, unless agreed by Officers, the activities necessary for servicing the facility will only be carried out by Council on Fridays and Mondays. ie the facility will not be cleaned by Council in between consecutive bookings that take place on a Saturday or Sunday and like all bookings, the responsibility to ensure the facility is clean and tidy will be the departing Event Organiser in accordance with the Event Conditions. If additional waste bins are required to cater for multiple bookings, these can be provided in addition to the general facility allocation at an additional
charge and can be considered with the Booking Officer as part of the booking process.

Event Organisers will be expected to check with the Booking Officer prior to the day of their event whether there are other bookings at the same facility immediately prior or following their booking. Booking Officers will also be expected to advise Event Organisers of other bookings at the facility that occur immediately prior to or following their booking.

Waste Management

Council is committed to continuous improvement in waste and recycling services. Council encourages Event Organisers and Event Participants to implement environmentally responsible event practices, such as provision of compostable packaging, beverage cups, serving plates and utensils.

Booking Officers will work with Event Organisers for options to maximise the diversion of materials from landfill and into recycling and organic streams.

Summary and Conclusion

Officers recommend that that the updated Events Management Policy is provided to the community for feedback. A Consultation and Communication Plan is provided that also documents the action of writing to the main Event Organisers to inform them of the consultation process and their opportunity to provide feedback.

<table>
<thead>
<tr>
<th>ATTACHMENTS OR OTHER SUPPORTING REFERENCES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Attachment 1: Draft Event Management Policy Ref: 14/32852</td>
</tr>
<tr>
<td>Attachment 2: Draft Community Consultation and Communication Plan Ref: 19/45705</td>
</tr>
</tbody>
</table>

COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTS

Community Plan

![Community and Culture](https://example.com)

2.2 Support the development of activities that celebrate the history and culture of the Barossa and its people.
2.6 Support a vibrant and growing arts, cultural, heritage and events sector.
2.8 Provide opportunities for the community to participate in local decision-making.

![Infrastructure](https://example.com)

3.1 Develop and implement sound asset management which delivers sustainable services.
3.6 Invest in, and advocate for, community facilities that support cultural and community participation.

Corporate Plan

![How We Work – Good Governance](https://example.com)

6.1 Ensure that the community has access to information regarding discussions held and decisions made by Elected Members.
6.2 Ensure that Council’s policy and process frameworks are based on principles of sound governance and meet legislative requirements.

Legislation

Local Government Act 1999
FINANCIAL, RESOURCE AND RISK MANAGEMENT CONSIDERATIONS

Financial Management
Administrative and advertising (463-820) costs for applications can be absorbed from existing operating budget.

Costs of promoting the community consultation process will be met from existing 2019/20 Budget.

Risk and Resource Management
The Event Management Policy will be implemented with a risk based approach to cater for individual events. Officers work with Event Organisers to ensure that their event is well managed and successful.

By carefully considering high impact events on ovals, the risk of damage to oval surfaces requiring remediation at significant cost to Council is avoided. The time taken for remediation is also a factor when delivering quality oval surfaces to users with formal licence agreements with Council, in which there are obligations on Council to provide safe surfaces to an agreed level of service.

COMMUNITY CONSULTATION

Community Consultation will be completed in accordance with Council’s Public Consultation Policy. The Draft Community Consultation and Communication Plan is provided at Attachment 2 for consultation to occur between the period 21 August 2019 and 13 September 2019 inclusive.

Event Organisers with known High Impact components of their event have been advised via separate letter that the Policy is being reviewed and that high impacts on ovals being considered. Also in the communication is the confirmation that any change regarding high impacts on ovals will not be implemented for this upcoming 2020 show season.
1. Purpose

1.1. The purpose of this Policy is to assist event organisers with the planning, management and expectations of running their event at a Council Facility.

1.2. The Policy will provide administrative guidance to event organisers and Council officers and relevant, appropriate event management principles for Council Facilities that are available for hire by the public.

1.3. The Policy will:

- Ensure that events are well managed to achieve safe and successful outcomes for event organisers and responsible management of Council Facilities;
- Provide guidance on appropriate event types and levels of due diligence for Council Facilities;
- Provide guidance for the application of fees and associated fee reductions for local community not-for-profit organisations; and
- Provide guidance on when a Bond should be applied to an event booking and the grounds and process for withholding Bonds or part Bonds, if required.

2. Scope

2.1. The Council recognises that events contribute to a sense of community wellbeing and pride, and deliver many benefits, including those that:

- build community spirit, increase local interest, inclusion and participation, strengthen local values and tradition and encourage volunteerism;
- provide opportunities for recreation, fun, entertainment, celebration and education;
- enhance the local economy by attracting and keeping visitors in the region longer;
- build on and profile local attractions, products, history, culture and the environment;
• are important to the Barossa brand and tourism development and improve
destination awareness and visitor experiences;
• encourage economic development and growth of local businesses;
• contribute to a positive image of The Barossa Council and its communities.

2.2. This policy covers all Council Facilities that are available for hire by the public,
community groups and organisations.

2.3. The policy categorises events and the appropriate management approach.

2.4. The policy will be implemented across all directorates, committees and booking
officers of Council, for application at all Council Facilities.

3. Definitions

| Booking Officer | The Council officer, contractor or volunteer responsible for the booking management of a Council Facility. |
| Council Facility | Halls, Ovals, Recreation Parks, Open Space, Community Centres, Offices, Libraries, Galleries, Council Chamber, Committee and Meeting rooms and Road Reserves either owned, leased, licenced or under the care control and management of Council. |
| Hallmark Event | Target Market - Interstate experience seekers, eg. Tour Down Under, Barossa Vintage Festival, Barossa Gourmet Festival To be responsible for Public Liability Insurance cover to $20,000,000 |
| Regional Event | Target market - Adelaide and state regions, eg. farmer’s markets, organised sporting, motor sport events (Rally SA, Show n Shine etc), recreational, political, artistic, cultural or other activity. To be responsible for Public Liability Insurance cover to $20,000,000 |
| Local Event | Christmas parades, corporate hirers, street parties. To be responsible for Public Liability Insurance cover to $10,000,000 for events with commercial stall holders or participants. |
| Private Hire | Private, small bookings. eg. Birthday parties, gatherings, Community committee / group meetings |
| Event Conditions | General conditions form part of the approval of use of Council facilities and are published on Council’s website. |
| Event Organiser | The main contact and person/entity responsible for the management of the event. |
| Event Participant/s | Stallholders - including but not limited to: food, beverages or entertainment providers involved in events organised by Event Organisers. Event Participants will be required to take out Public Liability Insurance cover to $10,000,000 (unless a higher value is determined by Officers via a risk assessment) |
| Event Application | Document required to be completed by Event Organisers with support from Council where requested, in order to assess the nature and requirements of a proposed event. |
| Bond | A payment by the Event Organiser that provides a contingency fund set aside to mitigate the financial burden of damage to a Council Facility caused by the event. |
### Potential High Impact Event

Including but not limited to:
- Vehicles, Motor Sport or Displays, Agricultural Shows and events that involve horses, or High Foot Traffic events (car boot sales, show’n’shine) or events that involve utilisation of Council Facilities that are not the primary purpose as determined by Council.
- Tour Down Under – Amateur rider Challenge event
- Any event where a Council risk assessment indicates an unacceptable risk of damage or impact to Council Facilities.
- An event may have both low and High Impact elements. Officers will work with Event Organisers where ever practicable to identify the most suitable Facilities for events. Council ultimately determines whether an event can be held at a particular Facility.

### Temporary Road Closure

The temporary restriction of vehicular access to a road. Formal Council approval (and depending on the road, South Australian Police or State Government approval) is required to endorse the need for a temporary road closure. Best practice traffic management will be required.

### 4. Policy Statement

#### 4.1 Roles and Responsibilities

##### 4.1.1. Council
- To respond to requests in a timely manner, provide advice on Council’s policy, receive Event Applications, facilitate Council’s approval process, process payments and assist with event support as required.
- Provide transparent decision making and communication with Event Organisers in relation to administrative matters including risk assessments.
- Advise Event Organisers of events booked at the facility immediately prior or following their event.
- Council will not however, actually organise events for third parties unless expressly authorised by Council or the Chief Executive Officer. Council may support events with financial or in-kind contributions (event management, promotion via the Barossa Visitor Centre and website, temporary road closures, waste removal, favourable negotiation of hire fees).

##### 4.1.2. Event Organiser
- To submit an Event Application within appropriate timeframes with all necessary supporting documents to allow sufficient time for Council to process an application.
- To read, understand, sign and adhere to Event Conditions
- To pay nominated hire fees
- To pay a Bond (if applicable)
- To consider and record hazards and risks that may occur as a result of holding the event and implement strategies to mitigate residual risks
- To adhere to Work Health Safety (WHS) obligations
- To manage the requirements of all Event Participants
- To inform all Event Participants of Event Conditions
- Contact Council Booking Officers or Council’s Out of Hours services in the event of issues arising during the course of the booking or event.
- To make good any damage resulting from an event.
4.2. **Application Requirements and Assessment Criteria**

4.2.1. Applications for Local Events with no Potential for High Impact must be received no later than 3 weeks prior to the event. Applications for Regional, Hallmark Events, Potential High Impact Events or events with Temporary Road Closure require lodgment no later than 3 months prior to event. This is to ensure that Council is able to comply with statutory notifications it has to undertake arising from the event application.

4.2.2. Approval will not be issued unless all supporting information is provided and the Event Application is signed by the Event Organiser.

4.2.3. The Customer Support Team will facilitate the approval process.

4.2.4. Where Council receives two applications for events for the same time at the same Council Facility, preference will be granted to the Event Organiser who forwards the completed Event Application first.

4.2.5. Assessment Criteria include:

- Compliance with Event Management Policy, documentation requirements and WHS detailed in a risk assessment (or hazard identification)
- Social Benefits (Local volunteerism, attendance, participation, recreation and entertainment opportunity)
- Economic development benefits (local business and potential accommodation patronage, fundraising for not-for-profit organisations)
- Event timing (complimentary or conflicting events or existing agreements with sporting clubs and other users)
- Event impacts (financial, environmental, community (noise, nuisance, safety, alcohol, temporary road closures etc) impacts
- Event classification for example, events at the Barossa Regional Gallery must have specific arts/culture theme

4.2.6. The following information provides a guide for inclusion in an Event Application

- Public Liability Insurance at the required threshold for the event
- Site Map
- Liquor Licensing (including security arrangement if required)
- Food Business Notification
- Temporary Road Closures and Traffic Management
- Amusement and other (eg. Staging) structures
- Risk Assessment (Hazard Identification for Small Events)
- Signage and promotional requirements
- Listing of all participants and provision of required information

4.3. **Event Hierarchy and Approval**

Events can be categorized into a hierarchy with more significant events (classed as Hallmark or Regional Events) to attract higher due diligence requirements than Local Events.

4.3.1. Hallmark and Regional Events will require Council to support the concept of the event where there is:

- The potential to attract large crowds which involve high risk activities such as the interaction between consumption of alcohol, event covering a large area and moving vehicles
Local Events and Private Hires require Council Officer approval as facilitated by Council’s Customer Support Team as these events are generally:
- Straightforward in nature
- Smaller in participant and guest numbers
- Less WHS and operational risks

Commercial Events may require Development Approval
Event Applications received that are not considered by Council to be reasonably incidental to the approved use of the affected land, for example music concerts on community land, may require separate Development Approval.

4.4. Event Management Stages

4.4.1. Pre-Event Management
May include but is not limited to Event Application assessment, applicable Bond and written agreement of pre and post Event Conditions, risk and WHS assessment, site walk through and inspection, irrigation plan assessment, building assessment for structures and preventative measures to be undertaken as appropriate.

4.4.2. During Event Management
Event Organisers are required to adhere to Event Conditions as documented on Council website www.barossa.sa.gov.au. Examples may include consideration to irrigation plans where there is interaction with pegged structures, Emergency Planning, WHS requirements, correct management of Event Participants and specific monitoring of Facility condition.

4.4.3. Post-Event Management
Clean up, remediation requirements, post-event inspection as per Event Conditions.

4.5. Events in Recreation Parks

Council acknowledges the history and heritage of local community events held at Recreation Parks. Events such as our region’s agricultural shows have significant and valued contribution to our community’s wellbeing and connectedness. They are also an opportunity for local communities to showcase the culture and history of the Barossa.

The demand for high quality sporting surfaces at recreation parks has increased and to provide for this community need, Council continues to invest significantly in sporting oval surfaces and infrastructure. Upgrades of drainage and irrigation systems, de-compaction works and compliant sizing and runoff distances have been achieved over recent years.

High Impact Events, by their nature, impact and can cause detriment to surfaces used primarily for both passive and active recreational purposes and can undermine the works implemented by Council and community volunteers to maintain the
surface quality as required on a day to day basis by our community. Post-event remediation can also be a significant cost to Council and ratepayers.

For this reason, use of oval surfaces will no longer be permissible for High Impact Events or elements of an event that have a potential High Impact. Council staff are able to work with Event Organisers of such events to select the most appropriate facilities for their event. This may include offering several facilities for different components of the event.

4.6. **Consecutive bookings after hours at Facilities**

Subject to approval, consecutive bookings on a weekend are permissible and frequently occur. However unless agreed by Officers, the activities necessary for servicing the facility will only be carried out by Council on Fridays and Mondays. I.e. The facility will not be cleaned by Council in between consecutive bookings that take place on a Saturday or Sunday and like all bookings, the responsibility to ensure the facility is clean and tidy will be the departing Event Organiser in accordance with the Event Conditions. If additional waste bins are required to cater for multiple bookings, these can be provided in addition to the general facility allocation at an additional charge and can be considered with the Booking Officer as part of the booking process.

It is recommended that Event Organisers check with the Booking Officer prior to the day of their event whether there are other bookings at the same facility immediately prior or following their booking. Booking Officers will endeavour to advise Event Organisers of other bookings at the facility immediately prior or following their booking.

4.7. **Waste Management**

Council is committed to continuous improvement in waste and recycling services. Council encourages Event Organisers and Event Participants to implement environmentally responsible event practices, such as provision of compostable packaging, beverage cups, serving plates and utensils.

Booking Officers will work with Event Organisers for options to maximize the diversion of materials from landfill and into recycling and organic streams.

4.8. **Fees**

Fees contribute to the maintenance cost of Council Facilities and are reviewed annually by Council as part of its Budget development process and are required by law to be made available via a Register on Council’s website at [www.barossa.sa.gov.au](http://www.barossa.sa.gov.au).

4.8.1. **Fee reduction**

Event Organisers that can demonstrate their organisation / entity / group fits into the categories below and that contribute to outcomes in The Barossa Council Community Plan may be eligible for a fee reduction:

- Local community not-for-profit organisation
- Local school
- Local church

The amount of fee reduction is either the community fee as declared in the
Fees and Charges register or 50% of the commercial fee if there is not a community fee defined.

Event Organisers that are from a local community non-for-profit organisation and are booking a meeting room facility for the purpose of a committee meeting of their group are eligible for a full 100% fee reduction for that meeting purpose only. This does not apply to local community groups using Council facilities for recreational purposes.

4.9. **Bonds**

Bonds will be applied to events according to the following table and at Council’s discretion as assessed via a risk assessment on a case-by-case basis. There may be instances where Council requires a Bond outside of the following definition.

<table>
<thead>
<tr>
<th>Event Type</th>
<th>Nature of Event</th>
<th>Bond Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hallmark Event</td>
<td></td>
<td>$1000</td>
</tr>
<tr>
<td>Hallmark Event</td>
<td>Potential High Risk Event</td>
<td>$2000</td>
</tr>
<tr>
<td>Regional Event</td>
<td></td>
<td>$1000</td>
</tr>
<tr>
<td>Regional Event</td>
<td>Potential High Risk Event</td>
<td>$2000</td>
</tr>
<tr>
<td>Local Event</td>
<td></td>
<td>Nil</td>
</tr>
<tr>
<td>Local Event</td>
<td>Potential High Risk Event</td>
<td>$500</td>
</tr>
<tr>
<td>Gallery Event</td>
<td>Any event booking at the Barossa Regional Gallery</td>
<td></td>
</tr>
</tbody>
</table>

Bonds may be reduced should risk mitigation controls be implemented for Potential High Impact Events as agreed with Council prior to approval of the Event.

Bonds will generally be secured in the form of a bank hold against the Event Organiser’s credit card or by funds deposited by the Event Organiser and held in Council’s Trust Account.

4.9.1. **Post-event inspection and Bond Refund**

Bond refunds will be issued once Council is satisfied that the Facility has been vacated and returned in its original condition. For most events, a Bond will be returned within 14 days. Potential High Impact Events will require a longer timeframe due to heightened post-event inspection requirements and will generally be returned within 30 days.

5. **Supporting Process**

The Barossa Council – Event Application – (For Hiring of Council Facilities) Form
The Barossa Council - Application for Fee Reduction Form
The Barossa Council – Council Facility Pre-event Inspection and Bond Refund Assessment
The Barossa Council – Event Management Process Flowchart

6. **Related Policies**

The Barossa Council - Lease and Licence Policy
The Barossa Council – Risk Management Policy
The Barossa Council – Waste Management Services Policy

7. **Legislation and References**

The Barossa Council – Fees and Charges Register
8. **Review**

This policy shall be reviewed by Council, in consultation with the relevant stakeholders, within 12 months of each new Council.

9. **Further Information**

9.1 This Policy is available on Council’s website at [www.barossa.sa.gov.au](http://www.barossa.sa.gov.au). It can also be viewed electronically at Council’s principal office at 43-51 Tanunda Road, Nuriootpa and all Council branches, during ordinary business hours. A copy of this Policy can be obtained at those venues upon payment of a fixed fee.

9.2 Complaints regarding this Policy or its application can be made to the Customer Service team on 8563 8444 or [barossa@barossa.sa.gov.au](mailto:barossa@barossa.sa.gov.au) at first instance, who will refer you to the most appropriate officer according to Council’s [Complaints Handling Policy](#) (see clause 9.1 above for availability).

Signed: ...........................................  Dated: ..................................................

[Mayor Michael (Bim) Lange or Chief Executive Officer under delegation]

10. **Policy Version History**

<table>
<thead>
<tr>
<th>Version No:</th>
<th>Approval Date:</th>
<th>Description of Change:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Eg. 1.0</td>
<td>19/08/2014</td>
<td>New Policy, August 2014</td>
</tr>
<tr>
<td>Eg. 2.0</td>
<td>August 2019</td>
<td>Full Review, inclusion of section Events in Recreation Parks, Consecutive Events and Waste Management.</td>
</tr>
</tbody>
</table>
EVENT MANAGEMENT POLICY COMMUNICATIONS PLAN

Consultation dates: 21 August 2019 - 13 September 2019

Desired outcomes

- Seek feedback on the revised Event Management Policy.
  - Full Review, inclusion of section Events in Recreation Parks, Consecutive Events and Waste Management.
- Liaise with Event Organisers that are known to include High Impact elements in their events.
- Confirm policy position and provide guidance to officers in managing events on community land.

Specific considerations & inclusions

- None

<table>
<thead>
<tr>
<th>Initiative</th>
<th>Communication Method</th>
<th>Responsible Officer</th>
<th>Timeframe</th>
<th>Tone/Content/Message</th>
</tr>
</thead>
<tbody>
<tr>
<td>Letter</td>
<td>Via email to Event Organisers with High Impact Events</td>
<td>MCP</td>
<td>By 20 August 2019</td>
<td>Policy review for community feedback with regard to Full Review, inclusion of section Events in Recreation Parks, Consecutive Events and Waste Management. Pre-notice that feedback requested on High Impact events and options available to Event Organisers if recommended policy position adopted.</td>
</tr>
<tr>
<td>Media Release</td>
<td>• The Leader • Herald • Bunyip</td>
<td>Comms</td>
<td>Start of consultation</td>
<td>Policy review for community feedback with regard to Full Review, inclusion of section Events in Recreation Parks, Consecutive Events and Waste Management.</td>
</tr>
<tr>
<td>Online</td>
<td>• Council website • Our Better Barossa • Facebook</td>
<td>Comms</td>
<td>Start of consultation</td>
<td>Policy review for community feedback with regard to Full Review, inclusion of section Events in Recreation Parks, Consecutive Events and Waste Management.</td>
</tr>
<tr>
<td>Advertisement</td>
<td>The Leader • Herald • Courier • Bunyip</td>
<td>Comms</td>
<td>Start of consultation</td>
<td>Policy review for community feedback with regard to Full Review, inclusion of section Events in Recreation Parks, Consecutive Events and Waste Management.</td>
</tr>
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</tr>
<tr>
<td>Brief customer service/Barossa Visitor Centre staff/Records</td>
<td>Email</td>
<td>MCP</td>
<td>Start of consultation</td>
<td>Awareness, key contacts and capture of formal and informal submissions</td>
</tr>
<tr>
<td>Brief Elected Members</td>
<td>Workshop • Email</td>
<td>MCP</td>
<td>Workshop – 7 August 2019 Update emails as required</td>
<td>Draft Policy presented at Council Workshop</td>
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<tr>
<td>Staff awareness</td>
<td>The Mark • Brief Customer Support event officers, depot teams</td>
<td>MCP / Comms</td>
<td>When appropriate</td>
<td>Policy review for community feedback with regard to Full Review, inclusion of section Events in Recreation Parks, Consecutive Events and Waste Management.</td>
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**CLOSE THE LOOP**

<table>
<thead>
<tr>
<th>Media release</th>
<th>The Leader • Herald • Courier • Bunyip</th>
<th>Comms / MCP</th>
<th>Once Policy endorsed by Council</th>
<th>TBA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Online</td>
<td>Council website • Facebook</td>
<td>Comms / MCP</td>
<td>Once Policy endorsed by Council</td>
<td>TBA</td>
</tr>
</tbody>
</table>
7.3.2 DEBATE AGENDA - MANAGER COMMUNITY PROJECTS

7.3.2.2 CONSIDERATION AND ADOPTION OF COMMUNITY ASSISTANCE SCHEME COMMITTEE RESOLUTIONS
B3342

PURPOSE
The Minutes of the Community Assistance Scheme Committee meeting held 7 August 2019 are presented for the consideration and adoption of Council.

RECOMMENDATION
That Council, having reviewed the Minutes of the Community Assistance Scheme Committee meeting held 7 August 2019 adopt the Resolutions contained therein.

REPORT
The consideration and adoption of recommendations of Council committees requires assessment by Council to ensure compliance with Council obligations under section 6(a) of the Local Government Act.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES
Attachment: Minutes of the Community Assistance Scheme Committee meeting held 7 August 2019

COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTS

Community Plan

Corporate Plan

How We Work – Good Governance

6.2 Ensure that Council’s policy and process frameworks are based on principles of sound governance and meet legislative requirements.

6.9 Provide access to Council’s plans, policies and processes and communicate with the community in plain English.

Legislative Requirements
Local Government Act 1999

FINANCIAL, RESOURCE AND RISK MANAGEMENT CONSIDERATIONS
Council’s adoption of committee resolutions is a risk management tool. There are no financial or resource management considerations.

COMMUNITY CONSULTATION
Not required under legislation or Council’s Public Consultation Policy.
MINUTES OF THE MEETING
OF THE BAROSSA COUNCIL COMMUNITY ASSISTANCE SCHEME COMMITTEE 
held in the Committee Room at The Barossa Council, 43-51 Tanunda Road, Nuriootpa
on Wednesday 7 August 2019 commencing at 5.47pm

WELCOME
Cr Angas declared the meeting open at 5.47pm and welcomed all in attendance.

1. PRESENT
Cr John Angas, Mayor Bim Lange, Cr Kathryn Schilling, Cr Carla Wiese-Smith, Cr Cathy Troup, Cr Don Barrett, Rebecca Tappert (CASC Executive Officer), Annette Randall (CASC Administration Officer).

2. APOLOGIES
Nil

3. CONFIRMATION OF PREVIOUS MINUTES

MOVED Cr Wiese-Smith that the Minutes of the Community Assistance Scheme Committee meeting held on 1 May 2019 as circulated, be confirmed as a true and correct record of the proceedings of that meeting.
Seconded Cr Schilling
CARRIED

MOVED Cr Wiese-Smith that the Minutes of the Special Community Assistance Scheme Committee meeting held on 18 June 2019 as circulated, be confirmed as a true and correct record of the proceedings of that meeting, subject to correction to Cr Wiese-Smith name in the Motion for item 3.1.1.
Seconded Cr Schilling
CARRIED

4. BUSINESS ARISING FROM PREVIOUS MINUTES
Nil

5. CONSENSUS AGENDA

5.1 ITEMS FOR EXCLUSION FROM THE CONSENSUS AGENDA
Nil

5.2 RECEIPT OF CONSENSUS AGENDA

MOVED Mayor Lange that Reports for Information items 5.1.1 to 5.1.9 be received.
Seconded Mayor Lange
CARRIED

6. DEBATE AGENDA

6.1 COMMUNITY GRANTS

6.1.1 DEBATE AGENDA - COMMUNITY GRANT APPLICATIONS

6.1.1.1 CARERS AND DISABILITY LINK INC – ‘ACCEPTANCE AND COMMITMENT THERAPY TRAINING FOR BAROSSA CARERS’ PROJECT
B3342
**Minutes of the Community Assistance Scheme Committee Meeting held on 7 August 2019**

**MOVED** Mayor Lange that the Community Assistance Scheme Committee approves a Community Grant of $2,000 (excl GST) to Carers and Disability Link Inc towards its “Acceptance and Commitment Therapy Training for Barossa Carers” project to be held in February 2020 and encourages the group to seek funding from other users of the services.

**Seconded** Cr Troup

**CARRIED**

**PURPOSE**

To consider a Community Grant Application from Carers and Disability Link Inc, seeking $2,457 towards its “Acceptance and Commitment Therapy Training for Barossa Carers” project.

**REPORT**

**Background**

Carers and Disability Link Inc (CADL) has been established since 1995. It operates as an inclusive community driven organisation with the aim to advance the welfare, care and support of (but not limited to) Carers and Clients. It provides a range of quality services, support and advocacy for and on behalf of Carers and Clients.

**Introduction**

The primary goal of the CADL project is to address the mental health concerns related to the extreme stress of caring for an individual with a disability. The proposed Acceptance and Commitment Therapy (ACT) training is for Barossa Parents and Providers. CADL are working in conjunction with Beanstalk Child Psychology to present this training.

**Discussion**

Strategies of this CADL initiative are two-fold: targeting the direct needs of the carers themselves and also training other professionals to facilitate ACT groups on their own. The aim of ACT is to reduce parent and carer stress by giving them skills to cope.

CADL receives government funding for Carer Support. They have provided an explanation as to why they are unable to access government funds for this project:

“Carers and Disability Link Inc. has received funding for Carer Support for the past 24 years, however the Commonwealth Government has established a new model of carer support that no longer provides support through small local organisation, rather delivering Carer Support through (in South Australia) 2 Carer Gateway Providers (one metro/one rural). What this means in the Barossa is that there will be a contracted agency providing carer support on a much smaller scale than this community has been used to in the past. Carers and Disability Link Inc. will lose just under $1million in block funding under this change, with more to come over time.”

“To try and keep support available to carers even if we cannot do this ourselves, we are building relationships with other providers to try and draw them out of the metropolitan area and into the regional and remote areas to deliver what we can no longer provide past 30 June 2020. Working in partnerships in the regions where we are based and have a strong reputation, will increase the likelihood of these much needed services coming to our regions even if we are not here to drive this.

We are a non-profit organisation and therefore do not have huge reserves of cash to prop up our business in times of massive change, which this is, as well as continue to fund new initiatives. We are seeking funds to look for sustainability of family support into the future.”

The Community Grant Application and supporting documentation has been reviewed by Officers and comments are provided in the Application Summary Sheet - Attachment 1.

A copy of the Community Grant Application, including supporting documentation, is provided in Attachment 2.

Noted that CADL also applied for SA Healthy Towns 2019 grant funding for this project; they were recently advised that they were unsuccessful.

**Summary and Conclusion**

Council’s Collaborative Project Officer suggests that this project could be considered as a pilot and if evaluation demonstrates its value, Council can advocate for ongoing resources for same.
Minutes of the Community Assistance Scheme Committee Meeting held on 7 August 2019

ATTACHMENTS OR OTHER SUPPORTING REFERENCES
Attachment 1: Community Grant Application Summary Sheet
Attachment 2: Community Grant Application and supporting documentation

Policy
Community Assistance Scheme Policy
Community Grant Guidelines

COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTS

Community Plan

- Community and Culture
- Health and Wellbeing
- Business and Employment

Corporate Plan
2.4 Foster volunteering opportunities that are responsive to the needs of the Community.
4.4 Provide support and advocacy on aged and disability services including ensuring arrangements for Barossa Leisure Options services post NDIS implementation.
6.4 Ensure that decisions regarding expenditure of Council's budget are based on an assessment of whole of life costs, risks associated with the activity and advice contained within supporting plans.

Legislative Requirements
Nil

FINANCIAL, RESOURCE AND RISK MANAGEMENT CONSIDERATIONS

Financial
The adopted Budget for the Community Grants and Youth Grants for 2019/20 is $25,500 (excl GST).

<table>
<thead>
<tr>
<th>TOTAL CURRENT FUNDS AVAILABLE</th>
<th>$23,925</th>
</tr>
</thead>
<tbody>
<tr>
<td>August 2019:</td>
<td></td>
</tr>
<tr>
<td>Requested Community Grants</td>
<td>3 Applications</td>
</tr>
<tr>
<td>FUNDS REMAINING IF APPLICATIONS GRANTED</td>
<td>$15,528</td>
</tr>
</tbody>
</table>

Noted that the following Applications/Decisions presented to CASC meetings in 2018/19 have been deferred to the 2019/20 financial year:

<table>
<thead>
<tr>
<th>Applicant</th>
<th>Grant Requested</th>
</tr>
</thead>
<tbody>
<tr>
<td>Moculta District History Society Inc – Construction of Shelter Shed for Linke Stripper</td>
<td>$  3,000</td>
</tr>
<tr>
<td>Southern Barossa Alliance Inc – Development of Sustainable Wildlife Rescue Service in Barossa Valley</td>
<td>$  3,000</td>
</tr>
</tbody>
</table>

COMMUNITY CONSULTATION
Community Consultation is not required under legislation or Council Policy.

6.1.1.2
BAROSSA ARCHERY CLUB INC – SHED FOR ARCHERY ROAD, TANUNDA
B3342

MOVED Cr Schilling that the Community Assistance Scheme Committee:
1) supports in principle, the Barossa Archery Club Inc “Shed for Archery Road, Tanunda” project;
2) approves a Community Grant of $2,000 (excl GST) towards the Barossa Archery Club Inc "Shed for Archery Road, Tanunda" project, subject to Development Approval and all conditions of Development Consent being addressed.

Seconded Cr Wiese-Smith

CARRIED

PURPOSE
To consider a Community Grant Application from Barossa Archery Club Inc, (the Club) seeking $2,910 towards construction of a shed at Archery Road, Tanunda to store equipment and use as a shelter.

REPORT

Background
The Barossa Archery Club has been established for 59 years. Archery grounds are provided on Council land at Archery Road, Tanunda. Due to limitations of this site to expand Club facilities, Council worked with the Club in 2012 to establish an additional site within Heinemann Park, Tanunda. The Club continue to use the Archery Road site for training.

Introduction
In September 2018, the Club sought Council approval for proposed improvements to the Archery Road site. At its meeting held 18 September 2018, Council resolved the following:

MOVED Cr de Vries that Council
(1) Support the request from the Barossa Archery Club for improvements of two shipping containers, shelter and all access toilet at Archery Road, Tanunda, subject to all necessary approvals.
(2) Provide advice to the Barossa Archery Club to submit Community Assistance Grant applications to contribute to the funding of a shelter and all access toilets at Archery Road.
(3) Require officers to progress the renewal of a lease agreement for Archery Road, Tanunda and a licence agreement for Heinemann Park, both for a period of 5 years and in accordance with existing delegation.

Seconded Cr Hurn

CARRIED 2014-18/1541

Discussion
The Club is seeking funding of $2,910 towards construction of a shed at the Archery Road site, to store equipment and use as a shelter. Total cost of the project is estimated at $8,410. The Club has purchased a second-hand shed (cost $5,500) and has also sought funding from the Office of Recreation and Sport for cement floor, electricity, toilets, etc.

The Community Grant Application has been reviewed by Officers and comments are provided in the Application Summary Sheet (Attachment 1). A copy of the Application and supporting documentation, is provided in Attachment 2.

It is noted that Development Plan Consent has been granted, subject to several conditions, including appropriate engineering of the proposed structure, including any footings, taking into account site-specific flood risk.

The Lease Agreement for the Archery Road site requires renewal and it is recommended that it be changed to a land only lease so that the Archery Club improvements are not included on Council’s asset register and not subject to depreciation.

Summary and Conclusion
Mayor Lange provided a letter of support to the Club for their Office of Recreation and Sport grant application relevant to this project (included in Attachment 2).

ATTACHMENTS OR OTHER SUPPORTING REFERENCES
Attachment 1: Community Grant Application Summary Sheet
Attachment 2: Community Grant Application and supporting documentation

Policy
Community Assistance Scheme Policy
Community Grant Guidelines
COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTS

Community Plan

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<table>
<thead>
<tr>
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<th></th>
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</thead>
<tbody>
<tr>
<td>Community and Culture</td>
<td></td>
</tr>
<tr>
<td>Health and Wellbeing</td>
<td></td>
</tr>
</tbody>
</table>

Corporate Plan

2.9 Collaborate, initiate, develop and/or support activities and facilities for youth in our community.
4.6 Support the growth and sustainability of sporting, recreational and community clubs and organisations through provision of shared infrastructure, grants and opportunities to shape future use and development.
6.4 Ensure that decisions regarding expenditure of Council’s budget are based on an assessment of whole of life costs, risks associated with the activity and advice contained within supporting plans.

Legislative Requirements

Local Government Act 1999

FINANCIAL, RESOURCE AND RISK MANAGEMENT CONSIDERATIONS

Financial

The adopted Budget for the Community Grants and Youth Grants for 2019/20 is $25,500 (excl GST).

<table>
<thead>
<tr>
<th>TOTAL CURRENT FUNDS AVAILABLE</th>
<th>$23,925</th>
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</thead>
<tbody>
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<td></td>
</tr>
<tr>
<td>Requested Community Grants</td>
<td>3 Applications</td>
</tr>
<tr>
<td></td>
<td>$8,397</td>
</tr>
</tbody>
</table>

Funds remaining if applications granted: $15,528

Noted that the following Applications/Decisions presented to CASC meetings in 2018/19 have been deferred to the 2019/20 financial year:

<table>
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<tr>
<th>Applicant</th>
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<tr>
<td>Moclula District History Society Inc – Construction of Shelter Shed for Linke Stripper</td>
<td>$3,000</td>
</tr>
<tr>
<td>Southern Barossa Alliance Inc – Development of Sustainable Wildlife Rescue Service in Barossa Valley</td>
<td>$3,000</td>
</tr>
</tbody>
</table>

Risk Management

Noted in the Community Grant Application that members will assist in the construction. The Community Assistance Scheme Policy requires that a Case Office be appointed for projects on Council property. “The Case Officer shall provide reporting on the quality and safety aspects of the project for consideration by the Community Assistance Scheme Committee.”

COMMUNITY CONSULTATION

Community Consultation is not required under legislation or Council Policy.

6.1.1.3 BAROSSA PEDAL PRIX INC – “BAROSSA PEDAL PRIX – UP & RUNNING” B3342

MOVED Cr Wiese-Smith that the Community Assistance Scheme Committee:

1. Approves a Community Grant of $500 (excl GST) to Barossa Pedal Prix Inc towards its “Barossa Pedal Prix – Up & Running” project, specifically for preparation of bikes to racing standard;
PURPOSE
To consider a Community Grant Application from Barossa Pedal Prix Inc, seeking $3,000 funding towards its “Barossa Pedal Prix – Up & Running” project.

REPORT
Introduction
Barossa Pedal Prix (BPP) is a newly incorporated body and is re-building the successful program that the Nuriootpa High School formerly ran. The BPP Constitution states that the new incorporated body was formed to: Support and participate in Human Powered Vehicles; Participate in Australian HPV Super Series; To promote and develop healthy lifestyles; Develop maintenance and mechanical skills through vehicle repairs.

Discussion
The BPP team was run by the Nuriootpa High School for 12 years. A change of leadership and teaching staff led to cessation of the program. BPP meeting minutes state that no further support is available from the School. BPP has 35 members and is slowly rebuilding as a community team by committed students and families. BPP state they have three bikes available for riding and would like to upgrade parts for them to remain competitive.

The Community Grant Application has been reviewed by Officers and their comments are provided in the Application Summary Sheet (Attachment 1).

Further information regarding “running expenses” is provided in Attachment 2. Officers consider that some expenses are operational costs. The information states that “$375 was spent on fibreglass materials to repair the shells and bring them back to race specifications” and that running costs per bike per race = $524.90. (This excludes entry fees for races.)

A copy of the Grant Application and supporting documentation, is provided in Attachment 3.

Summary and Conclusion
The Community Grant Guidelines state that “Financial assistance will not be approved for ongoing administrative or operational costs”. Officers suggest that, if there are members outside of the Barossa region, the BPP also seek funding from other relevant Councils.

Should CASC wish to support BPP with this project, officers suggest that appropriate acknowledgement of Council’s support be required by the group eg the Stickers on race bikes, signage, website, promotional material.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES
Attachment 1: Application Summary Sheet
Attachment 2: Further information regarding expenses
Attachment 3: Community Grant Application and supporting documentation

Policy
Community Assistance Scheme Policy
Community Grant Guidelines

COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTS
Community Plan
- Community and Culture
- Health and Wellbeing
Corporate Plan
2.9 Collaborate, initiate, develop and/or support activities and facilities for youth in our community.
4.6 Support the growth and sustainability of sporting, recreational and community clubs and organisations through provision of shared infrastructure, grants and opportunities to shape future use and development.
6.4 Ensure that decisions regarding expenditure of Council’s budget are based on an assessment of whole of life costs, risks associated with the activity and advice contained within supporting plans.

Legislative Requirements
Nil

FINANCIAL, RESOURCE AND RISK MANAGEMENT CONSIDERATIONS

Financial
The adopted Budget for the Community Grants and Youth Grants for 2019/20 is $25,500 (excl GST).

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Noted that the following Applications/Decisions presented to CASC meetings in 2018/19 have been deferred to the 2019/20 financial year:

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<td>Southern Barossa Alliance Inc – Development of Sustainable Wildlife Rescue Service in Barossa Valley</td>
<td>$ 3,000</td>
</tr>
</tbody>
</table>

Risk Management
This newly incorporated body may be considered a greater financial risk as there is no financial history, reporting or audits and no previous banking/cash management information.

COMMUNITY CONSULTATION
Community Consultation is not required under legislation or Council Policy.

6.1.2 DEBATE AGENDA - GRANT ACQUITTALS

6.1.2.1 BAROSSA RECONCILIATION GROUP – “RECONCILIATION: BUILDING AND STRENGTHENING RELATIONSHIPS” B3342

MOVED Mayor Lange that the Community Assistance Scheme Committee:

(1) receives and approves the Acquittal documentation in relation to the Community Grant of $2,700 awarded to the Barossa Reconciliation Group;
(2) gives retrospective approval for the alternative project on which part of the Community Grant was expended.

Seconded Cr Troup

PURPOSE
To consider the Acquittal documentation from the Barossa Reconciliation Group for the $2,700 Community Grant towards its “Reconciliation: Building and Strengthening Relationships” project.
REPORT

Background
The Community Assistance Scheme Committee (CASC), at its 6 June 2018 meeting, approved a Community Grant of $2,700 (excl GST) to the Barossa Reconciliation Group towards its “Reconciliation: Building and Strengthening Relationships” project.

Introduction
The Community Grant Guidelines require that an Acquittal Statement be forwarded to Council on completion of the funded project (which is to be within 12 months of the grant being approved).

Discussion
Community Grant Funding was approved for two key activities:

- 2018 Reconciliation Day $1,700
- Reconciliation Action Planning $1,000.

The Grant Acquittal Statement, supporting documentation and Project Summary Report are provided in Attachment 1.

Below is a summary of the Income and Expenditure for the Project:

Reconciliation Day 2018 and Reconciliation Action Planning

<table>
<thead>
<tr>
<th>INCOME</th>
<th>APPLICATION (Estimation)</th>
<th>ACTUAL</th>
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<tbody>
<tr>
<td>Total other income</td>
<td>$ 7,700</td>
<td>$ 10,400</td>
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<tr>
<td>Community Grant</td>
<td>$ 3,000</td>
<td>$ 2,700</td>
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<tr>
<td><strong>TOTAL</strong></td>
<td><strong>$ 10,700</strong></td>
<td><strong>$ 13,100</strong></td>
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</table>

<table>
<thead>
<tr>
<th>EXPENDITURE</th>
<th>APPLICATION (Estimation)</th>
<th>ACTUAL</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>$ 10,700</strong></td>
<td><strong>$ 11,420</strong></td>
</tr>
</tbody>
</table>

Actual Income              $13,100
Actual Expenditure         $11,420
Unspent funds              $ 1,680

The Acquittal Statement (Attachment 1) shows that $680 of the Community Grant was not required for the Reconciliation Day 2018 event. Also, the Group was able to secure consultancy services for Reconciliation Action Planning free of charge, leaving an additional $1,000 of the Grant unspent.

These remaining Grant monies ($1,680) were used by the Group to further their objectives in “building and strengthening relationships”, by applying the funds to the Reconciliation Day 2019 event.

The Group state that the 2019 event achieved:

- An attendance record of 300 school students and 100 adults
- Greater involvement of local schools in planning delivering and attending the event
- Involvement by all three First Nations groups (Ngadjuri, Peramangk and Kaurna) in the event
- More activities and better structured program

Summary and Conclusion
Total Community Grant Expended: $1,020 for Reconciliation Day Event 2018 and $1,680 for Reconciliation Day Event 2019 = $2,700. Although the Grant was not spent strictly in accordance with activities approved by CASC, the Group felt that applying the surplus to the 2019 event continued to contribute to the same outcomes.
The CASC Terms of Reference requires the Committee “to review the acquittal statements/feedback forms received from organisations/individuals receiving grants to ensure that funds were used in the way specified in the original application”.

For Members’ information, in 2016/2017, a similar situation arose with the Reconciliation Group when a Community Grant was approved for the 2016 Reconciliation Week celebrations, but acquittal documentation revealed that not all funding was spent on the 2016 event; the remainder was used by the Group for the 2017 Reconciliation event.

Acquittal documentation provided by the current Group has been prompt and thorough.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES

ATTACHMENTS
Attachment 1: Grant Acquittal Statement, supporting documentation and Project Summary Report

POLICY
Community Assistance Scheme Policy
Community Grant Guidelines

COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTS

COMMUNITY PLAN

Community and Culture
How We Work – Good Governance

CORPORATE PLAN

Community and Culture
2.2 Collect, maintain and make accessible our Aboriginal heritage, and the history and heritage of our community.
2.6 Provide, promote and support community arts and cultural events, programs, attractions and services.

How We Work – Good Governance
6.2 Ensure that Council’s policy and process frameworks are based on principles of sound governance and meet legislative requirements.
6.4 Ensure that decisions regarding expenditure of Council’s budget are based on an assessment of whole of life costs, risks associated with the activity and advice contained within supporting plans.

LEGISLATIVE REQUIREMENTS
Local Government Act 1999

FINANCIAL, RESOURCE AND RISK MANAGEMENT CONSIDERATIONS

Adherence to Council’s Community Assistance Scheme Policy and Community Grant Guidelines is a risk management tool.

COMMUNITY CONSULTATION
Community Consultation is not required under legislation or Council Policy.

6.1.3 DEBATE AGENDA – REQUEST FOR EXTENSION OF TIME

6.1.3.1 NURIOOTPA FUTURES ASSOCIATION INC – REQUEST FOR EXTENSION OF TIME

B3342

Pursuant to S75 of the Local Government Act 1999 Cr Schilling disclosed an interest in the matter 6.1.3.1 – Nuriootpa Futures Association Inc – Request for Extension of Time. Cr Schilling ALSO advised that she was not involved in the initial Community Grant Application seeking funding for the project. She advised the Committee of the interest and remained in the meeting.
MOVED Cr Wiese-Smith that the Community Assistance Scheme Committee approves Nuriootpa Futures Association’s request for an extension of time for completion of their Coulthard House ‘The Peoples Place’ Stage 1 Downstairs project.
Seconded Mayor Lange

PURPOSE
To consider a request from the Nuriootpa Futures Association Inc for an extension of time to complete their project: Coulthard House ‘The Peoples Place’ Stage 1 Downstairs.

REPORT
Background
Council, at its 19 June 2018 meeting, approved a Community Grant of $6,000 to the Nuriootpa Futures Association Inc for their Coulthard House ‘The Peoples Place’ Stage 1 Downstairs project. CASC supported the project in principle, but the decision was referred to Council as the funding request was above CASC’s delegation and the 2017/18 Community Grant budget was almost exhausted.

Introduction
The Community Grant Guidelines require the “grant funds must be expended within 12 months of the grant approval (unless prior approval has been sought).”

Discussion
A request has been received from Nuriootpa Futures Association Inc for an extension of time to complete their project, as the contractor has not been available and weather not suitable for outside painting work. (Refer Attachment 1). Officers understand that the project will be completed by 30 September 2019.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES
Attachments
Attachment 1: Request for extension of time to complete project

Policy
Community Assistance Scheme Policy
Community Grant Guidelines

COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTS
Community Plan
How We Work – Good Governance

Corporate Plan
How We Work – Good Governance
6.2 Ensure that Council’s policy and process frameworks are based on principles of sound governance and meet legislative requirements.
6.4 Ensure that decisions regarding expenditure of Council’s budget are based on an assessment of whole of life costs, risks associated with the activity and advice contained within supporting plans.

Legislative Requirements
Local Government Act 1999

FINANCIAL, RESOURCE AND RISK MANAGEMENT CONSIDERATIONS
Adherence to Council’s Community Assistance Scheme Policy and Community Grant Guidelines is a risk management tool.

COMMUNITY CONSULTATION
Community Consultation is not required under legislation or Council Policy.
LATE ITEM

6.1.4 DEBATE AGENDA – PENDING COMMUNITY GRANT APPLICATIONS

6.1.4.1 SOUTHERN BAROSSA ALLIANCE INC – DEVELOPMENT OF SUSTAINABLE WILDLIFE RESCUE SERVICE IN BAROSSA VALLEY

B3342

MOVED Mayor Lange that the Community Assistance Scheme Committee;

(1) acknowledge and commend the work of Barossa Wildlife Rescue;

(2) provide in-principle support for Southern Barossa Alliance Inc (SBA) project concept to auspice the transition of Barossa Wildlife Rescue to a sustainable, incorporated, not-for-profit, charitable group providing wildlife rescue service in the Barossa Valley;

(3) defer consideration of a Community Grant pending completion of the following Tasks in the SBA Project Plan (Ref: 19/67795):

- Task 1: SBA/Barossa Wildlife Rescue Auspice Agreement
- Task 4: Risk Assessment and Risk Management Plan for Wildlife Rescue Operations
- Task 5: Stakeholder Engagement Workshop with Barossa Wildlife Rescue volunteers, Native Animal Network SA Inc, Fauna Rescue Inc and The Barossa Council
- Task 6: A report on options for sustainable operations of the Wildlife Rescue Service

Seconded Cr Wiese-Smith

CARRIED

PURPOSE

To provide further information for consideration of the Community Grant Application from Southern Barossa Alliance Inc (SBA) towards its project: “Development of Sustainable Wildlife Rescue Service in Barossa Valley”.

REPORT

Introduction

The Community Assistance Scheme Committee (CASC), at its meeting held 1 May 2019, resolved the following:

MOVED Mayor Lange that the Community Assistance Scheme Committee (CASC) defers its decision on the Community Grant Application submitted by Southern Barossa Alliance Inc for funding towards its “Development of Sustainable Wildlife Rescue Service in Barossa Valley”, until the next CASC meeting and pending clarification of the project in regard to management structure, succession and governance information.

Seconded Cr Wiese-Smith

CARRIED

Discussion

Officers advised SBA of CASC’s decision from the last meeting and requested further information. A copy of SBA’s response is provided in Attachment 1 and summarised below:

1. The proposed group that will run the operations in the future i.e the structure and governance of the suggested not-for-profit charity group.

   The SBA will initially develop an Auspice agreement with the “Barossa Wildlife Rescue” Volunteer Group to upgrade their safety equipment and training and to transition to become an
independent non-for profit, incorporated charity group or to join an established, incorporated organisation already conducting animal rescue, rehabilitation, refuge and release operations.

2. The Project Plan

Objective: To Auspice the transition the Barossa Wildlife Rescue to a sustainable, Incorporated, non-for profit, charitable Group providing wildlife rescue service in the Barossa Valley.

Tasks:

• Agreed SBA/Barossa Wildlife Rescue Auspice Agreement and PL Insurance - completion date 13 September 2019.
• Volunteer Animal Handling Training - completion date 1 October 2019
• Marketing Plan for Sponsorship, Donations and Fundraising Events - completion date 4 Nov 2019
• Risk Assessment and Risk Management Plan for Wildlife Rescue Operations - completion date 4 Nov 2019
• Stakeholder Engagement Workshop (Barossa Wildlife Rescue Volunteers, Native Animal Network SA Inc, Fauna Rescue Inc, The Barossa Council, SBA) - completion date 18 November 2019
• Purchase animal handling equipment and First Aid equipment to mitigate wildlife handling risks safety - completion date 31 January 2020
• Build Relocatable Pre-release Flight Cage - completion date 31 March 2020

3. How/where the service will operate in the future when Rose withdraws from the service altogether, as it is based at her private residence.

Investigation for the report on sustainable operations will include options for the establishment of rehabilitation and refuge facilities on Community Land, alternate private land or commercial sponsors land.

SBA has included estimated costs for Tasks in the Project Plan (Attachment 1). Should CASC wish to support the SBA with this project, Officers suggest that any funding be used specifically for:

• animal handling equipment and First Aid equipment to mitigate wildlife handling risks
• a relocatable pre-release flight cage
• volunteer animal handling training

Estimates for these expenses total $1,768 (Attachment 1).

Updated/amended information in SBA’s updated Application (Attachment 2) include:

• Amount of funding applied for: reduced from $3,000 to $2,780
• Project end date: 30 June 2020 (previously 31 December 2019)
• Additional information stating "current fundraising activity is dedicated to the $10,600 p.a. feed bill, $2,600 petrol bill and $520 phone bill."

Summary and Conclusion

Officers agree that the project is a worthwhile cause but also have mixed opinions as to Council’s funding priorities and core business.

It is noted that the majority of SBA funds are held in trust for member Community organisations, as is required under its Constitution.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES

Attachment 1: SBA response to request for further information
Attachment 2: Updated Community Grant Application
Attachment 3: Quotes/substantiation for estimated expenses

Policy

Community Assistance Scheme Policy
Community Grant Guidelines
COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTS

Community Plan

Natural Environment and Built Heritage
1.2 Support native ecosystems through a planned management approach
(Council’s role is Provider/Regulator; Advocate; Facilitator/Partner)

Community and Culture
2.4 Encourage and support volunteering in the community.
(Council’s role is Provider/Regulator; Advocate)

Corporate Plan

Community and Culture
2.4 Foster volunteering opportunities that are responsive to the needs of the Community.

Legislative Requirements
Nil

FINANCIAL, RESOURCE AND RISK MANAGEMENT CONSIDERATIONS

Financial
The adopted Budget for the Community Grants and Youth Grants for 2019/20 is $25,500 (excl GST).

<table>
<thead>
<tr>
<th>TOTAL CURRENT FUNDS AVAILABLE</th>
<th>$23,925</th>
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</thead>
<tbody>
<tr>
<td>August 2019:</td>
<td></td>
</tr>
<tr>
<td>Requested Community Grants</td>
<td>3 Applications</td>
</tr>
<tr>
<td>Deferred Application from SBA</td>
<td></td>
</tr>
<tr>
<td></td>
<td>$ 8,397</td>
</tr>
<tr>
<td></td>
<td>$ 2,780</td>
</tr>
<tr>
<td>FUNDS REMAINING IF APPLICATIONS GRANTED</td>
<td>$12,748</td>
</tr>
</tbody>
</table>

Noted that the following Application/Decision presented to CASC in 2018/19 has been deferred to the 2019/20 financial year:

<table>
<thead>
<tr>
<th>Applicant</th>
<th>Grant Requested</th>
</tr>
</thead>
<tbody>
<tr>
<td>Moculta District History Society Inc – Construction of Shelter Shed for Linke Stripper</td>
<td>$ 3,000</td>
</tr>
</tbody>
</table>

COMMUNITY CONSULTATION
Community Consultation is not required under legislation or Council Policy.

7. OTHER BUSINESS
Nil

8. NEXT MEETING
Tuesday 5 November 2019

9. CLOSE
There being no further business, Cr Angas declared the meeting closed at 6.25pm.

Confirmed at Community Assistance Scheme Committee Meeting 5 November 2019

Date:.........................................     Chair:......................................
7.4.1 DEBATE AGENDA – DIRECTOR WORKS AND ENGINEERING SERVICES

7.4.1.1
NURIOOTPA LOCAL AREA TRAFFIC STUDY - PEDESTRIAN CROSSING – GAWLER STREET - NURIOOTPA
B9330 19/41830

Author: Manager Engineering Services

PURPOSE
The Department of Transport, Planning and Infrastructure (DPTI) have requested comment from The Barossa Council on the proposed construction of a pedestrian crossing facility in Gawler Street, Nuriootpa, as a result of a successful grant application by the Community Co-op Store (Nuriootpa) Ltd.

RECOMMENDATION
That, with reference to the Nuriootpa Local Area Traffic Study by HDS Australia Pty Ltd, dated May 2019, Council’s preferred Gawler Street, Nuriootpa pedestrian crossing treatment is for two Pedestrian Refuge pedestrian crossing devices – the first located between Murray Street and Second Street and the second west of Second Street.

REPORT

Introduction
In October 2018, the DPTI advised Council of a successful application by the Nuriootpa Community Co-op Store for funding from the State Government “Fund My Neighbourhood” grant scheme to install a pedestrian crossing in Gawler Street, Nuriootpa.

A draft design was developed by the DPTI for a single “Wombat Crossing” - where all vehicles give way to pedestrians stepping out onto the crossing - at the location in Gawler Street in-line with the Community Co-op Store Mall entrance axis. This is approximately 60 metres west of the existing signalised pedestrian activated crossing at the corner of Murray Street and Gawler Street.

At the time, Council staff expressed concerns relating to possible road safety issues relating to a Wombat Crossing at this location. Issues included road safety and pedestrian safety matters, i.e. vehicles turning from Murray Street into Gawler Street having to stop for all pedestrians, resulting in queuing in Gawler Street and around into Murray Street, and traffic congestion generally.
The DPTI conducted a community consultation process for the Wombat Crossing option, which included a display at the Community Co-op Store Mall during December 2018. A wide range of community concerns were expressed, including objections to the Wombat Crossing option and the traffic congestion at this particular location. The Minister for Transport was briefed about the issues and requested further options be investigated for the site.

Subsequently, a traffic study was undertaken by Council, in partnership with DPTI, to assist the traffic control decision making for the area. The cost of the traffic study was reimbursed to Council by DPTI.

A presentation made at the Council workshop held 7 August 2019 outlined the data associated with the Nuriootpa Local Area Traffic Study Attachment 1.

Discussion
The Nuriootpa Local Area Traffic Study performed by HDS Australia Pty Ltd, dated May 2019, included analysis of traffic issues in Nuriootpa from Murray Street to Third Street, including side streets and car parks and wider area as deemed necessary.

The Local Area Traffic Study report examined the following key issues:
- Road Safety Audit findings
- Traffic congestion and traffic count data
- Pedestrian crossing count data
- Community consultation feedback

The main issues identified by the Road Safety Audit are:
- Absence of a designated pedestrian crossing place where the pedestrian path from the Community Co-op Store Mall building connects with Gawler Street;
- Confusion caused by vehicles in the eastbound direction that are indicating to turn right on approach to the Community Co-op Store north car park, and the potential that this could result in a crash involving a pedestrian with eastbound vehicles;
- Parallel parking along Gawler Street results in restrictions to sight distance for pedestrians crossing and also for vehicles exiting Second Street and the shopping centre car parks;
- Potential side swipe or rear end crashes resulting from vehicles undertaking a left turn from Second Street following by a right turn into the Community Co-op Store north car park, and vice versa;
- Consider installing an additional raised island with pedestrian refuge to the west of Second Street (adjacent Mitre 10);
- In the concept design Option 2, pedestrians would need to look over their left shoulder to sight vehicles turning right from the Community Co-op Store north car park.

The Local Area Traffic Study report findings indicated that significant improvements in safety for pedestrians would be achieved with either of the below options:

1. A Wombat Crossing in Gawler Street, in-line with the Community Co-op Store Mall entrance axis, and an additional Pedestrian Refuge, adjacent Mitre 10.
2. A Pedestrian Refuge at each of the same two locations.
In considering the matters evaluated in the study the need for a designated crossing point is justified based on current traffic and pedestrian volumes, and these are expected to increase with future development of Nuriootpa, estimated to be approximately 1,000 new residential allotments within the next five years.

In addition to the proposed crossing location, it is recommended that consideration be given to installing a second crossing point to the west of Second Street, consisting of a raised island with pedestrian refuge.

Although Option 1 is recommended as a preferred option, Option 2 would also provide a significant safety improvement to the current arrangement. It is also considered that Option 2 is the preferred option on the condition that the second crossing point noted above is adopted.

The use of two consecutive devices of the same type would provide a consistent approach for pedestrian and vehicle use along Gawler Street, and may receive a more favourable acceptance by local residents. It may also result in more predictable driver and pedestrian behaviours and therefore lead to a safer outcome.

The construction cost of Option 2 is considerably lower than Option 1, and could be considered as a low cost option with the view to evaluating its performance before further considering Option 1 in the future.

The report recommends a number of other improvements to be considered as part of the preferred pedestrian crossing design implementation, including:
- Consider removal of the right turn movement at the intersection of Second Street and Gawler Street.
- Develop a strategy to even out the off-street parking usage.
- Consider improvements and widening to the Community Co-op Store north access way to Gawler Street.
- Consider reducing on-street parallel parking along Gawler Street, between Murray Street and Third Street.

As this project was initiated by the community and the other suggested improvements impact on Council infrastructure, the DPTI consider it necessary for Council to consider the recommendations of the report, take into account the community needs and feedback and advise the department of their preferred option.

Once the preferred option is decided by Council, the department will develop plans for the installation of the devices and any community consultation required for the ultimate scheme.

It should be noted that the funding for this project will only be available until the end of the 2019 calendar year.

**Summary and Conclusion**

With reference to the Nuriootpa Local Area Traffic Study by HDS Australia Pty Ltd, dated May 2019, and the community consultation comments received to date, Council’s preferred Gawler Street, Nuriootpa, pedestrian crossing treatment is for two Pedestrian Refuge pedestrian crossing devices – the first located between Murray Street and Second Street, adjacent the Community Co-op Store shopping centre mall entrance, and the second west of Second Street, adjacent Mitre 10.
ATTACHMENTS OR OTHER SUPPORTING REFERENCES
Attachment 1 - Nuriootpa Local Area Traffic Study

COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTS
Community Plan
Identify Theme/s (utilising the icons)

Infrastructure

3.1 Develop and implement sound asset management which delivers sustainable services.
3.7 Ensure infrastructure meets the needs of people and provides for all abilities access

FINANCIAL, RESOURCE AND RISK MANAGEMENT CONSIDERATIONS
Gawler Street, Nuriootpa is under the care and responsibility of the DPTI.

The design and construction of the traffic control device(s) in Gawler Street would be funded by the DPTI. The DPTI funding will only be available until the end of the 2019 calendar year.

There is no approved Council capital budget for these works. Council undertook the Nuriootpa Local Area Traffic Study with the HDS Australia consultant costs reimbursed to Council by the DPTI.

COMMUNITY CONSULTATION
The community consultation process associated with the Gawler Street pedestrian crossing project was undertaken by the DPTI.
Nuriootpa, Gawler Street
Coop Car Park Zone Occupation

The main issues identified by ROAD SAFETY AUDIT are:

- Absence of a designated pedestrian crossing place where the pedestrian path from the Co-op Mall building connects with Gawler Street;
- Confusion caused by vehicles in the eastbound direction that are indicating to turn right on approach to the Co-op north car park, and the potential that this could result in a crash involving a pedestrian with eastbound vehicles;
- Parallel parking along Gawler Street results in restrictions to sight distance for pedestrians crossing and also for vehicles exiting Second Street and the shopping centre car parks;
- Potential side swipe or rear end crashes resulting from vehicles undertaking a left turn from Second Street following by a right turn into the Co-op north car park, and vice versa;
- Consider installing an additional raised island with pedestrian refuge to the west of Second Street;
- In the concept design Option 2, pedestrians would need to look over their left shoulder to sight vehicles turning right from the Co-op north car park.
Nuriootpa, Gawler Street
Traffic Study – Recommendations

TRAFFIC STUDY Recommendations:
In considering the matters evaluated in this study the recommendation is concept Option 1 is preferred. The need for a designated crossing point is justified based on current traffic and pedestrian volumes, and these are expected to increase with future development of Nuriootpa, estimated to be approximately 1,000 new residential allotments within the next five years.

In addition to the proposed crossing location, it is recommended that consideration be given to installing a second crossing point to the west of Second Street, consisting of a raised island with pedestrian refuge. This was recommended in the road safety audit report and is discussed in Section 6.1.2 of this report.

Continued over...
Nuriootpa, Gawler Street
Traffic Study – Recommendations

Continued...

With or without the DPTI proposal proceeding it is recommended:

- Consider removing the right turn movements at the Intersection of Second Street and Gawler Street (refer to Section 6.1.1);

- A strategy be developed to even out off-street car parking usage (refer to Section 8.4);

- Consideration be given to making improvements to the Co-op north car park entrance (refer to Section 8.7); and

- Reducing on-street parallel parking along Gawler Street between Murray Street and Third Street be considered (refer to Section 8.8).

Nuriootpa, Gawler Street
Council Preference

The DPTI has requested feedback from The Barossa Council regarding the preferred Pedestrian Crossing arrangement for Gawler Street, Nuriootpa.

Options:
1. Single Wombat Crossing
2. Single Pedestrian Refuge Crossing
3. Two Pedestrian Refuge Crossings – Council Preferred Option (to be confirmed)
Nuriootpa Traffic Study
Other Findings & Recommendations

Other findings and recommendations concerning roads in the Nuriootpa Local Area Traffic Study, other than Gawler Street:

First, Second, Third, Fourth and Fifth Streets:
• There is only a low percentage of “rat-running” (short-cutting) in First, Second, Third, Fourth and Fifth Streets.

Co-op & Mitre 10 Development Conditions:
• The Co-op is still required to complete civil works in Murray and Gawler Street as per their Development Notification Approval conditions.

Co-op East Carpark – to Murray Street:
• It is recommended to provide a right turn lane on Murray Street, south of the Co-op entrance. This would mirror the right turn lane that is provided north of the Co-op, and would improve safety for vehicles turning right out of Co-op.

Co-op Car Parking – General Comment:
• The Mitre 10, Better Living, Co-op south and Co-op west carparks are at only nominal 50-60% capacity at peak time. The Co-op north and Co-op east carparks are nearer to 100% capacity at peak time.
COUNCIL
WORKS AND ENGINEERING SERVICES
DIRECTOR’S REPORT
20 AUGUST 2019

7.4.1 DEBATE AGENDA – DIRECTOR WORKS AND ENGINEERING SERVICES

7.4.1.2
PROPOSED ROAD CLOSURE - 2019 MOUNT PLEASANT CHRISTMAS STREET PARTY
B9032 19/45088

PURPOSE
Mount Pleasant Christmas Street Party Committee has applied to The Barossa Council for support as they plan the 2019 Mount Pleasant Christmas Street Party on Saturday 7 December 2019.

RECOMMENDATION
That the Commissioner of Police be advised that The Barossa Council endorses the closure of:-

Melrose Street, Mount Pleasant, from McGormans Road to Saleyard Road between 5.00pm and 7.00pm, and

Melrose Street, Mount Pleasant, from Saleyard Road to Phillis Street between 5.00pm and 10.00pm,

on Saturday 7 December 2019 to stage the 2019 Mount Pleasant Christmas Street Party.

REPORT
Discussion
Application has been received from the Mount Pleasant Progress Association requesting Council assistance and support for the 2019 Mount Pleasant Christmas Street Party.

Organisers have requested an earlier commencement time for the closures, however, Officers maintain a 5.00pm start is appropriate to allow local traders maximum trading time on the day.

Summary and Conclusion
Council has supported this event for many years by assisting the local community to prepare and stage this event and by organising and implementing the road closures for the event.
Council Operations staff has further assisted the local community to prepare and stage this event with assistance in the following areas:-

- Street sweeping - as close as possible to the event
- Emptying of bins – also as close as possible to the event

Attending to these items enables the Committee to successfully host the event each year as per the Community Plan.

Council Officers will also request SAPOL direct that persons taking part in the ‘Barossa Christmas Parade’ on the above roads be exempted from all Australian Road Rules relating to pedestrian behaviour on roads.

The proposed road closure is pursuant to Section 33 of the Road Traffic Act 1961.

**COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTS**

**Community Plan**

- Community and Culture
- Health and Wellbeing
- Business and Employment

2.1 Initiate and support activities which encourage participation and pride in the Barossa Council area.

2.6 Support a vibrant and growing arts, cultural, heritage and events sector.

4.2 Create opportunities for people of all ages and abilities to participate in the community.

5.13 Support economic development through events.

**Legislative Requirements**

- Local Government Act 1999
- Road Traffic Act 1961

**FINANCIAL, RESOURCE AND RISK MANAGEMENT CONSIDERATIONS**

**Financial and Resources**

The in-kind cost and implementation of the road closure estimated to be $1,465.00 is to be met by Council via Council’s Road Closure – Support budget.

**Risk management**

Council officers deem the closure necessary as a risk mitigation strategy to maintain the safety of participants and the general public. Council staff will closely monitor the road closure and reopen the road/s as soon as practical after the conclusion of the event.
COMMUNITY CONSULTATION
The community will be advised of the proposal by public advertisements to be placed in the Herald and Leader and also via placement of the SAPOL notice on Council’s website.
7.4.1 DEBATE AGENDA – DIRECTOR WORKS AND ENGINEERING SERVICES

7.4.1.3 PROPOSED ROAD CLOSURE – 2019 BAROSSA CHRISTMAS PARADE
B9032 19/45085

PURPOSE
Tanunda Christmas Pageant Committee has applied to The Barossa Council for support as they plan the 2019 Barossa Christmas Parade on Friday 6 December 2019.

RECOMMENDATION
That the Commissioner of Police be advised that The Barossa Council endorses the closure of the following roads:

- Murray Street, Tanunda from Theodor Street to the Northern Archway,
- Bilyara Road, Tanunda from Elizabeth Street to Park Street,
- Elizabeth Street, Tanunda for a distance of approximately 80 metres from Murray Street,
- Basedow Road, Tanunda between Murray Street and McDonnell Street,
- Julius Street, Tanunda for a distance of approximately 100 metres from Murray Street,
- John Street, Tanunda for a distance of approximately 75 metres from Murray Street,
- Bushman Street, Tanunda from Murray Street to Edward Street,
- Young Street, Tanunda for a distance of approximately 225 metres from Murray Street,
- Jane Place, Tanunda from Murray Street to Maria Street,

between 5.00pm and 10.00pm,

on Friday 6 December 2019 to stage the 2019 Tanunda Christmas Pageant.

REPORT

Background
Council has supported township Christmas parades for many years by organising and implementing the required road closures for the events.

Introduction
The 2019 Barossa Christmas Parade will require a street closure and diversion of traffic on the night and Council operations staff will be required to provide this support.
Organisers have requested an earlier commencement for the 2019 Parade, however, Officers maintain a 5.00pm start as in previous years is appropriate to allow all local traders maximum trading time on the day.

**Summary and Conclusion**
Council Operations staff has further assisted the local community to prepare and stage this event with assistance in the following areas:-

- Erecting Christmas banners by mid-November
- Providing and monitoring extra rubbish and recycling bins during the event
- Street sweeping – pre and post event.

Attending to these items enables the Committee to successfully host the event each year as per the Community Plan.

Council Officers will also request SAPOL direct that persons taking part in the ‘Barossa Christmas Parade’ on the above roads be exempted from all Australian Road Rules relating to pedestrian behaviour on roads.

### COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTS

**Community Plan**

- Community and Culture
- Health and Wellbeing
- Business and Employment

2.1 Initiate and support activities which encourage participation and pride in the Barossa Council area.

2.6 Support a vibrant and growing arts, cultural, heritage and events sector.

4.2 Create opportunities for people of all ages and abilities to participate in the community.

5.13 Support economic development through events.

**Legislative Requirements**

- Local Government Act 1999
- Road Traffic Act 1961

### FINANCIAL, RESOURCE AND RISK MANAGEMENT CONSIDERATIONS

**Financial and Resources**
The in-kind cost and implementation of the road closure estimated to be $3,075.00 is to be met by Council via Council’s Road Closure – Support budget.
**Risk management**
Council officers deem the closure necessary as a risk mitigation strategy to maintain the safety of participants and the general public. Council staff will closely monitor the road closure and reopen the road/s as soon as practical after the conclusion of the event.

**COMMUNITY CONSULTATION**
The community will be advised of the proposal by public advertisements to be placed in The Herald and Leader and also via placement of the SAPOL notice on Council’s website.
7.5.1. DEBATE AGENDA – DEVELOPMENT SERVICES REPORT

7.5.1.1

JOINT PLANNING ARRANGEMENTS – BUSINESS CASE (FURTHER INFORMATION)

B6622

Author: Director, Development and Environmental Services

PURPOSE

To lift the report from the table and reconsider the matter on whether to proceed in the development of the Business Case for the establishment of a Joint Planning Board pursuant to Section 36 of the Planning, Development and Infrastructure Act 2016.

RECOMMENDATION

That Council has the matter in Agenda Item 7.5.1.2 Joint Planning Arrangements – Business Case of the 18 June 2019 Council Meeting lifted from the table for discussion.

RECOMMENDATION

That Council
(1) Agree to proceed with the preparation of the Joint Planning Arrangement Business Case in collaboration with the partner councils (Option “A”), with the intent to formally consider the Business Case at a future Council meeting to determine whether to proceed or not in the establishment of a Joint Planning Board for the Region.
(2) Authorise the Chief Executive Officer and/or his delegate to continue to liaise with the State Planning Commission and the Department of Planning, Transport and Infrastructure on key issues that may influence the decision to proceed with a Joint Planning Arrangement, and provide regular updates.

REPORT

Background

At its meeting on 18 June 2019, Council considered the report Joint Planning Arrangements – Business Case (Attachment 1) and resolved to lay the report on the table.
MOVED Cr Boothby the matter lie on the table pending further information on:

(1) The related decisions in respect of the establishment of Joint Planning Boards by Town of Gawler; Light Regional Council and Adelaide Plains Council and the requirement for associated business case development.

(2) Stakeholder clarification in respect of the capacity for a council consortium to develop a Regional Plan even though the subject area is part of The 30 Year Plan for Greater Adelaide.

(3) The South Australian State Government documenting its position on the financial support for Regional Planning arrangements.

Seconded Cr Miller 

CARRIED 2018-22/215

Discussion

Partner Council:

All Partner Councils were presented with details of the Business Case at a Workshop, and were provided with a subsequent report to consider whether to proceed with the finalisation of the Business Case.

Gawler and Light Regional Councils resolved to proceed, while Adelaide Plains elected not to proceed. Each resolution is provided below.

Adelaide Plains Council meeting held on 24 June 2019.

Moved Councillor Strudwicke
Seconded Councillor Lush

That Council, having considered Item 14.5 – Joint Planning Arrangements – Business Case, dated 24 June 2019,

1. Determines not to proceed with the establishment of a Joint Planning Board for the region; and

2. Authorises the Chief Executive Officer and/or his delegate to continue to liaise with the State Planning Commission and the Department of Planning, Development and Infrastructure on key issues with regard to planning arrangements for the Council district.

CARRIED

Light Regional Council meeting held on 25 June 2019.

Moved Cr Rohrlach
Seconded Cr Close

That Council:

1. Agree to proceed with the preparation of the Joint Planning Arrangement Business Case in collaboration with the partner councils (Option ‘A’), with the intent to formally consider the Business Case at a future Council meeting to determine whether to proceed or not in the establishment of a Joint Planning Board for the region.

2. Authorise the Chief Executive Officer and/or his delegate to continue to liaise with the State Planning Commission and the Department of Planning, Transport and Infrastructure on key issues that may influence the decision to proceed with a Joint Planning Arrangement, and provide regular updates.
Town of Gawler meeting held on 25 June 2019.

Moved: Cr D Fraser
Seconded: Cr N Shanks

That Council:
1. Agrees to proceed with the preparation of a Joint Planning Arrangement Business Case with partner councils, with the intent to consider the Business Case at a future Council meeting to determine the next steps and whether to proceed or not in the establishment of a Joint Planning Board.
2. Authorise the Chief Executive Officer delegate to staff to continue liaising with the State Planning Commission and the Department of Planning, Development and Infrastructure on key issues and provide regular updates and further information comes to hand.

CARRIED UNANIMOUSLY

Regional Plan:

In regard to the capacity for a council consortium to develop a Regional Plan even though the subject area is part of The 30 Year Plan for Greater Adelaide, the Manager Planning Reform at the Department of Planning, Transport and Infrastructure advised in an email (31 July 2019):

“In relation to the preparation of a regional plan; section 64 states that:

(1) Subject to subsection (2), the Commission must prepare a Regional Plan for each planning region.

(2) If a Joint Planning Board has been constituted in relation to an area of the State, the Regional Plan for that area must be prepared by the Joint Planning Board and the Commission will prepare the Regional Plan for any balance of a planning region that remains outside the area in relation to which the Joint Planning Board has been constituted.

Greater Adelaide must be declared as a ‘Planning Region’, so our interpretation of the above provision is that you can prepare the Regional Plan for the component of the Plan that is covered by the Joint Planning Board area.

(4) A Regional Plan may—
(a) be divided into various parts that relate to subregions; and
(b) include structure plans, master plans, concept plans or other similar documents.

Should the Joint Planning Board be established, the Government could consider establishing subregions as set out above, and thus the Regional Plan could be divided into parts”.

In a previous email:

“a Regional Plan must be consistent with any State Planning Policy (insofar as may be relevant to the relevant region or area). In effect, the SPPs
replace some of the State interests currently expressed in the 30 Year Plan for Greater Adelaide’.

Further, the Chair of the State Planning Commission, Michael Lennon recently addressed the members of the RDA Board where the matter of regional planning was raised. Mr Lennon emphasised that a Joint Planning Board would have jurisdiction for its Region, and that the Regional Plan would need to be consistent with any practice direction issued by the Commission.

The Act is silent on who approves a Regional Plan. There are no Regulations at present that relate to the preparation of a Regional Plan, other than that information about the implementation and operation of the Joint Planning Board’s Regional Plan must be reported each year as part of its Annual Report [refer Clause 6, Planning, Development and Infrastructure (General) Regulations 2017.

Financial Assistance:

To date, the State Government has provided a significant financial contribution to assist councils in establishing Joint Planning Boards, including engaging Jeff Tate Consulting to deliver a suite of materials to assist councils in preparing Business Cases, Planning Agreements and Regional Plans. A number of Workshops were also held with council representatives to work through the range of questions about Joint Planning arrangements. This included a commitment from councils and DPTI in working through how this new governance model could work.

The Manager Planning Reform advised the following:

“We are committed to providing assistance to councils in preparing Regional Plans through the provision of data, research, demographics, mapping and a range of other support tools. This commitment is included within the Guide to Regional Plans.

However, in terms of direct funding this would need to be considered on a case by case basis and where it could be demonstrated that there was strategic benefit to do so. A strong commitment to what is intended to be delivered would be a critical component of our consideration. Specifically, we would need firm objectives, agreed timeframes, and a sound strategic outcome.

The intent of Joint Planning Arrangements is to provide a more cost-effective model of governance for planning through the sharing of resources across a region – it is of course voluntary for councils to adopt where there is a sound business case to do so. Shared resources for preparing a Regional Plan, which can then lead to Regional Code Amendments (which can be undertaken in parallel) can have substantial benefit in terms of costs and achieve better outcomes overall”.

The Business Case template has provision to identify sources of funding for the establishment and operation of the Joint Planning Board.
In populating the draft Business Case, Council officers envisaged that there would be a shared level of funding from State Government. The preferred option would be a 50/50 share between State Government and the Partner Councils.

The Planning Agreement need not be executed unless the funding model is agreed upon by the Minister for Planning and the Partner Councils, noting the Department’s advice that funding would be determined on a ‘case by case basis and where it could be demonstrated that there was strategic benefit to do so’.

**Summary and Conclusion**

The preparation of the Business Case will enable the Partner Councils to evaluate the cost/benefits of establishing a Joint Planning Board. The template is designed to allow each council to evaluate its own objectives and help determine if it wishes to proceed or not proceed into the next phase of establishing a Joint Planning Board.

Despite the decision of Adelaide Plains Council to not proceed, the remaining three councils would still be in a position to complete the Business Case phase before deciding on whether to proceed to the final phase of establishing a Joint Planning Board in consultation with the Minister for Planning.

**ATTACHMENTS OR OTHER SUPPORTING REFERENCES**

Attachment 1 – Council Report 18 June 2019

Guide to Regional Plans

**COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTS**

Community Plan

- Natural Environment and Built Heritage

Corporate Plan

1.1 Facilitate planned and appropriate development of our townships and district to maintain the character of townships and rural landscapes and to preserve properties and sites which have historic significance.

1.3 Work with community and State Government to manage township boundaries and growth within them to ensure development is planned and
appropriate whilst ensuring opportunities for population growth and tourism development.

Legislative Requirements

Planning, Development and Infrastructure Act 2016

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COUNCIL
DEVELOPMENT AND ENVIRONMENTAL SERVICES
DEVELOPMENT SERVICES REPORT
18 JUNE 2019

7.5.1. DEBATE AGENDA – DEVELOPMENT SERVICES REPORT

7.5.1.2

JOINT PLANNING ARRANGEMENTS – BUSINESS CASE

Author: Director, Development and Environmental Services

PURPOSE

To seek Council direction on where to proceed in the development of the Business Case for the establishment of a Joint Planning Board pursuant to Section 36 of the Planning, Development and Infrastructure Act 2016.

RECOMMENDATION

That Council:

(1) Agree to proceed with the preparation of the Joint Planning Arrangement Business Case in collaboration with the partner councils, with the intent to formally consider the Business Case at a future Council meeting to determine whether to proceed or not in the establishment of a Joint Planning Board for the region.

(2) Authorise the Chief Executive Officer and/or his delegate to continue to liaise with the State Planning Commission and the Department of Planning, Development and Infrastructure on key issues that may influence the decision to proceed with a Joint Planning Arrangement, and provide regular updates.

REPORT

Background

Under the Development Act 1993, the Planning Strategy (a combination of documents, plans, policy statements, proposals and other material designed to facilitate strategic planning and co-ordinated action on a State-wide, regional or local level) is maintained by the State Government.

In the new planning system, the Planning Strategy is replaced with Regional Plans that are required to reflect State Planning Policies which will be prepared by the State Planning Commission on behalf of the Minister for Planning (the Minister) to collectively set out the State’s overarching goals or requirements for the planning system.
The new system presents an opportunity for councils to have involvement in the preparation of the Regional Plan as members of a Joint Planning Board.

Where there is no Joint Planning Board, the Regional Plan is prepared by the State Planning Commission.

Maintaining an involvement in strategic planning is a key driver for many councils exploring Joint Planning Arrangements.

Introduction

A Joint Planning Board is established through a Planning Agreement with the Minister.

A Joint Planning Board may include:

1. a council or group of councils (whether affecting the entirety or a part of the respective council area);
2. any other Minister who requests to be involved; and
3. if the Minister thinks fit, any other entity (whether or not an agency or instrumentality of the Crown) that has requested or agreed to be a party to the agreement.

A Planning Agreement is required to include an outline of the Joint Planning Board’s purpose and outcomes it is intended to achieve and may provide for:

(a) the setting of objectives, priorities and targets for the area covered by the Agreement;

(b) governance arrangements, such as the constitution of the Joint Planning Board including:
   (i) the membership of the Board, to be between 3 and 7 members (inclusive);
   (ii) the criteria for membership (ensuring that its members have qualifications, knowledge, expertise and experience necessary to enable the Board to carry out its functions effectively);
   (iii) the procedures to be followed with respect to the appointment of members; and
   (iv) the terms of office of members; and
   (v) conditions of appointment of members (or otherwise how those conditions will be determined) and the grounds on which, and the procedures by which, a member may be removed from office;
   (vi) the appointment of deputy members; and
   (vii) the procedures of the board.

(c) the delegation of functions and powers to the Joint Planning Board (including, if appropriate, functions or powers under another Act); and
(d) the staffing and other support issues associated with the operations of the Joint Planning Board; and

(e) financial and resource issues associated with the operations of the Joint Planning Board, including—

(i) the formulation and implementation of budgets; and

(ii) the proportions in which the parties to the agreement will be responsible for costs and other liabilities associated with the activities of the board; and

(f) any other matters that the parties to the agreement think fit.

A Planning Agreement expires after 10 years and may be replaced at that time. Otherwise a Planning Agreement may be varied by agreement between the parties or ended either by mutual agreement between the parties or otherwise by the Minister.

Discussion

In March 2017, the Department of Planning, Transport and Infrastructure (DPTI) invited councils to submit Joint Expressions of Interest to participate in a Joint Planning Agreements Pilot Scheme.

A key outcome of the Pilot has been the development of a Business Case template to be populated by councils proposing a Joint Planning Board structure.

The template is a comprehensive document that requires exploration of all aspects that require consideration as part of evaluating a new administrative structure of this nature. A section encourages councils to explore precisely what they are looking to achieve (objectives) through collaboration with their partner councils and other entities. A section is included to consider and determine the proposed regional boundaries.

The document also applies consideration to the collaboration objectives through a lens of ‘Banding’ (Figure 1). This starts with a simple structure that can be added to for greater delegations of responsibility/complexity if this proves to be desirable and functional amongst the Joint Planning Board proponents.

![Figure 1 - Band options](image)

One of the key reasons for preparing the Business Case was to enable councils to determine if their region is ready to collaborate, with councils needing to consider, amongst other things, the following:

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• Does each council have a commitment and passion to a regional approach?
• Is there political and community will to pursue a regional approach?
• Is there equity across each council?
• Do you have a robust business case including a clear value proposition?
• Do you have the right governance model?
• Is the infrastructure in place to support the governance model?
• Is there an alignment of culture and common purpose between parties?

There is no specific timeframe in which a Joint Planning Board is to be established. However, there is still significant amount of work to be undertaken by the partner councils to complete the Business Case.

Throughout the Pilot, in agreement with the management of the partner councils, senior management have populated as much of the Business Case template as a first step (Attachment 1).

As shown in Figure 2, the partner councils are still within the investigative phase. A key step in the preparation of the Business Case is to conduct a Workshop with each of the partner councils to determine the individual council objectives that are sought from the joint planning arrangements. While the flowchart mentions a Regional Workshop to agree on the objectives, it had been agreed that this would be undertaken by the individual partner councils.

Following the completion of the Business Case, each Council will need to formally resolve whether to proceed or not proceed in the establishment of a Joint Planning Board.

Figure 2 – Regional Planning Arrangements - Model Process
Following a briefing of the Mayors and Chief Executive Officers on 24 April 2019, it was agreed that each Council would be presented with an update and seek direction on whether each Council wished to proceed with the development of the Business Case, with the partner councils.

As presented at the June workshop, three options were presented:

**Option A** – pursue the establishment of a Joint Planning Board, and seek clarification from the Minister on key issues that may influence the decision to proceed.

**Option B** – look at a collaborative model for the Council to formulate a regional position.

**Option C** –允许 State Planning Commission to plan for the region/council area.

A key consideration in which option to pursue, is whether each partner council wishes to have any direct control for the preparation of the Regional Plan, subject to Practice Directions issued by the State Planning Commission.

As stated, the default position in the absence of a Planning Board is that the Regional Plan will be prepared by the State Planning Commission. Councils will have input as part of the community engagement process outlined by the Community Engagement Charter.

Both Options B and C only provide capacity for councils to influence the outcomes of the Regional Plan via submissions (consistent with the current practice for reviewing/updating the Planning Strategy).

**Summary and Conclusion**

The partner councils participated in the Planning Arrangement Pilot Scheme to explore how Planning Agreements and Joint Planning Boards will work, and to prepare guidelines to assist councils that are seeking to form a Joint Planning Board.

As part of the process, the partner councils had populated the Business Case template to commence the process.

A decision is now required by each of the partner councils whether they wish to proceed further in the joint planning arrangement process.

**ATTACHMENTS OR OTHER SUPPORTING REFERENCES**

Attachment 1 – draft Business Case

COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTS

Community Plan:
- Natural Environment and Built Heritage
- Community and Culture
- Infrastructure
- Health and Wellbeing
- Business and Employment
- How We Work – Good Governance

Corporate Plan:
Identify Theme/s (no need to identify if already identified in Community Plan above)
Identify Action/s

Legislative Requirements:
Planning, Development and Infrastructure Act 2016

FINANCIAL, RESOURCE AND RISK MANAGEMENT CONSIDERATIONS

Financial Management

Section 13 of the Business Case template requires the partner councils to consider board funding and financial management. This includes consideration of start-up costs, plant and equipment, statement of expected income and expenditure.

If councils agree to proceed in establishing a Joint Planning Board, there will be a need for each Council to set aside future funds for the establishment and ongoing operations of the Board.

A full evaluation of the cost for establishing and maintaining a Board is yet to be undertaken. The draft Business Case has only indicative costs at this point in time. Wherever possible, costs will be kept to a minimum (i.e. no office premises is proposed – utilising council facilities for meetings etc.)

Risk Management

The Business Case template requires the partner councils to consider the risks and opportunities associated with each activity to be undertaken by the Planning Board. In addition, the process enables the partner councils to assess each of the Objectives set, and the respective weighting and rating.

Overall the Business Case template seeks to evaluate the merits of establishing a Joint Planning Board to assist each council in determining whether to proceed or not proceed with the regional collaboration.

COMMUNITY CONSULTATION

NI
7.5.5. DEBATE AGENDA – DIRECTOR’S REPORT

7.5.5.1

SOFT PLASTICS RECYCLING PILOT PROJECT AND REGIONAL RECYCLING PROJECT

B7240

Author: Director Development and Environmental Services

PURPOSE

To provide feedback on the Soft Plastics Recycling Pilot Project (initial six month trial) conducted in association with The Father’s Farm, YCA Recycling and Light Regional Council, and seek support to extend the trial for an additional six month period, and seek support to investigate the Lead, Educate, Assist, Promote (LEAP) Grant being offered by Green Industries SA in support of a Regional Recycling Project.

RECOMMENDATION

That Council:

(1) Support continuation of the Soft Plastics Recycling project for an additional six month period, and authorise the Director, Development and Environmental Services to execute a new Service Agreement with the partner organisations.

(2) Allocate $8,000 from the Recyclables Collection Reserve as part of the First Quarter Budget Adjustment in support of the Soft Plastics Recycling Project.

(3) Provide in principle support for the Regional Recycling Project aimed to improve recycling of packaging waste, and assist smaller wineries to become more sustainable, and authorise the Director Development and Environmental Services to have further discussion with Green Industries SA to determine if the Regional Recycling Project is eligible under the Lead, Educate, Assist, Promote (LEAP) Grant, and who should be driving the Grant application, if supported.

REPORT

Background

In 2017 YCA Recycling approached The Barossa Council to determine the level of interest for recycling, particularly soft plastics.

Council supported the idea of hosting a Pilot Program to determine the level of interest, and sought to identify a site that could host container bins.
The Father’s Farm had approached Council with the idea to improve community perception around recycling, building on its current activities. The Father’s Farm were open to the idea of being a host for a deposit and collection point.

The three parties agreed to trial a soft plastics deposit and collection service.

**Introduction**

In 2019, a Service Agreement to conduct a Soft Plastics Recycling Pilot Project was signed between The Father’s Farm, YCA Recycling, Light Regional Council and The Barossa Council.

The primary objective of the Soft Plastics Recycling Pilot Program was to promote and increase the knowledge of recycling by facilitating a coordinated soft plastics deposit and collection scheme.

The program aimed at collecting the soft plastics generated from the agricultural sector in the Barossa Valley. The target material being:

- Clear plastic film
- Chemical drum (20 Litre, 25 Litre, 100 Litre)
- Irrigation pipe/ Dripper pipe
- Strappings

The Soft Plastics Recycling Pilot was conducted between 11 February and 31 July 2019.

**Discussion**

Soft Plastics Recycling Pilot Program:

With The Father’s Farm waiting on development approval for the site to operate as a Waste Depot, Council did not actively promote the recycling service to the main target industries in the region, namely small to medium sized commercial and industrial operators.

YCA Recycling reported that the amount of material received and processed during the Pilot was not significant. However, YCA Recycling acknowledge that there could have been more material had the promotion occurred.

*Attachment 1* contained a Summary Report provided by The Father’s Farm on their perspective on the pilot.

Regional Recycling Project:

At the April meeting of the Regional Waste Management Services Working Group Craig Grocke (RDA Barossa) and Tim Hackett (Henschke Wines) addressed the Working Group, providing details of a new recycling project that is a collaboration within the Wine Industry. The wineries currently involved are compiling information on waste streams (types and volumes) and disposal methods. These wineries are seeking a partnership with Council/councils to assist with funding applications and promotion.

On 7 August 2019, Craig and Tim met with representatives of Light Regional and Barossa Councils to discuss the opportunity to submit an application for the Lead, Educate, Assist, Promote (LEAP) Grant being offered by Green Industries SA.
Funding is available for information tools, education, mentoring and recognition type projects that support SA industry to improve productivity, rely less on raw materials, water and energy, prevent wastage and reduce costs.

The proposed Regional Recycling Project aims to improve recycling of packaging waste, and assist smaller wineries to become more sustainable. The intent is to produce an electronic portal accessible for the public and businesses to identify potential suppliers of waste management services, locations to drop off and other conditions around the use of waste services.

The potential project stakeholders include:

- Barossa Wine Industry
- Green Industries SA
- Australian Packaging Covenant
- Waste and Recycling service providers
- Light Regional and Barossa Councils

It has been acknowledged that the Soft Plastics Recycling Pilot would benefit from the Regional Recycling Project, and would be one of the key sites that would receive recycling material.

Summary and Conclusion

While the Soft Plastics Recycling Pilot Project did not generate a large volume of recycled material being collected and disposed of, all parties agree that with a directed promotional campaign amongst the target audience a better result can be achieved.

Accordingly, it is recommended that an additional six month program be undertaken that is preceded with a targeted promotion, and provide support to investigate the Lead, Educate, Assist, Promote (LEAP) Grant.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES

Attachment 1 – Pilot Project Report – Father’s Farm

COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTS

Community Plan

Natural Environment and Built Heritage

Corporate Plan

1.9 Participate in initiatives, or advocate for, improvement to recycling, re-use, and minimisation education initiatives to reduce waste disposed to landfill.

4.10 Facilitate access to hard and green waste facilities and associated recycling opportunities that reduce waste disposed to landfill and support the environment.

Legislative Requirements

Local Government Act 1999
Environment Protection Act 1993
Financial Management

Council had allocated funding to support the Pilot Program. This comprised of $5,000 towards the Depot operational costs for The Father’s Farm and funds to cover the rental ($20/bin) and transportation ($300/pick up) for the bins. These costs were shared between Light Regional and Barossa as part of the Service Agreement.

Should Council support the additional Pilot Program, it is recommended that an additional budget allocation of $8,000 be taken from the Recyclables Collection Reserve. The balance of the reserve as at 30 June 2018 is $118,240. The balance as at 30 June 2019 is still being calculated at the time of preparing this report.

Risk Management

Now that the site operated by The Father’s Farm has received the necessary approvals, there is greater capacity to receive a range of waste streams. Hence, they are keen for Council to continue to provide financial support.

Community Consultation

Should Council agree to continue its support for the Pilot, the parties will undertake greater promotion of the service that is available at the Depot. No community engagement is proposed as part of the Program.
SOFT PLASTIC REPORT TO BAROSSA COUNCIL

From February 19 to end of July 19

First bin arrived 18-3-19

Our first customer filled the bin with 1.88 tonnes of dripper line. This involved 5 truck loads and 3 Ute and double axle trailers. All of the material in the bin was clean and of good quality. YCA were happy with the load.

Our Second bin arrived as the first bin left on 18-4-19

We have had 3 customers deliver material so far and this bin is half full. All of the customers have been private growers. The first customer dropped off 4 bales of cling wrap and a ute load of drippers, the second, a ute load of drippers and the third, was 3 pallet boxes of 25lt containers from Lange’s.

We understand the potential for this Soft Plastic depot is good. We assume there is a pile of drippers in most vineyards. We don’t know what the problem is, and we have had NO enquiries.

We look forward to this trial entering a second stage, where we advertise our capacity to receive soft plastic, our phone number to organize bigger loads, our address 110 Moppa Rd Sth and that we will open on Thursdays and Saturdays. I would also like permission to contact some vineyard Managers to get an understanding of the issues that they are facing.

Regards Tony Thiele

16-7-19
8.1 CHIEF EXECUTIVE OFFICER

8.1.1 BAROSSA GRAPE AND WINE ASSOCIATION (BGWA) – SALE OF PROPERTY MURRAY STREET TANUNDA – COUNCIL’S FIRST RIGHT OF REFUSAL UNDER THE LEASE

The matter of the agenda item being the commercial consideration to either accept or refuse the first right of the BGWA building in Murray Street Tanunda being information that is commercial information of a confidential nature (not being a trade secret) the disclosure of which (i) could reasonably be expected to prejudice the commercial position of the person who supplied the information, or to confer a commercial advantage on a third party; and (ii) would, on balance, be contrary to the public interest pursuant to Section 90(3)(d) of the Local Government Act 1999 ("the Act") being information that must be considered in confidence in order to ensure that commercial conditions of a contract of sale of the property including pricing being sought by BGWA should Council exercise its first right of refusal does not prejudice the future sale activity of BGWA.

There is strong public interest in enabling members of the public to observe Council’s transparent and informed decision-making. This helps to ensure accountability, maintain transparency of public expenditure, facilitate public participation, assist public awareness and allow for the scrutiny of information. Attendance at a Council meeting is one means of satisfying this interest. The public will only be excluded from a Council meeting when the need for confidentiality pursuant to Section 90(2) of the Act outweighs the public interest of open decision-making.
In this matter, the reasons that receipt, consideration or discussion of the information or matter in a meeting open to the public would be contrary to the public interest are that the disclosure would unreasonably expose the sensitive interests of BGWA and potentially disclosure could give an unfair advantage to a person with whom Council proposes to do business should Council exercise either of its first and last rights of refusal.

On balance, the above reasons which support the need for confidentiality pursuant to Section 90(2) of the Act outweigh 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 and Community Services, Director Development and Environmental Services, Director Works and Engineering, and the Minute Secretary, in order to consider in confidence a report relating to Section 90(3)(d)(i) and (ii) of the Local Government Act 1999, relating to 8.1.1 Barossa Grape and Wine Association (BGWA) – Sale of Property Murray Street Tanunda – Council’s First Right of Refusal Under the Lease being information that must be considered in confidence in order to ensure that the Council does not disclose information that could reasonably be expected to be information that is commercial information of a confidential nature (not being a trade secret) the disclosure of which (i) could reasonably be expected to prejudice the commercial position of the person who supplied the information, or to confer a commercial advantage on a third party; and (ii) would, on balance, be contrary to the public interest; and

(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 so that the disclosure would not unreasonably expose the sensitive interests of a BGWA, and, potentially disclosure could give an unfair advantage to a person with whom Council proposes to do business should Council exercise either of its first and last rights of refusal.
The matter of the agenda item being a tender for the provision of services pursuant to Section 90(3)(k) of the Local Government Act 1999 ("the Act") being information that must be considered in confidence in order to ensure that commercial in confidence information is not divulged and Council does not disclose information which may prejudice the outcome of the tender or future tenders.

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 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 contract to the public interest are that:

- The disclosure would unreasonably expose commercial in confidence information provided by tenderers through the tender process for the extension and refurbishment works to the Tanunda Recreation Park Show Hall and the Council report, attachments, and associated document; and
- The disclosure would give an unfair advantage to a person with whom Council proposes to do business.
On balance, the above reasons which support the need for confidentiality pursuant to Section 90(2) of the Act outweigh 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 an order be made that the public be excluded from the meeting with the exception of the Chief Executive Officer, Director Corporate and Community Services, Director Development and Environmental Services, Director Works and Engineering and the Minute Secretary, in order to consider in confidence a report relating to Section 90(3)(k) of the Local Government Act 1999 relating to the receiving, reviewing and assessing of the Tender for the Tanunda Recreation Park Show Hall Extension and Refurbishment works, being information that must be considered in confidence in order to ensure that Council does not disclose information relating to tenders for the supply of goods, the provision of services or the carrying out of works; and

(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 to prevent the unreasonable exposure of commercial in confidence information provided by tenderers through the tender process and the Council report, attachments and associated documents and to prevent an unfair advantage to a person with whom Council proposes to do business.