### Purpose
For Council to consider an urgent request received by the Mount Pleasant Agricultural Show Society (the Show Society) to upgrade the Show Office and construct a wool shed at Talunga Park, Mount Pleasant in order for the Show Society to submit a grant application by the closing date of the 13 December 2019.

### Recommendation
That Council:

1. Receives and notes the urgent New Initiative request from the Mount Pleasant Agricultural Show Society to upgrade the Show Office and construct a Wool Shed in order that a Regional Agricultural Show Development Grants Program funding application can be made by the deadline of 13 December 2019.

2. Notes that due to the constraints of time between the release and close of the grant funding the Show Society and Officers have had limited opportunity to provide the usual information and due diligence required to support New Initiative requests as per Council’s Prudential Management Policy.

3. Declines the request for a $31,000 ex GST contribution to the grant application on the basis that the identified works do not form part of the prioritised works of the Talunga Park and Old Talunga Park Masterplan approved by Council at its meeting on the 20 August 2019.

### Report
**Background**
Council, at its 18 August 2015 meeting, resolved the following:

**MOVED** Cr Grossman that Council:
1. Receive the report and notes the consideration of the Asset Management Working Party in August 2014 in relation to the proposed Mount Pleasant Show Society Wool Shed;
2. Thank the representatives of the Mount Pleasant Show Society for their deputation; and
3. In-principle support the concept presented by the Mount Pleasant Show Society and that (the relevant officer/s) work with the Society and Committee to implement the concept ensuring alignment with the vision of the approved Talunga Park Masterplan.

Seconded Cr Harms  
CARRIED 2014-18/364

The report as tabled at that meeting is provided again at Attachment 1. Since this time, the specific elements of this project have been incorporated into the developed Talunga Park Masterplan and most recently, Council's review of The Big Project priorities.

Challenges flagged with regard to this project are included in the 2015 agenda report and can be categorised by the following considerations:

- Flooring of proposed shed was not addressed
- Service provision to shed was not addressed
- It did not appear at the time that existing space within other sheds on Talunga Park was reviewed. It is understood that the Show Society store other goods in those sheds.
- Impact on street scape

At Council’s 15 April 2014 meeting, the Talunga Park Masterplan was endorsed:

MOVED Cr Seager that Council endorses the Talunga Park Master Plan as per Option Number 2 of the report, to guide future direction for Talunga Park, noting the comments of Jensen Planning + Design in their letter of 7 April 2014. 
Seconded Cr Angas  
CARRIED

It is noted that the upgraded administration building is defined in the adopted Masterplan; however, the proposed Wool Shed does not form part of the current approved Masterplan. Masterplans are concept level and indicate a point in time.

Further to the approved Masterplan, Council approved priorities for the delivery of the Talunga Park Masterplan under the Big Project.

At its 20 August 2019 meeting, Council resolved the following:

MOVED Cr Johnstone

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.

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.

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.

(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.

(5) That the Mayor release a public statement relative to this resolution of Council.

Seconded Cr Angas CARRIED 2018-22/281

The highest priorities identified for Talunga Park through the Council prioritisation process are as follows:

- Equestrian – Stabling upgrades to support event and revenue generation
- Caravan Park upgrades – EOI process
- Old Talunga Park – netball/tennis court upgrade

Total Talunga and Old Talunga Recreation Park – prioritised investment $2.872M
<table>
<thead>
<tr>
<th>Project</th>
<th>Estimated Cost Initially</th>
<th>Estimated Cost Now (Uses LGP) - 19/20</th>
<th>Escalation %</th>
<th>Ongoing Funding in 10 Year Plan - includes increased revenue estimates</th>
<th>Annualised Depreciation Allowed For in 10 Year Plan</th>
<th>Estimated Additional Costs Not Budgeted (inc dep)</th>
<th>Notes</th>
<th>Estimated Cost - Construction</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sporting Facilities - Possible Amendments Due to New Land and Grassroots Application for Change Rooms*</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Soccer Club Rooms</td>
<td>1,500,000</td>
<td>1,500,000</td>
<td>0.00%</td>
<td></td>
<td>31,870</td>
<td>1,500,000</td>
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<tr>
<td>A1/A Netball Change Rooms - reflects current grassroots application</td>
<td>950,000</td>
<td>950,000</td>
<td>0.00%</td>
<td></td>
<td>20,584</td>
<td>1,000,000</td>
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<td></td>
</tr>
<tr>
<td>Scouts: Relocation</td>
<td>600,000</td>
<td>600,000</td>
<td>0.00%</td>
<td></td>
<td>12,748</td>
<td>600,000</td>
<td></td>
<td></td>
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<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>53,561</td>
<td>1,796,127</td>
<td></td>
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<tr>
<td>Columbard Reserve</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Recreational Facilities including Relocation/Construction of Scouts Hall</td>
<td>739,689</td>
<td>760,400</td>
<td>2.80%</td>
<td></td>
<td>0</td>
<td>16,156</td>
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<tr>
<td>Lake, Natural Setting and Boundary Treatments</td>
<td>1,725,083</td>
<td>1,773,385</td>
<td>2.80%</td>
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<td>0</td>
<td>50,112</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>0</td>
<td>17,915</td>
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<td>Adjustments for capitalisation escalation</td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td>267,285</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>14,172,326</strong></td>
<td><strong>15,433,459</strong></td>
<td><strong>17,726</strong></td>
<td><strong>60,720</strong></td>
<td><strong>352,145</strong></td>
<td><strong>6,520,372</strong></td>
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</tr>
</tbody>
</table>

**Talgung / Old Talungu Recreation Park - 18/24485 - Costs April 2018**

**Talgung Park**

<table>
<thead>
<tr>
<th>Facilities</th>
<th>Estimated Cost Initially</th>
<th>Estimated Cost Now (Uses LGP) - 19/20</th>
<th>Escalation %</th>
<th>Ongoing Funding in 10 Year Plan - includes increased revenue estimates</th>
<th>Annualised Depreciation Allowed For in 10 Year Plan</th>
<th>Estimated Additional Costs Not Budgeted (inc dep)</th>
<th>Notes</th>
<th>Estimated Cost - Construction</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></td>
<td>12,298</td>
<td>28,866</td>
<td>0</td>
<td><strong>1,776,216</strong></td>
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<tr>
<td>Equestrian Infrastructure</td>
<td>278,000</td>
<td>285,784</td>
<td>2.80%</td>
<td></td>
<td>0</td>
<td>0</td>
<td></td>
<td><strong>285,784</strong></td>
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<tr>
<td>Caravan Park Facilities - balance of works</td>
<td>244,912</td>
<td>251,770</td>
<td>2.80%</td>
<td></td>
<td>0</td>
<td>0</td>
<td></td>
<td><strong>251,770</strong></td>
</tr>
<tr>
<td>Equestrian Infrastructure - balance of works</td>
<td>28,349</td>
<td>29,122</td>
<td>2.80%</td>
<td></td>
<td>0</td>
<td>0</td>
<td></td>
<td><strong>29,122</strong></td>
</tr>
<tr>
<td>Repairs to Sheep Pavilion</td>
<td>521,562</td>
<td>536,166</td>
<td>2.80%</td>
<td></td>
<td>0</td>
<td>0</td>
<td></td>
<td><strong>536,166</strong></td>
</tr>
<tr>
<td>Environmental and Site Improvements</td>
<td>1,834,057</td>
<td>1,885,415</td>
<td>2.80%</td>
<td></td>
<td>0</td>
<td>0</td>
<td></td>
<td><strong>1,885,415</strong></td>
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<tr>
<td>Oval Infrastructure</td>
<td>109,009</td>
<td>108,974</td>
<td>2.80%</td>
<td></td>
<td>0</td>
<td>0</td>
<td></td>
<td><strong>108,974</strong></td>
</tr>
<tr>
<td>Add Amenity to Playspace</td>
<td>404,218</td>
<td>414,420</td>
<td>2.80%</td>
<td></td>
<td>0</td>
<td>0</td>
<td></td>
<td><strong>414,420</strong></td>
</tr>
<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>0</td>
<td>0</td>
<td></td>
<td><strong>453,397</strong></td>
</tr>
<tr>
<td>New Share Use Admin and Catering Facility</td>
<td>445,415</td>
<td>457,887</td>
<td>2.80%</td>
<td></td>
<td>0</td>
<td>0</td>
<td></td>
<td><strong>457,887</strong></td>
</tr>
<tr>
<td>New Signage, Planting and Furniture</td>
<td>353,341</td>
<td>363,235</td>
<td>2.80%</td>
<td></td>
<td>0</td>
<td>0</td>
<td></td>
<td><strong>363,235</strong></td>
</tr>
<tr>
<td>New Artworks and Mural</td>
<td>42,402</td>
<td>43,589</td>
<td>2.80%</td>
<td></td>
<td>0</td>
<td>0</td>
<td></td>
<td><strong>43,589</strong></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>8,480,000</strong></td>
<td><strong>8,717,440</strong></td>
<td><strong>0</strong></td>
<td><strong>0</strong></td>
<td><strong>69,107</strong></td>
<td><strong>2,871,929</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*Notes: the figures below are included in the total in place of the original estimates in the information above.
Discussion

In mid-October 2019, a request was received via email for advice with regard to the process in gaining support for a grant application to the Regional Agricultural Show Development Grants Program (the Ag Show Grant). The Ag Show Grant closes on 13 December 2019.

A meeting was held between Director, Corporate and Community Services, and Manager Community Projects, along with the Show Society representatives on 28 October 2019 to discuss the project concepts and process for gaining Council’s support. The outcome of these discussions is the following New Initiative requests for support, in order to support an Ag Show Grant application. It was flagged during the meeting that the proposed New Initiatives did not align with the current approved priorities endorsed by Council.

The Ag Show Grant allows for applications funding contribution of 75% grant : 25% other contribution where the total grant being applied for does not exceed $124,999 (assuming ex GST).

The Show Society has provided three new initiatives for Council’s consideration (see Attachment 2). In priority order:

1. **New Initiative for construction of Wool Shed - $30,000 requested**
   Supporting documents provided:
   - New Initiative request form
   - Quote for 18m x 9m x 3m corrugated galvanised shed - $21,400 ex GST plus $6,000 ex GST erection costs
   Information not provided / available:
   - Site map showing preferred location, although it is understood the location is to be along the open space between the cattle shed and the main entranceway
   - No assessment of flooring or service provision to shed
   - No development approval at this stage
   - Supporting letters / email from other user groups / community
   - Split of funding contribution from Show Society

And

2. **New Initiative for construction of upgraded Show Office - $94,000 requested**
   Supporting documents provided:
   - New Initiative request form
   - Concept document showing basic site plan, floor plan and elevations, along with SWOT analysis
   Information not provided / available:
   - Quotes for cost of Show Office design or construction
   - No development approval at this stage
   - Split of funding contribution from Show Society
   - Supporting letters / email from other user groups / community

Should Council not be supportive of the Wool Shed, the Show Society would still like to apply for the full amount of the Ag Show Grant and apply the total achieved to the Show Office project.
3. New Initiative for construction of upgraded Show Office - $124,000 requested
   Supporting documents provided:
   • New Initiative request form
   • Concept document showing basic site plan, floor plan and elevations, along with SWOT analysis
   Information not provided:
   • Quotes for cost of Show Office design or construction
   • No development approval at this stage
   • Split of funding contribution from Show Society
   • Supporting letters/ email from other user groups / community

Officers are aware that the information provided is not at a detailed stage at this point. A conversation with the Show Society has confirmed that the Show Society wish for this information to be tabled at this level of detail, at this time, due to the urgency of the grant application timeframes.

The Show Society has also confirmed that they are not in a position to provide further detail with regard to the funding breakdown of the projects at this stage.

Due to time constraints and capacity considerations identified in the report, officers have not been able to further assist with the required development of the New Initiative application or associated due diligence assessment as they would ordinarily do to assist the group with the request and process.

Officers have identified the potential to target a grant application for the prioritised stabling works in the next round of Disaster Resilience funding anticipated for release circa January 2020.

Summary and Conclusion
• A series of New Initiative requests have been submitted to support a Federal Grant application process.
• There is limited funding directly targeted at Show Society related projects and it is acknowledged that the Show Society has only had a short period of time to respond to the opportunity.
• The infrastructure upgrades and additions requested are not currently prioritised elements of the adopted Talunga Park and Old Talunga Park Masterplan and for this reason are not recommended for approval.
• The Administration Building (Show Office) element of the proposal is an identified future Masterplan component; the Wool Shed is not and has previously been deferred by Council pending further information.
• A contribution of $31,000 ex GST is sought to fund the 25% minimum applicant funding, but is unbudgeted in 2019/20. It is understood that the Show Society has some funds to contribute in its own right, but this information has not been provided to Officers.

ATTACHMENTS OR OTHER SUPPORTING REFERENCES
Attachment 2: New Initiatives – Show Office upgrade and Wool Shed including site and floor plan layouts and quote for wool shed. HPE Ref: 19/67331
COMMUNITY PLAN / CORPORATE PLAN / LEGISLATIVE REQUIREMENTS

Community Plan

Community and Culture

2.6 - Support a vibrant and growing arts, cultural, heritage and events sector.

Infrastructure

3.1 - Develop and implement sound asset management which delivers sustainable services.

Legislative Requirements
Local Government Act 1999

FINANCIAL, RESOURCE AND RISK MANAGEMENT CONSIDERATIONS

In part identified within the body of the report and previous Council reports.

There is limited financial and project detail for Officers to provide detailed comment on this occasion.

COMMUNITY CONSULTATION

Undertaken as part of the consideration of the Talunga Park and Old Talunga Park Masterplan development and adoption process. No specific consultation by Council in relation to these proposed items.
7.3.3 DEBATE AGENDA – MANAGER ADMINISTRATIVE SERVICES

7.3.3.1 MOUNT PLEASANT SHOW SOCIETY WOOL SHED PROPOSAL
B2170

INTRODUCTION
The Mount Pleasant Show Society (Show Society) submitted an application for a new shed to be erected at Talunga Park to show the wool display at the Mount Pleasant Agricultural Show.

RECOMMENDATION
That Council:

1. Receive the report and notes the consideration of the Asset Management Working Party in August 2014 in relation to the proposed Mount Pleasant Show Society Wool Shed;

2. Thank the representatives of the Mount Pleasant Show Society for their deputation; and

3. In-principle support the concept presented by the Mount Pleasant Show Society and that (the relevant officer/s) work with the Society and Committee to implement the concept ensuring alignment with the vision of the approved Talunga Park Masterplan.

COMMENT
The request was received on 5 August 2014 (Refer Attachment 1). In accordance with the New Asset on Community Land process, the request was referred to the Asset Management Working Party (AMWP) on 25 September 2014. Assessment from an asset management perspective resulted in the proposal not being supported and the notification to the Show Society (Refer Attachment 2) summarised the considerations discussed:

1. Talunga Park Master Plan – Proposed wool shed not currently identified
2. Planning assessment – precinct is zoned as Township Zone and policy area 6: Recreation. Category 2 application. Considerations required to be covered include:
   o The use of the shed (appropriate for the site).
   o Removal of trees is a concern (screens other buildings and emphasises new pedestrian entrance).
   o Any shed should be placed in the area currently designated as car park as the Development Plan would give precedence to loss of parking as opposed to trees.
3. Building consent considerations:
   - The proposed shed is greater than 6m away from any other buildings or boundaries and hence would only require minimal fire and safety requirements ie Exit signage and appropriate fire extinguishers at each opening. It has however been noted in the information provided, that this shed is also considered for sheltered camping. This would bring the building into an entirely different building classification, requiring amongst other things suitable fire detection within the building and accessible sanitary facilities.

4. The proposal indicated potential use by the Mount Pleasant Farmer’s Market (Farmer’s Market) and sheltered camping for horse shows. However, the Farmer’s Market also had a proposal for a covered atrium for use on market days and therefore was unclear of their proposed usage of this shed. The adopted Master Plan for Talunga Park defines a dedicated camping area within the caravan park precinct and the AMWP raised concern at the potential that camping sites could be spread throughout the precinct. There are potential risk management considerations in the use of sheds or shelters for camping purposes and additional building rules requirements for them to be acceptable for this form of use that would add further cost to the proposal.

5. AMWP also discussed the cost to the show society of temporary marquees, the payback period and are considecrate to the $4000 per annum investment. A whole of Life assessment was not included with the proposal. An understanding was clear that the Show Society was looking to reduce the significant once of costs that impact the Show’s budget, but it is also recognised that the nature of hosting the Show will of necessity, require expenditure on those items that are only used for that one occasion each year.

6. The information in the original proposal only identified the Show as the main user of the proposed shed.

7. Notification of process to pursue matter through formal request to address Council.

Following the notification to the Show Society, response was received by Mr Nick Seager, Chairman of the Mount Pleasant Agricultural Horticultural and Floral Society (Refer Attachment 3) and a meeting was scheduled onsite with user groups to discuss shared usage approach and opportunity to renew / upgrade other existing sheds on site, reducing the overall footprint of shedding at the precinct. The next steps for the proposal was then for the Show Society to request a formal deputation to Council (consistent to process followed for the Atrium by the Farmer’s Market). A deputation has been approved by the Mayor and is scheduled in the agenda. At this deputation representatives will seek Council to endorse a recommendation to the effect of:

“That Council in-principle support the concept presented by the Show Society and that (the relevant officer/s) work the Society and Committee to implement the concept.”
It is therefore recommended that this matter be brought on for debate after the deputation is concluded.

More recent plans submitted by the Show Society are included. (Refer Attachment 4)

**Attachments**
Attachment 1: Asset Investment Proposal
Attachment 2: Letter notifying AMWP response to proposal
Attachment 3: Letter received from Show Society
Attachment 4: Revised plans

**LEGISLATION/POLICY/COUNCIL STRATEGIC PLAN**

**Legislation**
Local Government Act 1999

**Council Strategic Plan**
1.3 Recreation  1.5 Culture  4.1 Responsibility
4.2 Service  4.3 Systems

**FINANCIAL, RESOURCE AND RISK MANAGEMENT CONSIDERATIONS**

**Financial**
Unless implemented under Land Only lease, the asset value ($16,200 as at 30 June 2015) will be applied to Council’s asset stock. Insurance, depreciation and ongoing maintenance costs are unknown at this stage. Whole of Life costing needs to be completed.

**COMMUNITY CONSULTATION**
Consultation has taken place with some user groups. An initial assessment of the proposed building would represent a Category 3 development under the Development Act 1993 with public notification required.
Asset Investment Proposal
Form XJ900 ver 0.5 revised December 2008

Section A: General Information

Title of Proposal: Mt Pleasant Show Wool Shed
Location (name nearest township): Mt Pleasant
GPS Coordinate
Name of Requesting Body: Mt Pleasant A.M.P Society Inc
Type: □ Department
□ Section 41 Committee
□ Other (Please describe): Show Society
Responsible Officer: Vicki Faucett
Position Title: Secretary
Contact Phone: 08 85822303
Contact Email: secretary@mtpleasantshow.com.au

Section B: Proposal Description

Please provide a description of the proposal.

This will be a 9m x 25m deep x 3.2m high, Colorbond or zincalume shed opened on 2 sides & front, with several clear sheets in roof to allow natural light.

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

This shed will be used for the wool display & judging on our Annual Show Day. It can be utilized for possible cowed stalls by Famous Market, and could be used for horse shows as sheltered Camping. Not for use by stock.

Please describe how the success of this project will be measured.

This Shed will save the Mt Pleasant Show a lot of money in hire charges & will be useful addition for other Pork events, with permission.
## Section C: Funding Requirements

How will the proposal be funded?

<table>
<thead>
<tr>
<th>Year 1</th>
<th>Year 2</th>
<th>Year 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>External Contribution</td>
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</tr>
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<td>Council Reserves</td>
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<tr>
<td>Council Contribution</td>
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<td></td>
</tr>
<tr>
<td>Total (X)</td>
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</table>

How will the asset be serviced?

<table>
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<th></th>
<th>Year 1</th>
<th>Year 2</th>
<th>Year 3</th>
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<tbody>
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<tr>
<td>Depreciation</td>
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<tr>
<td>Less any additional income</td>
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<tr>
<td>Total (Y)</td>
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</tbody>
</table>

Total request from the 2011-12 Council Budget:

<table>
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<tr>
<th></th>
<th>Year 1</th>
<th>Year 2</th>
<th>Year 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total (X) above</td>
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</tr>
<tr>
<td>Total (Y) above</td>
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<td></td>
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<tr>
<td>Total request</td>
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(add rate revenue requirement here)
ATTACHMENT 1

QUOTATION

mt pleasant show

Quote is valid for 30 days from date of quotation

2011 Torrens Valley Road
Mount Pleasant SA 5235
Ph: 08 8568 2666
Fax: 08 8568 2630

Email: kevin@magnus.com.au

Section A: CLIENT DETAILS
Date: 30/06/2014
Client Name: MT PLEASANT SHOW SOCIETY - VICKI FAWCETT
Address:

Phone: 85682303
Fax: 85681760
Mobile: 0436882067

Section B: SPECIFICATIONS

<table>
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<th>Shed Size:</th>
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<tr>
<td>Roof Sheeting:</td>
<td>CORRO C/BOND</td>
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<tr>
<td>Roof Pitch:</td>
<td>11</td>
</tr>
<tr>
<td>Skylights:</td>
<td>6 X POLYCARB</td>
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<tr>
<td>Gutter:</td>
<td>VFC</td>
</tr>
<tr>
<td>Downpipes:</td>
<td>90MM PVC TO GROUND ONLY</td>
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<td>Wall Sheeting:</td>
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</tr>
<tr>
<td>Column Type:</td>
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<td>C SECTION</td>
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<tr>
<td>Roller Doors:</td>
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<tr>
<td>Slide Doors:</td>
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<td>PA Doors:</td>
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<tr>
<td>Insulation:</td>
<td></td>
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<tr>
<td>Windows:</td>
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</tr>
<tr>
<td>Additional Items:</td>
<td>* 3 - 3M X 3M OPENINGS</td>
</tr>
<tr>
<td></td>
<td></td>
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</tbody>
</table>

Council Fees: By Client
Plans: Included
Unloading: By Client
Delivered to Site: INCLUDED

Section C: PURCHASE PRICE & PAYMENT TERMS

<table>
<thead>
<tr>
<th>NET COST:</th>
<th>$18,000.00</th>
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</thead>
<tbody>
<tr>
<td>GST:</td>
<td>$1,800.00</td>
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<tr>
<td>Total Cost:</td>
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<tr>
<td>Deposit:</td>
<td>$3,600.00 To be paid with order</td>
</tr>
<tr>
<td>Balance:</td>
<td>$16,200.00 To be paid prior to proposed delivery date on site</td>
</tr>
</tbody>
</table>

Section D: ESTIMATE OF ERECTION COSTS

| Estimate of Shed Erection Costs: | $7,200.00 + GST |
| Est of Installation of Internals Cost: | + GST |

SHED ERECTOR DETAILS:

Name:
Ph:
Fax:
Email:

INTERNALS INSTALLER DETAILS:

Name:
Ph:
Fax:
Email:

The Vendor does not purport to make any contract with the Client for the Erection of the Goods and any information provided by the Vendor with respect to the Erection of the Goods (including erection details and erection costs) is not binding upon the Vendor, the Client or the Erector, and is provided merely to establish contact between the Client and the Erector so that a direct contractual relationship can be established between the Client and the Erector.

Section E: ACCEPTANCE OF QUOTATION

Upon completing section E of this quotation, this quotation becomes binding on the Client and the Client agrees to purchase the products specified herein in accordance with the Terms & Conditions on page 2 of this quotation.

Please print full name:

Postal Address:

Date:
Ph No:

Colour Bond colour:

Signature:

Page 1 of 2
The following terms and conditions apply:

1. Orders cannot be cancelled except in writing with Magnus Australia consent and on terms which will indemnify it against loss.
2. The price is subject to change. The price may change if Magnus Australia incurs any price changes in relation to materials to be purchased, labour or fuel costs.
3. It is clients responsibility to ensure that council and statutory approval, where necessary is granted and paid for.
4. If by reason of strike, accidents, breakdown, delays in transit, Government restrictions or regulations, acts of god, force majeure or any other cause whatsoever beyond Magnus Australia control, either at Magnus Australia work or elsewhere, deliveries are delayed or suspended; Magnus Australia shall incur no liability whatsoever. The order shall be fulfilled within a reasonable time after the cause preventing or delaying delivery has ceased.
5. Where delivery prices are quoted they are on the following basis:
   a) ******Assistance including lifting device is required with unloading****** i.e. Front End Forks, Crane, Forklift
   b) Access must be provided to the site
   c) Any unnecessary delay will be chargeable extra
6. ** Price based on level site - any underground services (water, power etc) to be located and clearly marked by the owner. Excessively hard digging chargeable extra - power and water to be available onsite for erector. Any delays caused by obstructions may incur additional costs.
7. Payment in full is required on or prior to delivery of materials.
8. Design alterations will incur additional costs.
9. Once delivery has been effected ownership is deemed to have passed into the hands of the consignee who should ensure he has insurance on the materials from that point on.
10. Any excess materials after completion of contract remain the property of Magnus Australia.
11. Magnus Australia refers Sub Contractors to clients. Magnus Australia is not a Project Manager. Erection of the building is strictly between the client and the Building Contractor, Erection, concrete and hire costs (crane, borer etc) to be paid direct to the builder.

Client ..................................................

Date ..........................................

MAGNUS AUSTRALIA PTY LTD
ABN 74 094 416 565
Main Road Mt Pleasant SA. 5235
Ph: 08 8568 2666  Fax: 08 8568 2630

OPTION

PROOF ONLY
$12,800 + G.S.T.
25 September 2014

Dear Vicki,

Proposal to erect shed for Mt Pleasant Show

Thank you for your emails dated 5 August 2014 and 27 August 2014 and your proposal to construct a 25m x 9m shed for the purposes of offsetting hire costs of marquees to house the Wool Display on the annual show day.

The proposal has been discussed at Council’s Asset Management Working Party (AMWP). The purpose of this group is to assess existing and proposed assets (such as building, recreational, road and stormwater assets) against Australian Standard Asset Management principles and Council policy whilst also taking into account the local needs of the community. The following outcomes are provided for your information:

- The precinct is zoned as Township Zone and policy area 6: Recreation.

- A key principle for Council’s asset management approach is utilisation and shared usage of assets. The proposal indicates potential use by the Farmer’s Market and sheltered camping for horse shows. However, the Farmer’s Market also has a proposal for a covered atrium for use on market days and therefore it is unclear of their proposed usage of this shed. The adopted master plan for Talunga Park defines a dedicated camping area and the AMWP raised concern at the potential that camping sites could be spread throughout the precinct. There are potential risk management considerations in the use of sheds or shelters for camping purposes and additional building rules requirements for them to be acceptable for this form of use that would add further cost to the proposal.

- AMWP also discussed the cost to the show society of temporary marquees, the payback period and are considerate to the $4000 per annum investment. However, Council also has to be mindful of the whole of life costs associated with all assets on Council land and not solely equate that investment to the $18,000 upfront capital cost. Council will be required (as it will become a Council asset) to ensure that the asset is maintained and account for depreciation and annual insurance costs. Whilst we fully understand the premise of looking to reduce the significant once of costs that impact the Show’s budget, it is also recognised that the nature of hosting the Show will of necessity, require expenditure on those items that are only used for that one occasion each year.
• According to the information in the proposal documentation, it is therefore indicated and was the view of the AMWP, that the main use of the shed will be mainly once a year on Show Day.

• Initial input from our Planning Team without reference to detailed plans gives rise to the following considerations:
  - This would be a Category 2 application – (Development Plan greater than 100 sqm).
  - The use of the shed (appropriate for the site).
  - Removal of trees is a concern (screens other buildings and emphasises new pedestrian entrance).
  - Any shed should be placed in the area currently designated as car park as the Development Plan would give precedence to loss of parking as opposed to trees.
  - The maintenance of trees to encourage the park scene.
  - Consideration of roots which may be within the proposed site from existing trees.
  - Keep in same line as other buildings on Melrose Street.
  - Manoeuvrability of car park should be considered once shed is introduced.
  - The general appearance and design of shed (Form, Scale, Bulk, roofline, colours).
  - Consideration of any possible advertising being placed on shed.
  - Finishes and materials to match neighbouring sheds.

• Building consent considerations as follows:
  - The proposed shed is greater than 6m away from any other buildings or boundaries and hence would only require minimal fire and safety requirements ie Exit signage and appropriate fire extinguishers at each opening. It has however been noted in the information provided, that this shed is also considered for sheltered camping. This would bring the building into an entirely different building classification, requiring amongst other things suitable fire detection within the building and accessible sanitary facilities.

Whilst the wool displays are a significant feature of Show Day and it is acknowledged that they attract much interest from the public; after consideration of the above items based on the amenity of the proposed structure to the whole precinct and taking into account the discussions that informed the development of the precinct Master Plan; the Asset Management Working Party was not supportive of the proposal for the additional shed at Talunga Park.

We understand that the Mt Pleasant Show Society will be disappointed with that recommendation and should it wish to pursue this matter further suggest that a formal request be made for the matter to be considered for further discussion at a formal Council meeting.
If you wish to discuss further, please don’t hesitate to contact me on 8563 8454 or rtappert@barossa.sa.gov.au

Kind regards,

[Signature]

Rebecca Tappert
Manager Administrative Services
Rebecca Tappert  
Manager  
Administrative Services  
Barossa Council  

Dear Rebecca,

Thank you for your response in relation to the Mt Pleasant Show Society request for consideration of building a permanent shed for the display of Wool at the Mt Pleasant Show and saving the Society $4000 per year on the hire of large Marquees. The Show Society is indeed very disappointed that the Council Asset Management Working Party has chosen not to agree to this proposal and wishes to take the matter further.

We would like to emphasise the following issues for further discussion:

1. Shared Asset:
   We are aware of the Councils management approach to having shared assets, and although the primary driver of this building is for the Show and the display of wool, there are a number of organisations and events that will utilise the facility.

   1.1 The Farmers Market has indicated quite clearly that they will be keen to utilise the facility on many occasions in the future and would have used it during this last 12 months. The proposal they have put forward for a covered area near the catering shed is for the use of their market breakfast customers and community events that require catering. Their use of the proposed Show shed is quite different in that they have had and will continue to have events such as the Shearing demonstration, Sheep dog trial demonstrations, Alpaca shearing, and Wiltipol sheep displays to emphasize the point of difference and rurality of this Farmers Market.

   1.2 There have been a couple of car boot sales at the same time as the Market, run by the Hospital, Red Cross and Kindergarten, which would have benefited from such shelter. It seems that these will be ongoing events during the year and more possible during the winter months should there be a shed.

   1.3 There is a group of people from the Mt Pleasant Community who are working towards having a regular Regional Artisans Market in a similar vein to that which is held at Greenock. It is inappropriate to expect artisans to have their products displayed in the current sheep pavilion which is both dirty and dusty and poorly drained during winter. A shed such as this on the grassed area would be very suitable for such events.
1.4 It is difficult to know what the usage of this building may be in the future as the needs of the Mt Pleasant Community grow and change, and to say that it will only be used once a year lacks considerable foresight.

2. Camping:

It is important for the Council to be aware of the fact that there are numerous horse events held at the Talunga Park throughout the year. In fact Talunga Park is the preferred venue for a number of those groups because of its ambience and amenities. There is also great economic benefit for the town itself, with these people using the General Store, Pharmacy and Hotels. Those groups use the current large sheds to house themselves and their horses and a number of them also use the grassed area to park their 5th wheelers and set up small yards for horses. This has been occurring for many years. This is not camping as within the caravan park and the caravan park residents would be reasonably be quite concerned should these people be requested to move onto that area. There is not sufficient room in the current caravan park and the horses are kept with the owners.

The Farmers Market works with these people to ensure that areas are roped off and safe for Market customers and the Market benefits from the extra people who attend the Market from these groups. It is a situation which is currently working well and the OHS&W issues are addressed each time. This is another situation where the shed would therefore be quite useful, especially in inclement weather.

3. The Mt Pleasant Agricultural Show is run by a group of very dedicated volunteers. It is quite correct that the Show should be able to support itself financially, but it is only good business management to continually look at efficiencies in financial management. The Mt Pleasant Show is one on the more successful Shows within South Australia, and certainly within the Barossa Council area. The Association continually looks and management strategies and what new attractions can be considered. The saving of $4000 per year would assist greatly in this area.

4. Parking:

The Master Plan suggests that the area in which the proposed shed would be built, should be “flexible”. Currently it is used for car parking for the Market and Auctions, horse groups for camping, car boot sales, rural demonstrations for the Farmers Market, car parking for the sheep auctions and goat shows, and at the Mt Pleasant Show it is used for the large Marquees to house the Natural Resource Centre, Wool and many small marquees for the commercial display sand sales. We would suggest that this is very flexible indeed, and there is no reason to believe that this should change at all. The proposed shed will not give precedence to loss of parking” as it is very rare that this area is completely taken up with cars. We believe that it will only enhance the usage of the area and add to the community use of Talunga Park.

5. Category 2 considerations:
5.1 We believe that the use of the shed is appropriate for the community of Mt Pleasant and the users of the park
5.2 There is no need to remove any trees
5.3 The shed will not disadvantage any ability to park in the area
5.4 The maintenance of trees will not be affected
5.5 There is no issue with roots in the area, as there is no floor to the shed and it is not an issue currently.
5.6 The building can be kept in the same line as other buildings within Talunga Park on Melrose Street
5.7 Maneuverability of cars should not be an issue.
5.8 The general appearance of the shed would be in line with the other buildings on the park
5.9 There are no plans to place advertising on the shed.
5.10 Finish and materials will be in line with what is already at the park.

In conclusion, I would like to emphasize the very real concern of the Mt Pleasant Community and specifically the Mt Pleasant Show Society, with the fact that the Asset Management Working Party has not gone through what we consider to be an appropriate consultation process before making this decision. There has been no organized visit to the area with representatives of the Show Society and no contact with me as Chairman of the show to seek clarification and/or understanding of the issues.

I am pleased that there will be a meeting on Tuesday 13th, and thank you for ensuring the Show committee was notified. It is very difficult for me to get to that meeting as we will have started shearing and it is almost impossible to get away at that time. I believe however, the Show Secretary and the Farmers market representatives, will give a good account of the Show position with this application.

Yours Sincerely

Nick Seager
Chairman
Mt Pleasant Agricultural Horticultural and Floral Society
Mt Pleasant Show Society

Wool Shed Proposal to Barossa Council

August 2015.

The Mt Pleasant Show Society wishes to erect a shed on Talunga Park Mt Pleasant for the purpose of a wool shed on Mt Pleasant Show day.

This shed will be built at total cost to the show, and once built will revert back into a Barossa Council asset as per other structures on Talunga Park. The Society is also committing to the ongoing maintenance of this shed.

Each year the show pays approximately $3000 to hire a marquee for the wool. The shed will initially cost us about $26,000 erected on our current quote from Magnus Australia. We feel the outlay will save us over time as marquee costs are increasing yearly and we pay nearly $10,000 a year in hire fees.

Once built on Talunga Park the shed will be available to use by anyone else throughout the year. Talunga Park is a much used facility, being hired by a diverse range of users. Some possible uses include

- Car boot sales
- Farmer’s Market
- Rally SA
- Admin and shelter for various horse events
- Ram and sheep sales
- Craft stalls

Once on the venue I am sure other users will consider the shed due to its convenient size and design. The shed will not be locked and will have five 3 metre sliding doors for light and ventilation which we feel makes it an attractive option for some of the uses listed above. Another plus will be its location. It is very close to a show storage shed that houses all the sheep gates and on an area that is widely used through the year for horses and offers perfect shelter for the users.

Whilst not specifically listed in the recent Master Plan for Talunga Park, the shed was discussed in some of the initial talks held amongst the user groups, Council and Jensens. The Talunga Park committee has endorsed the proposal and fully supports the project as they see many long term benefits and uses.
The shed will not be placed over any current water drains, pipes or electricity cables buried underground. At this stage there is no intention to add power to the shed as we feel there is adequate lighting in the design and there is a power box very close by if any users require power. Storm water will be piped underground to a close sump drain. The tree that is nearby will have minimal impact on the shed and the shed is clear of any major limbs.

All vehicle access to the shed will be from the front or sides, not from the Melrose St end which by design only has a PA door.

The Shed has been designed to integrate well with the current ambiance of the park and to match the existing sheds alongside.

The Mt Pleasant Show is one of the largest one day shows in the state and has a wide user base. We get between 6,000 to 8,000 patrons per average from all over the state. We pride ourselves on the fact that we are a true agricultural show with very good livestock and related entries but also keeping with the times by offering new attractions constantly. The Society is always looking to put back into Talunga Park and have largely contributed to most of the sheds used show day. The current sheep shed was built by volunteers from the society, we have added to the Show Hall in recent years, this is greatly used now by the farmers market, added to the shearing shed and solely funded two power boxes on what we call our trade area.

We feel that as we continue to grow as with costs that we need to look ahead and we see this shed as a perfect match for both the show society and Talunga park but also a great asset for the Barossa Council.
Mt Pleasant Show Wool Shed Layout

EXISTING SHED
Storage sheds and Alpacas

Approx 16.4 m between sheds

9.2m to tree
6.2m to shed across
2m down to shed

9 metres

Proposed Wool Shed

18metres

6.2m from shed to fence

ATTACHMENT 1
Hello Rebecca

I know cutting it fine - attached are 3 new initiatives & Plans. The show would like to apply to replace the admin building to $94,000 and do a new wool shed to $30,000 through the Agricultural shows grant that has been announced. If this is not feasible we would then look to upgrade the replacement of the admin building to $124,000.

The grant providing we stay under $124,999 is 25/75 funding and in kind work will go towards this also (as you would probably know).

The show would like council support in regards to these upgrades and assistance with the 25% funding once we get your confirmation we will go ahead and apply.

I have sent out 53 emails to local groups who either utilize the building and or are a part of the show in some way eg fundraising, information etc. including several politicians, for letters of support and have several back already with more promised.

I hope you are able to put this forward to council on our behalf and hopefully a favourable response.

With Regards

Vicki Fawcett

Secretary

Mt Pleasant Show

Ph: 8568 2303

Fax: 8568 1760

Email: mtpleasantshow@bigpond.com
# PROPOSAL FOR NEW INITIATIVE

## Community Infrastructure or Budget Request Proposal

### Form Name: PROPOSAL FOR NEW INITIATIVE  
Document Number: TBCFO99999

| Responsible: Manager Administrative Services | Entry TRIM Reference: B |

## 1. Requesting Entity

<table>
<thead>
<tr>
<th>Entity Name</th>
<th>Mt Pleasant Agricultural and Horticultural Show Society Inc.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact Person</td>
<td>Vicki Fawcett</td>
</tr>
<tr>
<td>Contact Person Phone</td>
<td></td>
</tr>
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<td></td>
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</tbody>
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## 2. Proposal Details

<table>
<thead>
<tr>
<th>Proposal Name</th>
<th>Seeking Grant funding through the Regional Agricultural Show development grants programme, for a new administration block.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Council Property Name</td>
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</tr>
</tbody>
</table>
| Description and Background | There is an old ATCO building currently being used as an office for the Show society (and others)  
This building is in a poor state of repair and needs replacing |

## 3. Expenditure Type

<table>
<thead>
<tr>
<th>Capital Renewal/Replacement ($)</th>
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<td></td>
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</table>

## 4. Land Use Agreement

| Is there a lease or licence agreement in place for the use of the asset? | The Show has a license with TBC to operate at Talunga Park. |

## 5. Business case / supporting data for proposal

<table>
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<tr>
<th>Existing Council Commitment? If yes, identify Council meeting date.</th>
<th>There is current Council commitment to this project through the Talunga Park Master Plan, where a substantial administration block is planned for the same area</th>
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<td>Need Analysis What is the need or demand for the proposal?</td>
<td>The current building is in a very poor state with under floor structures collapsing and consequent shifting of the structure causing difficulties with doors and windows opening and closing.</td>
</tr>
</tbody>
</table>
| Benefits to Community What are the benefits of the proposal? Will any other uses of the facility benefit? | The Mt Pleasant Show is the largest and most well attended country show in SA. The Show society (and other groups) are in desperate need for a new facility which caters for the increasing demands, specifically on show day, but during the year for other activities and meetings.  
The other users of this new facility would be, the Pony Club, and other horse groups, and possibly the Poultry Club and Farmers Market, with expanded office and meeting space. |
| Investment How much will it cost?($) How will it be funded? | $94,000 is the current estimate. This money is being sought through the Current Show Development Grant  
There is an expectation of co-contributions of which the Show Society is well aware, and the Grant application guidelines state the requirements. |

---

The Barossa Council © 2016  
New Initiative Proposal Form  
TRIM TEMPLATE REF: 16/965  
Page 1 of 3  
The electronic version of this document is the controlled version. Printed copies are considered uncontrolled. Printed copies are uncontrolled for 3 months from 14/11/2019 and then must be reprinted.
What are the ongoing annual costs and how will they be managed? Such as maintenance or increased utilities? How will it be insured?

The ongoing cost will be less than the maintenance of the current building, as the structure is proposed to be of corrugated iron (to fit with other buildings) appropriate guttering, and plumbing.

The Show Society has an insurance package which covers their assets. Negotiations will occur with TBC in relation to building insurance.

Expected Life of Asset
How long will the asset last before it requires renewal or replacement?

It would be expected that this asset would have a life of 25 years or more.

Risks
What are the risks in implementation?
Will any other uses of the facility be impacted?
What are the risks in not pursuing the proposal?

There are no risks
Not negatively
The current building will continue to deteriorate and required significant maintenance, perhaps getting to the stage where it is difficult to use.

Success Measures
How will the success of the project be measured?

The appearance and use of the building and the alignment with the Talunga Park Master Plan

6. Timeframe for proposal

When do you want to start and complete the project?

This is dependant on the grant application

7. Support for proposal

Community Support
Please provide detail on the support you have gained, including other users of the land or facility.

There is support from the following organisations
Show Society
Mt Pleasant Progress Association Inc.
Pony Club
Farmers Market
All Show participants and the local community

Mt Pleasant Progress Association
Management Entity Support
Please provide detail on the support you have gained.

The Community of Mt Pleasant is in favour of this grant application through the Inc. body, Show society and Community Association. All other groups and clubs within the town would be willing to provide supportive letters.

8. Strategic / Corporate / Business Plan links

Strategic Plan
Describe how the proposal aligns with the strategic plan.

Community and Culture
Community and Culture refers to the values, beliefs and lifestyle of the Barossa people who reside here. It includes the network of organisations and groups who work collaboratively to preserve and acknowledge the identity and history of the Barossa’s people and places. Volunteering, social interaction, creative activities and community history initiatives all play an important part in developing and sustaining a community and its culture.

Infrastructure
Infrastructure incorporates buildings, structures and facilities that support the community to function on a practical level. These include assets, which are constructed and maintained by Council or other service providers, such as recreation reserves, local roads and footpaths, landfill facilities, sewerage systems and community buildings. Power and communication networks, major roads, water supply and hospitals are examples of physical infrastructure, which are managed by external parties.
### Precinct Master Plan
*Describe how the proposal aligns with the master plan.*

The Master plan includes an Administration block in that space.

### Other Plan
*Describe how the proposal aligns with other plans such as club business plans etc.*

### Vision statement:
To drive the participation, education and innovation in the South Australian Agricultural Show Movement and local rural communities for people involved with and interest in South Australian rural enterprises, activities and lifestyles.

### 9. Sign-off

<table>
<thead>
<tr>
<th>Requestor Name</th>
<th>Requestor Signature</th>
</tr>
</thead>
<tbody>
<tr>
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</table>

**Received (Council) Name**

**Date**

**Approved**

**Declined**

For assistance in completing this form, please contact Rebecca Tappert, Manager Administrative Services on 8563 8444 or at barossa@barossa.sa.gov.au
# PROPOSAL FOR NEW INITIATIVE

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<td>The Mt Pleasant Show is the largest and most well attended country show in SA. The Show society (and other groups) are in desperate need for a new facility which caters for the increasing demands, specifically on show day, but during the year for other activities and meetings. The other users of this new facility would be, the Pony Club, and other horse groups, and possibly the Poultry Club and Farmers Market, with expanded office and meeting space.</td>
</tr>
<tr>
<td>What are the benefits of the proposal?</td>
<td></td>
</tr>
<tr>
<td>Will any other uses of the facility benefit?</td>
<td></td>
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<tr>
<td>Investment</td>
<td>$124,000 is the current estimate. This money is being sought through the Current Show Development Grant</td>
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<tr>
<td>How much will it cost?($)</td>
<td></td>
</tr>
<tr>
<td>How will it be funded?</td>
<td>There is an expectation of co-contributions of which the Show Society is well aware, and the Grant application guidelines state the requirements.</td>
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The Barossa Council © 2016  New Initiative Proposal Form  TRIM TEMPLATE REF: 16/965  Page 1 of 3
### What are the ongoing annual costs and how will they be managed? Such as maintenance or increased utilities? How will it be insured?

The ongoing cost will be less than the maintenance of the current building, as the structure is proposed to be of corrugated iron (to fit with other buildings) appropriate guttering, and plumbing. The Show Society has an insurance package which covers their assets. Negotiations will occur with TBC in relation to building insurance.

### Expected Life of Asset
**How long will the asset last before it requires renewal or replacement?**

It would be expected that this asset would have a life of 25 years or more.

### Risks
**What are the risks in implementation?**
**Will any other uses of the facility be impacted?**
**What are the risks in not pursuing the proposal?**

There are no risks

Not negatively

The current building will continue to deteriorate and required significant maintenance, perhaps getting to the stage where it is difficult to use.

### Success Measures
**How will the success of the project be measured?**

The appearance and use of the building and the alignment with the Talunga Park Master Plan

### 6. Timeframe for proposal

**When do you want to start and complete the project?**

This is dependant on the grant application

### 7. Support for proposal

**Community Support**

Please provide detail on the support you have gained, including other users of the land or facility.

There is support from the following organisations

- Show Society
- Mt Pleasant Progress Association Inc.
- Pony Club
- Farmers Market
- All Show participants and the local community

**Mt Pleasant Progress Association Management Entity Support**

Please provide detail on the support you have gained.

The Community of Mt Pleasant is in favour of this grant application through the Inc. body, Show society and Community Association. All other groups and clubs within the town would be willing to provide supportive letters.

### 8. Strategic / Corporate / Business Plan links

**Strategic Plan**

Describe how the proposal aligns with the strategic plan.

**Community and Culture**

Community and Culture refers to the values, beliefs and lifestyle of the Barossa people who reside here. It includes the network of organisations and groups who work collaboratively to preserve and acknowledge the identity and history of the Barossa’s people and places. Volunteering, social interaction, creative activities and community history initiatives all play an important part in developing and sustaining a community and its culture.

**Infrastructure**

Infrastructure incorporates buildings, structures and facilities that support the community to function on a practical level. These include assets, which are constructed and maintained by Council or other service providers, such as recreation reserves, local roads and footpaths, landfill facilities, sewerage systems and community buildings. Power and communication networks, major roads, water supply and hospitals are examples of physical infrastructure, which are managed by external parties.
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<tr>
<th>Precinct Master Plan</th>
<th>Other Plan</th>
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<tbody>
<tr>
<td><em>Describe how the proposal aligns with the master plan.</em></td>
<td><em>Describe how the proposal aligns with other plans such as club business plans etc.</em></td>
</tr>
<tr>
<td>The Master plan includes an Administration block in that space.</td>
<td></td>
</tr>
</tbody>
</table>

**Vision statement:**
To drive the participation, education and innovation in the South Australian Agricultural Show Movement and local rural communities for people involved with and interest in South Australian rural enterprises, activities and lifestyles.

### 9. Sign-off

<table>
<thead>
<tr>
<th>Requestor Name</th>
<th>Requestor Signature</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date</td>
<td></td>
</tr>
</tbody>
</table>

<table>
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<tr>
<th>Received (Council) Name</th>
<th>Approved</th>
</tr>
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<tbody>
<tr>
<td>Date</td>
<td>Declined</td>
</tr>
</tbody>
</table>

For assistance in completing this form, please contact Rebecca Tappert, Manager Administrative Services on 8563 8444 or at barossa@barossa.sa.gov.au
CONCEPT - REPLACE EXISTING SHOW OFFICE

FLOOR PLAN - 114 sqm

STANDARD OLYMPIC SHED ELEVATIONS - replace roller door with glass sliding door

LANDSCAPE VIEW

CONCEPT ASSESSMENT

STRENGTHS
- Easy option to replace existing with similar structure
- New building, valuable asset with minimal immediate maintenance needs
- Larger than existing office to meet needs better

OPPORTUNITIES
- Fits funding criteria for smaller Ag Show grant with 1:4 dollar investment. Sponsorship dollars would ensure best outcome.
- Relocate building to improve landscape view and connection to shearing and poultry sheds from roadway/cattle area

WEAKNESSES
- Building needs to be moved south toward cattle ramp and roadway to fit in larger footprint due to tree located north-west
- Only provides small verandah and usable outside undercover space
- Limited flexible use of space for other activities

THREATS
- Is not included in Talunga Park Master Plan
- Blocks landscape view and connection of shearing and poultry sheds with cattle sheds and other show activities
# Proposal for New Initiative

## Community Infrastructure or Budget Request Proposal

<table>
<thead>
<tr>
<th>Form Name:</th>
<th>PROPOSAL FOR NEW INITIATIVE</th>
<th>Document Number:</th>
<th>TBCFO99999</th>
</tr>
</thead>
<tbody>
<tr>
<td>Responsible:</td>
<td>Manager Administrative Services</td>
<td>Entry TRIM Reference:</td>
<td>B</td>
</tr>
</tbody>
</table>

### 1. Requesting Entity

<table>
<thead>
<tr>
<th>Entity Name</th>
<th>Mt Pleasant Agricultural and Horticultural Show Society Inc.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contact Person</td>
<td>Vicki Fawcett</td>
</tr>
<tr>
<td>Contact Person Phone</td>
<td>85682303</td>
</tr>
<tr>
<td>Contact Person Email</td>
<td><a href="mailto:mtpleasantshow@bigpond.com">mtpleasantshow@bigpond.com</a></td>
</tr>
</tbody>
</table>

### 2. Proposal Details

<table>
<thead>
<tr>
<th>Proposal Name</th>
<th>Seeking Grant funding through the Regional Agricultural Show development grants programme, for a new wool shed.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Council Property Name</td>
<td>Talunga Park</td>
</tr>
<tr>
<td>Description and Background</td>
<td>Erect a New Shed next to existing Cattle sheds to be used for a wool shed on show day, this would replace a marquee hired every year.</td>
</tr>
</tbody>
</table>

### 3. Expenditure Type

<table>
<thead>
<tr>
<th>Capital Renewal/Replacement ($)</th>
<th>$30,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Capital Upgrade ($)</td>
<td></td>
</tr>
<tr>
<td>New Asset ($)</td>
<td></td>
</tr>
</tbody>
</table>

### 4. Land Use Agreement

<table>
<thead>
<tr>
<th>Is there a lease or licence agreement in place for the use of the asset?</th>
<th>The Show has a license with TBC to operate at Talunga Park.</th>
</tr>
</thead>
</table>

### 5. Business case / supporting data for proposal

<table>
<thead>
<tr>
<th>Existing Council Commitment? If yes, identify Council meeting date.</th>
<th>Nil</th>
</tr>
</thead>
<tbody>
<tr>
<td>Need Analysis What is the need or demand for the proposal?</td>
<td>This will be an available building for use by casual hirers of Talunga park – spring fair, farmers market, ram sales as well as the show to use for their wool exhibitions</td>
</tr>
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<td>Benefits to Community What are the benefits of the proposal? Will any other uses of the facility benefit?</td>
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The ongoing cost will some maintenance. The Show Society has an insurance package which covers their assets. Negotiations will occur with TBC in relation to building insurance.

### Expected Life of Asset

**How long will the asset last before it requires renewal or replacement?**

It would be expected that this asset would have a life of 25 years or more.

### Risks

**What are the risks in implementation?**

There are no risks

**Will any other uses of the facility be impacted?**

Not negatively

**What are the risks in not pursuing the proposal?**

There are no risks not negatively

### Success Measures

**How will the success of the project be measured?**

The appearance and use of the building.

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**When do you want to start and complete the project?**

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#### Mt Pleasant Progress Association

*Management Entity Support

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### 8. Strategic / Corporate / Business Plan links

#### Strategic Plan

*Describe how the proposal aligns with the strategic plan.*

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#### Precinct Master Plan

*ATTACHMENT 2*
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<th>Mt Pleasant show – Vicki Fawcett</th>
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<tbody>
<tr>
<td>Date</td>
<td>5/11/19</td>
<td></td>
</tr>
</tbody>
</table>

Received (Council) Name: Approved

Date: Declined

For assistance in completing this form, please contact Rebecca Tappert, Manager Administrative Services on 8563 8444 or at barossa@barossa.sa.gov.au
ATTACHMENT 2

QUOTATION
SEAGER 30102019
Quote is valid for 30 days from date of quotation
Email: kevin@magnus.com.au

Section A: CLIENT DETAILS
Date: 30/10/2019
Client Name: MT PLEASANT SHOWGROUNDS
Address: 
Site Address: 

Section B: SPECIFICATIONS
Shed Size: 18M X 9M X 3M CLEAR (3.4M)
Roof Sheeting: CORRO GALV
Roof Pitch: TO MATCH EXISTING CATTLE SHED
Skylights: POLYCARB WALL LIGHTS TO 18M WALLS
Gutter: VFC
Downpipes: 90MM PVC TO GROUND
Wall Sheeting: CORRO GALV
Column Type: C SECTION
Truss Type: C SECTION
Bay Spacing: 3M
Roller Doors: 5 X 3M
PA Doors: 1 X SECURITY
Insulation: 
Windows: 

Additional Items:
* 
* 
* 
* 
Council Fees: By Client
Plans: Included
Unloading: By Client
Delivered to Site: INCLUDED

Section C: PURCHASE PRICE & PAYMENT TERMS
NET COST: $21,400.00
GST: $2,140.00
Total Cost: $23,540.00
Deposit: $6,420.00 To be paid with order
Balance: $17,120.00 To be paid prior to proposed delivery date on site

Note: Quote based on power on site and normal subsoil. Quote is based on a clear and level site.
Quote is subject to Terms & Conditions as on page 2 of this form.

Section D: ESTIMATE OF ERECTION COSTS
Estimate of Shed Erection Costs: $6,000.00 + GST
Est of Installation of Internals Cost: + GST

SHED ERECTOR DETAILS:
Name: 
Ph: 
Fax: 
Email: 

INTERNALS INSTALLER DETAILS:
Name: 
Ph: 
Fax: 
Email: 

The Vendor does not purport to make any contract with the Client for the Erection of the Products and any information provided by the Vendor with respect to the Erection of the Products (including erector details and erection costs) is not binding upon the Vendor, the Client or the Erector, and is provided merely to establish contact between the Client and the Erector so that a direct contractual relationship can be established between the Client and the Erector.

Section E: ACCEPTANCE OF QUOTATION
Upon completing section E of this quotation, this quotation becomes binding on the Client and the Client agrees to purchase the products specified herein in accordance with the Terms & Conditions on page 2 of this quotation.

Please print full name: 
Postal Address: 
Date: 
Ph No: 
Colour Bond colour: 
Signature: 

Page 1 of 2
The following terms and conditions apply:

1. Orders cannot be cancelled except in writing with Magnus Australia consent and on terms which will indemnify it against loss.
2. The price is subject to change. The price may change if Magnus Australia incurs any price changes in relation to materials to be purchased, labour or fuel costs.
3. It is clients responsibility to ensure that council and statutory approval, where necessary is granted and paid for.
4. If by reason of strike, accidents, breakdown, delays in transit, Government restrictions or regulations, acts of god, force majeure or any other cause whatsoever beyond Magnus Australia control, either at Magnus Australia work or elsewhere, deliveries are delayed or suspended, Magnus Australia shall incur no liability whatsoever. The order shall be fulfilled within a reasonable time after the cause preventing or delaying delivery has ceased.
5. Where delivery prices are quoted they are on the following basis:
   a) *****Assistance including lifting device is required with unloading*****
      i.e. Front End Forks, Crane, Forklift
   b) Access must be provided to the site
   c) Any unnecessary delay will be chargeable extra
6. **Price based on level site - any underground services (water, power etc) to be located and clearly marked by the owner. Excessively hard digging chargeable extra - power and water to be available onsite for erector. Any delays caused by obstructions may incur additional costs.
7. Payment in full is required prior to delivery of materials.
8. Design alterations will incur additional costs.
9. Once delivery has been effected ownership is deemed to have passed into the hands of the consignee who should ensure he has insurance on the materials from that point on.
10. Any excess materials after completion of contract remain the property of Magnus Australia.
11. Magnus Australia refers Sub Contractors to clients. Magnus Australia is not a Project Manager. Erection of the building is strictly between the client and the Building Contractor. Erection, concrete and hire costs (crane, borer etc) to be paid direct to the builder.

Client: ________________________________
Date: ____________________________

MAGNUS AUSTRALIA PTY LTD
ABN 74 094 416 565
Main Rd Mt Pleasant SA 5235
Ph: 08 8568 2666 Fax: 08 8568 2630

18m

9m