



## ORDINARY COUNCIL MEETING

### NOTICE OF MEETING

To: Mayor Jan-Claire Wisdom

Councillor Kirrilee Boyd
Councillor Adrian Cheater
Councillor Nathan Daniell
Councillor Chris Grant
Councillor Malcolm Herrmann
Councillor Lucy Huxter
Councillor Leith Mudge
Councillor Mark Osterstock
Councillor Kirsty Parkin
Councillor Melanie Selwood

Notice is given pursuant to the provisions under Section 83 of the *Local Government Act 1999* that the next meeting of the Council will be held on:

**Tuesday 27 May 2025**  
**6.30pm**  
**63 Mt Barker Road Stirling**

A copy of the Agenda for this meeting is supplied under Section 83 of the Act.

Meetings of the Council are open to the public and members of the community are welcome to attend. Public notice of the Agenda for this meeting is supplied under Section 84 of the Act.

A handwritten signature in black ink, appearing to read 'GG', followed by a period.

**Greg Georgopoulos**  
**Chief Executive Officer**



## **ORDINARY COUNCIL MEETING**

**AGENDA FOR MEETING**  
**Tuesday 27 May 2025**  
**6.30pm**  
**63 Mt Barker Road Stirling**

### **ORDER OF BUSINESS**

**1. COMMENCEMENT**

**2. OPENING STATEMENT**

**2.1. Acknowledgement of Country**

Council acknowledges that we meet on the traditional Country of the Peramangk and Kaurna people. We pay our respects to Ancestors and Elders past and present as the Custodians of this ancient and beautiful land.

**2.2. Together we will care for this place for the generations to come and in this context the decisions we make should be guided by the principle that nothing we do should decrease our children's ability to live on this land.**

**3. APOLOGIES/LEAVE OF ABSENCE**

**3.1. Apology**

**3.2. Leave of Absence**

**3.2.1. Mayor Jan-Claire Wisdom - 11 March 2025 to 10 September 2025 - approved 11 March 2025**

**3.3. Absent**

**4. MINUTES OF PREVIOUS MEETINGS**

Council Meeting – 13 May 2025

*That the minutes of the ordinary meeting held on 13 May 2025 as supplied, be confirmed as an accurate record of the proceedings of that meeting.*

**5. DECLARATION OF CONFLICT OF INTEREST BY MEMBERS OF COUNCIL**

**6. MAYOR'S OPENING REMARKS**

**7. QUESTIONS ADJOURNED/LYING ON THE TABLE**

- 7.1. Questions Adjourned  
Nil
- 7.2. Questions Lying on the Table  
Nil

**8. PETITIONS / DEPUTATIONS / PUBLIC FORUM**

- 8.1. Petitions  
Nil
- 8.2. Deputations
  - 8.2.1. Brian Donaghy - the proposed pontoon jetty construction at Woorabinda Bushland Reserve.
  - 8.2.2. South Australian Tourism Commission – the removal of financial support for the Santos Tour Down Under 2026 from Adelaide Hill's Council's 2025-26 Annual Business Plan and Budget.
- 8.3. Public Forum

**9. PRESENTATIONS (by exception)**

Nil

**10. QUESTIONS ON NOTICE**

Nil

**11. MOTIONS ON NOTICE**

Nil

**12. ADMINISTRATION REPORTS – DECISION ITEMS**

- 12.1. Appointment of Building Fire Safety Committee Membership
  - 1. *That the report be received and noted.*
  - 2. *To appoint the following members to the Adelaide Hills Building Fire Safety Committee as the appropriate Authority for the purposes of Section 157(17) of the Planning, Development & Infrastructure Act 2016 for a three (3) year term commencing 1 June 2025 and expiring on 31 May 2028:*
    - a. *Louis Palumbo, Team Leader Building Services, being a person with expertise in the area of fire safety and as a person who holds prescribed qualifications in building surveying, and*
    - b. *Tom Warneke, Senior Building Officer, being a person with expertise in the area of fire safety and as a person who holds prescribed qualifications in building surveying, and*

- c. *Brittany Coventry, (Deputy Member) Accredited Professional Building, being a person selected by the Council who holds prescribed qualifications in building surveying.*
  3. *To note that Damien Roland, Fire Safety Officer – Country Fire Service, being an authorised officer under Part 3 Division 5 or Section 86 of the Fire and Emergency Services Act 2005, has been approved by the Chief Officer of the Country Fire Service to participate as a member of the Building Fire Safety Committee.*
  4. *To appoint Louis Palumbo as the Presiding Member of the Building Fire Safety Committee.*
  5. *That the Building Fire Safety Committee may determine its own procedures (including as to quorum).*
- 12.2. The Hut Community Centre Inc. Funding Agreement Extension Period Product Review
1. *That the report be received and noted.*
  2. *To approve an extension of The Hut Community Centre Inc. Funding Agreement 2022 for one year with a new expiry date of June 2025 with all conditions of the agreement unchanged.*
- 12.3. Period Product Review  
*For Council decision (see options)*
- 12.4. Proposal for adoption of a new Community Land Management Plan for Johnston Memorial Park, Balhannah
1. *That the report be received and noted.*
  2. *To note the outcomes of the public consultation in relation to the Community Land Management Plan for Johnston Memorial Park described in Certificate of Title Register Book Volume 5094 Folio 759.*
  3. *to revoke the existing Community Land Management Plan for Johnston Memorial Park, Balhannah (that is to remove it as a site covered by “Community Land Management Plan 12 - Multi Purpose Sites”) and replace it with a new standalone Community Land Management Plan as contained in Appendix 2.*
  4. *That a further report be brought back to Council which considers the proposed arrangements for the ongoing occupation of a portion of the Johnston Memorial Balhannah site by the Country Fire Service (CFS).*
- 12.5. Draft 2025-26 East Waste Annual Business Plan and Budget
1. *That the report on the Draft 2025-26 Eastern Waste Management Authority (East Waste) Annual Business Plan and Budget be received and noted.*



2. *To receive and note the Draft 2025-26 Eastern Waste Management Authority (East Waste) Annual Business Plan and Budget*
3. *To provide consent to the East Waste 2025/26 Annual Business Plan and Budget.*
4. *That the CEO is to advise East Waste that Council has provided consent to the East Waste 2025/26 Annual Business Plan and Budget.*
- 12.6. Submission to support Council's request to withdraw from the Gawler River Floodplain Management Authority
  1. *That the report be received and noted.*
  2. *To approve that the draft submission at Appendix 1 be provided to the Minister for Local Government to support Council's request to withdrawal from the Gawler River Flood Management Authority.*
  3. *To approve that the draft submission at Appendix 1 be provided to the Minister for Climate, Environment and Water, the GRFMA and the Constituent Councils.*
  4. *To authorise the Chief Executive Officer to make any formatting, nomenclature or other minor changes to the draft submission prior to providing it to the Minister.*
- 12.7. 2024-25 Budget Review 3
  1. *That the report on Budget Review 3 2024-25 be received and noted.*
  2. *To adopt the proposed budget adjustments presented in Budget Review 3 for the 2024-25 financial year which result in:*
    - a. *A decrease in the Operating Deficit of \$160k from \$3.013m to \$2.853m for the 2024-25 financial year.*
    - b. *A reduction to the capital expenditure budget for 2024-25 of \$1.298m bringing the total budget from \$20.648m to \$19.350m*
    - c. *proposed financial sustainability indicators relative to Council's agreed targets of the following:*
      - i. *Operating Ratio* -4.6% *(Target 1% to 5%)*
      - ii. *Net Financial Liabilities Ratio* 53% *(Target 25% to 75%)*
      - iii. *Asset Renewal Funding Ratio* 128% *(Target 95% to 105%)*
- 12.8. Quarterly Council Performance Report – Q3 2024-25
  1. *That the Quarterly Council Performance Report – Q3 2024-25 be received and noted.*

**13. ADMINISTRATION REPORTS – INFORMATION ITEMS**  
Nil

**14. CORRESPONDENCE FOR NOTING**  
Nil

**15. QUESTIONS WITHOUT NOTICE**

**16. MOTIONS WITHOUT NOTICE**

**17. REPORTS**

- 17.1. Council Member Function or Activity on the Business of Council
- 17.2. Reports of Members/Officers as Council Representatives on External Organisations
- 17.3. CEO Report

**18. REPORTS OF COMMITTEES**

- 18.1. Council Assessment Panel  
*Nil*
- 18.2. Audit Committee - 19 May 2025  
*That the minutes of the Audit Committee meeting held on 19 May 2025 as supplied, be received and noted*
- 18.3. CEO Performance Review Panel  
*Nil*
- 18.4. Boundary Change Committee  
*Nil*

**19. CONFIDENTIAL ITEMS**

- 19.1. Behavioural Standards Complaint 1
- 19.2. Behavioural Standards Complaint 2
- 19.3. Behavioural Standards Complaint 3

**20. NEXT MEETING**

Tuesday 10 June 2025 6.30pm, 63 Mt Barker Road, Stirling

**21. CLOSE MEETING**

# Council Meetings, Information and Briefing Sessions, CAP and Committee Meetings for 2025

DATE	TYPE	LOCATION	MINUTE TAKER
<b>JANUARY 2025</b>			
Wednesday 15 January	CAP	Stirling	TBA
Tuesday 28 January	Ordinary Council	Stirling	Skye Ludzay
<b>FEBRUARY 2025</b>			
Monday 3 February	Workshop	Woodside	N/A
Tuesday 11 February	Ordinary Council	Stirling	Rebekah Lyons
Wednesday 12 February	CAP	Stirling	TBA
Monday 17 February	Audit Committee	Stirling	Lauren Jak
Tuesday 18 February	Professional Development	Stirling	N/A
Tuesday 25 February	Ordinary Council	Stirling	Skye Ludzay
<b>MARCH 2025</b>			
Monday 3 March	Workshop	Woodside	N/A
Tuesday 11 March	Ordinary Council	Stirling	Rebekah Lyons
Wednesday 12 March	CAP	Stirling	TBA
Tuesday 18 March	Professional Development	Stirling	N/A
Saturday 22 March	Workshop	Stirling	N/A
Tuesday 25 March	Ordinary Council	Stirling	Skye Ludzay
Wednesday 26 March	CEO PRP	Stirling	Zoë Gill
<b>APRIL 2025</b>			
Wednesday 2 April	CEO PRP	Stirling	Zoë Gill
Monday 7 April	Workshop	Woodside	N/A
Tuesday 8 April	Ordinary Council	Stirling	Rebekah Lyons
Wednesday 9 April	CAP	Stirling	TBA
Monday 14 April	Audit Committee	Stirling	Lauren Jak
Tuesday 15 April	Professional Development	Stirling	N/A
Tuesday 15 April	Boundary Change Committee	Stirling	Georgie McKeon
Wednesday 16 April	CEO PRP	Stirling	Zoë Gill
Tuesday 22 April	Ordinary Council	Stirling	Skye Ludzay
<b>MAY 2025</b>			
Monday 5 May	Workshop	Woodside	N/A
Tuesday 13 May	Ordinary Council	Stirling	Skye Ludzay
Wednesday 14 May	CAP	Stirling	TBA
Monday 19 May	Audit Committee	Stirling	Lauren Jak
Tuesday 20 May	Professional Development	Stirling	N/A
Tuesday 27 May	Ordinary Council	Stirling	Brittany Priwer
<b>JUNE 2025</b>			
Monday 2 June	Workshop	Woodside	N/A
Tuesday 10 June	Ordinary Council	Stirling	Skye Ludzay
Wednesday 11 June	CAP	Stirling	TBA
Tuesday 17 June	Professional Development	Stirling	N/A
Tuesday 24 June	Ordinary Council	Stirling	Brittany Priwer
Wednesday 25 June	CEO PRP	Stirling	Zoë Gill

DATE	TYPE	LOCATION	MINUTE TAKER
<b>JULY 2025</b>			
Monday 7 July	Workshop	Woodside	N/A
Tuesday 8 July	Ordinary Council	Stirling	Skye Ludzay
Wednesday 9 July	CAP	Stirling	TBA
Tuesday 15 July	Professional Development	Stirling	N/A
Tuesday 22 July	Ordinary Council	Stirling	Brittany Priwer
<b>AUGUST 2025</b>			
Monday 4 August	Workshop	Woodside	N/A
Tuesday 12 August	Ordinary Council	Stirling	Skye Ludzay
Wednesday 13 August	CAP	Stirling	TBA
Monday 18 August	Audit Committee	Stirling	Lauren Jak
Tuesday 19 August	Professional Development	Stirling	N/A
Tuesday 26 August	Ordinary Council	Stirling	Brittany Priwer
<b>SEPTEMBER 2025</b>			
Monday 1 September	Workshop	Woodside	N/A
Tuesday 9 September	Ordinary Council	Stirling	Skye Ludzay
Wednesday 10 September	CAP	Stirling	TBA
Tuesday 16 September	Professional Development	Stirling	N/A
Tuesday 23 September	Ordinary Council	Stirling	TBA
<b>OCTOBER 2025</b>			
Tuesday 7 October (Public Holiday)	Workshop	Woodside	N/A
Wednesday 8 October	CAP	Stirling	TBA
Tuesday 14 October	Ordinary Council	Stirling	Skye Ludzay
Monday 20 October	Audit Committee	Stirling	Lauren Jak
Tuesday 21 October	Professional Development	Stirling	N/A
Tuesday 28 October	Ordinary Council	Stirling	TBA
<b>NOVEMBER 2025</b>			
Monday 3 November	Workshop	Woodside	N/A
Tuesday 11 November	Ordinary Council	Stirling	Skye Ludzay
Wednesday 12 November	CAP	Stirling	TBA
Monday 17 November	Audit Committee	Stirling	Lauren Jak
Tuesday 18 November	Professional Development	Stirling	N/A
Tuesday 25 November	Ordinary Council	Stirling	TBA
<b>DECEMBER 2025</b>			
Monday 1 December	Workshop	Woodside	N/A
Tuesday 9 December	Ordinary Council	Stirling	Skye Ludzay
Wednesday 10 December	CAP	Stirling	TBA

***Meetings are subject to change, please check agendas for times and venues. All meetings (except Council Member Professional Development) are open to the public.***

# Community Forums 2025

**6.00 for 6.30pm**

*(dates and venues to be confirmed)*

DATE	LOCATION
Tuesday 1 July 2025	Mount Torrens Soldiers Memorial Hall - 34 Townsend Street, Mount Torrens

## Council Member Attendance 2024

### Information or Briefing Sessions

Meeting Date	Mayor Jan-Claire Wisdom	Cr Kirrilee Boyd	Cr Adrian Cheater	Cr Nathan Daniell	Cr Leith Mudge	Cr Louise Pascale	Cr Mark Osterstock	Cr Kirsty Parkin	Cr Pauline Gill	Cr Chris Grant	Cr Malcolm Herrmann	Cr Lucy Huxter	Cr Melanie Selwood
3 Feb 25 (WS)	F	AP	F	F	AP	F	AP	F	F	F	F	AP	F
18 Feb 25 (WS)	P	AP	F	F	F	P	AP	F	LOA	F	F	F	F
3 Mar 25 (WS)	F	F	F	F	F	F	F	AP	AP	F	F	AP	F
11 Mar 25 (WS)	LOA	F	F	F	LOA	A	F	F	AP	AP	P	F	F
18 Mar 25 (WS)	LOA	F	F	F	LOA	F	AP	F	P	F	F	F	F
22 Mar 25 (WS)	LOA	F	F	F	LOA	F	AP	F	F	F	F	F	F
7 Apr 25 (WS)	LOA	AP	F	F	F	F	F	F	AP	F	F	AP	F
15 Apr 25 (WS)	LOA	F	F	F	AP	F	AP	F	A	F	F	F	F
5 May 25 (WS)	LOA	F	F	F	P	P	AP	A	AP	F	F	P	F
20 May 25 (WS)	LOA	AP	F	F	F	A	F	F	A	F	F	P	F

Index: Workshop (WS) / Professional Development (PD) / F = Full Attendance / P = Partial Attendance / AP = Apology / LOA = Leave of Absence / A = Absent

# Council Member Attendance 2024

## Council Meetings (including Special Council Meetings)

Meeting Date	Mayor Jan-Claire Wisdom	Cr Kirrilee Boyd	Cr Adrian Cheater	Cr Nathan Daniell	Cr Leith Mudge	Cr Louise Pascale	Cr Mark Osterstock	Cr Kirsty Parkin	Cr Pauline Gill	Cr Chris Grant	Cr Malcolm Herrmann	Cr Lucy Huxter	Cr Melanie Selwood
28 Jan 25	AP	F	AP	AP	F	LOA	F	AP	F	F	F	F	F
11 Feb 25	F	AP	LOA	F	F	F	F	F	AP	F	F	F	LOA
25 Feb 25	AP	F	F	F	F	F	F	F	LOA	F	F	LOA	F
11 Mar 25	LOA	F	F	F	LOA	F	F	F	AP	AP	F	F	F
25 Mar 25	LOA	F	F	F	LOA	F	F	F	F	F	F	F	F
8 Apr 25	LOA	LOA	F	F	F	F	F	F	AP	F	F	F	F
22 Apr 25	LOA	LOA	F	F	F	F	F	LOA	AP	F	F	AP	F
13 May 25	LOA	AP	F	F	F	F	F	AP	LOA	F	F	F	LOA

Index: F = Full Attendance / P = Partial Attendance / AP = Apology / LOA = Leave of Absence / A = Absent

# Conflict of Interest Disclosure Form

**CONFLICTS MUST BE DECLARED VERBALLY DURING MEETINGS**

Date: \_\_\_\_\_

**Meeting Name (please tick one)**

Ordinary Council ☐

Special Council ☐

CEO Performance Review Panel ☐

Audit Committee ☐

Boundary Change Committee ☐

Other: \_\_\_\_\_ ☐

**Item No**

**Item Name:**

\_\_\_\_\_

(Only one conflict of interest entry per form)

I, Mayor / Cr \_\_\_\_\_ have identified a conflict of interest as:

**GENERAL** ☐

**MATERIAL** ☐

**GENERAL**

In considering a General Conflict of Interest (COI), an impartial, fair-minded person might consider that the Council Member's private interests might result in the Member acting in a manner that is contrary to their public duty.

**MATERIAL**

In considering a Material Conflict of Interest (COI), a member of a council has a material conflict of interest in a matter to be discussed at a meeting of the council if a class of persons as defined in s75(1)(a-l) in the Act would gain a benefit, or suffer a loss, (whether directly or indirectly and whether of a personal or pecuniary nature) depending on the outcome of the consideration of the matter at the meeting.

**The nature of my conflict of interest is as follows:**

(Describe the nature of the interest, including whether the interest is direct or indirect and personal or pecuniary)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**I intend to deal with my conflict of interest in the following transparent and accountable way:**

- ☐ I intend to **stay** in the meeting (please complete details below)
- ☐ I intend to **stay** in the meeting as exempt under s75A (please complete details below)
- ☐ I intend to **leave** the meeting (*mandatory if you intend to declare a Material conflict of interest*)

**The reason I intend to stay in the meeting and consider this matter is as follows:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(This section must be completed and ensure sufficient detail is recorded of the specific circumstances of your interest.)

**Office use only: Council Member voted FOR / AGAINST the motion.**



## 8. DEPUTATIONS

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*For full details, see Code of Practice for Meeting Procedures on [www.ahc.sa.gov.au](http://www.ahc.sa.gov.au)*

1. A request to make a deputation should be made by submitting a Deputation Request Form, (available on Council's website and at Service and Community Centres) to the CEO seven clear days prior to the Council meeting for inclusion in the agenda.
2. Each deputation is to be no longer than ten (10) minutes, excluding questions from Members.
3. Deputations will be limited to a maximum of two per meeting.
4. In determining whether a deputation is allowed, the following considerations will be taken into account:
  - the number of deputations that have already been granted for the meeting
  - the subject matter of the proposed deputation
  - relevance to the Council agenda nominated – and if not, relevance to the Council's powers or purpose
  - the integrity of the request (i.e. whether it is considered to be frivolous and/or vexatious)
  - the size and extent of the agenda for the particular meeting and
  - the number of times the depute has addressed Council (either in a deputation or public forum) on the subject matter or a similar subject matter.

## 8.3 PUBLIC FORUM

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*For full details, see Code of Practice for Meeting Procedures on [www.ahc.sa.gov.au](http://www.ahc.sa.gov.au)*

1. The public may be permitted to address or ask questions of the Council on a relevant and/or timely topic.
2. The Presiding Member will determine if an answer is to be provided.
3. People wishing to speak in the public forum must advise the Presiding Member of their intention at the beginning of this section of the meeting.
4. Each presentation in the Public Forum is to be no longer than five (5) minutes (including questions), except with leave from the Council.
5. The total time allocation for the Public Forum will be ten (10) minutes, except with leave from the Council.
6. If a large number of presentations have been requested, with leave from the Council, the time allocation of five (5) minutes may be reduced.
7. Any comments that may amount to a criticism of individual Council Members or staff must not be made. As identified in the Deputation Conduct section above, the normal laws of defamation will apply to statements made during the Public Forum.
8. Members may ask questions of all persons appearing relating to the subject of their presentation.

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# **Administration Reports Decision Items**

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**ADELAIDE HILLS COUNCIL  
ORDINARY COUNCIL MEETING  
Tuesday 27 May 2025  
AGENDA BUSINESS ITEM**

**Item:** 12.1.

**Responsible Officer:** Jessica Charlton  
Director Community & Development

**Subject:** Appointment of Building Fire Safety Committee

**For:** Decision

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**SUMMARY**

The Building Fire Safety Committee undertakes inspections of buildings to review and ensure that existing buildings have an adequate level of fire safety for the occupiers.

The existing Adelaide Hills Council Building Fire Safety Committee (the Committee) was appointed as the appropriate Authority for the purposes of Section 157(17) of the *Planning, Development and Infrastructure Act 2016* (the Act) on 26 April 2022.

The term of appointment of the current membership expires on 31 May 2025. As a result, the existing membership has been reviewed to ensure compliance with Section 157(17) of the Act. The purpose of this report is to appoint the required members to meet the legislative requirements of establishing an appropriate Authority.

**RECOMMENDATION**

**Council resolves:**

1. That the report be received and noted.
2. To appoint the following members to the Adelaide Hills Building Fire Safety Committee as the appropriate Authority for the purposes of Section 157(17) of the *Planning, Development & Infrastructure Act 2016* for a three (3) year term commencing 1 June 2025 and expiring on 31 May 2028:
  - a. Louis Palumbo, Team Leader Building Services, being a person with expertise in the area of fire safety and as a person who holds prescribed qualifications in building surveying, and
  - b. Tom Warneke, Senior Building Officer, being a person with expertise in the area of fire safety and as a person who holds prescribed qualifications in building surveying, and
  - c. Brittany Coventry, (Deputy Member) Accredited Professional Building, being a person selected by the Council who holds prescribed qualifications in building surveying.

3. To note that Damien Roland, Fire Safety Officer – Country Fire Service, being an authorised officer under Part 3 Division 5 or Section 86 of the *Fire and Emergency Services Act 2005*, has been approved by the Chief Officer of the Country Fire Service to participate as a member of the Building Fire Safety Committee.
  4. To appoint Louis Palumbo as the Presiding Member of the Building Fire Safety Committee.
  5. That the Building Fire Safety Committee may determine its own procedures (including as to quorum).
- 

## 1. BACKGROUND

At the Council meeting of 26 April 2022, the current Building Fire Safety Committee was appointed for a three (3) year term which is to expire on 31 May 2025.

### 12.10 Review of Building Fire Safety Committee Members

Moved Cr Mark Osterstock  
S/- Cr Nathan Daniell

98/22

#### Council resolves:

1. That the report be received and noted.
2. To appoint the following members to the Adelaide Hills Building Fire Safety Committee as the appropriate Authority for the purposes of Section 157 (17) of the *Planning, Development and Infrastructure Act 2016* commencing on 1 June 2022 and expiring on 31 May 2025:
  - a. Louis Palumbo, Team Leader Building Services as an authorised Council Officer with expertise in the area of fire safety, and
  - b. Colin Paton, Senior Fire Safety Officer – Country Fire Service as an authorised officer under Part 3 Division 5 or Section 86 of the *Fire and Emergency Services Act 2005*, who has been approved by the Chief Officer of the Country Fire Service, and
  - c. Tom Warneke, Building Officer as a person who holds prescribed qualifications in building surveying.
3. To appoint Louis Palumbo as the Presiding Member of the Building Fire Safety Committee.

Carried Unanimously
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Due to the completion of the three (3) year term of the Committee appointment on the 31 May 2025, it is necessary to review the staff membership and determine its appropriateness.

As part of the review, it was thought to be appropriate to consider the Committee's endorsed membership and ensure that Council meets its legislative requirements of an appropriate Authority.

The review identified that the existing staff membership being Louis Palumbo, Team Leader Building Services and Tom Warneke, Senior Building Officer are both persons that hold prescribed qualifications in building surveying and are also authorised Council Officers with

expertise in the area of fire safety. These qualifications and experience fulfill the legislative requirements of Section 157(17)(a)(i) and Section 157(17)(a)(iii) of the Act.

In relation to the legislative requirements to have an authorised officer under Part 3 Division 5 or Section 86 of the Fire and Emergency Services Act 2005 who, has been approved by the Chief Officer of the SA Country Fire Service, written confirmation was received from Brett Loughlin AFSM, Chief Officer that Damien Roland, Fire Safety Officer will continue to represent the Country Fire Service on the Committee (**Appendix 1**). This fulfills the legislative requirement of Section 157(17)(a)(ii) of the Act.

In the event that one of the staff members are unable to attend a meeting, Brittany Coventry has been nominated as a deputy member and holds the prescribed qualifications in building surveying that fulfills the legislative requirement of Section 157(17)(a)(iii). In addition, Brett Loughlin, Chief Officer of the SA Country Fire Service has confirmed that one of the five (5) authorised CFS staff will be made available to attend and represent the CFS (**Appendix 1**).

## 2. ANALYSIS

### ➤ Strategic Management Plan/Functional Strategy/Council Policy Alignment

*Strategic Plan 2024 – Your Place, Your Space*

Goal 1 Built Environment

Objective B2 Preserve and enhance the unique character of the Hills for current and future generations.

As a specialised Committee, it is necessary to have suitably qualified and experienced members to ensure there is rigour in the review of adequate building safety in the Council area.

### ➤ Legal Implications

Council is required to appoint a Building Fire Safety Committee per Section 157(17) of the Act.

*(17) The following provisions apply with respect to the establishment of an appropriate authority:*

*(a) the appropriate authority will be constituted of—*

*(i) a person who holds prescribed qualifications in building surveying appointed by the council or councils; and*

*(ii) an authorised officer under Part 3 Division 5 or section 86 of the Fire and Emergency Services Act 2005 who, depending on the location of the council area or areas, has been approved by the Chief Officer of the relevant fire authority to participate as a member of the appropriate authority; and*

*(iii) a person with expertise in the area of fire safety appointed by the council or councils; and*

- (iv) if so determined by the council or councils—a person selected by the council or councils;*
- (b) the council or councils may specify a term of office of a member of the appropriate authority (other than a member under paragraph (a)(ii));*
- (c) the office of a member of the appropriate authority (other than a member under paragraph (a)(ii)) will become vacant if the member—*
  - (i) dies; or*
  - (ii) completes a term of office and is not reappointed; or*
  - (iii) resigns by written notice addressed to the council or councils; or*
  - (iv) is removed from office by the council or councils for any reasonable cause;*
- (c) deputy members may be appointed;*
- (d) subject to a determination of the council or councils—the appropriate authority may determine its own procedures (including as to quorum).*

The powers of the Building Fire Safety Committee are separate to the development assessment responsibilities of the Council and are only able to be exercised by an “appropriate authority” established by the Council.

The Building Fire Safety Committee may inspect buildings to check that the buildings have an adequate level of fire safety for the occupiers. Any action taken as a result of the inspections seeks to achieve, in order of priority:

1. A reasonable standard of fire safety for the occupiers of the buildings, and
2. Minimal spread of fire and smoke, and
3. An acceptable fire-fighting environment.

➤ **Risk Management Implications**

The review of the membership of the Building Fire Safety Committee is required to ensure there are appropriately qualified and experienced members to conduct the business of the Committee and assist in mitigating the risk of:

*Non-compliance with the statutory requirements in the appointment of an authority and possible legal challenges to fire safety upgrade requests/enforcement activities leading to unsafe buildings for occupants and fire-fighting personnel and loss of reputation for Council.*

Inherent Risk	Residual Risk	Target Risk
High 3B	Low 2B	Low 2B

The functions of the Committee are as an existing control for building fire safety.

➤ **Budget, Financial and Resource Implications**

The operational costs of the Building Fire Safety Committee are budgeted for in the 2025/26 budget.

➤ **Customer Service and Community/Cultural Implications**

The process and operation of the Committee is to identify, inspect and require fire safety upgrade work where necessary to existing buildings in the Council area in order to achieve a satisfactory level of life safety in such buildings.

It is noted that the Committee takes a risk-based approach to fire safety matters with the view to minimising enforcement action (except for emergency situations). The Committee takes appropriate action to inform building owners of any identified fire safety inadequacies giving them opportunity to respond back to the Committee with a schedule of works and associated timeframes.

All buildings may be inspected, including but not limited to, commercial, industrial, accommodation and public community buildings. However, those buildings owned by the Crown are not bound by the legislation in this instance.

➤ **Sustainability Implications**

The provision of early warning and adequate fire-fighting provisions assists to reduce the risk and spread of fires and the potential pollution that can be caused by building fires and assists with preservation of existing buildings.

➤ **Engagement/Consultation conducted in the development of the report.**

Consultation on the development of this report was as follows:

<i>Council Committees:</i>	Not Applicable
<i>Council Workshops:</i>	Not Applicable
<i>Advisory Groups:</i>	Not Applicable
<i>External Agencies:</i>	Country Fire Service
<i>Community:</i>	Not Applicable

### **3. APPENDICES**

- (1) Country Fire Service Confirmation of Representative

---

# **Appendix 1**

*Country Fire Service Confirmation of Representative*

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## DEVELOPMENT ASSESSMENT SERVICES

Tuesday, 21 May 2024

Adelaide Hills Council  
63 Mount Barker Road  
Stirling SA 5152

**Attn: CEO Greg Georgopoulos**

### **RE: BUILDING FIRE SAFETY COMMITTEE - CFS DELEGATES**

Dear Mr Georgopoulos,

Due to staffing changes within the South Australian Country Fire Service (CFS) Development Assessment Services, it has become necessary to update the CFS nominated representatives for the Council Building Fire Safety Committees (BFSC).

Under Section 157 of the PDI Act, these BFSCs are charged with the responsibility to undertaking building-related fire safety investigation functions in protecting and ongoing safety of building occupiers and users and ensuring building owners are maintaining proper levels of fire safety

The CFS is committed to providing its full support to these Committees and encourages Councils to continue to take a proactive approach by adopting an inspection policy that targets 'at risk premises within their areas. To fulfil the CFS on-going commitment one of the following authorised CFS staff will be made available to attend these committees and represent the CFS on these matters.

<b>Name</b>	<b>Email</b>
Colin Paton	<a href="mailto:Col.paton@eso.sa.gov.au">Col.paton@eso.sa.gov.au</a>
Damien Roland	<a href="mailto:Damien.roland@eso.sa.gov.au">Damien.roland@eso.sa.gov.au</a>
Darren Chapman	<a href="mailto:Darren.chapman@eso.sa.gov.au">Darren.chapman@eso.sa.gov.au</a>
Kevin Churchward	<a href="mailto:Kevin.churchward@eso.sa.gov.au">Kevin.churchward@eso.sa.gov.au</a>
Phil McDonough	<a href="mailto:Phil.mcdonough@eso.sa.gov.au">Phil.mcdonough@eso.sa.gov.au</a>

Please do not hesitate to contact Leah Bertholini, Manager of Development Assessment Services on 8115 3372 or via email [leah.bertholini@eso.sa.gov.au](mailto:leah.bertholini@eso.sa.gov.au) to discuss this matter further.

Yours sincerely

**Brett Loughlin AFSM**  
Chief Officer  
SA Country Fire Service

Primary contact for each of the following committees:

<b>Colin Paton</b>	<b>Damien Roland</b>	<b>Darren Chapman</b>	<b>Kevin Churchward</b>
BFSC Ceduna BFSC Cleve BFSC Coober Pedy BFSC Cowell BFSC Elliston BFSC Franklin Harbor BFSC Flinders BFSC Karoonda East BFSC Kimba BFSC Le Hunte BFSC Mt Remarkable BFSC Northern Areas BFSC Orrorroo BFSC Out of Area BFSC Peterborough BFSC Roxby Downs BFSC Tumby BFSC Southern Mallee BFSC Streaky Bay BFSC Wudinna	BFSC AHC BFSC Alexandrina BFSC Barossa BFSC Burnside BFSC Campbelltown BFSC Mitcham BFSC Mount Barker BFSC Playford BFSC Pt Augusta BFSC Pt Pirie BFSC Salisbury BFSC Tea Tree Gully BFSC Yankalila	BFSC Barunga West BFSC Berri/Barmora BFSC Clare BFSC Copper Coast BFSC Goyder BFSC Grant BFSC Kingston SE BFSC Light BFSC Loxton/ Waikerie BFSC Mallala BFSC Mid Murray BFSC Mount Gambier BFSC Lucindale BFSC Paringa BFSC Renmark BFSC Robe BFSC Tatiara BFSC Wakefield BFSC Wattle Range BFSC Yorkes	BFSC Coorong BFSC Kangaroo Island BFSC Murray Bridge BFSC Onkaparinga BFSC Victor

**ADELAIDE HILLS COUNCIL  
ORDINARY COUNCIL MEETING  
Tuesday 27 May 2025  
AGENDA BUSINESS ITEM**

**Item:** 12.2.

**Responsible Officer:** Jessica Charlton  
Director Community & Development

**Subject:** The Hut Community Centre Inc. Funding Agreement Extension

**For:** Decision

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**SUMMARY**

The purpose of this report is to seek the Council's endorsement to extend The Hut Community Centre Inc. (The Hut) Funding Agreement 2022 (the funding agreement) for one financial year. The current funding agreement commenced in 2022 and is due to expire in June 2025. This report seeks to extend that agreement until 2026 with no additional changes. **Appendix 1** contains a proposed letter of agreement to extend the funding.

The funding agreement extension is being recommended to align with an upcoming review of the delivery of community programs across the Council area. The Council's community centres and libraries play a crucial role in delivering community programs along with The Hut Community Centre which Council funds to contribute to that delivery. The service review is aimed at ensuring that Council is utilising its resources in the most efficient and effective method to provide the best outcomes for the community.

The extension of the funding agreement for one year will ensure that any new agreement aligns with the outcomes of the service review.

**RECOMMENDATION**

**Council resolves:**

1. That the report be received and noted.
  2. To approve an extension of The Hut Community Centre Inc. Funding Agreement 2022 for one year with a new expiry date of June 2025 with all conditions of the agreement unchanged.
- 

**1. BACKGROUND**

The Hut Community Centre (The Hut) is an independent, member based, incorporated not-for-profit organisation, based in Aldgate. The Hut's vision is *to positively influence a thriving,*

*connected and inclusive Adelaide Hills* which it does through the provision of a range of community focused activities and services.

Its service area is predominantly the southern parts of the Adelaide Hills Council district, but some services are provided further afield. The Hut works closely with Adelaide Hills Council community centres based in Gumeracha and Norton Summit and in doing so, ensures a spread of services across the council area.

The Adelaide Hills Council has historically provided support to The Hut initially through the employment of the centre's coordinator but in later years in the form of financial contributions, the provision of assets, and collaboration.

Funding agreements have included clauses requiring The Hut to seek opportunities to become more self-sufficient and the current funding agreement has seen the removal of CPI increases to align with the desire to reduce The Hut's reliance on Council funding.

Council resolved at its meeting on 28 June 2022, to approve a three-year funding agreement.

#### **12.1 Draft Hut Community Centre Inc Funding Agreement 2022**

**Moved Cr Leith Mudge  
S/- Cr Chris Grant**

**151/22**

**Council resolves:**

- 1. That the report be received and noted.**
- 2. That the draft funding agreement with The Hut Community Centre Inc. as contained in *Appendix 1*, be approved.**
- 3. That the Chief Executive Officer is authorised to make minor amendments to the draft funding agreement not affecting the substance or intent, should it be necessary to finalise terms satisfactory to both parties.**
- 4. That the Chief Executive Officer is authorised to execute the final agreement for and on behalf of the Council.**

<b>Carried Unanimously</b>
----------------------------

The current funding agreement with The Hut has provided an annual financial contribution of \$140,000 from 2022 to 2025 and ends on 30 June 2025.

In addition, the Council provides The Hut with:

- Two community buses (fully maintained and fuelled) which are used primarily for The Hut's programs but are also available for other community groups to use when not required by The Hut (approximately \$26,000 a year in value).
- A contribution of \$11,500 per year for coordinating Home Support Programs (from Federal Government funding)

Other collaborations include The Hut’s management of buildings at Woorabinda Bushland Reserves and The Aldgate Oval Building on behalf of the Adelaide Hills Council. The Council does not provide The Hut any fees for undertaking this function.

2. ANALYSIS

➤ Strategic Management Plan/Functional Strategy/Council Policy Alignment

*Strategic Plan 2024 – Your Place, Your Space*

Goal 2                      Community Wellbeing  
Objective CW2            Enrich, empower and support connected communities  
Priority 2.3                Provide welcoming spaces, programs and services at our libraries and community centres that offer opportunities for connection, lifelong learning, digital inclusion, growth and literacy

The Hut Community Centre complements the Council’s own two community centres (Torrens Valley Community Centre at Gumeracha and The Summit Community Centre at Norton Summit) in providing programs and services to help improve community wellbeing. The three centres work collaboratively to meet a broad range of Council’s strategic goals due to its capacity to work directly in partnership with community.

➤ Legal Implications

“Not applicable”.

➤ Risk Management Implications

The extension of a robust funding agreement between the Council and The Hut will assist in mitigating the risk of:

*Public funds being used for low value and low priority activities.*

Inherent Risk	Residual Risk	Target Risk
Medium (3D)	Low (3E)	Low (3E)

While The Hut is run independent of the Council, the financial contribution made by the Council represents a significant investment of community funds. It is important therefore, that the Council ensures The Hut’s services provide a good ‘value-proposition’ for the community.

To that end, the funding agreement contains a number of provisions around the way The Hut is operated and the manner in which their programs are developed and provided. These include:

- A commitment to maintain Australian Service Excellence Standards Accreditation.
- A commitment to continue investigating alternative sources of income.
- A requirement to report twice yearly to the Council on key outcomes and service provision.
- A requirement to identifying emerging community needs to ensure programs and services meet the changing needs of the community.

- A requirement for the community buses to be available on reasonable terms to other community groups when not required by The Hut.
- A range of specific service requirements, particularly in relation to Home Support Programs.

➤ **Budget, Financial and Resource Implications**

The Council has traditionally provided The Hut with funding which supports it to operate and continue to provide a range of services and programs to its catchment community, in a similar manner to which Council funds (and directly operates) Community Centres at Norton Summit and Gumeracha.

The proposed extension of the current funding agreement for one financial year would mean a contribution of \$140,000 and costs associated with the two community buses (approximately \$26,000) which are included in the draft 2025-26 Annual Budget endorsed for consultation by Council on 13 May 2025.

A separate funding schedule is included for Home Support Program activities as these are linked to Federal Government funding, which has its own requirements and end-date but is expected to continue over the 2025-26 financial year.

➤ **Customer Service and Community/Cultural Implications**

The Hut provides a range of services and works with its catchment community to support connection, inclusion, reconciliation, multiculturalism, positive ageing, youth engagement and volunteering in the area.

➤ **Sustainability Implications**

The Hut has a strong history of working with community having been established in 1979 and has a broad community impact. Core funding from the Council has ensured its sustainability but The Hut continues to work on alternative funding to reduce its reliance on the Council for funding.

➤ **Engagement/Consultation conducted in the development of the report**

Consultation on the development of this report was as follows:

<i>Council Committees:</i>	Not Applicable
<i>Council Workshops:</i>	Not Applicable
<i>Advisory Groups:</i>	Not Applicable
<i>External Agencies:</i>	The Hut Community Centre Staff
<i>Community:</i>	Not Applicable

➤ **Additional Analysis**

The Centre has long been held in high regard by the community and has a successful track record in terms of meeting the requirements placed on it by the Council in past funding agreements, in the achievement of sector-based performance indicators and in the achievement of its own strategic goals and objectives.

It is generally considered to be filling a space that would otherwise fall back to Council to fill and as such should be considered when undertaking a review of how Council provides programs across the district. As such it is considered appropriate to extend the current funding agreement for one financial year while the review is undertaken. This strategy will ensure that The Hut can continue to provide the same level of service to the community while the review is being undertaken and that should a new agreement be entered into for the 2026/27 financial year that it aligns with any findings from the review.

### **3. OPTIONS**

Council has the following options:

- I. Approve a one-year extension of The Hut Community Centre Inc. Funding Agreement 2022 with a new expiry of June 2026 instead of its current expiry date of June 2025. (Recommended).
- II. Not approve a one-year extension of The Hut Community Centre Inc. which may jeopardise the ability of The Hut to deliver the current scope and range of services to the community (Not Recommended).

### **4. APPENDICES**

- (1) Letter of Agreement – Extension of Funding

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# **Appendix 1**

*Letter of Agreement – Extension of Funding*

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21 May 2025

Deb Bates  
Executive Officer  
The Hut Community Centre  
1 Euston Road  
ALDGATE SA 5154

Dear Deb

**Letter of Agreement – Extension of Funding Agreement**

Following your recent discussion with Rebecca Shepherd, Manager Community Development, I offer this letter of agreement to confirm the extension of our current funding agreement with The Hut Community Centre Inc. for another twelve months (to 30 June 2026).

The basis for the extension is to ensure future negotiations align with an upcoming review of the Adelaide Hills Council's community program offerings and appropriate future delivery models. On this basis, it is anticipated that negotiations relating to a new agreement will be best concluded toward the latter part of the 2025 calendar year in time for Adelaide Hills Council budget setting in early 2026.

This letter of agreement extends the previous contract named:

*Funding Agreement between The Adelaide Hills Council and The Hut Community Centre Inc. for the period of 1 July 2022 through 30 June 2025.*

The contract extension is between the following two parties named in the attached agreement.

The Adelaide Hills Council  
The Hut Community Centre Inc.

It is agreed that these two parties extend the contract for the following dates:

From: **The previous end date of 30 June 2025**

To: **A new end date of 30 June 2026**

All terms and conditions stated in the original contract will remain the same for the new dates of this agreement extension.

Should you agree to the conditions outlined please sign and return a copy of the letter for our records.

Please don't hesitate to contact me if you have any queries.

Yours sincerely

**Greg Georgopoulos**  
**Chief Executive Officer**

Signed on behalf of  
**The Adelaide Hills Council**

.....  
Greg Georgopoulos  
Chief Executive Officer

Signed on behalf of  
**The Hut Community Centre**

.....  
Name: .....  
Position: .....

**ADELAIDE HILLS COUNCIL  
ORDINARY COUNCIL MEETING  
Tuesday 27 May 2025  
AGENDA BUSINESS ITEM**

**Item:** 12.3.

**Responsible Officer:** Greg Georgopoulos  
Chief Executive Officer  
Environment and Infrastructure

**Subject:** Period Product Review

**For:** Decision

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**SUMMARY**

This report is in response to a Council resolution from 12 November 2024 for Council to investigate options for a trial to provide ethically sourced period products at council managed toilet facilities.

Council is responsible for the management of 38 toilets consisting of 31 public toilets, three libraries and four community centres including Nairne Road, Woodside. A trial could include all these locations or a select number of locations.

This report provides costings for the following three options:

- No trial
- A trial at Council's libraries and community centres
- A trial at all of Council's toilet facilities

**RECOMMENDATION**

*For Council decision (see options)*

---

**1. BACKGROUND**

At its meeting held on 12 November 2024, Council resolved as follows:

### 11.1 Period Poverty – Cr Melanie Selwood

Moved Cr Melanie Selwood  
S/- Cr Kirsty Parkin

386/24

Council resolves that:

1. The CEO investigate options for a trial to provide ethically sourced period products at council managed toilets;
2. The investigation includes options to create partnerships with existing social enterprises such as TABOO or Share the Dignity;
3. That a report regarding trial options be returned to Council by 1 May 2025.

Carried
---------

This motion represents an approach to tackling period poverty. The motion on notice is provided as **Appendix 1**.

Period Poverty refers to the experience where someone cannot access or afford appropriate period products or education. Government organisations can assist with period poverty by providing access to menstrual products and fostering partnerships. This approach could help to create a more inclusive and supportive environment, ensuring that no individual is hindered from fully participating in society due to the lack of access to these necessities.

Taboo and Share the Dignity are two social enterprises which specialise in addressing period poverty.

Taboo is a foundation where customers can purchase period products from the website on behalf of someone at risk of period poverty, and they then distribute the product to particular organisations that provide period products to those that need them. 100% of any profits assist those living in period poverty. Taboo believes that period products should be as accessible as toilet paper.

Share the Dignity is a national charity working to make a real, on-the-ground difference to the lives of women, girls and those who menstruate who are experiencing or at risk of homelessness, domestic violence or poverty. They distribute period products to those in need and work to achieve menstrual equity in Australia.

Government organisations could have the ability to collaborate with these organisations to ensure the effective distribution of period products to those that need them most in communities.

## 2. ANALYSIS

### ➤ Strategic Management Plan/Functional Strategy/Council Policy Alignment

*Strategic Plan 2024 – Your Place, Your Space*

Goal Community Wellbeing

Objective CW2 Enrich, empower and support connected communities.

Priority CW2.2 Support community groups and community-led initiatives that achieve wellbeing outcomes.

➤ **Legal Implications**

Not applicable

➤ **Risk Management Implications**

Implementing the trial program for the supply of period products will assist in mitigating the risk of:

*Poorly informed decisions on expenditure and service provisions leading to a waste of public funds.*

Inherent Risk	Residual Risk	Target Risk
High	Medium	Low

There is a risk that a trial could raise community expectations of free period products being available in public facilities on an ongoing basis.

➤ **Financial and Resource Implications**

Providing period products in the community would have upfront and ongoing financial and maintenance implications.

Council has the ability to source period products from either Taboo or Share your Dignity.

A Period Product Dispensing Unit can range from \$600.00 to \$750.00 when purchased through Taboo. The cost of period products for a 12-month trial equates to approximately \$500.00 per site. Product information and pricing is provided as **Appendix 2**.

A Dignity Dispenser can be purchased for \$880.00 from Share the Dignity and the cost of period products for a 12-month trial equates to approximately \$500.00. Product information and pricing is provided as **Appendix 3**.

Using the Taboo product pricing as a guide, the cost for the dispenser (\$750) plus products (\$500) over all of Council's sites (38) would equate to approximately \$47,500.00 excluding costs to install the dispensing units. This is approximately \$1,250 per site.

Council is responsible for the management of 38 toilets consisting of 31 public toilets, three libraries and four community centres including Nairne Road, Woodside. A trial could include all these locations or a select number of locations.

Option	Cost
No trial	No cost
Trial across 4 Council libraries and community centres	\$5000 for year-long trial (excluding installation costs for dispensers and vandalism costs)

Trial across 38 sites including all public toilets	\$47,500 for year-long trial (excluding installation costs for dispensers and vandalism costs)
--	--

Educational flyers and bathroom friendly A3 posters can be purchased. The posters and dispensing units contain a QR code which links directly to the Taboo website to provide instructions for using the period products.

Currently, there is no budget for any of the options above in Council's draft Annual Business Plan and Budget.

#### ➤ **Customer Service and Community/Cultural Implications**

There may be a level of community expectation that Council provides practical solutions to alleviate period poverty within the Adelaide Hills community.

Addressing period poverty can promote gender equality, ensuring basic human rights and fostering a more inclusive and equitable society.

#### ➤ **Sustainability Implications**

The Taboo range of period products is sustainability made and biodegradable and tampons are plastic free.

#### ➤ **Engagement/Consultation conducted in the development of the report**

Consultation on the development of this report was as follows:

<i>Council Committees:</i>	Not Applicable
<i>Council Workshops:</i>	Not Applicable
<i>Advisory Groups:</i>	Not Applicable
<i>External Agencies:</i>	Not Applicable
<i>Community:</i>	Not Applicable

#### ➤ **Additional Analysis**

Council's Property Maintenance team has had an opportunity to review the scheme from a maintenance perspective and research has also been undertaken on other Council's and government agencies involvement in the scheme. Aside from the cost factor, concerns have been raised that the installation of dispensers and products across all of Council's 38 sites will attract vandalism and additional maintenance costs. As a guide, presently it is not uncommon for toilet paper and other products or public items to be placed in toilet pans to create a blockage which then attracts additional costs for a plumber to attend the site to unblock the toilet or sink. Vandalism across Council's public toilets is particularly heightened during school holidays. It is considered that having dispensers and period products in public spaces that are not monitored or have any passive surveillance will attract more vandalism and the costs of having the products (particularly in sites with no passive surveillance) may outweigh the benefits.

Desktop research has been undertaken on other local government and state government's involvement in rollout of free period products. The examples found are where public toilets

are either attached to a medical or public building (such as a medical centre, hospital, or community centre) where there is passive surveillance and the toilets are not open when the building is not open. Examples of the products being available in public toilets which do not have passive surveillance have not been found.

Due to vandalism/additional costs, if a trial is considered it could extend to a few Council sites that currently have high passive surveillance such as Councils three libraries and two community centres.

A trial of this scale would provide period products at the following sites:

- Coventry Library located at 63 Mount Barker Road, Stirling
- Gumeracha Library (including Torrens Valley Community Centre) located at 45 Albert Street, Gumeracha
- Woodside Library located at 26 Onkaparinga Valley Road, Woodside
- The Summit Community Centre, 4 Crescent Drive, Norton Summit

#### Possible future opportunities

The Commissioner for Children and Young People provided Period Grants of up to \$5,000 to raise awareness, reduce stigma of periods and provide greater access to period products.

In 2024, the Commissioner for Children and Young People (a South Australian organisation) opened a Period Justice Grants Program for applicants to promote awareness and undertake activities to reduce the stigma associated with periods and menstruation. Grants of up to \$5,000 were open to community arts organisations, sporting clubs, local government and not-for-profit entities which are based in South Australia that have an Australian Business Number (ABN), are registered for the purposes of GST and are an arts organisation, sporting club, not-for-profit group or organisation, or local government entity with appropriate legal structure.

Whilst this program is not currently running, if it becomes available again Council could play a role in promoting the Program to community groups and sporting organisations within the Adelaide Hills region.

### **3. OPTIONS**

Council has the following options:

#### Option 1 – No Trial

*Council resolves to note and receive the Period Product Review report.*

#### Option 2 – Trial in libraries and community centres

*Council resolves:*

1. *To note and receive the Period Product Review report.*
2. *To approve the commencement of a twelve (12) month trial to provide ethically sourced period products across four of Council's libraries and community centres*

3. *That the sum of \$5000 (being approximately \$1,250 per site) be placed into the operating budget during the 2025/2026 financial year to accommodate the trial.*
4. *That following the initial 12-month trial a further report come back to Council providing information on the outcomes of same.*

Option 3 – Trial at all Council managed toilets

*Council resolves:*

1. *To note and receive the Period Product Review report.*
2. *To approve the commencement of a twelve (12) month trial to provide ethically sourced period products across all toilets managed by Council.*
3. *That the sum of \$47,500 (being approximately \$1,250 per site) be placed into the operating budget during the 2025/2026 financial year to accommodate the trial.*
4. *That following the initial 12-month trial a further report come back to Council providing information on the outcomes of same.*

**4. APPENDICES**

- (1) Motion on Notice – 12 November 2024
- (2) Taboo Vending Machines / Dispensers Product Guide
- (3) Share the Dignity Vending Machines / Dispensers Product Guide



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# **Appendix 1**

*Motion on Notice – 12 November 2024*

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**ADELAIDE HILLS COUNCIL  
ORDINARY COUNCIL MEETING  
Tuesday 12 November 2024  
AGENDA BUSINESS ITEM**

**Item:** 11.1 Motion on Notice

**Originating from:** Cr Melanie Selwood

**Subject:** Period Poverty

---

**1. MOTION**

I move that:

1. The CEO investigate options for a trial to provide ethically sourced period products at council managed toilets;
2. The investigation includes options to create partnerships with existing social enterprises such as TABOO or Share the Dignity;
3. That a report regarding trial options be returned to Council by 1 May 2025.

**2. BACKGROUND**

Period poverty is a significant issue that affects a substantial number of individuals who menstruate, particularly those from low-income backgrounds. It refers to the inability to access and afford adequate menstrual products, which can lead to numerous negative consequences, including compromised hygiene, missed school or work, and adverse effects on physical and mental well-being.

Addressing period poverty is crucial for promoting gender equality, ensuring basic human rights, and fostering a more inclusive and equitable society. By providing access to essential menstrual products, individuals can maintain their dignity, participate fully in educational and professional pursuits, and reduce the stigma and shame often associated with menstruation.

The [Period Pride report](#) from Share the Dignity, an organisation dedicated to ending period poverty, found that more than 1 in 5 (22%) people who menstruate have had to improvise on period products due to the cost.

Additionally, close to half (49%) of respondents admitted that they have worn a pad or tampon for more than four hours because they didn't have enough products to get by.

This motion seeks to explore practical solutions to alleviate period poverty within the Adelaide Hills community. The proposed motion aims to investigate options for a trial program to provide ethically sourced period products at council-managed toilets. This initiative would not only increase accessibility to these essential items but also raise awareness about the challenges faced by those experiencing period poverty.

Furthermore, the motion proposes exploring partnerships with existing social enterprises, such as TABOO or Share the Dignity, which specialise in addressing period poverty. Collaborating with these organisations can leverage their expertise, resources, and established networks, ensuring the effective implementation and sustainability of the proposed trial program.

By undertaking this investigation and presenting a comprehensive report to the Council by 1 May 2025, the Council demonstrates its commitment to addressing this critical issue and taking tangible steps towards promoting menstrual equity and empowering individuals who menstruate within the local community.

Ultimately, this motion represents a proactive approach to tackling period poverty, recognising the far-reaching implications and the urgent need for action. By providing access to essential menstrual products and fostering partnerships, the Council will help create a more inclusive and supportive environment, ensuring that no individual is hindered from fully participating in society due to the lack of access to these necessities.

**3. OFFICER’S RESPONSE – David Waters – Director Environment and Infrastructure**

➤ **Strategic Management Plan/Functional Strategy/Council Policy Alignment**

*Strategic Plan 2020-24 – A brighter future*

Goal	Community Wellbeing
Objective C1	A community for everyone – that is inclusive, welcome and accessible.
Priority C1.3	Make the district more accessible and welcoming for all with a focus on youth participation, positive ageing, disability inclusion and multiculturalism

➤ **Legal Implications**

Not applicable.

➤ **Risk Management Implications**

Investigating the feasibility and implications of the supply of period products in order to make an informed decision will assist in mitigating the risk of:

*Poorly informed decisions on expenditure and service provision leading to a waste of public funds.*

Inherent Risk	Residual Risk	Target Risk
High	Medium	Low

➤ **Financial and Resource Implications**

The investigation and report contemplated in the motion can be undertaken by staff within existing resource allocations.

The matter of providing period products in the community would likely have up front and ongoing financial implications and this would be addressed in the report.

➤ **Customer Service and Community/Cultural Implications**

The background provided Cr Selwood outlines the potential community implications of the matter.

➤ **Sustainability Implications**

Not applicable.

➤ **Engagement/Consultation conducted in the development of the report**

Not applicable.

**4. ANALYSIS**

The investigation and report contemplated by the motion can be undertaken by staff within existing resource allocations.

**5. APPENDICES**

Nil.

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## **Appendix 2**

### *Taboo Vending Machines / Dispensers Product Guide*

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## PERIOD PRODUCT DISPENSING UNIT - COMPACT

\$600.00

[Buying period products in bulk?](#)

Quantity

ADD TO CART

### Description

Wall-mounted pad and tampon dispensing unit. Suitable for all workplace, school, university, venue and community centre bathrooms with medium to low foot traffic.

Compact Capacity (can store up to 100 tampons and 30 pads at one time)

- Easy to monitor stock and refill
- Free dispense - no coins or tokens required
- Simple to install - no electrical supply required
- Hygienic and easy to clean
- Reduces waste and theft
- Robust and secure metal construction

Dimensions (mm): 230h x 280w 132d and weighs 3.3kg

### PLEASE NOTE:

1. Bespoke / co-branded designs can be printed on units upon request for an additional charge.
2. Please allow 6-8 weeks for delivery for these dispensing units and additional time for a bespoke design wrap.
3. Only TABOO period products can be stocked in these dispensing units, strictly no other brand of period care.

Smart Labs

[f Share](#) [t Tweet](#) [p Pin it](#)



## PERIOD PRODUCT DISPENSING UNIT - LARGE

\$750.00

[Buying period products in bulk?](#)

Quantity

- 1 +

ADD TO CART

### Description

Wall-mounted pad and tampon dispensing unit. Suitable for all workplace, school, university, venue and community centre bathrooms with high foot traffic.

- High Capacity (can store up to 300 tampons and 60 pads at one time)
- Easy to monitor stock and refill
- Free dispense - no coins or tokens required
- Simple to install - no electrical supply required
- Hygienic and easy to clean
- Reduces waste and theft
- Robust and secure metal construction

Dimensions (mm): 474h x 280w x 132d and weighs 6.2kg

### PLEASE NOTE:

1. Bespoke / co-branded designs can be printed on units upon request for an additional charge.
2. Please allow 6-8 weeks for delivery for these dispensing units and additional time for a bespoke design wrap.
3. Only TABOO period products can be stocked in these dispensing units, strictly no other brand of period care.

Smart tabs

[f](#) Share [t](#) Tweet [p](#) Pin it

Here's your results courtesy of TABOO's Tampon Calculator™!

## Let's figure out how many period products your venue needs!

Number of Toilet Cubicles Accessible to Menstruators (e.g. female toilets, accessible toilets) **11**

Product Selection **Pads and Tampons (1:1 split of product)**

Boxes of Pads **57**

Boxes of Tampons **31**

Cost of Pads \$ **321.83**

Cost of Tampons \$ **174.32**

Estimated Total Cost of Product \$ **496.15**



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## **Appendix 3**

*Share the Dignity Vending Machines / Dispensers  
Product Guide*

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Dignity Vending Machines and Dignity Dispensers create an easily scalable way to promote your commitment to menstrual equity in your organisation. By providing those who menstruate with free period products you are taking meaningful steps towards menstrual equity here in Australia.



#### DIGNITY VENDING MACHINE

Share the Dignity's Dignity Vending Machines, provide free and dignified access to period products at the push of a button. They showcase a clean, minimal design with their purpose front and centre: providing free period products to those who need them.

The benefit of time delay dispense, remote reporting and support (telemetry) will assist you in optimising the location and/or awareness of your machine to get the greatest benefit for your employees and patrons.

Capacity 59 period packs  
Packages from \$11,000 (including stock)



#### DIGNITY DISPENSER

Dignity Dispensers are compact and do not need to be connected power. Made of powder coated metal, the Dispenser is designed to attach to a wall, is sturdy and will compliment any decor. Its small size makes it perfect for fitting in smaller spaces.

Capacity 66 period packs  
\$880



#### PORTABLE DIGNITY DISPENSER

The Portable Dignity Dispenser is designed for convenient use on benches or counters, making it a versatile choice for a variety of settings.

Its portability allows for easy relocation as needed, ensuring it complements any bathroom or shared space effectively.

Capacity 16 period packs  
\$195

#### PERIOD PACK

Period Packs are a bespoke box containing 6 regular tampons and 2 Ultra thin pads. It is designed to provide choice of product and enough to ideally last a full day.



CONTACT OUR  
TEAM FOR MORE  
INFORMATION



All funds raised through our Dignity Vending Machines and Dignity Dispensers help ensure women, girls and those who menstruate who are experiencing period poverty can manage their period with dignity.

Machine and Dispenser prices inclusive of GST. Period Packs are GST-free. Final price quoted on application.



## MENSTRUAL EQUITY SOLUTIONS



Portable Dignity Dispenser

\$195



Dignity Dispenser

\$880



200 Period Packs

\$499



400 Period Packs

\$998

**ADELAIDE HILLS COUNCIL  
ORDINARY COUNCIL MEETING  
Tuesday 27 May 2025  
AGENDA BUSINESS ITEM**

**Item:** 12.4.

**Responsible Officer:** Greg Georgopoulos  
Chief Executive Officer  
Environment and Infrastructure

**Subject:** Proposal for adoption of a new Community Land Management Plan for Johnston Memorial Park, Balhannah

**For:** Decision

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**SUMMARY**

The purpose of this report is for council to consider the outcome of public consultation to revoke the existing Community Land Management Plan (hereinafter referred to as "CLMP") for Johnston Memorial Park at Balhannah and replacing it with a new standalone CLMP. A new CLMP will provide both Council and the community with an easily understood plan for the site which has a complex land tenure and is managed under a Trust. The site is owned by Council but held in Trust by a committee named the "The Johnston Memorial Park Committee Inc". The Country Fire Service ("CFS") occupy a portion of the site and their Licence expired on 31 October 2024. The current CLMP does not technically allow for the occupation of the site by the Country Fire Service (CFS). The new CLMP, if adopted, will reflect the current and envisaged future occupation of the site. The land is contained within Certificate of Title Registered Book Volume 5094 Folio 759.

**RECOMMENDATION**

**Council resolves:**

1. That the report be received and noted.
2. To note the outcomes of the public consultation in relation to the Community Land Management Plan for Johnston Memorial Park described in Certificate of Title Register Book Volume 5094 Folio 759.
3. to revoke the existing Community Land Management Plan for Johnston Memorial Park, Balhannah (that is to remove it as a site covered by "Community Land Management Plan 12 - Multi Purpose Sites") and replace it with a new standalone Community Land Management Plan as contained in Appendix 2.
4. That a further report be brought back to Council which considers the proposed arrangements for the ongoing occupation of a portion of the Johnston Memorial Balhannah site by the Country Fire Service (CFS).

**1. BACKGROUND**

At its meeting held on 22 October 2024, Council resolved as follows:

Moved Cr Malcolm Herrmann  
S/- Cr Melanie Selwood

380/24

Council resolves:

1. That the report be received and noted.
2. That pursuant to Section 198 of the Local Government Act 1999, Council undertakes public consultation on the proposal to revoke the existing Community Land Management Plan for Johnston Memorial Park, Balhannah, described in Certificate of Title Register Book Volume 5094 Folio 759 (that is to remove it as a site covered by "Community Land Management Plan 12 - Multi Purpose Sites") and replace it with a new standalone Community Land Management Plan as contained in Appendix 2.
3. That following public consultation, a further report be submitted to Council advising of the outcomes of the public consultation process, with a view to revoking the existing Community Land Management Plan and replacing it with the one subject to public consultation.
4. That a further report be provided to Council in due course outlining the proposed arrangements for the ongoing occupation of a portion of the Johnston Memorial Park Balhannah site by the CFS.

Carried Unanimously
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This report provides the outcomes of the public consultation in accordance with resolution (3) above.

Adelaide Hills Council holds over 400 parcels of Community Land for the benefit of the community. Land is held for various purposes to meet the requirements of Section 7 of the Local Government Act 1999, and this is reflected in the categories into which Council's community land is grouped. Council's community land is grouped into categories with similar characteristics, and each category has its own Community Land Management Plan.

For transparency and clarity regarding Council's management of Community Land, it is now considered appropriate to compile individual and site-specific plans for some of Council's multi-purpose sites. These would be sites where the current (and broadly accepted) use of the site does not fit one of the generic 'category' plans. Johnston Memorial Park located at 117 Main Street Balhannah is one such site which has multiple uses.

An aerial photograph of Johnston Memorial Park is provided as **Appendix 1**. A draft of the new proposed Community Land Management Plan for adoption for Johnston Memorial Park is provided as **Appendix 2**. A copy of the initial Council Report on this matter dated 22 October 2024 is provided as **Appendix 3**.

## 1. ANALYSIS

### ➤ Strategic Management Plan/Functional Strategy/Council Policy Alignment

*Strategic Plan 2024 – Your Place, Your Space*

Goal 4 Organisation

Objective O4 Engage and advocate for our communities

Objective O5 Evolve Council's functions and services to meet the current and future needs and aspirations of our community

A community culture built on continuous improvement and commitment to open and transparent decision making, we remain focused on consistently delivering an excellent customer experience.

➤ **Legal Implications**

The legislative basis for Community Land Management Plans and the Community Land Register is found in sections 196 to 199 and section 207 of the *Local Government Act 1999* and section 23 of the *Local Government (General) Regulations 2013*.

The Act (Section 207) requires the Council to keep a register of all Community Land in its area. In addition, Section 193 of the *Local Government Act 1999* states that all land owned by a council or under a Council's care, control and management, other than roads, is classified as community land unless the council has resolved to exclude it from community land.

A public consultation process is required under Section 197 of the *Local Government Act 1999*, states that before a Council adopts a management plan for community land it must -

- (a) Make copies of the proposed plan available for inspection or purchase at the Council's principal office.
- (b) Follow the relevant steps set out in its public consultation policy.

The public consultation process commenced on 18 February 2025 and concluded on 12 March 2025.

➤ **Risk Management Implications**

The adoption of a new standalone Community Land Management Plan for Johnston Memorial Park will assist in mitigating the risk of successful legal challenges to current users of the site.

Inherent Risk	Residual Risk	Target Risk
Extreme (3A)	Medium (2C)	Medium (2C)

➤ **Budget, Financial and Resource Implications**

The adoption of a new standalone Community Land Management Plan has been developed with existing resources. Community consultation, which is required to be undertaken, was managed within existing budget allocations.

➤ **Customer Service and Community/Cultural Implications**

Adopting a new Community Land Management Plan will ensure current (and broadly accepted) community users of the site can continue.

There is a high level of community expectation that Council provides support and assistance for fire safety within Adelaide Hills Region. The proposed long-term lease for CFS over a portion of this site will support fire management efforts in the Balhannah.

➤ **Sustainability Implications**

The proposed plan will continue to provide the same conservation outcomes which are consistent with its current use.

➤ **Engagement/Consultation conducted in the development of the report**

Consultation on the development of this report was as follows:

<i>Council Committees:</i>	Not Applicable
<i>Council Workshops:</i>	Not Applicable
<i>Advisory Groups:</i>	Not Applicable
<i>External Agencies:</i>	Not Applicable
<i>Community:</i>	Public consultation was carried out in accordance with Council's Public Consultation Policy consistent with section 197 of the <i>Local Government Act 1999</i> .

Community Consultation was undertaken to comply with legislative requirements under Section 202 of the Local Government Act 1999 and in line with Council's Public Consultation Policy. Community engagement took place between 18 February 2025 and 12 March 2025.

A copy of the Community Engagement Hub – Summary Report is provided as **Appendix 4**. A copy of the Survey Response Report is provided as **Appendix 5**. The detail of this engagement are discussed in the "Additional Analysis" section of this report.

➤ **Additional Analysis**

As outlined above, a copy of the proposed new Community Land Management Plan for Johnston Memorial Park is provided as **Appendix 2** to this report. A copy of the Community Engagement report is provided as **Appendix 4** to this report. A copy of the survey response report is provided as **Appendix 5**.

There was a significant interaction with the content with 80 downloads of various documents relating to the proposal, with 40 downloads of the Council report, 26 downloads of the draft CLMP and 6 downloads of the information sheet relating to the proposal. There were 7 formal submissions received providing comments on the proposal to adopt the new CLMP.

In terms of the feedback received, it can be summarised as follows:

Issue number	Issue raised	Administration response
1	Query about whether or not the CFS use of the site is consistent with the Trust, but that the respondent supports the CFS being located at the site.	The CFS currently holds a portion of the land by way of an Agreement dated November 1985 between Council and the Johnston Memorial Park Committee. It is true that the existing use of the CFS is not consistent with the Trust that was drawn up in 1936. This can be addressed

		by seeking further legal advice and an amendment to the Trust which will be considered in a future Council report when the CFS Lease review matter is formally considered.
2	Request for camping areas to be included at the site	If camping areas are included at the site, provision would be required for toilets, showers and water provision for those users. Council has previously only proposed RVs be used for camping overnight as those vehicles are fully self-contained.
3	Request for facilities for Recreational Vehicle (RV) users that stay overnight at the site	Council's previous model around support for RVs at the site was conditional as they are self-contained and do not require the use of additional publicly provided conveniences such as shows and toilets. Council has not proposed to spend further funds on providing such facilities at the site and accordingly it is recommended this not occur.
4	Continued support for CFS to be located at the site	Noted

#### **CFS and the Trust**

As outlined above, the use of the CFS over a portion of the land is not consistent with the Trust which was established in 1936. The 1936 Trust stipulates that the land be used "for the purposes of a Public Recreation ground for the inhabitants and the Township and District of Balhannah and its neighbourhood and visitors hereto." It is noted that there is an "Agreement" in place rather than a Lease and the existence of the Trust may be why a Lease was not entered into for the use of a portion of the site by the CFS.

It is considered that firefighting for the local area and the associated CFS at Balhannah is crucial at this site which has been there for some 40 years (since 1985). It is considered that whilst not consistent with the Trust, that the general community would not want to see the CFS moved from this location. Staff will seek legal advice and report back to Council on the CFS matter to ascertain conditions upon which the CFS may be able to remain at the existing location which may require approval for amendment of the Trust or another type of Agreement. A further report will come back to Council on this matter as part of its considerations around a new Lease or other arrangement for the existing building on the land.

#### **Requests for additional camping facilities**

When Council put a call out for expressions of interest for RV parking across the Region, Council was specifically supporting RV parking only on the assumption that Recreational Vehicles are self-contained and do not attract demand for additional facilities such as toilets and showers etc. It is recommended that Council does not support further facilities (and therefore camping) being included at the site as these are not presently budgeted for.



There were seven (7) responses received to the proposal – 5 in support, 1 who did not support and 1 respondent who was not sure. Of the one respondent who did not support the proposal, it is not clear why as there was no additional information provided.

Noting the above, it is recommended that Council proceed with the recommendation to adopt the new Community Land Management Plan for Johnston Memorial Park.

## **2. OPTIONS**

Council has the following options:

- I. Adopt a standalone Community Land Management Plan for Johnston Memorial Park (Recommended)
- II. Do not adopt the standalone Community Land Management Plan for Johnston Memorial Park (Not Recommended)

## **3. APPENDICES**

- (1) Aerial photograph of the Johnston Memorial Park site
- (2) Draft Community Land Management Plan for Johnston Memorial Park
- (3) Council Report dated 22 October 2024
- (4) Community Engagement Hub – Summary Report
- (5) Survey Response Report

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# **Appendix 1**

*Aerial photograph of the Johnston Memorial Park Site*

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## **Appendix 2**

*Draft Community Land Management Plan for Johnston  
Memorial Park*

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## ***Appendix 2***

*Draft Community Land Management Plan for Johnston  
Memorial Park*

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**JOHNSTON MEMORIAL PARK**  
**COMMUNITY LAND MANAGEMENT PLAN**

DRAFT

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## 1- BACKGROUND

Johnston Memorial Park (the **Land**) was gifted to the former District Council of Onkaparinga on 6 October 1936 by J & AG Johnston Ltd of Oakbank, as part of South Australia's centenary celebrations. The Land was donated for the benefit of the inhabitants of the township of Balhannah, its neighbourhood and its visitors to be used permanently as a public recreation ground.

The Land is subject to a declaration of trust dated 21 October 1936 (the **Trust**), pursuant to which the Land must be used:

“for the purpose of a Public Recreation ground for the inhabitants of the Township and District of Balhannah and its neighbourhood and visitors thereto”.

The Trust also requires that the management, control and conservation of the Land is vested in a committee to be named “The Johnston Memorial Park Committee Inc.

The Trust has the following conditions in respect to the use of the Land:

- The Council cannot make any rule or regulation prohibiting Sunday sports and pastimes.
- The Council is prohibited from any alienation or lease or any mortgage of the Land or in any other way that encumber the title of the Land or erect any building or structure other than those necessary or expedient for the purposes of the Trust.

Johnston Memorial Park supports a variety of different Land uses and includes significant improvements and facilities. Features include a bike track, picnic area, BBQ area, netball and tennis courts, sporting oval, cricket nets, playground and exercise equipment. Where designated, a feature of the Land includes the use of the Land for recreational vehicle parking. A portion of the Land is currently used for emergency services and a CFS operations base. This includes a building, a car park for vehicles and an area allocated for equipment. Due to the Adelaide Hills being in a high-risk bushfire zone, it is essential that emergency services have suitable operational bases throughout the Adelaide Hills to attend to any bushfire threat in the community or vicinity of the Land.



## 2- IDENTIFICATION DETAILS

IDENTIFICATION DETAILS		
2.1	Name of Land/Reserve	Johnston Memorial Park
2.2	Location	117 Onkaparinga Valley Road, Balhannah, South Australia, 5242
2.3	Certificate of Title	Certificate of Title Volume 5094 Folio 759 being Allotment 11 in Deposited Plan 35017 in the area named Balhannah in the Hundred of Onkaparinga as depicted in the plan attached at Appendix 1
2.4	Area	4639 hectares
2.5	Owner	Adelaide Hills Council ( <b>the Council</b> )
2.6	Trust/Dedication/Restriction	Declaration of Trust dated 21 October 1936
2.7	Owner Requirements	The Trust requires the Land to be used as a public recreation ground.

## 3- WHY A MANAGEMENT PLAN IS REQUIRED

Under the *Local Government Act 1999* (**the Act**) “community land” is all local government land (except roads) that is under the care, control and management of the Council unless expressly excluded by the Council.

In accordance with section 196(1) of the Act the Council is required to prepare and adopt a management plan for any community land that is, or is to be, occupied under a lease or licence and for any community land that has been, or is to be, specifically modified or adapted for the benefit or enjoyment of the community.

A Community Land Management Plan (**CLMP**) for Johnston Memorial Park has been prepared by the Council in fulfilment of its obligations under section 196 of the Act. Under the Act, the Council must manage community land in accordance with the management plan. In this case the Land must be used in accordance with the Trust.

## 4- PURPOSE FOR WHICH THE LAND IS HELD

Section 196(3)(b) of the Act requires a CLMP to state the purpose for which the Land is held.

The Council holds the Land under the provisions of the Trust “for the purpose of a Public Recreation ground for the inhabitants of the Township and District of Balhannah and its neighbourhood and visitors thereto”.

Consistently with the provisions of the Trust the Council has identified the following purposes for which the Land is held:

- Open space area;
- Public recreation facilities;
- Organised sporting uses;
- Passive recreation;

- Emergency Services;
- Operational purposes including stormwater management requirements.
- Overnight parking for self-contained recreational vehicles (RV's)

The Land may be used from time to time for complementary business purposes.

## **5- OBJECTIVES FOR THE MANAGEMENT OF THE LAND**

The detailed objectives for the management of the Land including the performance targets and measures are contained within the Schedule of this plan. The Objectives for Johnston Memorial Park are as follows:

- To manage, control and conserve the Land in accordance with the Trust.
- To provide recreation facilities and space on the Land that are fit-for-purpose, safe, well maintained and accessible for people of all ages, backgrounds and abilities.
- To support the activities of emergency services by providing a suitable location for an operational base on the Land.
- To provide or allow occupation rights to community and not-for profit groups for organised sport and recreation by way of lease, sub-lease, licence, permit or management agreement.
- To provide playgrounds and play spaces for children.
- Recreational activities such as Recreational Vehicle Parking

## **6- POLICIES FOR THE MANAGEMENT OF THE LAND**

Section 196(5) of the Act requires a management plan, as far as practicable, to be consistent with other relevant official plans and policies about conservation, development, and use of the Land. These plans and policies prevail to the extent of any inconsistency with this management plan.

The following policies, by-laws, plans and strategies have some direct or indirect application to the Land are relevant as at the date of the CLMP. Council policies undergo regular review, and may be amended, superseded, or replaced.

General Council		
<b>Plans and Strategies</b>	Plans and Strategies applicable to management of all community, sporting and recreational facilities for Johnston Memorial Park.	<ul style="list-style-type: none"> <li>• A brighter future-Strategic Plan 2020-2024</li> <li>• Long Term Financial Plan</li> <li>• District Masterplan</li> <li>• Annual Business Plan and Budget</li> <li>• Asset Management Plan</li> <li>• Access and Inclusion Plan 2020-2024</li> <li>• Dog and Cat Animal Management Plan 2018-2022</li> <li>• Adelaide Hills Council Development Strategy</li> <li>• Sport and Recreation Strategy 2017-2022</li> <li>• Age Friendly Community Plan 2016-2019</li> <li>• Waste Management Plan 2017</li> <li>• Resource Recovery and Recycling Strategy 2019</li> <li>• Biodiversity Strategy 2019-2024</li> </ul>
<b>Policies</b>	General Council policies applicable to management of all community, sporting and recreational facilities for Johnston Memorial Park.	<ul style="list-style-type: none"> <li>• Asset Management Policy</li> <li>• Disposal of Assets Policy</li> <li>• Festival &amp; Events Policy</li> <li>• Public Consultation Policy</li> <li>• Play Space Policy</li> <li>• Safe Environments Policy</li> <li>• Tree Management Policy</li> <li>• Community &amp; Recreation Facilities Policy</li> <li>• Waste &amp; Resource Recovery Services Policy</li> </ul>
<b>By-Laws</b>		<ul style="list-style-type: none"> <li>• By-law No 1- Permits and Penalties</li> <li>• By-law No 2- Moveable Signs</li> <li>• By-law No 3- Local Government Land</li> <li>• By-law No 5- Dogs</li> </ul>

## 7- PROPOSAL FOR THE MANAGEMENT OF THE LAND

It is a requirement under section 196(3)(c) of the Act for the Council to state the proposal for the management of the Land in the CLMP.

It is specifically proposed (subject to available funding and all relevant Council and statutory approvals and authorisations) that:

1. The Council grant a Lease to the Johnston Memorial Park Committee Inc. to facilitate the management, control and conservation of the Land in accordance with the Trust.

2. A portion of Land continues to be licenced to the Minister for Emergency Services or relevant Minister at the time for exclusive use to enter and use the Land for the purposes of a CFS shed, access, porch and storeroom and the non-exclusive use of the car park, yard, meeting room, kitchen, passage and toilets.

## **8- PERFORMANCE TARGETS**

It is a requirement under section 196(3)(d) of the Act for the Council to state its performance targets for the Land.

See 11. Schedule

## **9- PERFORMANCE MEASURES**

It is a requirement under section 196(3)(d) of the Act for the Council to state how it proposes to measure its performance against its objectives and performance targets.

See 11. Schedule

## **10- LEASES, LICENCES AND PERMITS**

### **10.1 Leases and Licences consistent with Community Land Management Plan**

For the purposes of section 202(3) of the Act the Council and the Johnston Memorial Park Committee Inc is authorised to grant a lease, sub-lease or licence over the Land or any part of the Land for the purposes of the management, control, and conversation of the Land in accordance with the Trust, so long as it is consistent with this plan.

Portion of the Land is subject to a Licence between the Council and the Minister for Emergency Services for the purpose of the provision of emergency services.

Subject to the terms of the Trust and any existing interest the Council may grant further leases or licences over any portion of the Land in accordance with section 202 of the Act.

If a lease or licence is granted, it must:

- Be consistent with the Trust.
- Be compatible with the objectives of this CLMP in respect to the Land.
- Be compatible with the performance targets of this CLMP.
- Permit activities that are consistent with the current and future needs of the community.
- Not result in damage to the Land.
- Not create significant disturbance or nuisance to surrounding property owners.
- Be compatible with the needs of the wider community.

The details of a lease or licence over the Land are required to be specified in the Council's Community Land Register pursuant to Section 207 of the Act.

### **10.2 Permits**

Subject to the terms of the Trust, the Council may grant permits for the Land that are consistent with the Trust.

## 11- SCHEDULE

Other than where indicated above the sequence of objectives, proposals and policies within the plans does not infer a hierarchy or order of priority. The target is the goal or standard to be aimed for or reached; whereas the measure is how the Council proposes to determine whether the target/objective has been reached.

OBJECTIVES	PERFORMANCE TARGETS	HOW PERFORMANCE IS MEASURED
To manage, control and conserve the Land in accordance with the Trust.	The management, control and conservation of the land does not contravene the Trust.	On-going audit of the Trust against the management, control and conservation of the Land, including the provisions of any lease or licence granted in accordance with the Trust.
To provide recreation facilities and space on the Land that are fit-for-purpose, safe, well maintained and accessible for people of all ages, backgrounds and abilities.	<p>Playing surfaces and buildings are maintained to a standard that is safe for the playing of sports intended for those surfaces.</p> <p>Playing equipment is compliant with relevant legislation, building standards and codes.</p>	<p>Annual inspections in accordance with the Council's obligations under the Lease Agreement to ensure it is being maintained to the standard required to provide a recreation facility that is fit-for-purpose, safe, well maintained, and accessible.</p> <p>Annual audit and the continual review of the Council's asset management program</p>
To support activities of emergency services by providing a suitable location for an operational base on the Land.	An operational base is situated in a suitable and accessible location on the Land and the Land is maintained to facilitate deployment of emergency vehicles.	Review of any correspondence or requests from the licensee regarding the accessibility and maintenance of the licence area.
To provide or allow occupation rights to community and not-for profit groups for organised sport and recreation by way of lease, sub-lease, licence, permit or management agreement.	To ensure any leases, licences and permits are granted in accordance with the plan and the terms of the Trust.	Regular audit of leases, licences and permits in community land register to show how the land is being used by community and not-for-profit groups.
To provide playgrounds and play spaces for children.	Playgrounds and play spaces are constructed and maintained to a standard that is safe for children in accordance with Australian Standards and the Council's Asset Management Policy and Council's Play Space Policy.	Periodic inspection to ensure that playgrounds and play spaces meet current Australian Standards, Council's Asset Management Policy, and Council's Play Space Policy. ..

## Appendices



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## **Appendix 3**

*Council Report dated 22 October 2024*

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**ADELAIDE HILLS COUNCIL  
ORDINARY COUNCIL MEETING  
Tuesday 22 October 2024  
AGENDA BUSINESS ITEM**

<b>Item:</b>	<b>12.4</b>
<b>Responsible Officer:</b>	<b>David Waters Director Environment and Infrastructure Environment and Infrastructure</b>
<b>Subject:</b>	<b>Proposal for adoption of a new Community Land Management Plan for Johnston Memorial Park, Balhannah</b>
<b>For:</b>	<b>Decision</b>

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**SUMMARY**

Council's current *Community Land Management Plans* were adopted in 2019 with the improvements at that time to expand the categories of Community Land and to also provide a generic plan to cover sites that have multiple uses and activities on them.

The purpose of this report is to remove Johnston Memorial Park from the general 'multiple use site' classification and provide it with its own standalone Community Land Management Plan. This will provide both Council and the community with an easily understood plan for this site which has a complex land tenure and is managed under a Trust. The site is owned by Council but held in Trust by a Committee named the "The Johnston Memorial Park Committee Inc."

Provision of a new Community Land Management Plan is timely as the current Licence arrangements with the CFS who occupy a portion of the site expires on 31 October 2024. The current *Community Land Management Plan* does not technically allow for the occupation of the site by the CFS, so it is suggested that the *Community Land Management Plan* be updated to reflect the current and envisaged future occupation of the site, prior to entering into any new arrangements with the CFS.

It is envisaged that over time, further reports will come to Council with purposeful standalone Community Land Management Plans for each of those sites that have multiple community uses.

A consultation processes is required by the relevant sections of the *Local Government Act 1999* ("Act") for revocation of the current plan and adoption of a new plan. Following the completion of consultation, the draft will be returned to Council for consideration and if appropriate, adoption.

**RECOMMENDATION**

**Council resolves:**

- 1. That the report be received and noted.**
- 2. That pursuant to Section 198 of the Local Government Act 1999, Council undertakes public consultation on the proposal to revoke the existing Community Land Management Plan for Johnston Memorial Park, Balhannah, described in Certificate of Title Register Book Volume 5094 Folio 759 (that is to remove it as a site covered by "Community Land Management Plan**



- 12 - Multi Purpose Sites”) and replace it with a new standalone Community Land Management Plan as contained in Appendix 2.
3. That following public consultation, a further report be submitted to Council advising of the outcomes of the public consultation process, with a view to revoking the existing Community Land Management Plan and replacing it with the one subject to public consultation.
  4. That a further report be provided to Council in due course outlining the proposed arrangements for the ongoing occupation of a portion of the Johnston Memorial Park Balhannah site by the CFS.
- 

## 1. BACKGROUND

Adelaide Hills Council holds over 400 parcels of Community Land for the benefit of the community. Section 7 of the *Local Government Act 1999* explains the functions of a Council, including the following:

- To plan at the local and regional level for the development and future requirements of its area.
- To provide services and facilities that benefit its area, its ratepayers and residents, and visitors to its area including community services or facilities, and cultural or recreational services or facilities.
- To provide for the welfare, well-being and interests of individuals and groups within its community.
- To manage, develop, protect, restore, enhance and conserve the environment in an ecologically sustainable manner, and to improve amenity.
- To provide infrastructure for its community and for development within its area.
- To promote its area and to provide an attractive climate and locations for the development of business, commerce, industry and tourism.

Land is held for various purposes to meet the requirements of Section 7 of the *Local Government Act 1999*, and this is reflected in the categories into which Council’s community land is grouped. Council’s community land is grouped into categories with similar characteristics, and each category has its own community land management plan.

For transparency and clarity regarding Council’s management of Community Land, it is now considered appropriate to compile individual and site-specific plans for some of Council’s multi-purpose sites. These would be sites where the current (and broadly accepted) use of the site does not fit one of the generic ‘category’ plans. Johnston Memorial Park located at 117 Main Street Balhannah is one such site.

An extract from the existing *Community Land Management Plan* for Johnston Memorial Park is provided as **Appendix 1**.

A draft of the new proposed *Community Land Management Plan* for Johnston Memorial Park is provided as **Appendix 2**.

## 2. ANALYSIS

### ➤ Strategic Management Plan/Functional Strategy/Council Policy Alignment

*Strategic Plan 2020-24 – A brighter future*

Goal 5	A progressive organisation
Objective O4	We actively represent our community.
Priority O4.1	Optimise opportunities for the community to access and provide input into the decision – making process.

A community culture built on continuous improvement and a commitment to open and transparent decision making, we remain focused on consistently delivering an excellent customer experience.

➤ **Legal Implications**

The legislative basis for Community Land Management Plans and the Community Land Register is found in sections 196 to 199 and section 207 of the *Local Government Act 1999* and section 23 of the *Local Government (General) Regulations 2013*.

The Act (Section 207) requires the Council to keep a register of all Community Land in its area. In addition, Section 193 of the *Local Government Act 1999* states that all land owned by a council or under a Council's care, control management, other than roads, is classified as community land unless the council has resolved to exclude it from community land.

A public consultation process is required under Section 197 of the *Local Government Act 1999*, states that before a Council adopts a management plan for community land it must—

- (a) Make copies of the proposed plan available for inspection or purchase at the Council's principal office.
- (b) Follow the relevant steps set out in its public consultation policy.

➤ **Risk Management Implications**

The adoption of a new standalone Community Land Management Plan for Johnston Memorial Park will assist in mitigating the risk of successful legal challenges to current uses of the site.

Inherent Risk	Residual Risk	Target Risk
Extreme (3A)	Medium (2C)	Medium (2C)

➤ **Financial and Resource Implications**

The draft new Community Land Management Plan has been developed with existing resources. Community consultation, which is required to be undertaken, will be managed within existing budget allocations.

➤ **Customer Service and Community/Cultural Implications**

Adopting a new Community Land Management Plan will ensure current (and broadly accepted) community uses of the site can continue.

➤ **Sustainability Implications**

The proposed plan will continue to provide the same conservation outcomes which is consistent with its current use.

➤ **Engagement/Consultation conducted in the development of the report**

Consultation on the development of this report was as follows:

<i>Council Committees:</i>	Not Applicable
<i>Council Workshops:</i>	Not Applicable
<i>Advisory Groups:</i>	Not Applicable
<i>External Agencies:</i>	Not Applicable
<i>Community:</i>	Public consultation will be carried out in accordance with Council's Public Consultation Policy consistent with section 197 of the <i>Local Government Act 1999</i> .

Additional Analysis

The land known as Johnston Memorial Park is contained in Certificate of Title Volume 5094 Folio 759, Allotment 11 in Deposited Plan 35017 and situated 177 Main Street, Balhannah.

The land has been developed as a Memorial Park comprising of tennis and netball courts, football and cricket oval, public toilets, a playground, exercise equipment, and community-built bike track. Most recently, the inclusion of recreational vehicle (RV) parking at the park has commenced as a new/additional use at the site.

An aerial photo of the land is contained in the draft revised *Community Land Management Plan* is provided in **Appendix 2**.

This inclusion of the RV parking came as a result of a public consultation into free camping in the Adelaide Hill Council District.

The land has been occupied by the Johnston Memorial Park Committee Inc, under a Lease for the past twenty-one (21) years, which expires on 18 April 2025. The Lease was entered into in accordance with a Deed of Trust protected by a caveat and dated 21 December 1936.

The Land was gifted to the former District Council of Onkaparinga on the 6 October 1936 by J and AG Johnston Ltd of Oakbank, as part of South Australia's centenary celebrations. The land was donated for the benefit of the inhabitants of the township of Balhannah, it's neighbourhood and its visitors to be used permanently as a public recreation ground.

The trust declares that the land must be used: "for the purposes of a Public Recreation ground for the inhabitants and the Township and District of Balhannah and it's neighbourhood and visitors hereto." The trust also requires that the management, control and conservation of the land is vested in a committee to be named "The Johnston Memorial Park Committee Inc."

The Trust has the following conditions in respect to the use of the Land:

- "The Council cannot make any rule or regulation prohibiting Sunday sports and pastimes.
- The Council is prohibited from any alienation or lease or any mortgage of the Land or in any other way that encumber the title of the Land or erect any building or structure other than those necessary or expedient for the purposes of the Trust."

A portion of the land also provides a base of operation for emergency services being the Balhannah and Oakbank Country Fire Service. This area includes a building, carpark for

vehicles and an area allocated for equipment. Due to the Adelaide Hills being a high fire risk zone, it is considered essential that emergency services have suitable operational bases throughout the Hills, to attend to any bushfire threat to its community or land within its vicinity.

The CFS currently hold a portion of land by way of an Agreement.

The initial Agreement was entered into on 25 November 1985 and was between the District Council of Onkaparinga, the Johnston Memorial Park Committee Inc ('Committee') and the Oakbank Balhannah CFS Inc ('CFS') and was for the CFS building to be constructed on a portion of the land at the park.

The current License Agreement for the CFS buildings on the site was by way of a licence that was entered into on the 28 April 2004 and was between the Adelaide Hills Council and the Minister for Emergency Services. This licence was for the CFS Station site for exclusive occupation for the CFS Shed, Access A (being the front CFS vehicle access driveway) a porch and storeroom to enter and use a portion of the land from the 1 November 2003 until the 31 October 2024

A map showing the location of the CFS assets on the site is provided as **Appendix 3**.

The CFS also currently has non-exclusive use of the common areas including joint use of Carpark C (side carpark), Yard D (front side area), and the meeting room, kitchen, passage and toilets in the CFS building.

As outlined above, the current license agreement with the CFS is expiring shortly and will be bought to Council via a separate report once the *Community Land Management Plan* has been updated. This agreement is required to be a three (3) party agreement between Council, CFS and Johnston Memorial Park Committee Inc and requires consultation and signing by all parties including the requirement to go out to public consultation.

In summary, it is recommended that Council proceed with community consultation on the updated stand-alone *Community Land Management Plan*, to ensure the current activities at the site are adequately reflected in the Plan.

### **3. OPTIONS**

Council has the following options:

- I. Undertake community consultation to remove the current inclusion of the Johnston Memorial Park Balhannah from the Multi-Purpose Site classification in Plan 12, in the current Community Land Management Plan and adopt the amended standalone Plan (Recommended)
- II. Do not undertake community consultation to remove the current inclusion of the Johnston Memorial Park Balhannah from the Multi-Purpose Site classification in Plan 12, and therefore do not consider having a standalone community land management plan for the site (Not recommended)

### **4. APPENDICES**

- (1) Extract from existing Community Land Management Plan for Johnston Memorial Park dated September 2019 (multi-purpose sites)

- (2) Draft new Community Land Management Plan for Johnston Memorial Park proposed for consultation
- (3) Aerial map showing CFS buildings on the Johnston Memorial Park site

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## **Appendix 1**

*Extract from existing Community Land Management  
Plan for Johnston Memorial Park dated  
September 2019 (Multi-Purpose Sites)*

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### What is Community Land?

Section 193 of the *Local Government Act 1999* (the Act) states that all land owned by a council or under a council's care control and management, other than roads, is classified as community land unless the council has resolved to exclude it from community land.

Some operational land owned by Council, such as depots and offices, has been excluded from community land and is not subject to a community land management plan.

### Community Land Management Plans

The Act and the *Local Government (General) Regulations 2013* set out a council's requirements in relation to community land. A council must prepare and adopt a management plan or management plans for its community land if the land is, or is to be, occupied under a lease or licence or the land has been, or is to be, specifically modified or adapted for the benefit or enjoyment of the community. The large majority of the community land of Adelaide Hills Council must be subject to a community land management plan.

Section 196 of the Act states that a management plan must:

- identify the land to which it applies
- state the purpose for which the land is held by the council
- state the council's objectives, policies (if any) and proposals for the management of the land
- state performance targets and how the council proposes to measure its performance against its objectives and performance targets.

### Community Land Register

A council must also keep a register of community land. The register must contain, in respect of each piece of community land in the area:

- the legal description of the land (being, in the case of land that has been brought under the provisions of the Real Property Act 1886, the Certificate of Title Register Book Volume and Folio Numbers)
- the street address of the land (if any)
- the name of the locality or suburb in which the land is situated
- the name by which the land is commonly known (if any)
- the area of the land
- the name of the owner of the land
- the following details concerning any lease or licence granted over the land
  - the name of the lessee or licensee
  - the term of the lease or licence including information on the term of any extension or renewal stated in the lease or licence
  - the actual land to which the lease or licence relates (which may be identified by a plan kept in conjunction with the register), and
  - the purpose for which the lease or licence has been granted.

While all community land must be included in the register, some does not need to be covered in a community land management plan.

A single management plan may cover multiple separate holdings of community land when similar management regimes and performance measures are applicable.

### **Adelaide Hills Council Community Land**

Adelaide Hills Council holds over 400 parcels of community land for the benefit of the community. Section 7 of the *Local Government Act 1999* explains the functions of a council, including the following:

- to plan at the local and regional level for the development and future requirements of its area;
- to provide services and facilities that benefit its area, its ratepayers and residents, and visitors to its area including community services or facilities, and cultural or recreational services or facilities
- to provide for the welfare, well-being and interests of individuals and groups within its community;
- to manage, develop, protect, restore, enhance and conserve the environment in an ecologically sustainable manner, and to improve amenity;
- to provide infrastructure for its community and for development within its area
- to promote its area and to provide an attractive climate and locations for the development of business, commerce, industry and tourism.

Land is held for various purposes in order to meet the requirements of Section 7 of the *Local Government Act 1999*, and this is reflected in the categories into which Council's community land is grouped. Council's community land is grouped into categories with similar characteristics, and each category has its own community land management plan.

### **Policies and Official Plans**

Council's community land management plans do not exist in isolation. They are underpinned by a wide range of legislation, by-laws, policies and strategies.

A reference to legislation includes all amending or consolidating legislation and any replacing legislation. It also includes any regulations and codes or standards adopted under the legislation. A reference to a by-law, policy or strategy includes all amended versions or replacement by-laws, policies and strategies.

### **Legislation**

#### **Primary Act**

*Local Government Act 1999*

#### **Planning and Development**

*Planning, Development and Infrastructure Act 2016*

*Development Act 1993*

*Disability Discrimination Act 1992*

*Liquor Licensing Act 1997.*

#### **Culture and Heritage**

*Native Title Act 1993 (Cth)*

*Native Title Act (South Australia) Act 1994*

*Aboriginal Heritage Act 1988*

*Heritage Places Act 1993*



Environment and Natural Resources

*Native Vegetation Act 1991*

*Natural Resources Management Act 2004*

*Environment Protection Act 1993*

*National Parks and Wildlife Act 1972*

Environmental Health

*Local Nuisance and Litter Control Act 2016*

*Dog and Cat Management Act 1995*

*South Australian Public Health Act 2011*

*Graffiti Control Act 2001*

Land Management

*Crown Land Management Act 2009*

Tourism

*The Local Government (Mobile Food Vendors) Amendment Act 2017*

*Council By-Laws*

By-Law No 1 - Permits and Penalties

By-law No 2 - Moveable Signs

By-law No 3 - Local Government Land

By-law No 5 - Dogs

*Council Policies*

Asset Management

Cemetery Operating

Community Information Display

Festivals & Events

Liquor Licensing

Management of Built Heritage

Play Space

Public Consultation

Sport and Recreation

Tree Management

*Council Plans and Strategies*

Your Adelaide Hills: Strategic Plan

District Masterplan

Gumeracha Precinct, Federation Park and Oval Masterplan

Adelaide Hills Business Plan and Budget

Asset Management Plan

Dog and Cat Animal Management Plan 2018 - 2022

Adelaide Hills Council Development Plan

Sport and Recreation Strategy

Adelaide Hills Trails Network Strategy

Biodiversity Strategy

## COMMUNITY LAND MANAGEMENT PLANS

### **Plan 1 – Generic Plan for all Categories**

Information that applies to all categories of community is included in Plan 1 - Generic Plan for all categories of community land. This means that common information is not repeated.

### **Plan 2 - Conservation**

Primary purpose must be conservation. Low impact informal recreation is acceptable. Special consideration must be given to walking tracks, vehicle access, and the acceptability of dogs on or off leash. Depending on the size and location of the reserve, there may be a controlled fire regime. Revegetation activities, the control of feral species and possibilities for future linkages to other land of conservation significance may be important. Leases or licences will generally not be appropriate, but management agreements are acceptable in furtherance of the objectives for these reserves.

### **Plan 3 - Informal Recreation**

Wide range of informal open space sites with varying levels of development and use. May incorporate facilities for non-structured activities such as playgrounds, walking tracks, and picnic facilities. Many reserves in this category are essentially open space with a medium level of maintenance. Leases will not normally be appropriate for land in this category as they would prevent the land from being used for informal recreation. Licences or management agreements that permit continued public access may be appropriate in some circumstances.

### **Plan 4 - Community Use**

Sites used by non-sporting community organisations. Includes kindergarten or child care use, scouts or guides use and other community groups. Either the buildings on the land or the entirety of the land will generally be subject to lease or licence arrangements.

### **Plan 5 - Halls and Institutes**

Built facilities that are in public ownership and which may be used for a wide range of community purposes and events. Will normally be operated through management agreements, leases or licences to local community groups, rather than directly by Council. Not all halls within the area of Adelaide Hills Council are owned by Council.

### **Plan 6 - Recreation and Sport**

Sites with developed formal sporting facilities such as ovals and tennis courts. Sites will normally be leased to or managed by local management committees which manage sub-leases or seasonal licence arrangements. Facilities will normally be available for use by the wider public for unstructured activities outside of the hours of formal use. Not all recreation and sport facilities within the area of Adelaide Hills Council are owned by Council.

### **Plan 7 - Cemeteries**

Encompasses both operational and heritage cemetery sites. Includes cemeteries not owned by AHC or the Crown, but over which AHC is actively exercising care, control and management. In these cases, consideration should be given to formally assuming administration pursuant to section 49 of the *Burial and Cremation Act 2013* to formalise control. Interment rights will be issued. Not all cemeteries within the area of Adelaide Hills Council are owned by Council.

**Plan 8 - Walkways and other land held for access purposes**

Walkways, laneways, thoroughfares and other land held essentially for access purposes on land which is not public road. Leases or licences will not normally be appropriate.

**Plan 9 - Drainage Reserves**

Land held for drainage and stormwater management purposes. Leases or licences will not normally be appropriate.

**Plan 10 - Vehicle access restrictions**

Land held primarily to prevent vehicle movements from private property onto public roads, but may also act as a buffer. Generally, these exist to ensure that vehicles from allotments in newer residential subdivisions will enter major roads by way of feeder roads, rather than directly entering onto a major road. Leases or licences may be granted to an adjoining landowner to occupy a portion of a reserve immediately abutting their property. The condition of any lease or licence will be that vehicle access across the reserve is prohibited and any fence constructed does not include a gate wide enough to cater for vehicles.

**Plan 11 - Civic Purpose**

Sites that serve a public purpose, such as community waste water management system infrastructure, and car parks. Some land in this category is not accessible to the public for reasons of safety.

**Plan 12 - Emergency Services**

Sites which have the purpose of providing operational bases for emergency services. All land in this category is subject to long-term lease for security of tenure. In some cases, the sites may be portion of a larger land parcel with other uses. Not all emergency services operational bases in the Adelaide Hills Council area are located on community land.

**Multi-purpose sites**

Some areas of Council's community land have a wide range of activities occurring on the same land. These sites do not fit comfortably into any of the categories of community land because of the diverse uses of the site. The following sites are multi-purpose sites:

- Grasby Park, Balhannah
- Johnston Memorial Park, Balhannah
- Bradwood Park, Bradbury
- Longwood Bradbury Hall and Bradbury CFS
- Bridgewater Oval Precinct, Bridgewater
- Crafers Tennis and Netball Courts and Crafers Hall
- Evelyn Halliday Reserve, Crafers
- Federation Park, Gumeracha
- Mylor Oval and Sherry Reserve
- Mylor Parklands
- Norton Summit joint use land
- Atkinson Reserve, Piccadilly
- Apex Park, Stirling
- Steamroller Park, Stirling
- Woodside Recreation Grounds



Each of these sites has a plan delineating which part of the site has the characteristics of which category of land. The land that has the characteristics of a particular category has the same objectives, performance targets and performance measures as described in the community land management plan for the land within that category, unless the plan contains additional site specific objectives, performance targets and performance measures.

**Community land not requiring a community land management plan**

Council owns about 40 parcels of land that have not been excluded from community land but for which no community land management plan is required. This land has not been modified for a public purpose and is not subject to a lease or licence. This includes small parcels of land with no legal access, sections of closed roads and other small parcels of land not managed by Council but not excluded from community land. This land should be assessed for suitability for exclusion from community land for possible disposal in most cases.

## PLAN 6 RECREATION AND SPORT

This Management Plan should be read in conjunction to the Introductory Information in Plan 1, which includes general information that relates to each individual plan.

This Management Plan pertains to all community land that has been placed into the category Recreation and Sport including that portion of multi-use sites that have a Recreation and Sport component.

Land in the Recreation and Sport category has well developed and maintained formal sporting facilities. A wide range of sports are catered for, including netball, tennis, football, soccer, cricket, lawn bowls, petanque, golf and equestrian activities.

The sports that may be catered for are not restricted to those currently using Council's recreation and sport reserves. Any other sport for teams or individuals will be acceptable on land in this category provided the facilities are suitable and can be available for the use of that sport. In the event that a sport would require significant resource inputs before it could use land in this category, a comprehensive business case must be presented to Council for its decision.

The usage of the land in this category must be sufficiently flexible to permit for changing community requirements. This can include the increase or decrease in playing surface area for any particular sport, the expansion of playing or club facilities at any particular site and the extension of hours of use through the lighting of playing surfaces.

The land in this category is intended to be leased either directly to not for profit sporting organisations, or to not for profit local community organisations that may then sub-licence to individual sporting organisations. All such agreements will clearly define the respective responsibilities of Council and the relevant organisation.

Where an organisation has an exclusive lease over clubrooms, it may use the premises for functions beyond its own members, subject to meeting all requirements relating to liquor licencing and noise levels.

Playing areas may be licenced for the use of a sporting club and that club will have exclusive use of the surface during all times that are booked for playing or practicing the sport. The public has access to these areas at all other times.

Land in this category may be utilised as bushfire Safer Places or Last Resort Refuges, as designated by the South Australian Country Fire Service.

Not all recreation and sport facilities within the Council area are owned by Adelaide Hills Council and those in other ownership are not subject to This Management Plan. One of the objectives for land in this category is to provide equitable access to sporting facilities across the Council area. Any assessment of equity will include access to recreation and sporting facilities not in the ownership of Council but available to local communities.

### Improvements on land in the Recreation and Sport category

A wide range of improvements associated with recreation and sport activities are envisaged on land in this category. The following are acceptable, subject to formal development approval where required:

**PLAN 6**

**RECREATION AND SPORT**

- Grassed playing surfaces
- Sealed courts for sports such as netball and tennis
- Other playing surfaces consistent with the requirements of any sport authorised by lease or licence to occupy or use land in this category
- Fencing of sufficient scale to prevent balls from exiting the site to adjoining properties or roads, where necessary to minimise nuisance or risk
- Clubrooms, incorporating any or all of change rooms, meeting rooms, kitchen and bar facilities and dining areas
- Spectator seating and shelters
- Toilets
- Lighting for evening use of sports facilities
- Storage sheds or buildings for housing maintenance equipment
- Driveways and car parking areas
- Spectator seating, including grandstands

**Objectives**

- To provide facilities for organised sporting activities strategically located across the area of Adelaide Hills Council.
- To provide equitable access to sporting facilities to clubs within the area of Adelaide Hills Council.
- To provide occupation rights for organised sport by way of leases, licences or management agreements.
- To facilitate the development, redevelopment or expansion of recreational and sporting facilities for the community on land in this category.
- To provide bushfire Safe Places and Last Resort Refuge sites where appropriate.

**Performance Targets**

- There is an equitable spread of recreation and sporting facilities across the Adelaide Hills Council area, to the extent that it is within the capacity of Council to provide such facilities.
- There are long term occupation or management agreements with not for profit organisations to facilitate the management of sites.
- Playing surfaces that are the responsibility of Adelaide Hills Council are maintained to a standard that is safe for the playing of the sports intended for those surfaces.
- Facilities that are the responsibility of Council are part of Council's asset management programs.

**Performance Measures**

- All Adelaide Hills Council communities have access to sport and recreation facilities, although not every community will necessarily have access to facilities for every sport.
- Playing surfaces that are the responsibility of Adelaide Hills Council are safe for playing the sport or sports intended for that surface.
- Facilities are maintained in accordance with Council's asset management programs.



## PLAN 12 EMERGENCY SERVICES RESERVES

This Management Plan should be read in conjunction to the Introductory Information in Plan 1, which includes general information that relates to each individual plan.

This Management Plan pertains to all community land that has been placed into the category Emergency Services including that portion of multi-use sites that have a Passive Recreation component.

All of these reserves house Country Fire Services operational bases and one also houses a South Australian Ambulance Service operational base.

Adelaide Hills Council contains much of the highest bushfire risk country in South Australia. During the course of European settlement in South Australia there have been many catastrophic bushfires throughout the Council area, with loss of life and significant property loss. For the protection of the residents, visitors and property of the Adelaide Hills Council area it is essential that emergency services have suitable operational bases for their life and property saving activities.

Adelaide Hills Council provides over 20 locations for Country Fire Service (CFS) stations spread across the Council area, as well as one ambulance station. These are small reserves that have the purpose of providing sufficient land for emergency services buildings and parking. Two CFS stations at Cherryville and Montacute within the Council area are located on road reserves. As road reserves are excluded from the definition of community land, these two stations are not subject to this community land management plan.

Ambulance stations provide a base for emergency response to critical incidents that endanger human life.

Not all CFS and ambulance stations within the area of Council are located on land owned by Council. Those stations not located on Council's community land are not subject to this plan.

For security of occupation, long term leases are in place for all land in this category. If there is a change in the name of the Lessee, this will not constitute a change in the management plan for Emergency Services reserves.

### Improvements on reserves in the Emergency Services category

The following improvements are consistent with the purpose of the land in this category:

- The construction or upgrading of buildings for the housing of emergency services vehicles and operational facilities.
- Parking areas for the staff and volunteers that operate from the operational facilities.
- Towers for drying hoses at CFS stations.
- Training facilities that are consistent with emergency services operations.

**PLAN 12**

**EMERGENCY SERVICES RESERVES**

**Objectives**

- To support the activities of emergency services by providing suitable locations for their operational bases throughout the area of Adelaide Hills Council.

**Performance Targets**

- Suitable locations are available throughout the area of Adelaide Hills Council for the operational bases of emergency services.
- Emergency services operational bases located on community land of Adelaide Hills Council have long term security of tenure.

**Performance Measures**

- The Minister for Emergency Services, or the successor to that position, or Ministerial delegates are satisfied with the provision of locations for emergency services operational bases by Adelaide Hills Council.
- All emergency services operational bases located on land of Adelaide Hills Council have long term leases in place.



Johnston Memorial Park Balhannah

CT 5094/759



-  Boundary of Johnston Memorial Park, Balhannah
-  Recreation and Sport
-  Emergency Services

Link to Adelaide Hills Council - Full Community Management Plan

[generic plan for all categories of community land & site specific plans \(ahc.sa.gov.au\)](http://ahc.sa.gov.au)

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## ***Appendix 2***

*Draft Community Land Management Plan for Johnston  
Memorial Park*

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**JOHNSTON MEMORIAL PARK**  
**COMMUNITY LAND MANAGEMENT PLAN**

DRAFT

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## 1- BACKGROUND

Johnston Memorial Park (the **Land**) was gifted to the former District Council of Onkaparinga on 6 October 1936 by J & AG Johnston Ltd of Oakbank, as part of South Australia's centenary celebrations. The Land was donated for the benefit of the inhabitants of the township of Balhannah, its neighbourhood and its visitors to be used permanently as a public recreation ground.

The Land is subject to a declaration of trust dated 21 October 1936 (the **Trust**), pursuant to which the Land must be used:

“for the purpose of a Public Recreation ground for the inhabitants of the Township and District of Balhannah and its neighbourhood and visitors thereto”.

The Trust also requires that the management, control and conservation of the Land is vested in a committee to be named “The Johnston Memorial Park Committee Inc.

The Trust has the following conditions in respect to the use of the Land:

- The Council cannot make any rule or regulation prohibiting Sunday sports and pastimes.
- The Council is prohibited from any alienation or lease or any mortgage of the Land or in any other way that encumber the title of the Land or erect any building or structure other than those necessary or expedient for the purposes of the Trust.

Johnston Memorial Park supports a variety of different Land uses and includes significant improvements and facilities. Features include a bike track, picnic area, BBQ area, netball and tennis courts, sporting oval, cricket nets, playground and exercise equipment. Where designated, a feature of the Land includes the use of the Land for recreational vehicle parking. A portion of the Land is currently used for emergency services and a CFS operations base. This includes a building, a car park for vehicles and an area allocated for equipment. Due to the Adelaide Hills being in a high-risk bushfire zone, it is essential that emergency services have suitable operational bases throughout the Adelaide Hills to attend to any bushfire threat in the community or vicinity of the Land.

## 2- IDENTIFICATION DETAILS

IDENTIFICATION DETAILS		
2.1	Name of Land/Reserve	Johnston Memorial Park
2.2	Location	117 Onkaparinga Valley Road, Balhannah, South Australia, 5242
2.3	Certificate of Title	Certificate of Title Volume 5094 Folio 759 being Allotment 11 in Deposited Plan 35017 in the area named Balhannah in the Hundred of Onkaparinga as depicted in the plan attached at Appendix 1
2.4	Area	4639 hectares
2.5	Owner	Adelaide Hills Council ( <b>the Council</b> )
2.6	Trust/Dedication/Restriction	Declaration of Trust dated 21 October 1936
2.7	Owner Requirements	The Trust requires the Land to be used as a public recreation ground.

## 3- WHY A MANAGEMENT PLAN IS REQUIRED

Under the *Local Government Act 1999* (**the Act**) “community land” is all local government land (except roads) that is under the care, control and management of the Council unless expressly excluded by the Council.

In accordance with section 196(1) of the Act the Council is required to prepare and adopt a management plan for any community land that is, or is to be, occupied under a lease or licence and for any community land that has been, or is to be, specifically modified or adapted for the benefit or enjoyment of the community.

A Community Land Management Plan (**CLMP**) for Johnston Memorial Park has been prepared by the Council in fulfilment of its obligations under section 196 of the Act. Under the Act, the Council must manage community land in accordance with the management plan. In this case the Land must be used in accordance with the Trust.

## 4- PURPOSE FOR WHICH THE LAND IS HELD

Section 196(3)(b) of the Act requires a CLMP to state the purpose for which the Land is held.

The Council holds the Land under the provisions of the Trust “for the purpose of a Public Recreation ground for the inhabitants of the Township and District of Balhannah and its neighbourhood and visitors thereto”.

Consistently with the provisions of the Trust the Council has identified the following purposes for which the Land is held:

- Open space area;
- Public recreation facilities;
- Organised sporting uses;
- Passive recreation;

- Emergency Services;
- Operational purposes including stormwater management requirements.
- Overnight parking for self-contained recreational vehicles (RV's)

The Land may be used from time to time for complementary business purposes.

## **5- OBJECTIVES FOR THE MANAGEMENT OF THE LAND**

The detailed objectives for the management of the Land including the performance targets and measures are contained within the Schedule of this plan. The Objectives for Johnston Memorial Park are as follows:

- To manage, control and conserve the Land in accordance with the Trust.
- To provide recreation facilities and space on the Land that are fit-for-purpose, safe, well maintained and accessible for people of all ages, backgrounds and abilities.
- To support the activities of emergency services by providing a suitable location for an operational base on the Land.
- To provide or allow occupation rights to community and not-for profit groups for organised sport and recreation by way of lease, sub-lease, licence, permit or management agreement.
- To provide playgrounds and play spaces for children.
- Recreational activities such as Recreational Vehicle Parking

## **6- POLICIES FOR THE MANAGEMENT OF THE LAND**

Section 196(5) of the Act requires a management plan, as far as practicable, to be consistent with other relevant official plans and policies about conservation, development, and use of the Land. These plans and policies prevail to the extent of any inconsistency with this management plan.

The following policies, by-laws, plans and strategies have some direct or indirect application to the Land are relevant as at the date of the CLMP. Council policies undergo regular review, and may be amended, superseded, or replaced.

General Council		
<b>Plans and Strategies</b>	Plans and Strategies applicable to management of all community, sporting and recreational facilities for Johnston Memorial Park.	<ul style="list-style-type: none"> <li>• A brighter future-Strategic Plan 2020-2024</li> <li>• Long Term Financial Plan</li> <li>• District Masterplan</li> <li>• Annual Business Plan and Budget</li> <li>• Asset Management Plan</li> <li>• Access and Inclusion Plan 2020-2024</li> <li>• Dog and Cat Animal Management Plan 2018-2022</li> <li>• Adelaide Hills Council Development Strategy</li> <li>• Sport and Recreation Strategy 2017-2022</li> <li>• Age Friendly Community Plan 2016-2019</li> <li>• Waste Management Plan 2017</li> <li>• Resource Recovery and Recycling Strategy 2019</li> <li>• Biodiversity Strategy 2019-2024</li> </ul>
<b>Policies</b>	General Council policies applicable to management of all community, sporting and recreational facilities for Johnston Memorial Park.	<ul style="list-style-type: none"> <li>• Asset Management Policy</li> <li>• Disposal of Assets Policy</li> <li>• Festival &amp; Events Policy</li> <li>• Public Consultation Policy</li> <li>• Play Space Policy</li> <li>• Safe Environments Policy</li> <li>• Tree Management Policy</li> <li>• Community &amp; Recreation Facilities Policy</li> <li>• Waste &amp; Resource Recovery Services Policy</li> </ul>
<b>By-Laws</b>		<ul style="list-style-type: none"> <li>• By-law No 1- Permits and Penalties</li> <li>• By-law No 2- Moveable Signs</li> <li>• By-law No 3- Local Government Land</li> <li>• By-law No 5- Dogs</li> </ul>

## 7- PROPOSAL FOR THE MANAGEMENT OF THE LAND

It is a requirement under section 196(3)(c) of the Act for the Council to state the proposal for the management of the Land in the CLMP.

It is specifically proposed (subject to available funding and all relevant Council and statutory approvals and authorisations) that:

1. The Council grant a Lease to the Johnston Memorial Park Committee Inc. to facilitate the management, control and conservation of the Land in accordance with the Trust.



2. A portion of Land continues to be licenced to the Minister for Emergency Services or relevant Minister at the time for exclusive use to enter and use the Land for the purposes of a CFS shed, access, porch and storeroom and the non-exclusive use of the car park, yard, meeting room, kitchen, passage and toilets.

## **8- PERFORMANCE TARGETS**

It is a requirement under section 196(3)(d) of the Act for the Council to state its performance targets for the Land.

See 11. Schedule

## **9- PERFORMANCE MEASURES**

It is a requirement under section 196(3)(d) of the Act for the Council to state how it proposes to measure its performance against its objectives and performance targets.

See 11. Schedule

## **10- LEASES, LICENCES AND PERMITS**

### **10.1 Leases and Licences consistent with Community Land Management Plan**

For the purposes of section 202(3) of the Act the Council and the Johnston Memorial Park Committee Inc is authorised to grant a lease, sub-lease or licence over the Land or any part of the Land for the purposes of the management, control, and conversation of the Land in accordance with the Trust, so long as it is consistent with this plan.

Portion of the Land is subject to a Licence between the Council and the Minister for Emergency Services for the purpose of the provision of emergency services.

Subject to the terms of the Trust and any existing interest the Council may grant further leases or licences over any portion of the Land in accordance with section 202 of the Act.

If a lease or licence is granted, it must:

- Be consistent with the Trust.
- Be compatible with the objectives of this CLMP in respect to the Land.
- Be compatible with the performance targets of this CLMP.
- Permit activities that are consistent with the current and future needs of the community.
- Not result in damage to the Land.
- Not create significant disturbance or nuisance to surrounding property owners.
- Be compatible with the needs of the wider community.

The details of a lease or licence over the Land are required to be specified in the Council's Community Land Register pursuant to Section 207 of the Act.

### **10.2 Permits**

Subject to the terms of the Trust, the Council may grant permits for the Land that are consistent with the Trust.

## 11- SCHEDULE

Other than where indicated above the sequence of objectives, proposals and policies within the plans does not infer a hierarchy or order of priority. The target is the goal or standard to be aimed for or reached; whereas the measure is how the Council proposes to determine whether the target/objective has been reached.

OBJECTIVES	PERFORMANCE TARGETS	HOW PERFORMANCE IS MEASURED
To manage, control and conserve the Land in accordance with the Trust.	The management, control and conservation of the land does not contravene the Trust.	On-going audit of the Trust against the management, control and conservation of the Land, including the provisions of any lease or licence granted in accordance with the Trust.
To provide recreation facilities and space on the Land that are fit-for-purpose, safe, well maintained and accessible for people of all ages, backgrounds and abilities.	<p>Playing surfaces and buildings are maintained to a standard that is safe for the playing of sports intended for those surfaces.</p> <p>Playing equipment is compliant with relevant legislation, building standards and codes.</p>	<p>Annual inspections in accordance with the Council's obligations under the Lease Agreement to ensure it is being maintained to the standard required to provide a recreation facility that is fit-for-purpose, safe, well maintained, and accessible.</p> <p>Annual audit and the continual review of the Council's asset management program</p>
To support activities of emergency services by providing a suitable location for an operational base on the Land.	An operational base is situated in a suitable and accessible location on the Land and the Land is maintained to facilitate deployment of emergency vehicles.	Review of any correspondence or requests from the licensee regarding the accessibility and maintenance of the licence area.
To provide or allow occupation rights to community and not-for profit groups for organised sport and recreation by way of lease, sub-lease, licence, permit or management agreement.	To ensure any leases, licences and permits are granted in accordance with the plan and the terms of the Trust.	Regular audit of leases, licences and permits in community land register to show how the land is being used by community and not-for-profit groups.
To provide playgrounds and play spaces for children.	Playgrounds and play spaces are constructed and maintained to a standard that is safe for children in accordance with Australian Standards and the Council's Asset Management Policy and Council's Play Space Policy.	Periodic inspection to ensure that playgrounds and play spaces meet current Australian Standards, Council's Asset Management Policy, and Council's Play Space Policy. ..

## Appendices



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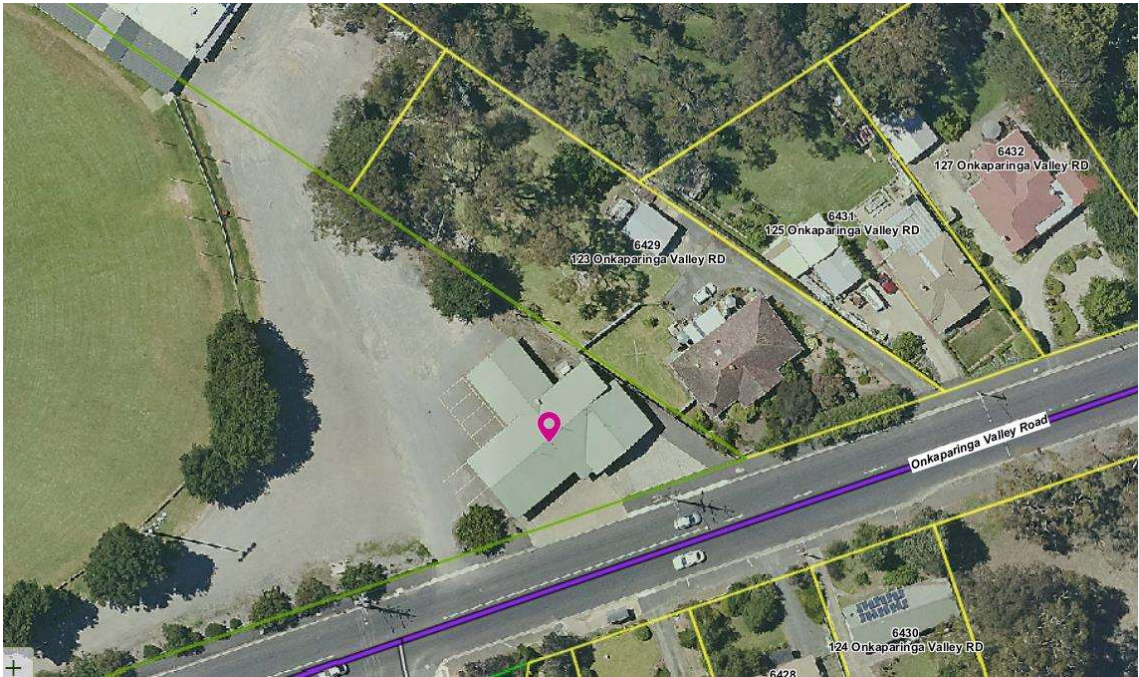
## **Appendix 3**

*Aerial map showing CFS buildings on Johnston  
Memorial Park site*

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Johnston Memorial Park - Balhannah / Oakbank CFS



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## **Appendix 4**

### *Community Engagement Hub – Summary Report*

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# Summary Report

18 February 2025 - 12 March 2025

## Community Engagement Hub

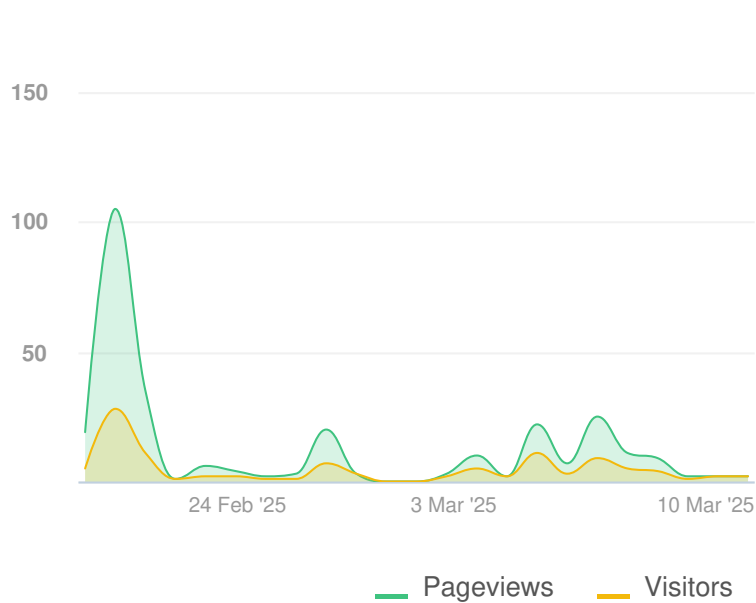
PROJECTS SELECTED: 1

Proposed Community Land Management Plan Johnston Memorial Park Balhannah

FULL LIST AT THE END OF THE REPORT



### Visitors Summary



### Highlights

TOTAL VISITS	MAX VISITORS PER DAY	
134	28	
NEW REGISTRATIONS		
0		
ENGAGED VISITORS	INFORMED VISITORS	AWARE VISITORS
7	45	98

## PARTICIPANT SUMMARY

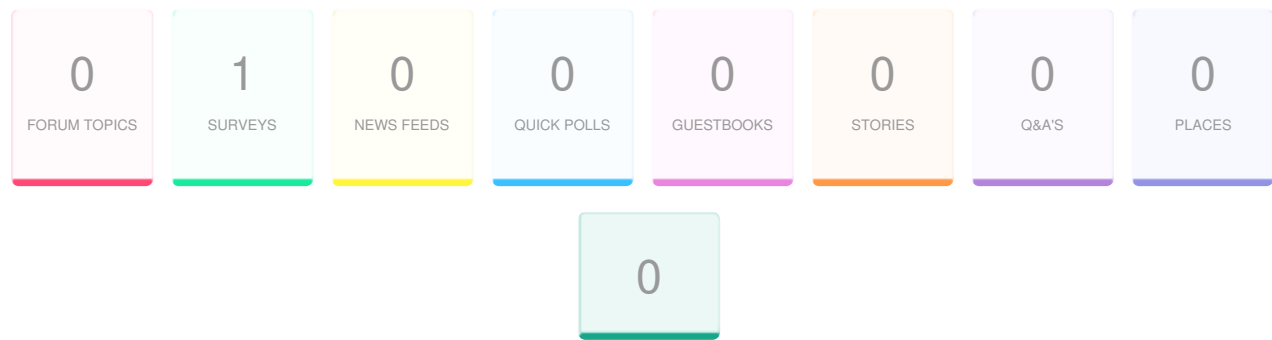
ENGAGED	7 ENGAGED PARTICIPANTS			(%)
		Registered	Unverified	Anonymous
INFORMED	Contributed on Forums	0	0	0
	Participated in Surveys	0	0	7
	Contributed to Newsfeeds	0	0	0
	Participated in Quick Polls	0	0	0
AWARE	Posted on Guestbooks	0	0	0
	Contributed to Stories	0	0	0
	Asked Questions	0	0	0
	Placed Pins on Places	0	0	0
	Contributed to Ideas	0	0	0
* A single engaged participant can perform multiple actions				* Calculated as a percentage of total visits to the Project

ENGAGED	45 INFORMED PARTICIPANTS			(%)
		Participants		
INFORMED	Viewed a video	0		
	Viewed a photo	0		
	Downloaded a document	44		
	Visited the Key Dates page	1		
AWARE	Visited an FAQ list Page	3		
	Visited Instagram Page	0		
	Visited Multiple Project Pages	28		
	Contributed to a tool (engaged)	7		
* A single informed participant can perform multiple actions				* Calculated as a percentage of total visits to the Project

ENGAGED	98 AWARE PARTICIPANTS			
		Participants		
INFORMED	Visited at least one Page	98		
AWARE				
* Aware user could have also performed an Informed or Engaged Action				* Total list of unique visitors to the project



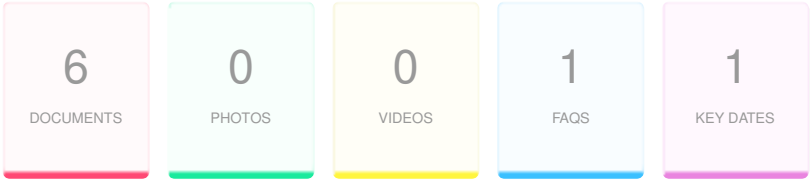
## ENGAGEMENT TOOLS SUMMARY



SURVEYS SUMMARY	
1	Surveys
7	Contributors
7	Submissions

TOP 3 SURVEYS BASED ON CONTRIBUTORS	
7	Contributors to Proposed Community Land Management Plan for Johnston Memorial Park Balhannah

INFORMATION WIDGET SUMMARY



DOCUMENTS	
6	Documents
44	Visitors
80	Downloads

TOP 3 DOCUMENTS BASED ON DOWNLOADS		
40	26	6
Downloads	Downloads	Downloads
Council Report - Proposal for Adoption of a new Community Land Management Plan for	Draft Community Land Management Plan for Johnston Memorial Park Balhannah	Information Sheet - Johnston Memorial Park Balhannah Community Land Management

FAQS	
1	Faqs
3	Visitors
4	Views

TOP 3 FAQS BASED ON VIEWS	
4	
Views	
Proposed Community Land Management Plan Johnston Memorial Park Balhannah	

KEY DATES	
1	Key Dates
1	Visitors
2	Views

TOP 3 KEY DATES BASED ON VIEWS	
2	
Views	
Proposed Community Land Management Plan Johnston Memorial Park Balhannah	

## TRAFFIC SOURCES OVERVIEW

REFERRER URL	Visits
m.facebook.com	10
www.google.com	10
www.ahc.sa.gov.au	9
android-app	3
l.facebook.com	1
lm.facebook.com	1
webmail.iinet.net.au	1

## SELECTED PROJECTS - FULL LIST

PROJECT TITLE	AWARE	INFORMED	ENGAGED
Proposed Community Land Management Plan Johnston Memorial Park Balhannah	98	45	7

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# **Appendix 5**

## *Survey Response Report*

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# Proposed Community Land Management Plan for Johnston Memorial Park Balhannah

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## **SURVEY RESPONSE REPORT**

18 February 2025 - 12 March 2025

### **PROJECT NAME:**

Proposed Community Land Management Plan Johnston Memorial Park  
Balhannah

# SURVEY QUESTIONS

**Q1** Please provide your suburb:

Screen Name Redacted Woodside

2/19/2025 12:31 PM

Screen Name Redacted Balhannah

2/19/2025 03:47 PM

Screen Name Redacted woodside

2/19/2025 04:18 PM

Screen Name Redacted Oakbank

2/20/2025 07:42 PM

Screen Name Redacted Bridgewater

2/25/2025 10:00 PM

Screen Name Redacted LENSWOOD

3/05/2025 09:02 AM

Screen Name Redacted Oakbank

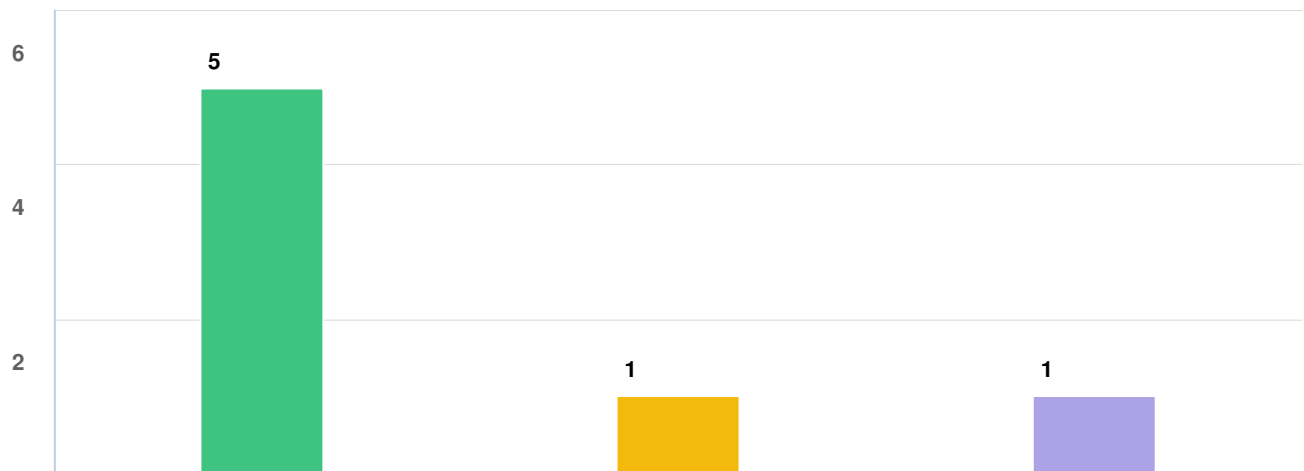
3/09/2025 10:14 AM

**Mandatory Question** (7 response(s))

**Question type:** Single Line Question



**Q2** Do you support Council's proposed new Community Land Management Plan for Johnston Memorial Park at Balhannah?



**Question options**

☒ Yes ☐ No ☐ Not sure

*Mandatory Question (7 response(s))*

*Question type: Checkbox Question*

**Q3** If you have any feedback or comments, please provide them here:

Screen Name Redacted

2/19/2025 12:31 PM

How does the existence of the CFS meet the use conditions of the Trust? Creating a Community Land Management Plan may satisfy the Act, but I do not understand how the conditions of the Trust are satisfied with the CFS being on the land. This may be creating larger issues (such as relocating the CFS, or modifying the property boundary which may also breach the Trust conditions). To be clear, I have no issues with the CFS presence, I am simply concerned that the originally intended use of the land is not being respected. The proposed CLMP doesn't seem to address this directly. I am happy to be corrected if I have mis-interpreted or mis-understood.

Screen Name Redacted

2/19/2025 03:47 PM

The use of the Johnston Memorial Park should be expanded to allow camping for hikers and bike packers. There is a shortage of camping areas within the Hills area for people traversing, or connecting to/between, the Heysen Trail, Mawson Trail, Lavender Trail, Kidman Trail or just touring in general. Usually the reason given for restricting camping to only self contained RV Camping is because there are no toilet facilities. However in this case there are perfectly adequate toilets on site and plenty of space for a few tents. The Objectives in Section 5 should include hiker and biker camping, and Schedule 11 Objectives table needs to include both the existing RV provisions, and additionally the hiker and biker camping.

Screen Name Redacted

2/19/2025 04:18 PM

please provide provision in the form of toilets, a dump, water and showers to RV please - these bring money into the town via coffee shops and the Foodland store. Please also provide an RV site for Woodside where the council depot is - currently there are people who would want to use the Amy Gillett who travel in caravans and motorhomes and arrive in Woodside with nowhere to park.

Screen Name Redacted

2/25/2025 10:00 PM

Continued support for the CFS to be located at the site, and conserve the environmental assets on the site (esp. trees/vegetation, and creekline).

**Optional question** (4 response(s), 3 skipped)

**Question type:** Essay Question

**ADELAIDE HILLS COUNCIL  
ORDINARY COUNCIL MEETING  
Tuesday 27 May 2025  
AGENDA BUSINESS ITEM**

**Item:** 12.5

**Responsible Officer:** Zoë Gill  
Executive Governance Officer  
Office of the CEO

**Subject:** Draft 2025-26 East Waste Annual Business Plan and Budget

**For:** Decision

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**SUMMARY**

Council has received correspondence from the Eastern Waste Management Authority (East Waste) seeking approval of the draft *East Waste 2025/26 Annual Business Plan and Budget* (refer **Appendix 1**). The Charter requires consent of the *East Waste 2025/26 Annual Business Plan and Budget* (the ABP&B) from Constituent Councils prior to 31 May 2025. The budget does not require Constituent Council approval. The purpose of this report is to seek Council's consent of the Annual Plan.

**RECOMMENDATION**

**Council resolves:**

1. That the report on the Draft 2025-26 Eastern Waste Management Authority (East Waste) Annual Business Plan and Budget be received and noted.
  2. To receive and note the Draft 2025-26 Eastern Waste Management Authority (East Waste) Annual Business Plan and Budget
  3. To provide consent to the East Waste 2025/26 Annual Business Plan and Budget.
  4. That the CEO is to advise East Waste that Council has provided consent to the East Waste 2025/26 Annual Business Plan and Budget.
- 

**1. BACKGROUND**

East Waste is a regional subsidiary established pursuant to Section 43 of the *Local Government Act 1999* to undertake the collection and disposal of waste and recycling in an environmentally responsible, effective, efficient, economic and competitive manner.

The Constituent Councils which comprise East Waste are Adelaide Hills Council, City of Burnside, City of Campbelltown, City of Norwood Payneham and St Peters, City of Mitcham, Corporation of the Town of Walkerville, City of Unley and the City of Prospect.

Under its Charter, East Waste is required to develop an Annual Plan which supports and informs its budget. East Waste must prepare its draft Annual Plan and consult with its Constituent Councils to obtain consent on or before 31 May of each year. Upon obtaining consent East Waste is able to adopt its Annual Plan.

## 2. ANALYSIS

### ➤ Strategic Management Plan/Functional Strategy/Council Policy Alignment

*Strategic Plan 2024 – Your Place, Your Space*

Goal 4 Organisation

Objective 02 Operate with integrity using best practice governance processes.

Priority 02.01 Demonstrate accountable and transparent decision making.

Having a well-functioning and governed waste and recycling regional subsidiary guided by an annual plan and appropriately resourced through an adopted budget assists Council to implement new or improved waste service opportunities and to provide ongoing resource recovery and waste services to the community.

Delivery of waste and recycling strategic outcomes, actions within the *Resource Recovery and Recycling Strategy* and implementation of the *Waste & Resource Recovery Service Policy* align with activities within the East Waste Annual Plan.

### ➤ Legal Implications

East Waste is a Regional Subsidiary established under Section 43 (Ability of councils to establish a regional subsidiary) and Schedule 2 (Provisions applicable to subsidiaries) of the *Local Government Act 1999*.

Schedule 2 requires that a regional subsidiary must prepare and adopt a business plan. The plan must set out the performance targets, a statement of the financial and other resources, and the performance measures to be used to monitor and assess performance against the performance targets. East Waste have developed the 2020-2030 Strategic Plan in response to the requirement for a business plan. The regional subsidiary must review its business plan on an annual basis in consultation with its Constituent Councils.

In accordance with Part 51 of the Charter East Waste must have an Annual Plan which supports and informs its budget. The Annual Plan must take into account the objectives set out in the business plan. The Annual Plan must be consented to by an absolute majority of the Constituent Councils.

The Authority's Charter states that the Authority shall prepare a budget consistent with the Annual Plan. Before 30 June of each year and after the adoption of the Annual Plan, East Waste must adopt an annual budget for the ensuing financial year in accordance with the *Local Government Act 1999*.

### ➤ Risk Management Implications

Review and consent of the East Waste Annual Plan will assist in mitigating the risk of:

*Not providing waste and recycling services leading to community dissatisfaction, potential regulatory action against Council and or possible poor community public health and environmental outcomes.*

Inherent Risk	Residual Risk	Target Risk
Extreme (5A)	Low (1E)	Low (1E)

The report recommendation does not result in a new mitigating action. The CEO will, however, need to formally advise the East Waste General Manager of the outcome of Council's consideration of this matter.

➤ **Budget, Financial and Resource Implications**

Fees charged by East Waste to Constituent Councils for services provided are categorised into administration fees, collection fees and processing fees, which are discussed in detail below.

Landfill disposal is contained within a separate budget line and is undertaken by the Adelaide Hills Region Waste Management Authority and therefore is not included in the East Waste charges. The amount budgeted by East Waste for administration, collection and processing fees for Adelaide Hills Council aligns with budgeted figures included in Council's 2025-26 draft Annual Business Plan and Budget.

Due to timing constraints and recent uncertainty regarding FOGO costs, East Waste's draft 2025/26 ABP&B is based on business as usual and therefore does not include any adjustments for the transition to weekly FOGO / fortnightly waste collection in townships. Council is likely to approve an expanded trial of FOGO in the ABP process. Should this occur, East Waste will implement a separate charge to the Council to recover any additional costs for this service outside of their draft 2025/26 budget. During 2025/26 East Waste will make the necessary adjustments to their budget through the budget review process or a separate business case.

East Waste Administration Fee

There has been a minor increase in the administration fee of \$907 from \$36,303 in 2024-25 to \$37,210 in 2025-26.

East Waste Collection Fees

In regard to kerbside, street litter and hard waste collection undertaken by East Waste, fees for Adelaide Hills Council have increased by \$145,291 from \$3,140,911 in 2024-25 to \$3,286,202 proposed for 2025-26.

Processing Costs

In regard to indicative processing fees for green organics, hard waste and recycling there has been an increase of \$75,357 from \$693,722 in 2024-25 to \$769,079 in 2025-26.

Overall, the net result from the combined administration, collection and processing costs for Adelaide Hills Council results in an increase in Council's budget for payments to East Waste of \$4,092,491 which is a \$360,588 increase on 2024-25.

➤ **Customer Service and Community/Cultural Implications**

There are no direct customer service or community/cultural implications relating to this report. Indirectly, adoption of the report recommendation will ensure ongoing efficient and effective waste management services are maintained for the disposal of community residual waste.

➤ **Sustainability Implications**

The services provided by the East Waste align with Council's desired environmental outcomes. Accordingly, a sound and well considered annual business plan and sufficient financial resources to deliver intended outcomes is necessary to maximise environmental benefits through the services provided by the Authority.

➤ **Engagement/Consultation conducted in the development of the report**

Consultation on the development of this report was as follows:

<i>Council Committees:</i>	Not Applicable
<i>Council Workshops:</i>	A presentation to Council Members on the draft 2025-26 East Waste ABP&B was provided by the General Manager of East Waste on 20 May 2025 prior to Council's consideration of this matter.
<i>Advisory Groups:</i>	Not Applicable
<i>External Agencies:</i>	East Waste
<i>Community:</i>	Not Applicable

➤ **Additional Analysis**

East Waste has identified the following objectives within the draft 2025-26 East Waste ABP&B:

- Deliver Cost Effective and Efficient Services
- Maximise Source Separation and Recycling
- Provide Leading and Innovative Behaviour Change and Education
- Help develop a local circular economy
- Provide leadership

The budget to deliver the Annual Plan is contained within the draft Annual Plan provided in **Appendix 1**. Note that while the Budget is provided for Council's information the East Waste Charter does not require the Constituent Council's approval for budget adoption.

### **3. OPTIONS**

Council has the following options:

- I. Consent to the draft East Waste Annual Plan for the 2025-26 financial year (recommended).

This option is recommended as it will allow East Waste to continue to provide efficient and cost-effective waste collection services to the Constituent Councils.

- II. Not consent to the draft East Waste Annual Plan for the 2025-26 financial year.

This option is not recommended as it may lead to delays with East Waste adopting their budget and in turn potentially effecting service delivery either short or long term.

- III. Note the draft East Waste Annual Plan for the 2025-26 financial year with suggested amendments.

This option is not recommended as any suggested amendments to the Annual Plan will need the endorsement of the other Constituent Councils and the East Waste Board before they can be accepted. This outcome would delay the adoption of the Annual Plan by the Board and potentially may not result in any changes being agreed to by the other Constituent Councils or the Board. The Staff are therefore recommending that Council endorse Option 1 above in order for East Waste to continue to provide waste collection services for Constituent Councils.

#### **4. APPENDICES**

- (1) Draft 2025-26 East Waste Annual Business Plan and Budget
- (2) Letter to AHC CEO from East Waste re Annual Business Plan 2025-26

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# **Appendix 1**

*Draft 2025-26 East Waste Annual Business Plan and  
Budget*

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**EastWaste**

# ANNUAL PLAN

## 2025/2026

**Vision: To be the Leading Waste Logistics Company in Australia...**

### OUR OBJECTIVES:

- Deliver Cost Effective & Efficient Services
- Maximise Source Separation & Recycling
- Provide Leading & innovative Behaviour Change & Education
- Help Develop a Local Circular Economy
- Provide Leadership



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## Vision & Mission

### VISION

#### **The Destination**

To be the leading waste logistics company in Australia through the delivery of innovative collection and resource management services.

### MISSION

#### **The Vehicle**

Delivering leading-edge solutions and services for a cleaner and sustainable future.



## Executive Summary

The **2025/2026 financial year** marks a period of **strategic refinement and operational enhancement** for East Waste as we continue to deliver efficient and sustainable waste management services for our Member Councils. Building on the momentum of our **weekly FOGO (Food Organics, Green Organics) trials**, the upcoming year will focus on **expanding successful programs** and identifying best-practice approaches to drive higher resource recovery rates. However, the **regulatory landscape remains uncertain**, with ongoing reviews of waste-related policies likely to shape the feasibility and scope of these initiatives.

A **full-scale review of the East Waste's financial model and strategy** will be undertaken in the months leading up to FY2026 to ensure it aligns with both our evolving operational needs and the long-term sustainability goals of our Member Councils. This review will reinforce East Waste's position as a leader in **progressive and cost-effective waste management solutions** while adapting to emerging industry challenges and opportunities.

The **procurement of new contracts for co-mingled recycling, organics, and landfill services** remains a key focus for 2025/2026. Leveraging collective purchasing power, East Waste aims to secure **high-value, future-focused agreements** that maximise financial savings for participating Councils while **enhancing circular economy outcomes**. These efforts will be informed by **lessons learned from previous market engagements**, ensuring robust contract structures and improved service efficiency.

With a strong emphasis on **innovation, collaboration, and sustainability**, East Waste's **2025/2026 Annual Business Plan** is structured to **navigate evolving industry dynamics**, strengthen our **strategic direction**, and continue delivering **best-practice waste management solutions** for our communities.

## Background

Eastern Waste Management Authority (East Waste) has been delivering waste collection services since its establishment in 1928. As a regional subsidiary, East Waste is owned by and operates on behalf of Adelaide Hills Council, City of Burnside, Campbelltown City Council, City of Norwood Payneham & St Peters, City of Mitcham, City of Prospect, City of Unley, and Town of Walkerville.

The Authority operates under a Charter, developed pursuant to Section 43 of the Local Government Act 1999, which sets out its governance, operational, and financial management framework. The East Waste Board, consisting of a director appointed by each Member Council and an Independent Chair, oversees the strategic direction and operational efficiency of the organisation.

Under Clause 51 of the Charter, the East Waste is required to develop an Annual Plan each financial year. This Plan supports and informs the budget and provides a clear outline of East Waste's objectives, key activities, and performance measures. Additionally, it details the financial requirements of the organisation and the mechanisms for cost recovery from Member Councils.

The Annual Plan aligns with and is informed by East Waste's broader strategic planning framework, including:

- **East Waste 2030 Strategic Plan** – setting long-term sustainability and operational targets.
- **Long-Term Financial Plan** – ensuring financial sustainability and cost-effective service delivery.
- **Risk Management Framework** – identifying and mitigating risks to service continuity.

**Fleet Asset Management Plan** – A newly developed standalone strategic document guiding the sustainable management, renewal, and investment in critical infrastructure and fleet.

As a regional subsidiary, East Waste remains committed to collaboration, efficiency, and innovation. Success in delivering the 2025/2026 Annual Plan is reliant on strong partnerships with Member Councils and key stakeholders. Through a flexible, responsive, and cost-efficient service model, East Waste continues to deliver value to Member Councils and their communities by providing high-quality waste collection services while navigating an evolving regulatory and environmental landscape.



# East Waste 2030 Strategic Plan Vision, Objectives & Strategies

## VISION

To be the leading waste logistics company in Australia through the delivery of innovative collection and resource management services to our Member Councils & their Communities.

## OBJECTIVES

1. Deliver cost-effective and efficient services facilities

2. Maximise source separation and recycling

3. Provide leading and innovative behaviour change and education

4. Help develop a local circular economy

5. Provide leadership

## STRATEGIES

- 1.1 Attract additional services and/or new councils where further economies of-scale can be achieved
- 1.2 Offer a single contract for the management of the residual waste to all member councils
- 1.3 Partner with other councils and organisations to achieve greater synergies and economies of scale in service delivery
- 1.4 Investigate and implement collection technologies and innovation
- 1.5 Provide a consistently high standard of Customer Service

- 2.1 Provide more service choice and flexibility to residents on kerbside services to support them to increase their recycling levels
- 2.2 Provide a tailored 3-stream service to Multi-Unit Dwellings (MUDs) to support waste reduction and increased recycling
- 2.3 Pilot a tailored service delivery model across a business precinct(s) to support waste reduction and increased recycling

- 3.1 Engage in research and projects delivering evidence-based data which increases behaviour change decision making
- 3.2 Develop an integrated and tailored long-term community behaviour change and education program
- 3.3 Identify and trial behaviour change programs aimed at reducing contamination
- 3.4 Encourage and support councils to introduce an incentive(s) to households to reduce their landfill volumes
- 3.5 Engage schools in behaviour change & waste education

- 4.1 Support local reprocessing and procurement of recycled content products
- 4.2 Encourage and support councils to procure and use recycled content products
- 4.3 Support councils to implement sharing economy and reuse initiatives
- 4.4 Investigate options to process and extract the highest value from collected resources

- 5.1 Implement best practice safety standards
- 5.2 Advocate on behalf of our Member Councils
- 5.3 Invest in our people
- 5.4 Quality and transparent Corporate (Governance & Financial) Activities

## KPIs

We will measure our success in reaching our objectives through the following KPIs...

At least 75 percent (by weight) of total kerbside materials are separately collected and recycled by 2030

54% 60% 66% 75%

100 percent (by weight) of total food waste is separately collected and recycled by 2030

13% 40% 75% 100%

At least 60 percent (by weight) of kerbside materials from MUDs are separately collected and recycled by 2030

- 45% 50% 60%

At least 60 percent (by weight) of materials from businesses serviced are separately collected and recycled by 2030

- 45% 50% 60%

Reduce average contamination of kerbside commingled recycling stream to less than 7 percent (by weight)

12.5% <11% <9% <7%

BASELINE 2023 2027 2030



## 2025/2026 Focus

As East Waste continues to evolve, the 2025/2026 Annual Plan places a stronger emphasis on operational efficiencies, safety, and service delivery while maintaining alignment with the objectives of the 2030 Strategic Plan. A review of the financial model and Strategic Plan remains ongoing, with expected updates to Key Performance Indicators (KPIs) to reflect East Waste's evolving priorities. However, the fundamental commitment to delivering cost-effective, high-quality services to Member Councils remains unchanged.

A key milestone for East Waste is expected to be the appointment of a new General Manager, with the recruitment process currently underway. The new General Manager is expected to commence early in 2025/2026, bringing fresh leadership and strategic direction to the organisation. This transition presents an opportunity to further enhance East Waste's operational effectiveness, governance, and long-term sustainability.

For 2025/2026, East Waste's key areas of focus include:

### 1. Enhancing Operational Efficiencies

- Optimising collection routes and fleet management to improve productivity and reduce costs.
- Implementing data-driven decision-making through real-time service tracking and performance monitoring.
- Strengthening contract management to ensure best-value outcomes for Member Councils.

### 2. Strengthening Safety and Compliance

- Expanding safety training programs for all operational staff to reduce workplace incidents.
- Investing in modern fleet technology, to enhance driver and public safety.
- Ensuring compliance with Work Health and Safety (WHS) regulations and industry best practices.

### 3. Improving Service Delivery and Member Council Support

- Refining customer service and complaint resolution processes to enhance community satisfaction.
- Providing tailored waste education and engagement initiatives to increase diversion rates and responsible disposal.
- Supporting Member Councils with policy and regulatory changes, including the evolving legislative landscape.

### 4. Driving Environmental and Circular Economy Outcomes

- Expanding Food Organics and Garden Organics (FOGO) programs, building on the success of previous trials.
- Leveraging East Waste's scale to secure cost-effective contracts for recycling, organics, and landfill services.
- Exploring new opportunities to reduce landfill dependency and improve resource recovery.

With a new leadership transition on the horizon, East Waste remains committed to delivering innovative, sustainable, and cost-effective waste management solutions. The 2025/2026 Annual Plan ensures that East Waste continues to provide high-quality, financially responsible services to its Member Councils while adapting to new opportunities and challenges.





## 2025/2026 Annual Plan Deliverables



NO.	ACTIVITY/PROJECT	OVERVIEW	OBJECTIVE	STRATEGY	MAIN KPI/TARGET	BUDGET
DELIVER COST EFFECTIVE AND EFFICIENT SERVICES AND FACILITIES						
1.	Continue & Expand Core services	East Waste optimisation will come from providing a full suite of services to Member Councils. Where this doesn't occur, East Waste will work with member Councils with an aim to provide a full suite of services to all member Councils.	Deliver Cost Effective and efficient services and facilities	1.1	Vision Target	Recurrent
2.	Investigate opportunities outside of existing Member Councils.	When potential opportunities arise, East Waste will investigate service provision to non-member Councils and subsidiaries where the benefit and/or the fostering of partnerships can drive value to Member Councils.	Deliver Cost Effective and efficient services and facilities	1.1	Vision Target	Recurrent
4.	Implement a Complaints Management/Ticket system to streamline customer service operations, enhance issue resolution efficiency, and improve stakeholder satisfaction	East Waste will implement a Complaints Management/Ticket system to enhance customer service efficiency, streamline issue tracking, and improve response times. This system will provide a structured approach to logging, monitoring, and resolving customer inquiries and complaints, ensuring accountability and transparency. The project aims to optimize workflows, reduce resolution time, and enhance overall customer satisfaction.	Deliver Cost Effective and efficient services and facilities	1.5	Vision Target	Recurrent + Service Initiative \$0.010M

## MAXIMISE SOURCE SEPARATION & RECYCLING

5.	Advance trials and rollout of weekly organics collections	Through the success of current weekly organics trials (FOGO Trials) undertaken by East Waste and more broadly across metropolitan Adelaide, East Waste will work with member Councils to increase the trials/rollouts.	Maximise Source separation and recycling	2.1	<ul style="list-style-type: none"> <li>At least 75% of kerbside material separately collected &amp; recycled</li> <li>100% of food waste separately collected and recycled.</li> </ul>	Recurrent + Service Initiative \$0.030M
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## • PROVIDE LEADING AND INNOVATIVE BEHAVIOUR CHANGE AND EDUCATION

6.	Delivery of the “Why Waste It?” behaviour change program and associated social media.	Utilising the results of the reviews and biennial kerbside audits undertaken over the past 6 years, refine and deliver the ongoing successful “Why Waste It?” program, with a strong food waste separation focus.	Provide leading and innovative behaviour change and education	3.2	<ul style="list-style-type: none"> <li>Vision Target</li> </ul>	Recurrent + Service Initiative \$0.205M
----	---	---	---	-----	---	--

## HELP DRIVE A LOCAL CIRCULAR ECONOMY

7.	Develop and Procure high value processing contracts.	East Waste on behalf of engaged Member Councils will procure new long-term co-mingled recycling contracts with a focus on ensuring the collected material is processed in a manner which retains and utilises the material at its highest order and so far as possible, locally.	Help Drive a Local Circular Economy	4.4	Vision Target	Recurrent
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## PROVIDE LEADERSHIP

8.	Fleet Replacement	In line with the Long-Term Financial Plan, undertake the replacement of six (6) collection vehicles.	Provide Leadership	5.4	Vision Target	Capital \$3.39M
9.	WHS System Responsibility and Accountability	Continuation of ongoing Risk Management and Work Health & Safety systems and processes to provide a safe and healthy workplace for all employees and those which interact with us.	Provide Leadership	5.1	Implement best practice safety standards	Recurrent

## Budget Management

East Waste operates its waste collection services under a Common Fleet Costing methodology, ensuring that each Member Council is charged directly based on the proportionate time required to complete their respective collection services. This approach leverages a highly accurate, cloud-based GPS tracking system with real-time data and detailed reporting to allocate costs transparently and equitably. Minor variations in cost apportionment occur annually to reflect efficiencies, service demand changes, and operational cost fluctuations (e.g., housing infill, developments, fire ban days, and special events).

A key financial decision made by the East Waste Board when developing the 2024/2025 budget was to remove the application of the 1% operating surplus, atypical of East Waste's usual Budget Framework, as a means to keep annual increases to a minimum for Member Councils. While this decision lowered costs in the short term, the inclusion of the operating surplus in the 2025/2026 budget means the overall annual increase to Common Fleet fees reflects more than East Waste's expected increased annual operating costs alone. Given this, while developing the 2025/26 budget Administration committed to finding savings where possible, opting for a business as usual approach, with a focus on supporting core operational efficiencies and larger investments for new initiatives to be considered in future business planning. This approach aligns with East Waste's commitment to minimising costs while ensuring long-term financial sustainability.

### Key Budget Considerations for 2025/2026

- **Labour, fuel, and fleet maintenance** continue to be the largest operational costs, comprising nearly **80% of common fleet costs**.
- **Labour market challenges** remain a key pressure, requiring ongoing efforts to attract and retain skilled drivers and operational staff.
- **Fuel cost volatility** continues to pose a risk, though recent trends have shown some stability.
- **Fleet replacement** is funded through **external loan borrowings**, ensuring East Waste maintains a modern, efficient, and environmentally responsible fleet.
- **Contracted resource processing services and bin maintenance** continue to be provided to Member Councils at **cost price**, delivering significant savings compared to traditional waste service contracts.

The Tables on the following page provide a detailed summary of the key business activities undertaken by East Waste on behalf of its Member Councils. Table 1 provides a summary of the operating and capital income and expenditure elements forecasted for waste collection activities for 2025/26. The most significant expenditure relates to the logistical requirements of servicing the kerbside collections across eight Councils and over 25% of Adelaide's residential population. Fleet replacement, which occurs on a cyclical annual basis, is currently funded via external loan borrowings.

As can be seen from Tables 2 and 3, one of the significant benefits of being an East Waste member being that no administrative, handling or on-costs are charged in relation to resource processing contracts held by East Waste or bin maintenance services. All are charged at-cost.

Service initiatives have been significantly scaled back from FY25 to minimise operating costs and ensure a cost-efficient service for our member Councils.

While the 2025/2026 budget reflects an increase marginally higher than predicted CPI, it remains below the projections in East Waste's Long-Term Financial Plan. The focus on operational efficiencies, improved service delivery, and safety initiatives will help to manage costs and maintain value for Member Councils.

The budget to deliver this Annual Plan, along with all East Waste's Services and legislative requirements is detailed in the following proposed 2025/26 Financial Papers (refer Attachment 1 – 5).

**Table 1: 2025/26 Budget Summary - Waste Collection Services**

	Income \$	Expenditure \$	Net Surplus /Deficit \$
Recurrent- Waste Collection	18,348,419	18,325,433	22,986
Recurrent - Corporate Administration	403,682	-	403,682
Service Initiatives	-	245,000	(245,000)
Capital Program	-	3,524,784	(3,524,784)
<b>Total</b>	<b>18,752,100</b>	<b>22,095,217</b>	<b>(3,343,116)</b>

**Table 2: 2024/25 Budget Summary - Bin Maintenance Services**

	Income \$	Expenditure \$	Net Surplus /Deficit \$
Recurrent	2,102,500	2,102,500	-
Service Initiatives	-	-	-
Capital Program	-	-	-
<b>Total</b>	<b>2,102,500</b>	<b>2,102,500</b>	<b>-</b>

**Table 3: 2024/25 Budget Summary - Waste Processing Services**

	Income \$	Expenditure \$	Net Surplus /Deficit \$
Recurrent	9,884,524	9,884,524	-
Service Initiatives	-	-	-
Capital Program	-	-	-
<b>Total</b>	<b>9,884,524</b>	<b>9,884,524</b>	<b>-</b>

# Financial Statements

## EAST WASTE

Projected Statement of Comprehensive Income (Budgeted)  
for the financial year ending 30 June 2026

	FY25 Adopted Budget \$'000	FY25 BR2 \$'000	FY26 Proposed Budget \$'000
<b>Income</b>			
User Charges	23,704	25,360	28,531
Investment income	48	130	60
Grants, subsidies and contributions	-	-	-
Other	1,552	2,119	2,119
<b>Total</b>	<b>25,304</b>	<b>27,609</b>	<b>30,710</b>
<b>Expenses</b>			
Employee Costs	8,865	8,930	9,170
Materials, contracts & other expenses	13,118	15,324	17,833
Depreciation, amortisation & impairment	2,707	2,640	2,835
Finance costs	694	625	720
<b>Total</b>	<b>25,384</b>	<b>27,519</b>	<b>30,558</b>
<b>Operating Surplus / (Deficit)</b>	<b>(80)</b>	<b>90</b>	<b>152</b>
Asset disposals & fair value adjustments	80	42	30
<b>Net Surplus / (Deficit)</b>	<b>-</b>	<b>132</b>	<b>182</b>
Other Comprehensive Income	-	-	-
<b>Total Comprehensive Income</b>	<b>-</b>	<b>132</b>	<b>182</b>

## EAST WASTE

Projected Balance Sheet (Budgeted)  
for the financial year ending 30 June 2026

	FY25	FY25	FY26
	Adopted Budget	BR2	Proposed Budget
	\$'000	\$'000	\$'000
<b>Assets</b>			
<b>Current</b>			
Cash & Cash Equivalents	2,508	1,993	2,700
Trade & Other Receivables	746	1,413	1,413
Inventory	43	63	63
<b>Total</b>	<b>3,297</b>	<b>3,469</b>	<b>4,176</b>
<b>Non-Current</b>			
Infrastructure, Property, Plant & Equipment	13,721	13,283	13,973
<b>Total</b>	<b>13,721</b>	<b>13,283</b>	<b>13,973</b>
<b>Total Assets</b>	<b>17,018</b>	<b>16,752</b>	<b>18,149</b>
<b>Liabilities</b>			
<b>Current</b>			
Trade & Other Payables	1,227	1,565	1,588
Borrowings	2,285	2,485	2,285
Provisions	991	1,050	1,110
<b>Total</b>	<b>4,503</b>	<b>5,100</b>	<b>4,983</b>
<b>Non-Current</b>			
Borrowings	11,187	10,517	11,789
Provisions	256	109	169
<b>Total</b>	<b>11,443</b>	<b>10,626</b>	<b>11,958</b>
<b>Total Liabilities</b>	<b>15,946</b>	<b>15,726</b>	<b>16,941</b>
<b>Net Assets</b>	<b>1,072</b>	<b>1,026</b>	<b>1,208</b>
<b>Equity</b>			
Accumulated Surplus	1,072	1,026	1,208
<b>Total Equity</b>	<b>1,072</b>	<b>1,026</b>	<b>1,208</b>

## EAST WASTE

Projected Statement of Cash Flows (Budgeted)  
for the financial year ending 30 June 2026

	FY25 Adopted Budget \$'000	FY25 BR2 \$'000	FY26 Proposed Budget \$'000
<b>Cash Flows from Operating Activities</b>			
<b>Receipts</b>			
Operating Receipts	25,256	27,148	30,650
Investment Receipts	48	130	60
<b>Payments</b>			
Employee costs	(8,745)	(8,890)	(9,050)
Materials, contracts & other expenses	(13,118)	(14,993)	(17,833)
Interest Payments	(683)	(620)	(697)
<b>Net Cash Flows from Operating Activities</b>	<b>2,758</b>	<b>2,775</b>	<b>3,130</b>
<b>Cash Flows from Investing Activities</b>			
<b>Receipts</b>			
Sale of Replaced Assets	80	42	30
<b>Payments</b>			
Expenditure on Renewal/Replaced Assets	(2,249)	(2,297)	(3,390)
Expenditure of New/Upgraded Assets	(60)	(60)	(135)
<b>Net Cash Flows from Investing Activities</b>	<b>(2,229)</b>	<b>(2,315)</b>	<b>(3,495)</b>
<b>Cash Flow from Financing Activities</b>			
<b>Receipts</b>			
Proceeds from Borrowings	2,114	2,179	3,390
<b>Payments</b>			
Repayment of Lease Liabilities	(170)	(201)	(168)
Repayment of Borrowings	(2,065)	(2,079)	(2,150)
<b>Net Cash Flow from Financing Activities</b>	<b>(121)</b>	<b>(101)</b>	<b>1,072</b>
<b>Net Increase (Decrease) in cash held</b>	<b>408</b>	<b>359</b>	<b>707</b>
<b>Cash &amp; cash equivalents at beginning of period</b>	<b>2,100</b>	<b>1,634</b>	<b>1,993</b>
<b>Cash &amp; cash equivalents at end of period</b>	<b>2,508</b>	<b>1,993</b>	<b>2,700</b>



## **EAST WASTE**

Projected Statement of Changes in Equity (Budgeted)  
for the financial year ending 30 June 2026

	<b>FY25</b>	<b>FY25</b>	<b>FY26</b>
	<b>Adopted</b>	<b>BR2</b>	<b>Proposed</b>
	<b>Budget</b>		<b>Budget</b>
	<b>\$'000</b>	<b>\$'000</b>	<b>\$'000</b>
<b>Balance at Start of Period - 1 July</b>	<b>1,072</b>	<b>894</b>	<b>1,026</b>
Net Surplus / (Deficit) for Year	-	132	182
Contributed Equity	-	-	-
Distribution to Councils	-	-	-
<b>Balance at End of Period - 30 June</b>	<b>1,072</b>	<b>1,026</b>	<b>1,208</b>

## EAST WASTE

Projected Uniform Presentation of Finances (Budgeted)  
for the financial year ending 30 June 2026

	FY25	FY25	FY26
	Adopted Budget	BR2	Proposed Budget
	\$'000	\$'000	\$'000
<b>Income</b>			
<i>User Charges</i>	23,704	25,360	28,531
<i>Investment income</i>	48	130	60
<i>Grants, subsidies and contributions</i>	-	-	-
<i>Other</i>	1,552	2,119	2,119
	<b>25,304</b>	<b>27,609</b>	<b>30,710</b>
<b>Expenses</b>			
<i>Employee Costs</i>	8,865	8,930	9,170
<i>Materials, contracts &amp; other expenses</i>	13,118	15,324	17,833
<i>Depreciation, amortisation &amp; impairment</i>	2,707	2,640	2,835
<i>Finance costs</i>	694	625	720
	<b>25,384</b>	<b>27,519</b>	<b>30,558</b>
<b>Operating Surplus / (Deficit)</b>	<b>(80)</b>	<b>90</b>	<b>152</b>
<b>Net Outlays on Existing Assets</b>			
<i>Capital Expenditure on Renewal and Replacement of Existing Assets</i>	(2,249)	(2,297)	(3,390)
<i>Depreciation, Amortisation and Impairment</i>	2,707	2,640	2,835
<i>Proceeds from Sale of Replaced Assets</i>	80	42	30
	<b>538</b>	<b>385</b>	<b>(525)</b>
<b>Net Outlays on New and Upgraded Assets</b>			
<i>Capital Expenditure on New and Upgraded Assets</i>	(60)	(60)	(135)
<i>Amounts Specifically for New and Upgraded Assets</i>	-	-	-
<i>Proceeds from Sale of Surplus Assets</i>	-	-	-
	<b>(60)</b>	<b>(60)</b>	<b>(135)</b>
<b>Annual Net Impact to Financing Activities (Surplus/(Deficit))</b>	<b>398</b>	<b>415</b>	<b>(508)</b>

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## **Appendix 2**

*Letter to AHC CEO from East Waste re Annual Business  
Plan 2025-26*

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31 March 2025

Mr Greg Georgopoulos  
Chief Executive Officer  
Adelaide Hills Council  
PO Box 44  
WOODSIDE SA 5244  
(sent via email: [ggeorgopoulos@ahc.sa.gov.au](mailto:ggeorgopoulos@ahc.sa.gov.au))

## RE: East Waste Draft 2025/26 Annual Plan and Budget

Dear Greg,

I am pleased to present Adelaide Hills Council with East Waste's Draft 2025/26 Annual Business Plan (attached), including the proposed budget for the 2025/26 financial year. This information is provided to support Council's financial planning and budget deliberations.

In developing the draft budget, East Waste has carefully considered the ongoing financial pressures faced by our Member Councils, alongside our commitment to delivering efficient, high-quality services that meet community expectations. As East Waste undertakes a review of its financial model and strategic direction ahead of appointing a new General Manager, the 2025/26 Annual Business Plan remains focused on core operational priorities while still ensuring continued progress toward our 2030 Strategic Vision of becoming "the leading waste logistics company in Australia..."

### Background and Legislative Requirements

In accordance with Clause 51 of the East Waste Charter, an Annual Business Plan must be prepared each year to support and inform the annual budget. Clause 52.3 further requires that the Draft Annual Business Plan be presented to Member Councils for consideration and endorsement before 31 May. Additionally, Section 53 mandates that East Waste notify Constituent Councils of proposed waste collection fees by 1 April.

### Draft Budget and Fees Overview

The Draft 2025/26 Budget has been prepared in accordance with East Waste's existing Budget Framework Policy, which includes the reintroduction of a 1% operating surplus.

As a result, the proposed 2025/26 Common Fleet Cost charge reflects an overall increase of 4.33% compared to the current financial year. This increase is essential to meet operational requirements.

Excluding the reintroduced operating surplus charge, the overall increase in Common Fleet Costs is less than 1% above the December 2024 recorded annual CPI of 2.5%.

The Draft 2025/26 Budget balances cost management with service continuity and operational improvements. Key cost drivers influencing the budget include:

- Growth in collection services due to population increases, urban infill development.
- Contractual and award-mandated increases in wages and associated costs.
- Market-driven increases in fuel, tyres, and vehicle maintenance.
- Consumer Price Index (CPI) adjustments applied to key contractual obligations.

For the 2025/26 financial year, Adelaide Hills Council's Common Fleet Percentage has been determined at **17.91%**, reflecting a **0.05% increase** from the current financial year. This small increase can be attributed to several factors including but not limited to:

- A **2.03% increase** in the number of bin lifts completed by East Waste in Adelaide Hills Council area.
- A **1.12% increase** in the volume of material collected in Adelaide Hills Council through the three-bin system.
- A reduction in Hard Waste collections, which helped to reduce the overall increase in the Common Fleet Percentage.

A detailed breakdown of the projected fees for Adelaide Hills Council is provided in the Table below. East Waste request that individual line-item fees be treated as confidential, with only the total waste cost figures referenced in publicly accessible documents.

Draft Member Council Fees 2025/2026				
Adelaide Hills Council	Adopted 2024/2025	Draft Budget 2025/2026	Movement	Comments
<b>Administration Fee Fixed</b>	<b>\$36,303</b>	<b>\$37,210</b>	<b>\$907</b>	
<b>Collection Fees</b>	<b>\$3,140,911</b>	<b>\$3,286,202</b>	<b>\$145,291</b>	
Waste	\$1,511,526	\$1,476,216	-\$35,310	
Recycling	\$847,601	\$856,829	\$9,228	
Green Organics	\$506,326	\$664,957	\$158,631	
Street/Reserve Litter	\$203,288	\$259,178	\$55,890	
Hard Rubbish	\$72,170	\$29,022	-\$43,148	
<b>Indicative Processing Fees</b>	<b>\$693,722</b>	<b>\$769,079</b>	<b>\$75,357</b>	Charged at cost / projected tonnes
Green Organics	\$199,320	\$240,463	\$41,143	New contract FY2026
Hard Waste	\$39,642	\$41,593	\$1,951	Includes mattress disposal cost
Recyclables	\$454,760	\$487,023	\$32,263	New contract FY2026
<b>Total Waste Costs</b>	<b>\$3,731,903</b>	<b>\$4,092,491</b>	<b>\$360,588</b>	

## Annual Business Plan Overview

The Draft 2025/26 Annual Business Plan aligns with East Waste's Strategic Plan 2030 and builds upon the foundations established in recent years. Key focus areas for the upcoming financial year include:

1. **Enhancing Customer Experience** – Continued investment in technologies and service enhancements including the purchase and installation of a Customer Service Complaints Management System designed to help improve staff accountability and response times.
2. **Driving Behaviour Change and Waste Diversion** – Strengthening education and engagement programs to support increased resource recovery, particularly through food and organics diversion initiatives.
3. **Strengthening Safety and Compliance** – Ongoing enhancements to internal processes, training programs, and safety risk management to improve driver and public safety.

These initiatives will support Member Councils in meeting State Government waste diversion targets while ensuring East Waste continues to provide an efficient and cost-effective service.

If you require any clarification regarding the Draft Annual Business Plan, Budget, or proposed fees, please feel free to contact me directly. East Waste remains committed to working collaboratively with our Member Councils to achieve the best possible outcomes.

I look forward to receiving Adelaide Hills Council's formal endorsement of the East Waste Draft 2025/26 Annual Business Plan following your consideration.

Yours Sincerely



David Maywald  
**Acting General Manager**

**ADELAIDE HILLS COUNCIL  
ORDINARY COUNCIL MEETING  
Tuesday 27 May 2025  
AGENDA BUSINESS ITEM**

<b>Item:</b>	<b>12.6.</b>
<b>Responsible Officer:</b>	<b>Zoë Gill Executive Governance Officer Office of the CEO</b>
<b>Subject:</b>	<b>Submission to support Council's request to withdraw from the Gawler River Floodplain Management Authority</b>
<b>For:</b>	<b>Decision</b>

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**SUMMARY**

This report seeks Council's approval of a draft submission (**Appendix 1**) to the Minister for Local Government, supporting Adelaide Hills Council's formal request to withdraw from the Gawler River Floodplain Management Authority (GRFMA).

The submission presents a clear and evidence-based case for withdrawal, centred on four key points:

1. The Council's geographic and operational disconnect from the Gawler River catchment, with only 6.72 per cent of the catchment within Council boundaries and no direct influence over flood flows or infrastructure.
2. Ongoing financial inequity, including disproportionate funding increases despite limited benefit, and a cost-sharing model that fails to reflect relative risk or value.
3. A lack of strategic alignment and local benefit, with GRFMA's projects focused on flood-prone areas well outside the district, and no infrastructure serving the Adelaide Hills communities.
4. Longstanding concerns regarding Adelaide Hills Council's membership of the GRFMA

If approved, the submission will be provided to the Minister for Local Government (as the approving authority), the Minister for Climate, Environment and Water, the GRFMA, and all Constituent Councils.

**RECOMMENDATION**

**Council resolves:**

1. That the report be received and noted.
2. To approve that the draft submission at Appendix 1 be provided to the Minister for Local Government to support Council's request to withdrawal from the Gawler River Flood Management Authority.
3. To approve that the draft submission at Appendix 1 be provided to the Minister for Climate, Environment and Water, the GRFMA and the Constituent Councils.

4. To authorise the Chief Executive Officer to make any formatting, nomenclature or other minor changes to the draft submission prior to providing it to the Minister.
- 

1. BACKGROUND

The GRFMA was established in 2002 under Section 43 of the *Local Government Act 1999*, with the objective of coordinating flood mitigation and management across the Gawler River catchment. The GRFMA comprises six Constituent Councils: Adelaide Hills Council, Adelaide Plains Council, the Barossa Council, City of Playford, Light Regional Council, and Town of Gawler. Adelaide Hills Council has participated in the GRFMA since its formation. However, over time, concerns have emerged about the ongoing relevance and value of this membership.

At its meeting on 28 November 2024, Council resolved to formally withdraw from the GRFMA.

12.5 Gawler River Floodplain Management Authority Membership

Moved Cr Nathan Daniell  
S/- Cr Mark Osterstock

419/24

Council resolves:

1. That the report be received and noted.
2. That the CEO formally write to the Minister, by 31 December 2024, seeking approval to withdraw from the GRFMA, as required by Clause 19 of the Charter.
3. That the CEO write to the GRFMA and Constituent Councils, by 31 December 2024, to officially advise of its intention to withdraw from the GRFMA, as required by Clause 19 of the Charter.
4. That the Council approve an initial budget allocation of \$20,000 for consultant fees, enabling Council to obtain expert advice and effectively manage the negotiations required to exit the GRFMA.

Carried Unanimously
---------------------

Written notice of Council's decision to withdraw from the GRFMA was provided to the Minister for Local Government (**Appendix 3**), the GRFMA, and all other Constituent Councils in December 2024, in accordance with the GRFMA Charter.

The GRFMA responded on 18 December 2024 (**Appendix 2**), advising against withdrawal and requesting that the Council defer its application to the Minister until the Business Case for proposed flood mitigation strategies was finalised. The letter suggested that the GRFMA is not opposed to the Council's withdrawal in principle but has requested a delay in the application until the Business Case for the proposed flood mitigation strategies is finalised.

The Minister for Local Government responded on 21 January 2025 (**Appendix 4**) to advise that he would consult with each of the other five Constituent Councils regarding the effect of the Council's withdrawal. In addition, given the State Government's investment in the Gawler River Flood Management Program, the Minister advised that he would also seek the



views of the Minister for Climate, Environment and Water, to assist in consideration of this matter.

Subsequently, on 19 March 2025, Council wrote to the Minister for Climate, Environment and Water to request a meeting to discuss the proposed withdrawal (**Appendix 5**). The letter provided background on the decision and advised that Council would provide the Minister for Local Government with a submission to support its request for withdrawal. While the Minister has declined to meet, her office has advised that a written response will be provided.

A follow-up letter was sent to the Minister for Local Government on 29 April 2025 (**Appendix 6**) to reaffirm Council's intention to provide a submission to ensure the Minister's office had sufficient information to make a determination before 30 June 2025, in line with Council's request to avoid incurring further financial obligations in the 2025–26 financial year.

## 2. ANALYSIS

### ➤ Strategic Management Plan/Functional Strategy/Council Policy Alignment

*Strategic Plan 2024 – Your Place, Your Space*

Goal 4 Organisation

Objective 02 Operate with integrity using best practice governance processes.

Priority 02.1 Demonstrate accountable and transparent decision making.

Priority 02.2 Support decision making through the use of timely data-driven analysis and reporting.

### ➤ Legal Implications

GRFMA is a regional subsidiary established under section 43 and Schedule 2 to the *Local Government Act 1999*.

Clause 29 of Schedule 2 to the *Local Government Act 1999*, reflected in clause 19 of the GRFMA Charter, allows councils to leave the GRFMA with Ministerial approval.

### ➤ Risk Management Implications

There are no identified risks in making the submission. However, not doing so would limit Council's ability to present its position to the Minister and may result in a decision based solely on the views of the GRFMA – which has formally objected - Constituent Councils, and the Minister for Climate, Environment and Water.

### ➤ Budget, Financial and Resource Implications

There are no budget, financial, or resource implications associated with making this submission.

### ➤ Customer Service and Community/Cultural Implications

There is an expectation from ratepayers that Council will prioritise funding for activities that directly benefit the Adelaide Hills community, and continued membership of the GRFMA is not aligned with this expectation.

### ➤ Sustainability Implications

While GRFMA's flood mitigation efforts address environmental concerns in the lower Gawler River floodplain, they have no direct impact on the Adelaide Hills Council district.

➤ **Engagement/Consultation conducted in the development of the report**

Consultation on the development of this report was as follows:

<i>Council Committees:</i>	Nil
<i>Council Workshops:</i>	Nil
<i>Advisory Groups:</i>	Nil
<i>External Agencies:</i>	Nil
<i>Community:</i>	Nil

**3. OPTIONS**

Council has the following options:

- I. To accept the report and endorse the draft submission. (Recommended)
- II. To not accept or endorse the draft submission (Not Recommended)

**4. APPENDICES**

- (1) Draft submission
- (2) Letter from the GRFMA, dated 18 December 2024
- (3) Letter to the Minister for Local Government, dated 11 December 2024
- (4) Letter from the Minister for Local Government, dated 21 January 2025
- (5) Letter to the Minister for Climate, Environment and Water, dated 19 March 2025
- (6) Letter to the Minister for Local Government, dated 29 April 2025

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# Appendix 1

*Draft submission*

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**Submission to support the Adelaide Hills Council's request to withdraw from  
the Gawler River Floodplain Management Authority**

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## 1. Executive Summary

This report outlines the rationale for the Adelaide Hills Council's decision to seek Ministerial approval to withdraw from the Gawler River Floodplain Management Authority (GRFMA) by 30 June 2025.

The Adelaide Hills Council formally resolved to seek Ministerial approval to withdraw from the GRFMA in November 2024. This request was based on longstanding concerns about financial inequity, geographic irrelevance, and misalignment with the Council's strategic priorities. Notifications were provided to the Minister for Local Government, the GRFMA and all Constituent Councils, in accordance with Clause 19 of the GRFMA Charter, in December 2024.

The Council's involvement in the GRFMA has become increasingly difficult to justify. Only 6.72 per cent of the Gawler River catchment lies within the Council's boundaries, approximately 38 per cent of which is owned and managed by SA Water, ForestrySA, and other State Government entities. Most of the water from this area is intercepted by the South Para Reservoir—which is managed by SA Water — meaning Council has minimal hydrological influence over the Gawler River system and no operational control in the catchment.

Despite this, Adelaide Hills Council is required to contribute equally to GRFMA operational costs and partially to capital and asset maintenance costs. Council's 2024–25 contribution increased by 78 per cent compared to the previous year—the highest proportional rise of any Constituent Council. Meanwhile, none of the GRFMA's current or planned flood mitigation infrastructure—including the \$25 million Bruce Eastick Dam—is located within or benefits the Adelaide Hills district.

The GRFMA's own planning documents—including its Strategic Plan, Asset Management Plan, Stormwater Management Plan, and Business Case—reinforce its focus on downstream flood protection, especially in flood-prone areas such as Gawler, Playford, and the Adelaide Plains. These initiatives have little to no relevance to the Council's community, strategic direction, or risk profile.

Withdrawal will not only protect the financial interests of Adelaide Hills ratepayers but may also improve the GRFMA's operational effectiveness. Reducing the number of Constituent Councils can streamline governance, improve alignment with flood risk priorities, and simplify emergency response coordination across the catchment.

In conclusion, the Adelaide Hills Council's withdrawal from the GRFMA represents a principled and necessary decision to ensure resources are invested in areas of genuine local relevance and strategic value.

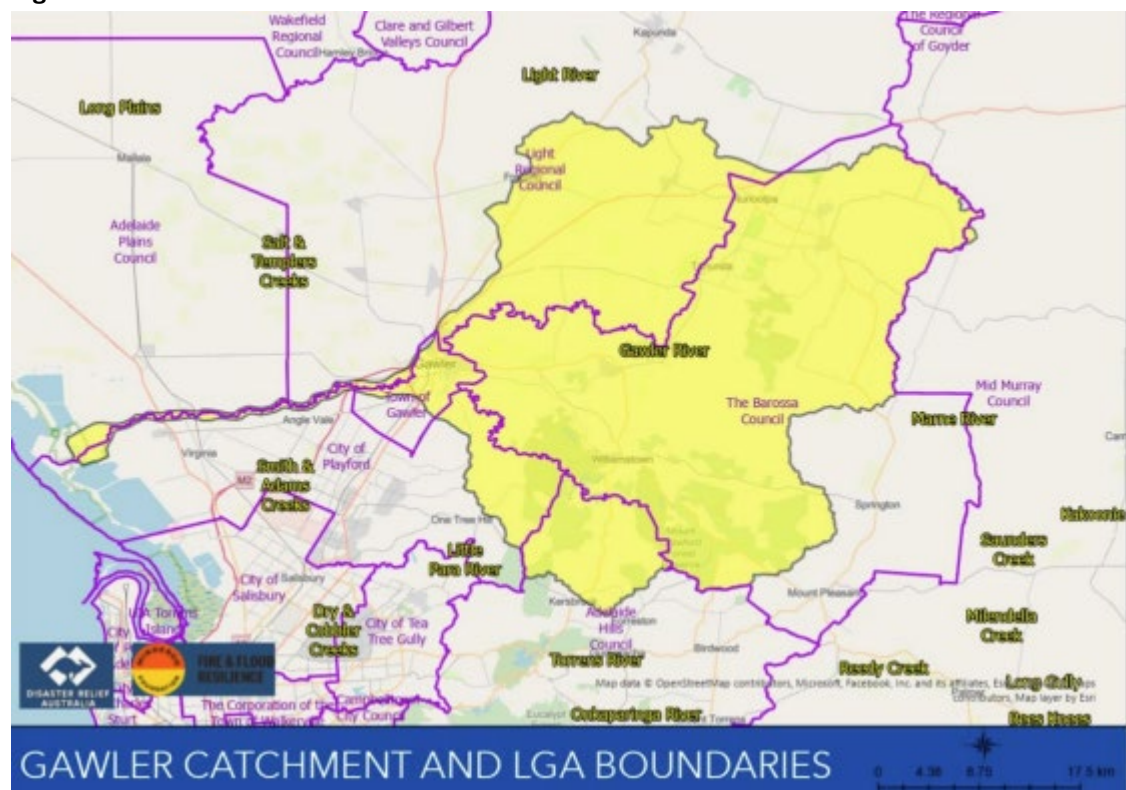
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## 2. Introduction

### 1. GRFMA: formation, membership, and role

Established in 2002 under Section 43 of the *Local Government Act 1999*, the GRFMA is a regional subsidiary responsible for coordinating flood mitigation efforts for the Gawler River floodplain, a region that spans several council areas in South Australia, as illustrated in figure 1 below.

**Figure 1- Gawler Catchment and LGA Boundaries**



Source: Disaster Relief Australia Report “[Project Resilience, Gawler River Catchment, Adelaide Plains](#)”

The GRFMA is comprised of six Constituent Councils:

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



Key reasons that led to the formation of the GRFMA include:

1. Hydrological significance: The North and South Para Rivers originate in the Mount Lofty Ranges—near Eden Valley and Mount Crawford respectively—and converge at the town of Gawler to form the Gawler River, which flows westward into the Gulf of St Vincent. The North Para River meanders through the Barossa Valley, while the South Para River flows into the Warren and South Para Reservoirs. This river system is hydrologically significant and has long been recognised by state agencies, councils, and emergency services as posing a major flood risk to downstream urban areas and highly productive agricultural lands, including cereal cropping, sheep farming, market gardening, almond orchards, and vineyards.<sup>1</sup>
2. Flooding: The Gawler River is prone to periodic flooding and is identified in South Australia's Flood Hazard Plan as a significant flood risk. Historical records show that the river has flooded, on average, every 10 years over the past 160 years. Major flood events in 1992 and 1996 were particularly damaging, with widespread impact on horticultural lands in the region. These events highlighted the inadequacy of existing flood protection measures and acted as a turning point, prompting concern among local councils and state agencies. More recently, significant floods occurred in November 2005 and October 2016.<sup>2</sup>
3. Cross-council catchment: Gawler River catchment encompasses multiple local government areas. The Local Government Association of South Australia (the LGA) has acknowledged that the complexity and scale of the Gawler River system make it challenging for smaller councils to address flood management independently. Specifically, the LGA noted that "the enormity and complexity of the Gawler River makes it difficult for very small councils to grapple with the enormous issues."<sup>3</sup>

The GRFMA operates under a Charter that outlines its powers, functions, and operational framework.<sup>4</sup> The governing body is the GRFMA Board, which consists of an independent Chair and two representatives from each Constituent Council.

The core functions of the GRFMA, as outlined in its Charter, are:

1. To coordinate the construction, operation, and maintenance of flood mitigation infrastructure for the Gawler River.
2. To raise finance for developing, managing, and maintaining approved flood mitigation works.

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<sup>1</sup> [Project Resilience, Gawler River Catchment, Adelaide Plains, SA, Disaster Relief Australia](#)

<sup>2</sup> [GRFMA Strategic Plan 2021 – 2026, Gawler River Flood Management Authority](#)

<sup>3</sup> [Gawler River, north of Adelaide, a flood-risk challenge to protect rich horticultural area and expanded housing | Adelaide AZ](#)

<sup>4</sup> [GRFMA Charter](#)

3. To provide a forum for Constituent Councils to discuss flood mitigation responsibilities and obligations.
4. Upon application, to coordinate the development of recreational and environmental enhancements along the Gawler River.

Since its establishment, the GRFMA has published a range of planning and reporting documents, including Annual Reports, Business Plans, an Asset Management Plan, a Long-Term Financial Plan, and Strategic Plans. Its most recent Strategic Plan, covering the period 2021–2026, highlights several key accomplishments:

- Completion of the Bruce Eastick North Para Flood Mitigation Dam in 2007, providing critical flood control on the North Para River.
- Upgrades to the South Para Reservoir Dam and spillway in 2012.
- Coordination of detailed flood mapping and hydrological studies.
- Finalisation of the Gawler River 2016 Flood Review.
- Facilitated the Gawler River Open Space Strategy 2008.

Over the next five years, the GRFMA has identified several key priorities, including:

- Maintenance and upgrading of infrastructure – ongoing management of the Bruce Eastick Dam and planning new flood mitigation works across the catchment.
  - Delivering flood mitigation projects – partner with the SA Government to implement major initiatives, including projects funded through the \$9 million state allocation.
  - Finalising strategic plans – complete the Stormwater Management Plan and Business Case (see Section 3.3 for further detail on both the Business Plan and Stormwater Management Plan).
-

## 2. Adelaide Hills Council's resolution to seek Ministerial approval to withdraw from the GRFMA

On 23 July 2024, the Adelaide Hills Council resolved to explore withdrawal from the GRFMA, citing concerns about financial liability and minimal benefit to its community. These concerns were formally communicated to the GRFMA Board, the other Constituent Councils, and the Minister for Local Government on 6 November 2024.

On 26 November 2024, the Council formally resolved to proceed with seeking Ministerial approval for withdrawal. Notifications to the GRFMA Board (Appendix A), Constituent Councils (Appendix C), and the Minister for Local Government (Appendix D) were made in December 2024, as required under Clause 19 of the GRFMA Charter.

The GRFMA responded on 18 December 2024 (*Appendix B*), advising against withdrawal and requesting that the Council defer its application to the Minister until the Business Case for proposed flood mitigation strategies were finalised. Council's position is that the Business Case has little relevance to the Adelaide Hills Council Community and would not represent a good use of rate payer funds.

The Minister for Local Government responded on 21 January 2025 (*Appendix E*) to advise that he would consult with each of the other five Constituent Councils regarding the effect of the Council's withdrawal. In addition, given the State Government's investment in the Gawler River Flood Management Program, the Minister advised that he would seek the views of the Minister for Climate, Environment and Water, to assist in consideration of this matter.

On 19 March 2025, Council also wrote to the Minister for Climate, Environment and Water to request a meeting to discuss Council's request to withdraw (*Appendix F*). While the Minister has declined to meet, her office has advised that a written response will be provided.

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### 3. The Gawler River Catchment Area: where Adelaide Hills Council fits

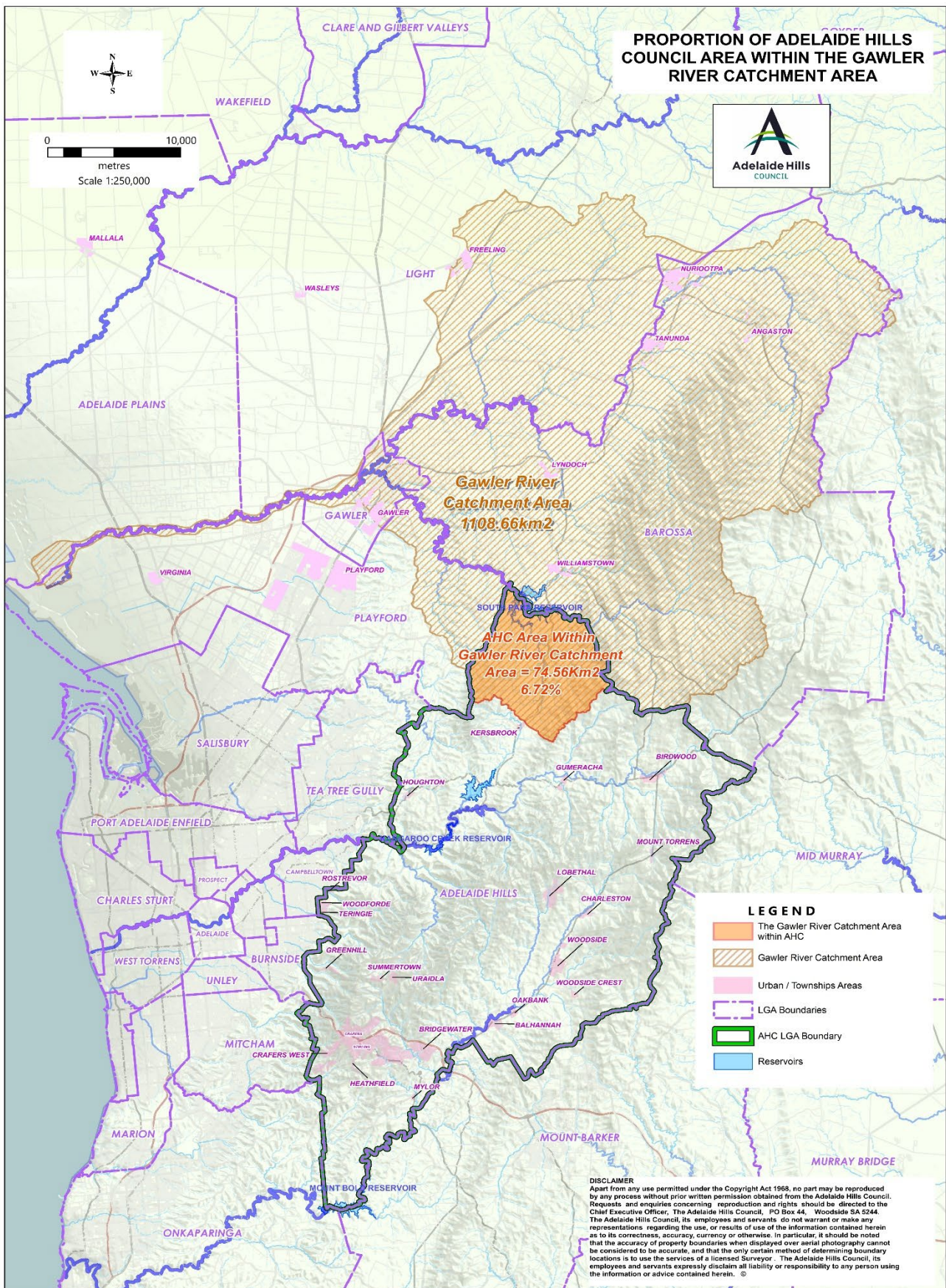
Figure 2, titled “*Proportion of Adelaide Hills Council Area within the Gawler River Catchment Area*”, provides a regional overview of the Gawler River Catchment, which spans 1,108.66 km.<sup>2</sup> It highlights the relative size of the Adelaide Hills Council’s portion of the catchment, showing that only 6.72 per cent (74.56 km<sup>2</sup>) lies within its jurisdiction. While Adelaide Hills Council is a constituent member of the Gawler River Floodplain Management Authority, the map illustrates that most of the floodplain — over 93 per cent — sits outside its boundary.

In addition, the risks posed by the Gawler River are not evenly distributed across the catchment. Several councils within the catchment are significantly more affected due to their location on the floodplain and their exposure to flood events (notably, Light Regional Council, the Town of Gawler, and Adelaide Plains Council). In contrast, the area of the catchment within Adelaide Hills Council is elevated, forested, and has a much lower population and is not exposed to the same risks as other Councils. Further, activities within the Adelaide Hills Council area have little impact on these risks and, where activities may impact these risks, Adelaide Hills Council has minimal operational control over these activities which are primarily managed by SA Water and ForestrySA (see section 3).

A key factor in understanding Council’s limited hydrological influence is the presence of the South Para Reservoir. Located on the South Para River approximately 30 km upstream from its confluence with the North Para River, the reservoir is South Australia’s second-largest. It plays a critical role in regional water supply. Due to its size and catchment location, the reservoir only fills completely once every five years. Water is diverted from the reservoir to the Barossa Reservoir and other parts of the supply network, meaning that much of the flow is withheld or redirected before entering the lower catchment. While this reservoir is located within the Adelaide Hills Council area, it is under the control and management of SA Water.



**Figure 2- Proportion of Adelaide Hills Council Area within the Gawler River Catchment Area**



Source: Adelaide Hills Council

### 3. Why withdrawal is justified

#### 1. Geographic and operational irrelevance

Adelaide Hills Council's connection to the Gawler River catchment is both geographically limited and operationally minimal. The small portion of the catchment that falls within Council boundaries consists predominantly of land managed by other agencies—primarily SA Water and ForestrySA. Council has no operational responsibility for these areas and no ability to influence water flows into the Gawler River system.

Figures 3 and 4, titled "*Comparing Lengths of Stream Hierarchy Within Adelaide Hills Council Catchment Area*," and "*Stream Hierarchy Within Adelaide Hills Council Catchment Area*" illustrates how waterways within the Adelaide Hills Council area contribute to the broader Gawler River system. It distinguishes between stream networks that flow directly into the South Para River and those that first pass through the South Para Reservoir, which is managed by SA Water.

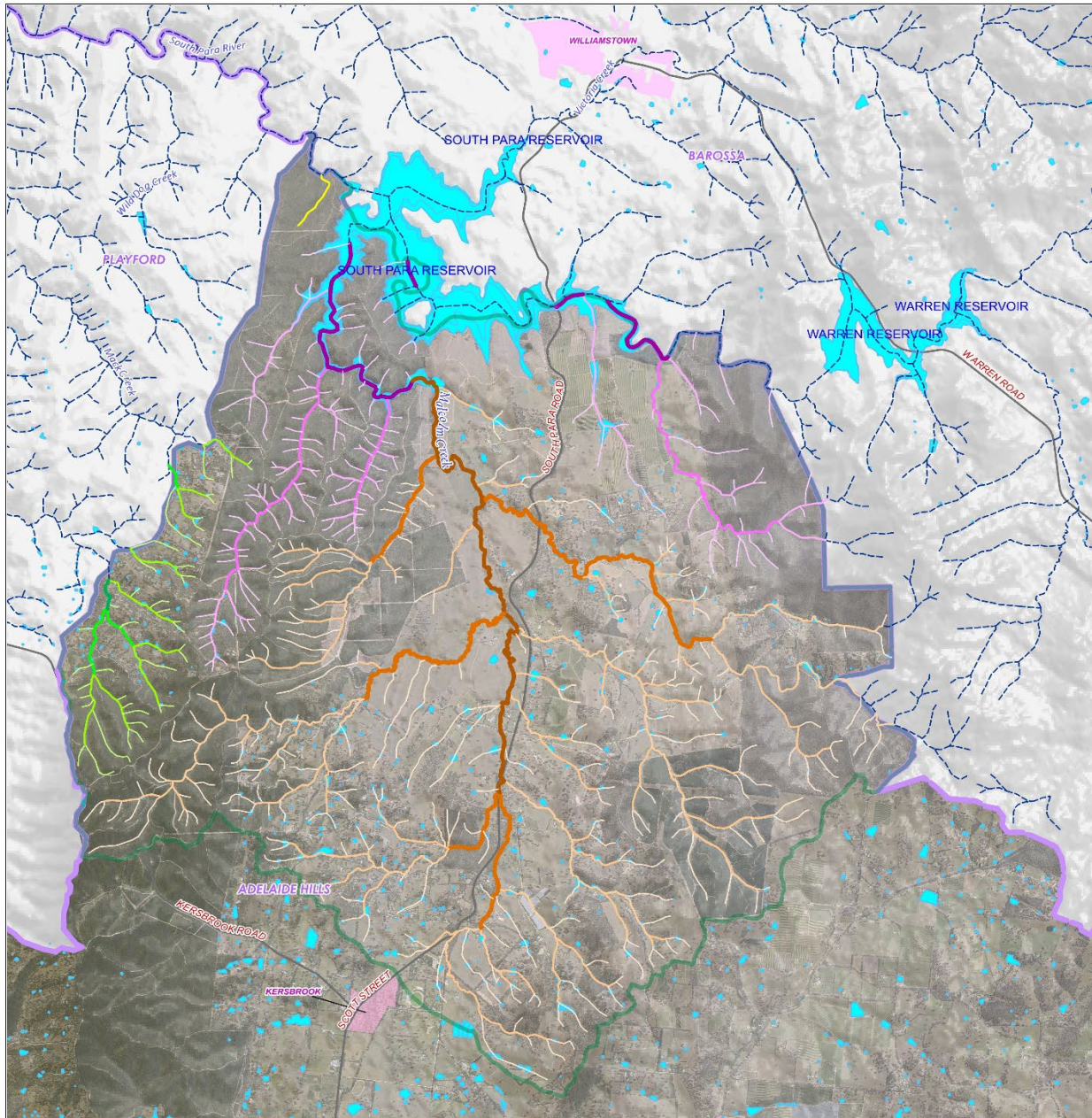
Key insights include:

- The total length of stream networks within the Adelaide Hills Council catchment area that contribute to the Gawler River catchment is approximately 386.06 km.
- Green creek lines represent watercourses that flow directly into the South Para River—and ultimately the Gawler River—without passing through the South Para Reservoir. This is only 67.47 km (around 17.5 per cent) of the total stream network.
- Orange and pink creek lines represent waterways that discharge into the South Para Reservoir before joining the South Para River and Gawler River. This is 318.59 km, or over 82 per cent, of stream length within the Council catchment area. The South Para Reservoir is managed by SA Water.

This demonstrates that most of the water originating in the Adelaide Hills Council area is intercepted and regulated by the South Para Reservoir before reaching the Gawler River system. Only a small fraction—less than 18 per cent—contributes directly to the Gawler River floodplain without passing through state-managed infrastructure. This significantly limits Council's contribution to downstream flood risk and reinforces the minimal hydrological influence the Adelaide Hills Council has over the Gawler River floodplain.



**Figure 3: Comparing Lengths of Stream Hierarchy within Adelaide Hills Council Catchment Area**



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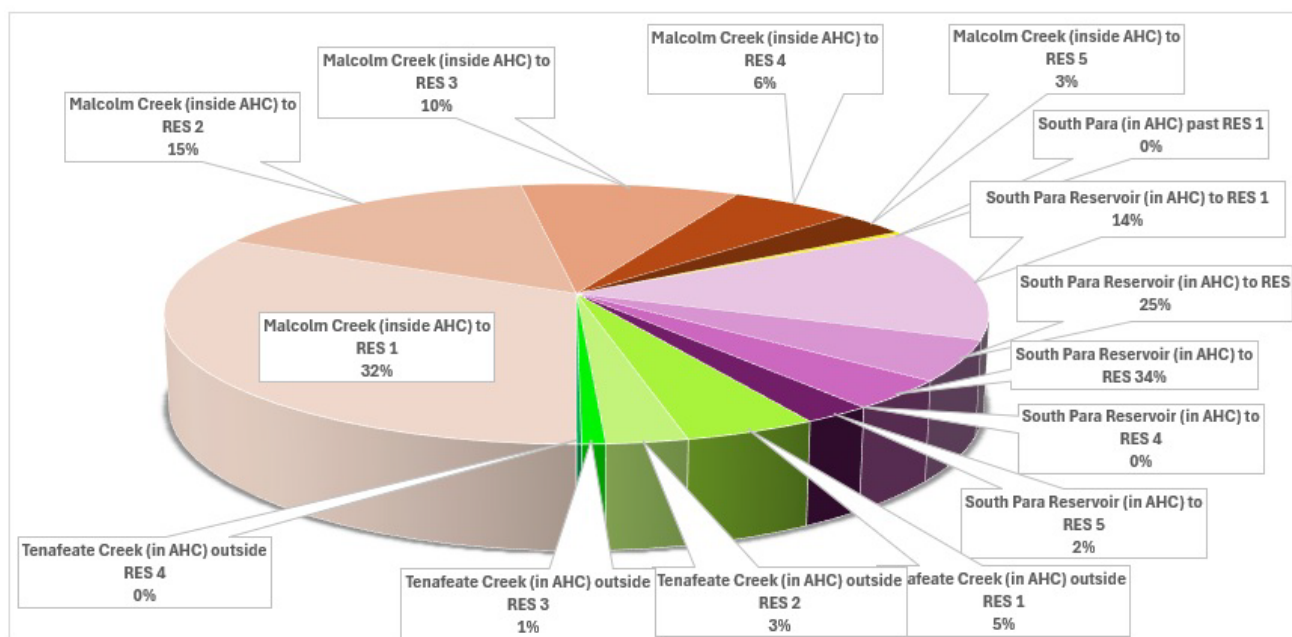
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Source: Adelaide Hills Council



Figure 4: Stream Hierarchy Within Adelaide Hills Council Catchment Area

SUBCATCHMENT per AHC LGA	STREAM-MORDE Hierarchy	IN OR NOT IN SOUTH PARA RESERVOIR	Subcatch & StrmMorde	Summed Length_per StreamMorde	totals_m	Tots Per Stream-Morde Group	% of LOW stream Size per Sub Catchment
Malcolm Creek (inside AHC) to RES	1	Stream Leads to SOUTH PARA RES	Malcolm Creek (inside AHC) to RES 1	78,242.49			
Malcolm Creek (inside AHC) to RES	2	Stream Leads to SOUTH PARA RES	Malcolm Creek (inside AHC) to RES 2	36,931.48			
Malcolm Creek (inside AHC) to RES	3	Stream Leads to SOUTH PARA RES	Malcolm Creek (inside AHC) to RES 3	24,169.39		139,343.37	86.78
Malcolm Creek (inside AHC) to RES	4	Stream Leads to SOUTH PARA RES	Malcolm Creek (inside AHC) to RES 4	13,724.93			
Malcolm Creek (inside AHC) to RES	5	Stream Leads to SOUTH PARA RES	Malcolm Creek (inside AHC) to RES 5	7,506.81	160,575.10	21,231.73	
South Para (in AHC) past RES	1	Not Via Res	South Para (in AHC) past RES 1	855.54	855.54		
South Para Reservoir (in AHC) to RES	1	Stream Leads to SOUTH PARA RES	South Para Reservoir (in AHC) to RES 1	34,094.35			
South Para Reservoir (in AHC) to RES	2	Stream Leads to SOUTH PARA RES	South Para Reservoir (in AHC) to RES 2	12,288.77			
South Para Reservoir (in AHC) to RES	3	Stream Leads to SOUTH PARA RES	South Para Reservoir (in AHC) to RES 3	9,036.52		55,419.64	90.63
South Para Reservoir (in AHC) to RES	4	Stream Leads to SOUTH PARA RES	South Para Reservoir (in AHC) to RES 4	10.62			
South Para Reservoir (in AHC) to RES	5	Stream Leads to SOUTH PARA RES	South Para Reservoir (in AHC) to RES 5	5,717.34	61,147.61	5,727.97	
Tenafeate Creek (in AHC) outside RES	1	Not Via Res	Tenafeate Creek (in AHC) outside RES	10,929.09			
Tenafeate Creek (in AHC) outside RES	2	Not Via Res	Tenafeate Creek (in AHC) outside RES	6,694.24			
Tenafeate Creek (in AHC) outside RES	3	Not Via Res	Tenafeate Creek (in AHC) outside RES	1,952.63		19,575.95	97.92
Tenafeate Creek (in AHC) outside RES	4	Not Via Res	Tenafeate Creek (in AHC) outside RES	416.09	19,992.05	416.09	
				242,570.29	242,570.29		



Source: Adelaide Hills Council



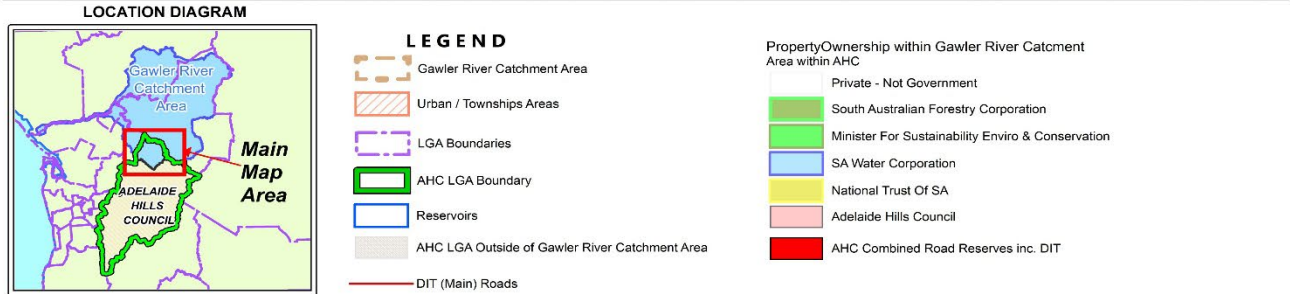
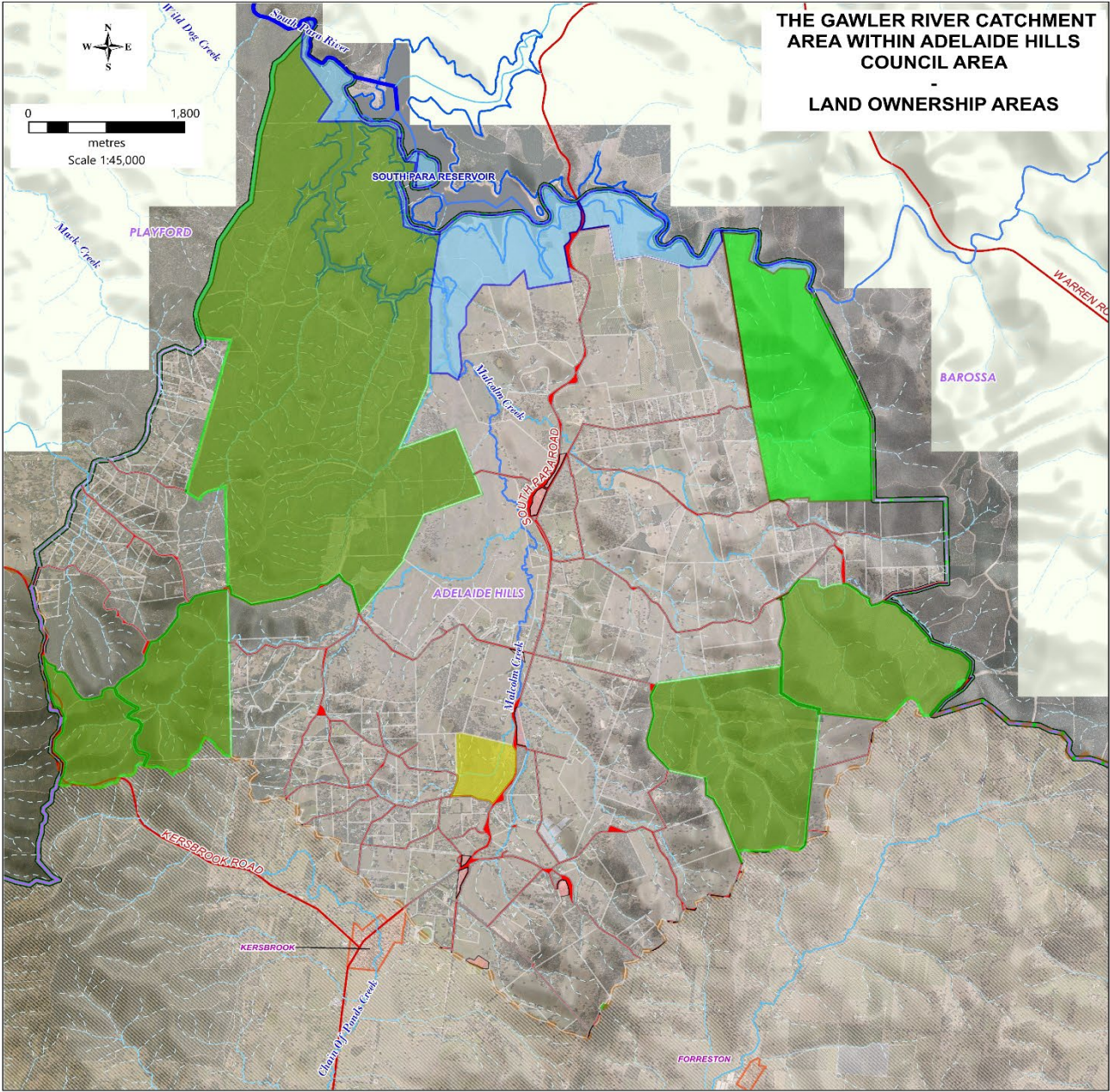
Figure 5 and 6, titled “*The Gawler River Catchment Area within the Adelaide Hills Council Area: Land Ownership Area*” and “*Land Ownership in the Gawler River Catchment Area Within Adelaide Hills Council Area*” illustrate the land tenure within the portion of the Gawler River Catchment that lies inside the Adelaide Hills Council area. It shows that a substantial portion of the Gawler River Catchment within the Council’s boundary is owned and managed by State Government entities, not Council.

Specifically:

- ForestrySA manages 22.476 km<sup>2</sup> (29.5 per cent) of land within the catchment, primarily plantation forest. As a State-owned enterprise, ForestrySA has defined responsibilities for sustainable forest management, including erosion control, water quality protection, and fire management — all of which influence runoff and catchment health.
- SA Water holds 3.101 km<sup>2</sup> (4.08 per cent) of land, mostly associated with the South Para Reservoir and its buffer zones. As the owner and operator of major water infrastructure, SA Water plays a critical role in regulating flows from the upper catchment and managing flood mitigation infrastructure.
- An additional 3.9 km<sup>2</sup> (5.17 per cent) of land is either State Government land held for environmental and conservation purposes or National Trust.

Together, these agencies control over approximately 38 per cent of the catchment area within the Adelaide Hills Council boundary.

Figure 5: Land Ownership: The Gawler River Catchment Area Within Adelaide Hills Council Area



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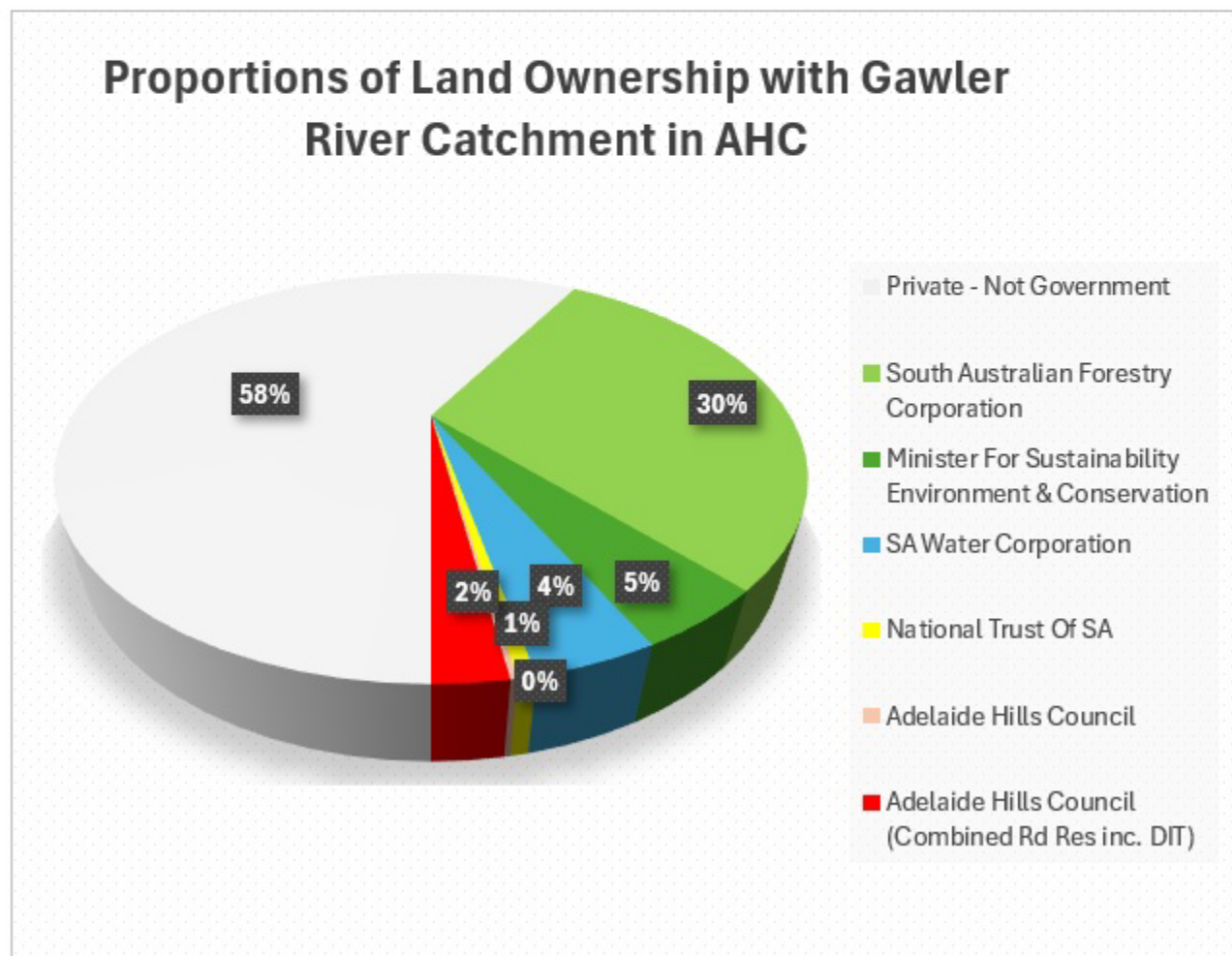


Source: Adelaide Hills Council



**Figure 6: Land Ownership in the Gawler River Catchment Area Within Adelaide Hills Council Area**

Owners_Name_General	Summed_km2
Private - Not Government	44.384
South Australian Forestry Corporation	22.476
Minister For Sustainability Environment & Conservation	3.469
SA Water Corporation	3.101
National Trust Of SA	0.462
Adelaide Hills Council	0.168
Adelaide Hills Council (Combined Rd Res inc. DIT)	1.876
	<b>75.936</b>



Source: Adelaide Hills Council

Taken together, these maps clearly demonstrate that Adelaide Hills Council has minimal geographic, operational, and land management relevance within the Gawler River catchment. Given the limited extent of its involvement and the absence of direct benefit to its community, it is unreasonable to expect the Council to contribute funding toward infrastructure or flood mitigation measures in this catchment.

## 2. Financial inequity and lack of benefit

Adelaide Hills Council currently holds a 5.34 per cent equity share in the Gawler River Floodplain Management Authority (GRFMA), as illustrated in the table below. This equity share represents not only a financial contribution but also an ongoing administrative and governance obligation to an entity whose strategic priorities, infrastructure, and service delivery lie entirely outside the Council's boundaries.

**Table 1: Allocation of Council Interests in Net Assets**

Constituent Council	Accumulated Subscriptions for Operations to 30 June 2024 \$	Accumulated Subscriptions for Maintenance to 30 June 2024	Accumulated Subscriptions for Scheme Works to 30 June 2024 \$	All Subscriptions to 30 June 2024	Percentage of Contributions to the Total	Council's Interests in Net Assets
Adelaide Hills Council	253,882	6,352	76,527	336,761	5.34%	2,259,016
The Barossa Council	253,682	31,813	383,250	668,945	10.61%	4,488,410
Town of Gawler	253,882	63,586	765,408	1,082,876	17.1%	7,263,539
Light Regional Council	253,882	31,813	383,250	668,945	10.61%	4,488,419
Adelaide Plains Council	253,882	106,079	1,275,673	1,635,634	25.94%	10,973,970
City of Playford	253,882	127,254	1,530,826	1,911,962	30.13%	12,830,701
	<b>1,523,292</b>	<b>366,897</b>	<b>1,530,826</b>	<b>6,305,123</b>	<b>100%</b>	<b>42,303,664</b>

Source: [GRFMA Annual Report 2023-24](#)

There is no GRFMA-funded flood protection infrastructure—such as levees, detention basins, or dam structures—located within the Adelaide Hills Council area. The Council receives no direct benefit from GRFMA assets and has no jurisdiction or influence over the areas they protect. Despite this, Council is required to contribute to the operational, maintenance, and capital costs of downstream infrastructure based solely on equity share, rather than on exposure to flood risk or the receipt of protective benefit.

The GRFMA's operations are funded through a formula-based model that requires equal operational contributions (16.66 per cent) from each Constituent Council, alongside variable contributions for capital works and maintenance. In practice, this cost-sharing model has placed an increasing and disproportionate burden on Adelaide Hills Council.

**Table 2: Percentage share across Constituent Councils**

Constituent Council	Capital Works	Maintenance of Assets	Operational Costs
	Percentage Share	Percentage Share	Percentage Share
Adelaide Hills Council	1.73%	1.73%	16.66%
Adelaide Plains Council	28.91%	28.91%	16.66%
The Barossa Council	8.67%	8.67%	16.66%
Town of Gawler	17.34%	17.34%	16.66%
Light Regional Council	8.67%	8.67%	16.66%
City of Playford	34.68%	34.68%	16.66%
Total	100%	100%	100%

Source: [Agenda, GRFMA Board Meeting 15 August 2024](#)

As illustrated in the table below, in 2023–24, Council’s total contribution to the GRFMA was \$27,356, comprising \$24,938 in operating costs and \$2,418 in asset maintenance. By 2024–25, this figure had risen sharply to \$48,642—an increase of approximately 78 per cent. This included a doubling of operating costs to \$46,228, while asset maintenance costs remained largely unchanged. This is the largest proportional increase of any Constituent Council.

**Table 3: Funding increases between 2023-24 to 2024-25**

	2023-24 Operating	2023-24 Asset maint	2023-24 Total	2024-25 Operating	2024-25 Asset maint	2024-25 Total	Total increase
Adelaide Hills Council	\$ 24,938	\$ 2,418	\$ 27,356	\$ 46,228	\$ 2,414	\$ 48,642	78%
Adelaide Plains Council	\$ 24,938	\$ 40,390	\$ 65,328	\$ 46,228	\$ 40,330	\$ 86,558	32%
The Barossa Council	\$ 24,938	\$ 12,117	\$ 37,055	\$ 46,228	\$ 12,099	\$ 58,327	57%
Town of Gawler	\$ 24,938	\$ 24,234	\$ 49,172	\$ 46,228	\$ 24,198	\$ 70,426	43%
Light Regional Council	\$ 24,938	\$ 12,117	\$ 37,055	\$ 46,228	\$ 12,099	\$ 58,327	57%
City of Playford	\$ 24,938	\$ 48,482	\$ 73,420	\$ 46,228	\$ 48,410	\$ 94,638	29%
<b>TOTAL</b>	<b>\$ 149,628</b>	<b>\$ 139,758</b>	<b>\$ 289,386</b>	<b>\$ 277,368</b>	<b>\$ 139,550</b>	<b>\$ 416,918</b>	<b>44%</b>

Source: [Agenda, GRFMA Board Meeting 15 August 2024](#)

While all councils experienced an increase in operational contributions—from \$24,938 to \$46,228—other councils were already contributing significantly more to asset maintenance. For example:

- Town of Gawler increased from \$49,172 to \$70,426 (43 per cent increase)
- Light Regional Council rose from \$37,055 to \$58,327 (57 per cent increase)
- Adelaide Plains Council rose from \$65,328 to \$86,558 (33 per cent increase)

These comparisons highlight the disproportionate financial burden placed on Adelaide Hills Council, despite its minimal geographic presence in the catchment and complete lack of benefit from GRFMA infrastructure. Notably, the GRFMA’s primary asset—the Bruce Eastick North Para Flood Mitigation Dam, valued at over \$25 million according to the GRFMA Asset Management Plan 2023–2032—does not service or protect the Adelaide Hills Council area in any way.

The GRFMA's own Strategic Plan 2021–2026 acknowledges that “differences in perspectives and priorities between upstream and downstream Constituent Councils” exist, particularly regarding who benefits from infrastructure and how funding responsibilities are apportioned.

Adelaide Hills Council continues to contribute equally to operational costs despite deriving no tangible benefit for its ratepayers. This arrangement is not only inefficient—it is fundamentally inequitable. None of the GRFMA's current or planned initiatives are designed to serve or protect the Adelaide Hills community, yet Council remains obligated to share in the costs.

While the Council acknowledges that its withdrawal will result in a redistribution of financial responsibilities among the remaining Constituent Councils, this is a fair and necessary adjustment given the longstanding mismatch between cost burden and benefit realisation.

### 3. Misalignment with strategic priorities

The Adelaide Hills Council's Strategic Plan, titled "*A Brighter Future for Everyone*", emphasises the importance of local relevance and community-specific initiatives.

The plan outlines goals including:

- A functional built environment: focusing on infrastructure that supports local needs.
- Community wellbeing: enhancing the quality of life for residents through tailored services.
- A valued natural environment: preserving and managing the unique environmental assets of the Adelaide Hills region.

These goals underscore the Council's commitment to initiatives that directly benefit its community, reflecting a strategic direction centered on local relevance and tailored community services.

In contrast, the **GRFMA's Strategic Plan for 2021–2026** focuses on flood mitigation efforts primarily in the Gawler River catchment area, of which the Adelaide Hills Council has little influence. Key initiatives include:

- Upgrading the Bruce Eastick North Para Flood Mitigation Dam: enhancing infrastructure to manage flood risks.
- Developing a comprehensive Community Awareness Program: educating communities about flood risks and mitigation strategies.

- Seeking funding from federal programs like the Disaster Ready Fund: securing resources for large-scale flood management projects.

Likewise, the **GRFMA's 2023–24 Annual Report highlights** the progression of two key reports—the Business Case and the draft Stormwater Management Plan—as the major achievements of the reporting period. These documents are presented as foundational to the Authority's strategy for delivering future flood mitigation infrastructure for the Gawler River Catchment. However, these initiatives are primarily targeted at regions downstream of the Adelaide Hills, areas more susceptible to flooding from the Gawler River.

For example, the draft **GRFMA Stormwater Management Plan**, released in April 2025, outlines a strategic approach to managing stormwater in the lower catchment—from the confluence of the North and South Para Rivers near Gawler, to Port Gawler. The plan prioritises flood risk reduction, water quality improvements, and the protection of ecological and cultural values within this downstream corridor—well

outside the jurisdiction and interests of Adelaide Hills Council. Figure 7 shows the focus area identified in the plan, spanning from Gawler to Port Gawler and including land near the river channel, marked in red on the map below.

**Figure 7: Gawler River lower catchment area**



Source: [GRFMA draft Stormwater Management Plan](#)



Planned capital works outlined in the draft Stormwater Management Plan exceed \$220 million and include a proposed \$195 million upgrade to the Bruce Eastick Dam and \$30.5 million in levee improvements—none of which benefit the Adelaide Hills community but expose Council to large financial liabilities. In addition to these capital projects, the plan proposes flood education campaigns, new forecasting systems, and planning control reforms—all targeted at lowland communities such as Gawler, Angle Vale, and Port Gawler. Illustrating this point, the community engagement on the Stormwater Management Plan has been largely focussed on the lowland communities, with drop-in sessions held in Gawler and Angle Vale and the City of Playford facilitating the online engagement hub.

Despite its lack of relevance to Adelaide Hills, the Council continues to contribute equally to GRFMA administrative costs, including for the development of consultation materials, social media campaigns, and engagement activities that do not involve or benefit the Adelaide Hills community. The principle of equal financial contribution does not reflect the varying levels of exposure, benefit, or involvement across Constituent Councils and highlights the inequity of the current funding model—particularly for a council like the Adelaide Hills Council, which sits entirely outside the Stormwater Management Plan's area of focus.

Likewise, the **GRFMA's Business Case outlines** a suite of flood mitigation strategies aimed at enhancing flood protection along the Gawler River and that have little relevance to the Adelaide Hills Community.

Key initiatives include:

- Raising the Bruce Eastick Dam: a proposed 10-metre increase in the dam wall height to augment flood storage capacity.
- Strengthening planning controls: implementing stricter regulations for developments near the Gawler River to minimise flood risk.
- Community flood awareness campaign: educating residents in flood-prone areas about risks and preparedness.
- Levee infrastructure upgrades: repairing and maintaining levees along the lower Gawler River to contain floodwaters during high-flow events.

While these measures are designed to benefit communities along the Gawler River, they hold limited relevance for Adelaide Hills Council. The Council's jurisdiction lies upstream, with minimal exposure to the flood risks addressed in the Business Case. Consequently, the proposed investments do not align with the specific needs or priorities of the Adelaide Hills community.

Additionally, the **GRFMA's Asset Management Plan 2023–2032** outlines the strategic approach to maintaining and renewing the Authority's flood mitigation infrastructure over the coming decade. The plan centres on a single major asset—the Bruce Eastick North Para Flood Mitigation Dam—and associated infrastructure, with the portfolio valued at approximately \$25.8 million.

From Adelaide Hills Council's perspective, the Asset Management Plan reinforces the underlying issue that has prompted its desire to exit the Authority: the infrastructure managed under the GRFMA delivers no tangible benefit to the Adelaide Hills district. The Bruce Eastick Dam is located downstream, outside Council's jurisdiction, and plays no role in mitigating flood risk within our communities. Despite this, Council is required to contribute to the financial upkeep and renewal of these assets.

The Asset Management Plan outlines expected service levels and lifecycle strategies for infrastructure maintenance, upgrades, and eventual replacement. While this forward planning is commendable, it carries significant financial implications for all Constituent Councils, including those—like Adelaide Hills Council—that do not receive direct benefit. The forecasted financial commitments presented in the Asset Management Plan must be seen in light of Council's limited operational involvement, geographic disconnect, and absence of infrastructure within its boundaries.

This misalignment between GRFMA priorities and the Council's own strategic objectives raises serious concerns about the ongoing value of participation. The Asset Management Plan offers no opportunity for local influence or tailoring of investment to meet the needs of the Adelaide Hills community. Instead, it locks Council into a funding model based on equal contribution, regardless of the degree of risk, exposure, or benefit.

In this context, Adelaide Hills Council contends that continued membership in the GRFMA does not represent responsible stewardship of ratepayer funds.

The GRFMA's **Long-Term Financial Plan 2022–2032** outlines the financial framework that will guide the Authority's operations, asset maintenance, and infrastructure investment over the next decade. It aims to support the coordinated delivery of regional flood mitigation priorities, but for Adelaide Hills Council, the plan underscores a broader concern about the equity and value of ongoing membership in the Authority.

The GRFMA's Long-Term Financial Plan sets out detailed projections for revenue, expenditure, and capital works, including ongoing renewal of the Bruce Eastick Dam and potential new projects. These forward-looking commitments are underpinned by an expectation that all six Constituent Councils—regardless of geographic relevance or

benefit—will continue to provide consistent financial contributions throughout the life of the plan. For Adelaide Hills Council, this presents a misalignment between long-term financial obligations and any measurable return to its ratepayers.

Notably, the GRFMA's Long-Term Financial Plan acknowledges that the GRFMA will operate in deficit for the foreseeable future. It also confirms that depreciation is unfunded, raising concerns about the long-term financial sustainability of the Authority's infrastructure. Despite these risks, the plan calls for continued operational and capital contributions from all member councils. For a council such as the Adelaide Hills Council, which derives no direct benefit from GRFMA-managed assets or proposed capital works, this arrangement is difficult to justify.

In this context, the GRFMA's Long-Term Financial Plan serves to reinforce the inequity of the current funding model and the importance of resolving Adelaide Hills Council's membership status. Continued participation in the GRFMA would lock the Council into a financial roadmap designed to service priorities from which it derives little or no direct value. Withdrawal offers a more prudent and equitable path forward, aligned with Council's strategic responsibility to direct resources toward outcomes that benefit the Adelaide Hills community.

The Council's withdrawal will allow reallocation of its limited resources to projects aligned with the Adelaide Hills community, such as bushfire preparedness—areas of genuine relevance and strategic importance to the community.

#### 4. Longstanding concerns

The decision to proceed with seeking Ministerial approval to withdraw from the GRFMA, as outlined in Section 2, followed a series of concerns raised by Council over several years — most notably the inequitable cost-sharing arrangements associated with the GRFMA's Business Case. These concerns were central to Council's reasoning to request withdrawal from the GRFMA and were formally registered in the lead-up to its withdrawal resolution.

At its meeting on 23 April 2024, Council resolved not to approve the GRFMA's 2024–25 Annual Business Plan and Budget, citing the limited benefit to the Adelaide Hills community and the inequity of apportioning Business Case development costs equally among member councils. Council argued that cost-sharing should reflect each council's relative contribution to flood risk and the benefits derived from any resulting mitigation works.

This decision triggered a dispute resolution process, which concluded when Council later approved the 2024–25 Business Plan and Budget on 23 July 2024—while formally registering its ongoing objection to funding the Business Case.

Council’s objection stems from the fact that the Adelaide Hills community neither contributes to flood risk nor stands to benefit from the mitigation measures under consideration.

The GRFMA’s request to defer withdrawal until the Business Case is finalised must be considered in this context. The record shows that Council has consistently and reasonably opposed funding initiatives that do not serve its community. Its decision to proceed with withdrawal before 30 June 2025 reflects a desire to avoid further financial obligations that are both inefficient and inequitable.

## **4. Why withdrawal can benefit the GRFMA**

If Adelaide Hills Council withdraws from the GRFMA, the remaining Constituent Councils may experience several benefits. The Council’s departure could alleviate some of the administrative burden associated with coordinating six councils, leading to streamlined communication and more efficient decision-making processes. With fewer councils needing to reach consensus on strategic directions, budget allocations, and project priorities, operational efficiency within the GRFMA could be enhanced.

Moreover, this reduced complexity may foster greater accountability among the remaining councils. A more focused group could lead to improved engagement in the governance of GRFMA initiatives, strengthening the commitment to collaborative projects that address the specific needs of the councils most affected by flood risks.

The withdrawal of Adelaide Hills Council also presents an opportunity for the remaining councils to better align flood mitigation initiatives with their local objectives. This could enable a more tailored approach to resource allocation and project planning, ensuring that efforts reflect the priorities and concerns of the councils continuing to face flood risks.

Additionally, the departure may allow for the reallocation of the Adelaide Hills Council’s share of depreciation expenses, providing the remaining councils with an opportunity to strengthen their cases for additional flood mitigation projects. The increased financial stake and consolidated interests could lead to more cohesive and effective project planning, directly benefiting the councils most impacted by flood risks.

Lastly, according to Disaster Relief Australia, a higher number of councils increases the complexity of disaster response coordination. If Adelaide Hills Council exits the GRFMA, it could streamline disaster response efforts across the Gawler River Catchment. With fewer councils involved, there would be a reduction in the number of personnel requiring updates

during flood risk scenarios.<sup>5</sup> This would lessen the communication burden on South Australian agencies like the Department for Environment and Water and the State Emergency Service, as well as national bodies such as the Bureau of Meteorology. Consequently, these organisations could allocate resources more efficiently and respond more swiftly to flood events, enhancing the overall effectiveness of emergency management.

In summary, the withdrawal of Adelaide Hills Council from the GRFMA has the potential to deliver operational, financial, and strategic advantages for the remaining Constituent Councils. By simplifying governance structures, improving alignment with flood risk priorities, and enhancing emergency response coordination, Council's exit could support a more agile and targeted approach to floodplain management across the Gawler River Catchment.

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## 5. Conclusion

Adelaide Hills Council's decision to seek Ministerial approval to withdraw from the Gawler River Floodplain Management Authority is grounded in clear evidence, sound reasoning, and a commitment to responsible governance.

The Council's involvement in the GRFMA has become increasingly misaligned with its geographic relevance, hydrological influence, financial return, and strategic priorities. The area of the Gawler River catchment within the Council's jurisdiction is minimal, largely state-managed, and does not contribute significantly to downstream flood risk. The Council has little operational responsibilities in this area, nor does it derive any benefit from GRFMA-funded infrastructure or initiatives.

Despite this, Adelaide Hills Council continues to contribute equally to operational costs and is expected to fund capital works that provide no tangible value to its community. The Council has absorbed the highest proportional increase in contributions among all Constituent Councils—despite being the least serviced or protected by GRFMA assets. This financial model is not only inequitable but unsustainable, particularly when viewed alongside the GRFMA's own Strategic Plan, Business Case, and Asset Management Plan, all of which remain focused on downstream priorities.

Furthermore, Council's continued membership in the GRFMA contradicts its own Strategic Plan, which emphasises targeted investment in local infrastructure, community wellbeing, and environmental management—priorities that are not supported through the GRFMA's current or proposed projects.

Withdrawal also has the potential to benefit the GRFMA. It may simplify governance, reduce administrative complexity, and allow the remaining councils—those with the most at stake in

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<sup>5</sup> [HH3250 DRA Gawler River Catchment Doc.indd](#)

managing flood risk—to have greater influence over priorities and resource allocation. It may also streamline emergency response coordination across the catchment, enabling more efficient communication and action during flood events.

Considering the limited relevance, disproportionate cost burden, and lack of strategic alignment, the Adelaide Hills Council’s withdrawal from the GRFMA is not only reasonable—it is necessary. It allows the Council to redirect resources toward areas of genuine community need and ensures ratepayer funds are invested in ways that deliver meaningful outcomes for the Adelaide Hills region. It will have little impact on the management of the Gawler River Catchment Area.

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## **Appendix 2**

*Letter from the GRFMA, dated 18 December 2024*

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**GAWLER RIVER FLOODPLAIN MANAGEMENT AUTHORITY**

PO Box 366 Seacliff Park, SA 5049

P: 0407 717 368

E: [eo@grfma.com](mailto:eo@grfma.com)

W: [www.gawler.sa.gov.au/grfma](http://www.gawler.sa.gov.au/grfma)

18 December 2024

Mr Greg Georgopoulos  
Chief Executive Officer  
Adelaide Hills Council  
65 Mount Barker Road  
Stirling SA 5152  
Via email: [mail@ahc.sa.gov.au](mailto:mail@ahc.sa.gov.au)

Dear Greg

**Adelaide Hills Council – GRFMA Membership**

I refer to your letter dated 5 December 2024 concerning the Adelaide Hills Council's decision to write to the Minister for Local Government, by 31 December 2024, seeking approval to withdraw from the GRFMA, as required by Clause 19 of GRFMA's Charter.

The GRFMA Board considered this matter at its meeting on 12 December 2024 and resolved that it did not support the withdrawal and asked me to advise you of this decision.

As we have previously discussed, the current focus of the GRFMA is to finalise the Business Case as this will help determine the feasibility of the flood mitigation strategies identified (as Option 8) in the current draft of the Business Case.

We have made significant progress on the Business Case, which we expect to finalise over the next six months or so.

Accordingly, I hope that your council can reconsider its position and defer seeking Ministerial approval on withdrawing until the Business Case is finalised and its ramifications are clearly understood.

Yours sincerely



Lino Di Lernia  
**CHAIRMAN/INDEPENDENT MEMBER, GRFMA**  
[chair@grfma.com](mailto:chair@grfma.com)



*The Barossa Council*

**Gawler**





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## **Appendix 3**

*Letter to the Minister for Local Government,  
dated 11 December 2024*

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11 December 2024

The Hon. Joe Szakacs  
Minister for Local Government  
GPO Box 1533  
Adelaide SA 5000

By email: [minister.szakacs@sa.gov.au](mailto:minister.szakacs@sa.gov.au)

Dear Minister

**Request for Ministerial approval to withdraw from the GRFMA**

I refer to my previous correspondence dated 6 November 2024, which outlined the Adelaide Hills Council's intention to explore withdrawal from the Gawler River Floodplain Management Authority (GRFMA).

As outlined in that correspondence, the Council's decision to explore withdrawal was informed by:

- limited financial and operational involvement compared to other Constituent Councils;
- negligible direct benefits to the Adelaide Hills district from GRFMA projects; and
- disproportionate financial implications of planned capital works.

These considerations remain central to the Council's position. In particular, the GRFMA's recent focus on capital projects that offer minimal relevance or benefit to our community has reinforced the Council's view that continued membership is not in the best interest of our ratepayers.

While a response from your office remains outstanding, I wish to advise that at its Ordinary Council Meeting held on 26 November 2024, the Council resolved as follows:

**12.5 Gawler River Floodplain Management Authority Membership**

Moved Cr Nathan Daniell  
S/- Cr Mark Osterstock

419/24

**Council resolves:**

1. That the report be received and noted.
2. That the CEO formally write to the Minister, by 31 December 2024, seeking approval to withdraw from the GRFMA, as required by Clause 19 of the Charter.
3. That the CEO write to the GRFMA and Constituent Councils, by 31 December 2024, to officially advise of its intention to withdraw from the GRFMA, as required by Clause 19 of the Charter.
4. That the Council approve an initial budget allocation of \$20,000 for consultant fees, enabling Council to obtain expert advice and effectively manage the negotiations required to exit the GRFMA.

Carried Unanimously
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Accordingly, and pursuant to Clause 19 of the GRFMA Charter, I am now writing to formally request Ministerial approval for the Adelaide Hills Council to withdraw from the GRFMA, effective 30 June 2025.

To support this request, the Council is currently preparing a detailed formal submission, which will include further context, justification, and expert analysis. This submission will be provided early next year.

In compliance with Clause 19 of the GRFMA Charter, which stipulates that subject to the approval of the Minister, a Constituent Council may withdraw from the GRFMA by giving not less than six months' notice of its intention to do so to all other Constituent Councils and the Executive Officer of the GRFMA, I wish to advise that the Council is concurrently notifying the GRFMA and all Constituent Councils of its intention to withdraw.

The Council would greatly appreciate receiving advice on the criteria for evaluating withdrawal requests and welcomes any further guidance your office can provide. Additionally, I would be happy to meet with you to discuss this matter further and address any questions or concerns you may have.

I look forward to your response.

Kind regards,

A handwritten signature in black ink, appearing to read 'GG', followed by a period.

Greg Georgopoulos  
**Chief Executive Officer**

Enc:

- Previous correspondence to your office (dated 6 November 2024)
- Council Report on GRFMA membership issue (dated 26 November 2024)

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## **Appendix 4**

*Letter from the Minister for Local Government,  
dated 21 January 2025*

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**Hon Joe Szakacs MP**



**Government  
of South Australia**

**Minister for Trade and  
Investment**

**Minister for Local  
Government**

**Minister for Veterans'  
Affairs**

GPO Box 1533  
ADELAIDE SA 5000

T: (08) 7133 2070

E: [minister.szakacs@sa.gov.au](mailto:minister.szakacs@sa.gov.au)

24MINLG-0591

Mr Greg Georgopoulos  
Chief Executive Officer  
Adelaide Hills Council  
63 Mount Barker Road  
STIRLING SA 5152

By email: [mail@ahc.sa.gov.au](mailto:mail@ahc.sa.gov.au)

Dear Mr Georgopoulos

Thank you for writing to me about the Adelaide Hills Council's (the Council) intention to explore withdrawal from the Gawler River Floodplain Management Authority (GRFMA). I understand that the Council has notified GRFMA's Board and constituent councils of this intention.

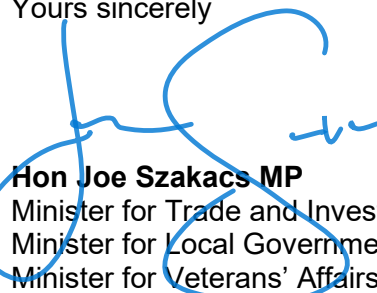
After receiving your correspondence, I asked the Office of Local Government for advice in relation to this matter.

As you are aware, GRFMA was established for the purpose of coordinating the planning, construction, operation and maintenance of flood mitigation infrastructure for the Gawler River. While I note the Council's views regarding its involvement in GRFMA, all councils in the catchment have a responsibility to contribute towards flood mitigation.

If the Council resolves to seek my approval to withdraw from GRFMA, I will consult with each of the other five constituent councils regarding the effect of the Council's withdrawal. In addition, given the State Government's investment in the Gawler River Flood Management Program, I will also seek the views of the Hon Dr Susan Close MP, Minister for Climate, Environment and Water, to assist in my consideration of this matter.

I trust this information is of assistance.

Yours sincerely

  
**Hon Joe Szakacs MP**  
Minister for Trade and Investment  
Minister for Local Government  
Minister for Veterans' Affairs

21 / 11 / 2025

cc. Hon Dr Susan Close MP, Minister for Climate, Environment and Water



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## **Appendix 5**

*Letter to the Minister for Climate, Environment and  
Water, dated 18 March 2025*

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19 March 2025

**The Hon Susan Close MP**

Deputy Premier; Minister for Climate, Environment and Water  
GPO Box 1533  
Adelaide SA 5000

By email: [minister.close@sa.gov.au](mailto:minister.close@sa.gov.au)

Dear Deputy Premier Close,

**Request for meeting – Adelaide Hills Council’s withdrawal from the Gawler River Management Authority.**

I write to request a meeting to discuss Adelaide Hills Council’s decision to withdraw from the Gawler River Management Authority (GRFMA).

At its Ordinary Council Meeting on 26 November 2024, the Council formally resolved to withdraw from the GRFMA.

**12.5 Gawler River Floodplain Management Authority Membership**

Moved Cr Nathan Daniell  
S/- Cr Mark Osterstock

419/24

Council resolves:

1. That the report be received and noted.
2. That the CEO formally write to the Minister, by 31 December 2024, seeking approval to withdraw from the GRFMA, as required by Clause 19 of the Charter.
3. That the CEO write to the GRFMA and Constituent Councils, by 31 December 2024, to officially advise of its intention to withdraw from the GRFMA, as required by Clause 19 of the Charter.
4. That the Council approve an initial budget allocation of \$20,000 for consultant fees, enabling Council to obtain expert advice and effectively manage the negotiations required to exit the GRFMA.

Carried Unanimously
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Accordingly, and pursuant to Clause 19 of the GRFMA Charter, I wrote to the Minister for Local Government, the Hon Joe Szakacs, on 11 December 2024, formally seeking Ministerial approval for withdrawal, effective 30 June 2025. In his response, received on 21 January 2025 (24MINLG-0591 refers), the Minister indicated that he would consult with the other five constituent councils

regarding the impact of Adelaide Hills Council's withdrawal. Given the State Government's investment in the Gawler River Flood Management Program, he also advised that he would seek your views on the matter.

As your portfolio responsibilities intersect with this issue and you will be consulted on the matter, I would appreciate the opportunity to meet with you to provide further context on the Council's decision and discuss concerns you may have.

The Council's decision to pursue withdrawal was informed by several key considerations, including its limited financial and operational involvement compared to other constituent councils, minimal direct benefits to the Adelaide Hills district from GRFMA projects, and the disproportionate financial burden associated with planned capital works that provide little relevance to our community. Additionally, only a small section of the Gawler River catchment lies within our Council boundaries, with the majority of the land in question managed by ForestrySA and SA Water.

To support our request, the Council is currently preparing a detailed submission, which will be provided to both the Minister for Local Government and your office in due course.

I look forward to your response and would welcome the opportunity to meet with you to discuss this matter further.

Kind regards,



Greg Georgopoulos  
**Chief Executive Officer**

Enc:

- Council Report on GRFMA membership issue (dated 26 November 2024)
- GRFMA Charter



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## **Appendix 6**

*Letter to the Minister for Local Government,  
dated 29 April 2025*

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29 April 2025

The Hon Joe Szakacs  
Minister for Local Government  
GPO Box 1533  
ADELAIDE SA 5000

Via email: [minister.szakacs@sa.gov.au](mailto:minister.szakacs@sa.gov.au)

Dear Minister

*Joe,*

**Re: Update on Council's Request to Withdraw from the Gawler River Floodplain Management Authority**

On 11 December 2024, the Adelaide Hills Council wrote to request your approval to withdraw from the Gawler River Floodplain Management Authority (GRFMA). In that correspondence, Council advised that a detailed submission was being prepared to provide further context, justification, and expert analysis in support of the withdrawal. It was noted that the submission would be provided in early 2025.

Thank you for your response to this letter, dated 21 January 2025.

I wish to advise that the submission is now nearing completion and a draft is expected to be presented to Council at its meeting on 26 May 2025. Subject to Council's endorsement, the final submission will be provided to your office shortly thereafter.

Council remains committed to ensuring you have the necessary documentation to make a determination prior to 30 June 2025, in line with our original request to avoid incurring further financial obligations in the 2025–26 financial year.

Should you require any further information in the interim, please do not hesitate to contact me.

Yours sincerely



**Greg Georgopoulos**  
**Chief Executive Officer**

**ADELAIDE HILLS COUNCIL  
ORDINARY COUNCIL MEETING  
Tuesday 27 May 2025  
AGENDA BUSINESS ITEM**

**Item:** 12.7.

**Responsible Officer:** Gary Lewis  
Director  
Corporate Services

**Subject:** 2024-25 Budget Review 3

**For:** Decision

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**SUMMARY**

The *Local Government (Financial Management) Regulations 2011* (the “Regulations”) requires Council to formally consider its budget three times per year. This statutory requirement recognises the likelihood that events will occur that require or offer opportunities for changes to the budget during the year.

This report presents the third Budget Review (BR3) of the 2024-25 financial year to Council.

The proposed operating budget changes largely balance out with only a small decrease in the projected deficit of \$160k, resulting in a projected deficit of \$2.853m. Once previously identified risks, which are still present, are considered, the forecast full year result is a deficit of \$3.524m.

A review of the capital program has identified that certain previously identified risks have materialised, as well as savings and cost pressures on certain completed programs of work.

In addition, Administration have become aware of a project that may have a material impact on the current year’s budget. Risk mitigation and structural works at the Adelaide Hills Business and Tourism Centre (AHBTC) site are being considered, procurement is likely to follow shortly, and some consultancy costs are likely to have been incurred already. The quantum of the expense is not clear at this stage but is likely to be material, and the accounting treatment (capital or operating) will need to be determined when the details are available. This matter will come to Council for consideration and deliberation.

Finally, a number of projects have commenced and will not be completed in the current year, with portions of the work and the associated capital budget to be carried over into next year.

In all, this results in a decrease in the capital program, from \$20.648m to \$19.350m, a decrease of \$1.298m. Attention should be drawn to the fact that risks remain in the capital delivery program, as well as end of year adjustments (particularly in relation to work in progress) and it is expected that the full year outcome will be approximately \$19m.

**RECOMMENDATION**

**Council resolves:**

1. That the report on Budget Review 3 2024-25 be received and noted.

2. To adopt the proposed budget adjustments presented in Budget Review 3 for the 2024-25 financial year which result in:
- a. A decrease in the Operating Deficit of \$160k from \$3.013m to \$2.853m for the 2024-25 financial year.
  - b. A reduction to the capital expenditure budget for 2024-25 of \$1.298m bringing the total budget from \$20.648m to \$19.350m
  - c. proposed financial sustainability indicators relative to Council's agreed targets of the following:
    - i. Operating Ratio -4.6% (Target 1% to 5%)
    - ii. Net Financial Liabilities Ratio 53% (Target 25% to 75%)
    - iii. Asset Renewal Funding Ratio 128% (Target 95% to 105%)
- 

1. **BACKGROUND**

The Regulations require Council to formally consider its budget three times per year. This statutory requirement recognises the likelihood that events will occur that require, or offer opportunities for, changes to the budget during the year. This report presents BR3 of the 2024-25 financial year.

The latest adoption of Council's revised Budget occurred at the Council meeting held on 25 February 2025, where Council adopted the 2024-25 Budget Review 2 with a Budgeted Operating Deficit of \$3.013m.

Council's customary practice is to include Budget Reviews as an agenda item at Audit Committee meetings prior to consideration of Council. The Audit and Risk Committee considered BR3 at its meeting on 19 May 2025, and resolved as follows:

**8.8 Budget Review 3**

**Moved Pamela Lee  
S/- David Moffatt**

**ARC33/25**

**The Audit and Risk Committee resolves:**

- 1. That the report on Budget Review 3 2024-25 be received and noted (item 8.8, 19 May 2025, Audit and Risk Committee meeting).

2. To recommend to Council for consideration the proposed budget adjustments presented in Budget Review 3 (item 8.8, 19 May 2025, Audit and Risk Committee meeting) which result in:
  - a. A decrease in the Operating Deficit of \$160k from \$3.013m to \$2.853m for the 2024-25 financial year.
  - b. A reduction to the capital expenditure budget for 2024-25 of \$1.298m bringing the total budget from \$20.648m to \$19.350m
  - c. proposed financial sustainability indicators relative to Council's agreed targets of the following:
 

i. Operating Ratio	-4.6%	(Target 1% to 5%)
ii. Net Financial Liabilities Ratio	53%	(Target 25% to 75%)
iii. Asset Renewal Funding Ratio	128%	(Target 95% to 105%)
3. Having considered the Budget Review 3 Report and Appendix 1, to advise Council that it considers the review has been prepared with appropriate due diligence, legislative compliance and regard for risk management (item 8.8, 19 May 2025, Audit and Risk Committee meeting).

<b>Carried Unanimously</b>
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### **Budget Review Presentation**

As a result of changes to the Regulations, the Budget Review information has been simplified for the First and Third Budget Review for the year whereby it is now required to produce under Section 9(1)(a):

*“a report showing a revised forecast of its operating and capital investment activities for the relevant financial year compared with the estimates for those activities set out in the budget presented in a manner consistent with the note in the Model Financial Statements entitled Uniform Presentation of Finances”*

In accordance with the Regulations the Uniform Presentation of Finances showing the movements in the current and proposed budgets is provided as **Appendix 1** to this report.

## **2. ANALYSIS**

### **➤ Strategic Management Plan/Functional Strategy/Council Policy Alignment**

#### *Strategic Plan 2024 – Your Place Your Space*

Goal 4	Organisation
Objective 02	Operate with integrity using best practice governance processes.
Priority 02.2	Support decision making through the use of timely data-driven analysis and reporting.
Objective 05	Evolve Council's functions and services to meet the current and future needs and aspirations of our community.
Priority 05.2	Demonstrate financial sustainability through long term financial planning and annual budget setting which aligns with adopted targets.

A key aspect of Council's formal budget reviews is to review and monitor Council's Annual Budget with reference to its overall financial position and its Long Term Financial Plan (LTFP) to ensure Council continues to be financially sustainable.

➤ **Legal Implications**

The undertaking of formal budget reviews is a requirement of the *Local Government Act 1999*, and the *Local Government (Financial Management) Regulations 2011*.

➤ **Risk Management Implications**

Conducting the budget review process as required by Regulations will assist in mitigating the risk of:

*Failure to conduct the budget review process as required by Regulations results in inaccurate budgets and unforecasted deficits leading to inadequate resourcing for current and future activities.*

Inherent Risk	Residual Risk	Target Risk
Medium (4D)	Low (2E)	Low (2E)

It ensures that financial resources are deployed in areas that align with Council’s Strategic Management Plans, are affordable and support Council’s Long Term Financial Plan.

➤ **Financial and Resource Implications**

The approval of the proposed changes to the budget will allow Council and those with delegated authority, to exercise their authority and deliver on Council’s service delivery agenda.

➤ **Customer Service and Community/Cultural Implications**

There is a high expectation that Council has appropriate financial governance processes in place including the review of the budget periodically.

➤ **Sustainability Implications**

Not applicable

➤ **Engagement/Consultation conducted in the development of the report**

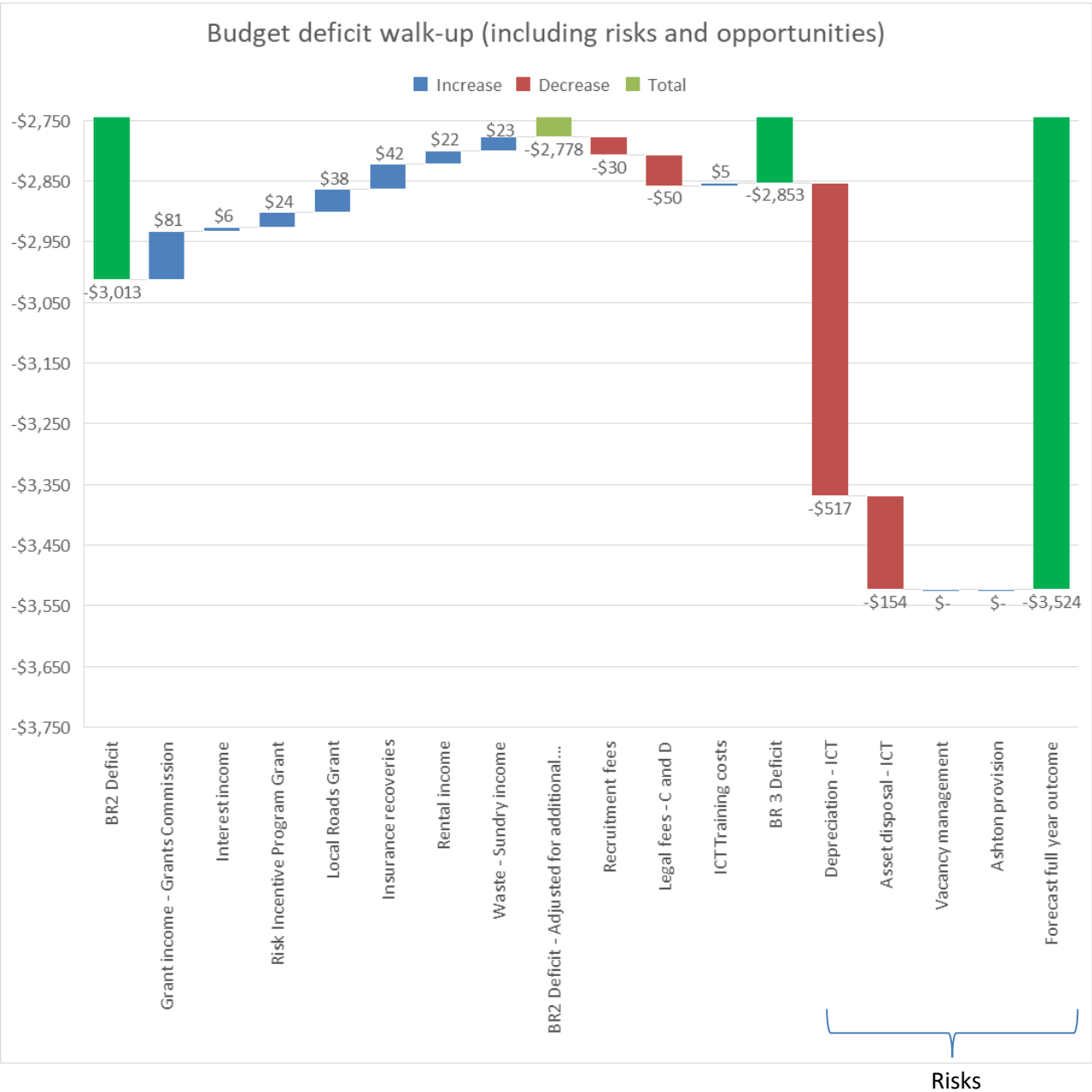
Consultation on the development of this report was as follows:

<i>Council Committees:</i>	BR3 was considered by the Audit and Risk Committee at its meeting on 19 May 2025
<i>Council Workshops:</i>	Not applicable
<i>Advisory Groups:</i>	Not applicable
<i>External Agencies:</i>	Not applicable
<i>Community:</i>	Not applicable

➤ **Additional Analysis**

**Operating budget analysis – Refer Appendix 2 and 3 for details.**

The graph below illustrates the movement from the BR2 adopted budget, to the BR3 proposed budget and to the forecast full year outcome. The detail of each of the movements can be found in **Appendix 2**. The detail of the risks and opportunities can be found in **Appendix 3**.

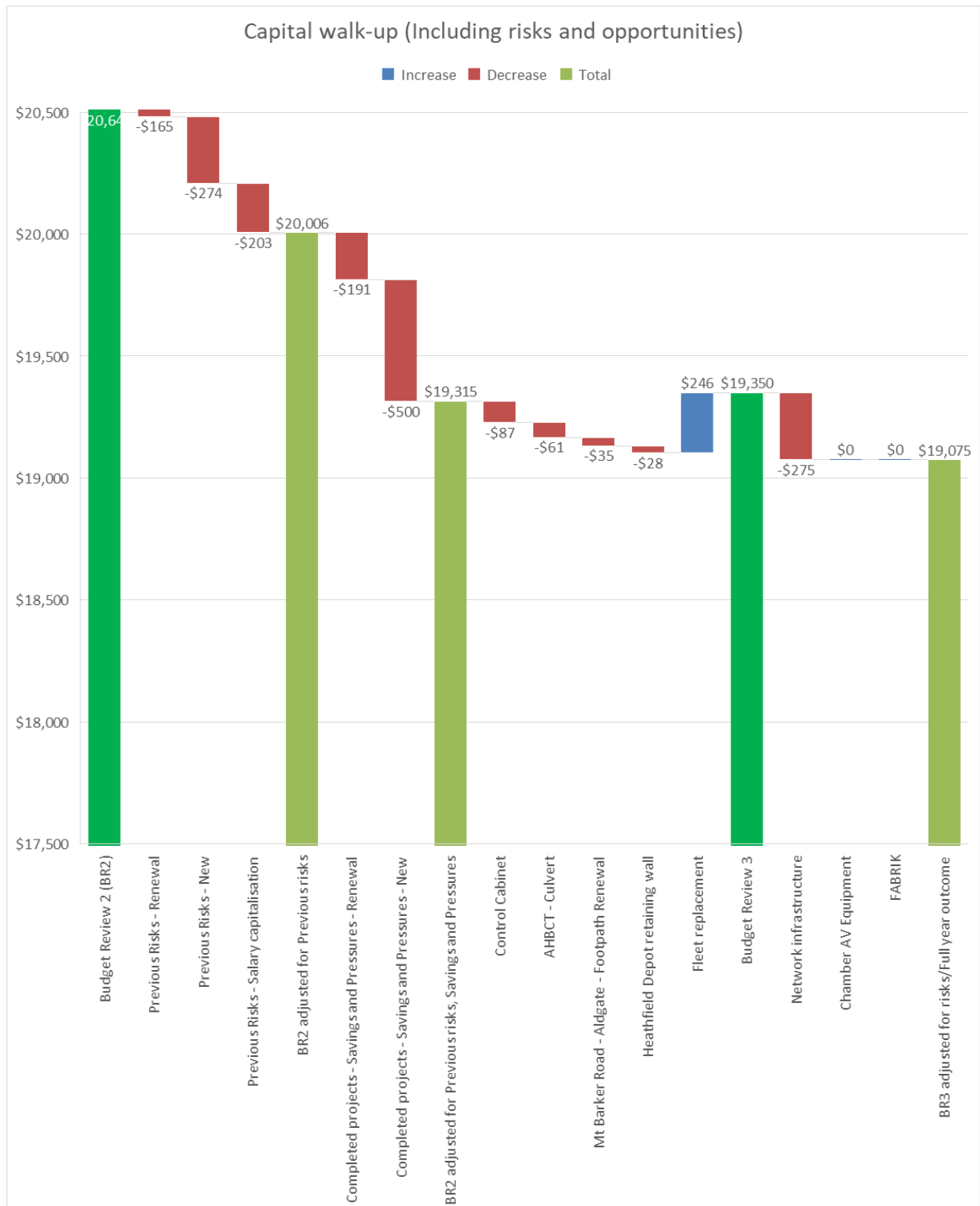


*Further commentary - Additional income*

A number of grants have been received in the last quarter and as noted previously, these are brought into the budget once they have been received. This treatment is replicated for insurance recoveries.

### Capital budget analysis – Refer Appendix 4 and 5 for details.

The graph below illustrates the movement from the BR2 adopted budget, to the BR3 proposed budget and to the forecast full year outcome. The detail of each of the movements can be found in **Appendix 4**. These movements have been separated between previously identified risks which have now materialised, completed projects which have had savings and pressures and projects which have commenced but will not be completed in the current year (Deferrals) and projects brought forward from future years. In addition to this, some risks have been identified. The detail of the risks can be found in **Appendix 5**.





*Further commentary – Previously identified risks*

It should be noted that a number of the previously identified risks have materialised. These will likely form part of the carry-over at the end of the year, as the projects are still required to be delivered.

*Further commentary – Savings and pressures*

It should be noted that a number of projects have been completed and have come in under budget. This is a positive outcome for Council, as the project's scope has been delivered at a lower cost than was previously expected.

Whilst these savings could possibly be repurposed to undertake previously identified projects which might have not been funded previously, the capacity of the Council to deliver the projects, the capacity of the market to supply and the relative short amount of time available to deliver the project before the end of the financial year would likely make this unachievable.

These savings will likely improve Council's financial sustainability.

There are also additional costs incurred on the acquisition of some heavy plant which was delivered late in FY 2023-24. These costs have been invoiced in 2024-25 and are creating a cost pressure.

*Further commentary – Timing changes*

It should be noted that a number of projects have commenced but are not yet complete and therefore these will form part of the carry-over at the end of the year.

Additionally, an item of heavy plant was purchased in the current year due to a major mechanical failure. This brings the acquisition forward from future years into the current year.

### Impact on Sustainability Ratios

Financial Indicator	Council Adopted Target	Current Budget for 2024-25 (BR2 Feb 2025)	Proposed BR3 Budget 2024-25
Operating Surplus Ratio	1% to 5%	(4.9%)	(4.6%)
Net Financial Liabilities Ratio	25% to 75%	55%	52.7%
Asset Renewal Funding Ratio	95% to 105%	132%	128%

### Financial sustainability considerations

The budget and full year result is not necessarily a good measure of Council's financial sustainability as it considers a very short timeline in the life of a Council. The budget and actual result for the year is impacted by short-term, one-off events which may materialise in a particular year and in turn be isolated to that year.

Further, these impacts may be non-cash in nature and thus not impact the liquidity or financial viability of Council. The measurement of Council's liquidity is a relevant measure of Council's financial sustainability.

Additionally, the actual results for the financial year may differ significantly from the budget due to a number of reasons including proactive changes to delivery approaches which may occur in the latter quarter of the year.

Of more relevance in considering financial sustainability is the Long Term Financial Plan (LTFP) as this is the roadmap to financial sustainability for the Council.

Therefore, whilst an increase to a deficit is a possible indicator of financial sustainability concerns, there are other more relevant measures which provide greater assurance.

## 3. OPTIONS

Council has the following options:

- I. To adopt the budget review as prepared without making any further amendment to the adopted budget (Recommended).
- II. To determine required changes to the review and adopt a revised Budget Review 3, recognising the likely impact upon future Budget Reviews and Council's LTFP.

The recommended option will ensure Council meets the requirements of Section 7 and 9 of the *Local Government (Financial Management) Regulations 2011*.

**4. APPENDICES**

- (1) 2024-25 Budgeted Uniform Presentation of Finances and Financial indicators
- (2) 2024-25 Operating Budget Review 3 Proposed Changes
- (3) 2024-25 Operating Budget Review 3 Risks and Opportunities
- (4) 2024-25 Capital Budget Review 3 Proposed Changes
- (5) 2024-25 Capital Budget Review 3 Risks and Opportunities

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# **Appendix 1**

*2024-25 Budgeted Uniform Presentation of Finances  
and Financial indicators*

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**Adelaide Hills Council**  
**BUDGETED UNIFORM PRESENTATION OF FINANCES**  
**2024-25 Revised Budget**

2023-24 Actuals		2024-25 Adopted Budget	BR1 Change	2024-25 Revised Budget (BR1)	BR2 change	2024-25 Revised Budget BR2	BR3 change	2024-25 Revised Budget BR3
\$'000		\$'000		\$'000		\$'000		\$'000
<b>INCOME</b>								
48,389	Rates	51,442	0	51,442	0	51,442	0	51,442
1,520	Statutory charges	1,523	0	1,523	(10)	1,513	0	1,513
934	User charges	1,033	0	1,033	0	1,033	23	1,056
544	Grants, subsidies and contributions - Capital	214	721	935	0	935	0	935
4,081	Grants, subsidies and contributions - Operating	5,002	0	5,002	514	5,516	143	5,659
35	Investment income	26	0	26	0	26	0	26
398	Reimbursements	202	60	262	0	262	0	262
512	Other income	600	18	618	14	632	70	702
142	Net gain - equity accounted Council businesses	103	0	103	0	103	0	103
<b>56,555</b>	<b>Total Income</b>	<b>60,145</b>	798	<b>60,943</b>	518	<b>61,461</b>	236	<b>61,697</b>
<b>EXPENSES</b>								
21,915	Employee costs	24,540	554	25,094	(66)	25,028	0	25,028
25,886	Materials, contracts & other expenses	22,768	1,129	23,897	1,253	25,150	75	25,225
12,270	Depreciation, amortisation & impairment	11,798	1,301	13,099	342	13,441	0	13,441
758	Finance costs	582	0	582	275	857	0	857
79	Net loss - equity accounted Council businesses	0	0	0	0	0	0	0
<b>60,908</b>	<b>Total Expenses</b>	<b>59,688</b>	2,984	<b>62,672</b>	1,804	<b>64,476</b>	75	<b>64,551</b>
<b>(4,354)</b>	<b>NET BUDGETED SURPLUS / (DEFICIT) BEFORE CAPITAL AMOUNTS</b>	<b>457</b>	(2,186)	<b>(1,728)</b>	(1,287)	<b>(3,015)</b>	161	<b>(2,854)</b>
<b>Net Outlays on Existing Assets</b>								
(11,115)	Capital Expenditure on Renewal and Replacement of Existing Assets	(12,007)	(1,388)	(13,889)	110	(13,779)	437	(13,342)
792	Proceeds from Sale of Replaced Assets	645	0	645	0	645	0	645
12,270	Depreciation	11,798	1,301	13,099	342	13,441	0	13,441
<b>1,947</b>	<b>NET OUTLAYS ON EXISTING ASSETS</b>	<b>436</b>	(87)	<b>(145)</b>	452	<b>307</b>	437	<b>744</b>
<b>Net Outlays on New and Upgraded Assets</b>								
(6,237)	Capital Expenditure on New and Upgraded Assets & Remediation costs	(4,545)	(830)	(6,649)	(220)	(6,869)	861	(6,008)
3,277	Capital Grants and Monetary Contributions for New and Upgraded Assets	3,191	1	3,192	0	3,192	0	3,192
0	Proceeds from Sale of Surplus Assets	40	0	40	0	40	0	40
<b>(2,960)</b>	<b>NET OUTLAYS ON NEW AND UPGRADED ASSETS</b>	<b>(1,314)</b>	(830)	<b>(3,418)</b>	(220)	<b>(3,638)</b>	861	<b>(2,777)</b>
<b>(5,367)</b>	<b>NET LENDING/ (BORROWING) RESULT FOR FINANCIAL YEAR</b>	<b>(421)</b>	(3,102)	<b>(5,291)</b>	(1,055)	<b>(6,346)</b>	1,459	<b>(4,887)</b>
<b>Net Financial Liabilities at Beginning of Year</b>								
(22,836)	Decrease / (increase) in Other	(31,869)	0	(27,514)	0	(27,514)	0	(27,514)
0	Non Cash Equity Movement	(200)	0	0	0	0	0	0
689		(103)	103	0		(103)	0	(103)
<b>(27,514)</b>	<b>Net Financial Liabilities at End of Year</b>	<b>(32,593)</b>	(2,999)	<b>(32,805)</b>	(1,055)	<b>(33,963)</b>	1,459	<b>(32,504)</b>

It should be noted that the figures in this appendix have been rounded and consequently individual sub-totals, whilst being correct, may differ slightly from the sum of the rounded amounts.

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## **Appendix 2**

*2024-25 Operating Budget Review 3  
Proposed Changes*

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Budget Review 3 2024/25						
Account Description	Department /Program	Current Budget: Exp / (Inc)	Change: FAV / (UNFAV)	Revised Budget	Status One-off or Ongoing	Comments
CEO						
CORPORATE MANGT CEO: Recruitment: Contractors	CEO Office/CEO Office	12,000	-30,000	42,000	One-off	Recruitment costs for the Director E&I previously not budgeted
COMMUNITY & DEVELOPMENT						
DEVELOPMENT SERVICES: Litigation: Court Fees	Manager Development Services/Development Services	86,410	-50,000	136,410	One-off	Increased litigation costs - largely PC Infrastructure (OTR) appeal including expert witness costs
CORPORATE SERVICES						
FINANCIAL MANGT: Financial Reporting: Grant - Grants Commission	Manager Financial Services/Corporate	-951,890	80,720	-1,032,610	One-off	Increase CY income to actuals grants received
FINANCIAL MANGT: Financial Reporting: LGFA - Bonus	Manager Financial Services/Corporate	-15,000	5,913	-20,913	One-off	Increase CY income to actuals bonus interest received
ICT: Operations: Training	Manager Information Services/ICT	10,000	4,500	5,500	One-off	Limited training was undertaken in the current year due to focus on other items. Additional training to occur in FY 2025-26
PEOPLE AND CULTURE: LGAWCS Risk Incentive Program: Grant	Manager People and Culture & WHS/People and Culture & V	0	24,255	-24,255	One-off	Grant income from LGA Workers Compensation Scheme to cover risk related items. The grant was used for mental health and leadership training
ENVIRONMENT & INFRASTRUCTURE						
ROADS : SEALED: Revenue: Grant - Local Roads	Manager Civil Services/Civil Services - Maintenance	-878,610	38,300	-916,910	One-off	Matching budget to YTD receipts
BUILDINGS: Insurance: Recoveries	Manager Property Services/Property Management	0	41,600	-41,600	One-off	Matching budget to YTD receipts
BUILDINGS: General Property: Income Rent	Manager Property Services/Property Management	-21,510	22,000	-43,510	One-off	Matching budget to YTD billing
WASTE MANGT: Multiple And Sundry Bins: Other Income	Manager Emergency Mngt, Waste & Sustainability/Waste	-145,000	22,500	-167,500	One-off	Matching budget to YTD billing

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## **Appendix 3**

*2024-25 Operating Budget Review 3  
Risks and Opportunities*

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## Budget Review 3 2024/25

### Risks and Opportunities

Account Description	Current Budget: Exp / (Inc)	Change: OPP / (RISK)	Revised forecast	Comments
<b>CEO</b>				
GOVERNANCE: Operations: Legal Fees	400,000	Unknown	Unknown	A review of year to date legal fees would suggest that there is sufficient budget available to cover the full year costs. However, there may be additional legal fees incurred the quantum and timing of this is currently unclear.
<b>CORPORATE SERVICES</b>				
Grant income	1,669,000	Unknown	Unknown	In addition to the budget adjustments proposed as part of this budget review, it is expected that additional grant revenue and cost recoveries in relation to the projects below are to be received. The amount and timing of their recognition is dependent upon several factors, many of which are outside of the Council's control. Due to this uncertainty, the amounts over and above those which have already been received into the bank have not been recognised. Community Development Grants Program project - Amy Gillett Bikeway; Local Roads and Community Infrastructure Program – Balhannah Stormwater upgrade; and Roads to Recovery.
ICT Licenses costs	1,260,300	-30,000	1,290,300	License costs continue to increase by more than CPI and although there appears to be sufficient capacity within the ICT licenses budget, there is a risk that this may not occur. A detailed analysis of the ICT licensing costs is being undertaken
Organisation wide vacancy management	500,000	Unknown	500,000	The 9-month review of vacancy management indicates that there are no material changes from those previously reported to the Audit and Risk Committee and Council.
<b>ENVIRONMENT &amp; INFRASTRUCTURE</b>				
Ashton provision	0	Unknown	Unknown	Upon resolution by Council of the on-going matter of the former landfill at Ashton, a provision for remediation costs will be required. This provision will bring to account the Council's remaining obligations in relation to the landfill remediation and ongoing monitoring requirements. This will be reassessed annually as part of the annual review of all provisions. The quantum of this provision is unknown and will depend on the direction taken by Council.
<b>DEPRECIATION AND ASSET DISPOSAL</b>				
ICT: Depreciation: Office Equipment	797,482	-516,538	1,314,020	In addition to the budget request for additional depreciation for ICT assets for the current year, the review also identified that certain assets were being depreciated over a longer useful life than would be consider normal for assets of this type. When these useful lives are adjusted, there is a resulting depreciation impost in the 2024-25 year. These charges are approximately \$0.516m and will be brought to account as part of the year-end asset reconciliation process.
Asset disposal	0	-154,000	-154,000	As part of the organisation wide asset review, several ICT assets have been identified which are redundant. These have been disposed of and will reflect as a below the line adjustment

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## **Appendix 4**

*2024-25 Capital Budget Review 3  
Proposed Changes*

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2024-25 CAPITAL BUDGET REVIEW 3 - PREVIOUS RISKS						
Project Description	Asset Classification	Asset Category	Current Budget	Change FAV / (UNFAV)	Revised Budget	Comment
Uraidla Hall Ceilings and Wall	Buildings	Renewal	\$120,000	\$120,000	\$0	These two projects were initially separately identified. However, from an efficiency of delivery perspective, it is proposed to bundle them together as a single project. The Uraidla Hall is heritage listed and following queries which have arisen through the heritage application process, a potential redesign of the delivery solution is being investigated. This has caused delays and the tender for the project was released in April. It is very unlikely that any portion of the project will be completed in FY 2024-25 and the project will therefore be carried over into FY 2025-26
Birdwood Institute doors and windows	Buildings	Renewal	\$45,000	\$45,000	\$0	In a similar manner, the Birdwood institute is heritage listed and following queries which have arisen through the heritage application process, a potential redesign of the delivery solution is being investigated. The appointment of a heritage architect is therefore being undertaken. This has caused delays which will result in the project being delivered in FY 2025-26.
Solar panels on Fabrik	Energy upgrades	New/Upgrade	\$144,000	\$144,000	\$0	Investigations are on-going as to whether the building structure can support sufficient solar panels to obtain a reasonable return on investment (ROI). Should it be found that the structure as currently built cannot accommodate the additional weight, further consideration will be given to the ROI and whether it is commercially viable to put solar panels in place. The above, combined with the heritage status of the building (and therefore a need for additional reviews and approvals), have resulted in the project being deferred into FY 2025-26
Norton Summit land purchase	Other/ Land	New/Upgrade	\$130,000	\$130,000	\$0	Due to development approval and land divisions required prior to settlement, this transaction has been deferred into FY 2025-26.
Salary Capitalisation	PMC	Project Management Costs	\$1,516,670	\$202,670	\$1,314,000	A comprehensive review of salary capitalisation has been undertaken in the current year, including the sourcing of timesheet data to better inform the capitalisation process. This review has resulted in 7.6 FTE being capitalised, which 1.2 FTE lower than was noted at BR2. This includes removing the capitalisation of certain operational roles (eg: Procurement Coordinator) which may not meet the definition of an asset. As a result, the expected salary capitalisation for the year is \$1.314m, which is \$0.203 lower than originally budgetted.
Total Expenditure Change				\$641,670		
Capital Expenditure Changes						
Split as follows:						
			Renewal		\$165,000	
			New/Upgrade		\$274,000	
			Project Management Costs		\$202,670	

**2024-25 CAPITAL BUDGET REVIEW 3 - SAVINGS and PRESSURES**

Project Description	Asset Classification	Asset Category	Current Budget	Change FAV / (UNFAV)	Revised Budget	Comment
Balhannah Stormwater Projects	New/Upgrade	Stormwater	\$544,000	\$200,000	\$344,000	Significant works have been undertaken by DIT and others in the area, resulting in complexities with access and community inconvenience. As such, a program of works has been delivered this year with further works to be undertaken based upon future needs and stormwater asset management planning
Anya Crescent and Summit Drive, Summertown	Renewal	Footpaths and Kerbing	\$82,000	\$26,000	\$56,000	The scope of works have been delivered and the project is complete.
Kurla Crescent, Balhannah	Renewal	Footpaths	\$24,000	\$16,000	\$8,000	The scope of works have been delivered and the project is complete.
Mt Barker Road - Aldgate and Bridgewater - Footpath Upgrade	New/Upgrade	Footpaths	\$90,000	\$5,000	\$85,000	The scope of works have been delivered and the project is complete.
The Crescent Crafers	Renewal	Footpaths	\$25,000	\$15,000	\$10,000	The scope of works have been delivered and the project is complete.
Junction Road, Balhannah - Stormwater upgrade (Phase 4 - LRCIP Funded)	New/Upgrade	Roads	\$770,000	\$220,000	\$550,000	The scope of works have been delivered and the project is complete.
Montacute Road Bridge Renewal	Renewal	Bridges	\$750,000	\$300,000	\$450,000	The scope of works have been delivered and the project is complete.
Mt Barker Road - Stirling - Footpath Renewal	Renewal	Footpaths	\$33,000	\$14,000	\$19,000	The scope of works have been delivered and the project is complete.
Garrod Crescent - Stirling - Footpath Renewal	Renewal	Footpaths	\$15,000	\$6,000	\$9,000	The scope of works have been delivered and the project is complete.

2024-25 CAPITAL BUDGET REVIEW 3 - SAVINGS and PRESSURES						
Project Description	Asset Classification	Asset Category	Current Budget	Change FAV / (UNFAV)	Revised Budget	Comment
Kumnick Street - Lobethal - Footpath Renewal	Renewal	Footpaths	\$22,000	\$6,000	\$16,000	The scope of works have been delivered and the project is complete.
Moffet Street - Woodside - Footpath Renewal	Renewal	Footpaths	\$42,000	\$10,000	\$32,000	The scope of works have been delivered and the project is complete.
Croft Road upgrade and sealing	New/Upgrade	Roads	\$290,000	\$68,000	\$222,000	The scope of works have been delivered and the project is complete.
Strathalbyn Road - Mylor - Footpath Renewal	Renewal	Footpaths	\$26,000	\$6,000	\$20,000	The scope of works have been delivered and the project is complete.
Glen Stuart Road - Woodforde - Footpath upgrade	New/Upgrade	Footpaths	\$40,000	\$7,000	\$33,000	The scope of works have been delivered and the project is complete.
Unsealed Road	Renewal	Roads	\$834,000	-\$180,000	\$1,014,000	An increase in the program of works, as well as cost increases has resulted in an increase in the total program costs of \$180k.
Heavy fleet - Capital Renewal	Renewal	Fleet	\$2,188,841	-\$27,589	\$2,216,430	A number of items were acquired in prior years and delivered late in the prior year. They were acquired through the LGAP channel and incurred additional costs. These costs were passed on after delivery in the current year, although relate to assets purchased and received in prior financial years and result in a budget pressure in the current year
Total Expenditure Change				\$691,411		

Capital Expenditure Changes  
Split as follows:

Renewal	\$191,411
New/Upgrade	\$500,000
Project Management Costs	\$0

2024-25 CAPITAL BUDGET REVIEW 3 - SAVINGS and PRESSURES						
Project Description	Asset Classification	Asset Category	Current Budget	Change FAV / (UNFAV)	Revised Budget	Comment
CAPITAL INCOME						
Project Description	Asset Classification	Asset Category	Current Budget	Change FAV / (UNFAV)	Revised Budget	Comment
FINANCIAL MANGT: Capital: Contributions	New/Upgrade	Roads	\$770,000	\$220,000	\$550,000	The scope of works were delivered for \$550k and as such, \$220k is required to be returned.

Total Income Change			\$220,000			

2024-25 CAPITAL BUDGET REVIEW 3 - TIMING CHANGES						
Project Description	Asset Classification	Asset Category	Current Budget	Change FAV / (UNFAV)	Revised Budget	Comment
Control Cabinet Birdwood(SCADA)	New/Upgrade	CWMS	\$90,000	\$87,000	\$3,000	The procurement of the ICT related components of this project have commenced, with the commissioning works to be deferred into FY 2025-26
AHBCT Culvert Replacement	Renewal	Stormwater	\$101,195	\$61,195	\$40,000	Works in the current year relating to early design and site investigation have commenced and will continue into next year. The remainder of the budget (and additional budget which is the subject of a separate budget bid) will be carried over into FY 2025/26
Mt Barker Road - Aldgate - Footpath Renewal	Renewal	Footpaths	\$35,000	\$35,000	\$0	Investigative works have identified significant complexity in delivery this preproject, particularly in relation to trees lining the footpath. It is proposed that this project is put on hold pending further investigative works
Heathfield Depot retaining wall	Renewal	Retaining walls	\$43,000	\$28,000	\$15,000	2 retaining walls are required to be delivered. The first is complete, with the second in the design phase. This amount will be carried over to deliver the second wall in FY 2025-26
Heavy fleet - Capital Renewal	Renewal	Fleet	\$2,216,430	-\$246,300	\$2,462,730	The emergency acquisition of a wheeled front end loader has increased the budget required for the current financial year. This asset was due to be replaced in FY 2027-28 and this is therefore a bring-forward of future Capital Expenditure
Total Expenditure Change				-\$35,105		

Capital Expenditure Changes  
Split as follows:

Renewal		-\$122,105
New/Upgrade		\$87,000
Project Management Costs		\$0

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## **Appendix 5**

*2024-25 Capital Budget Review 3  
Risks and Opportunities*

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2024-25 CAPITAL BUDGET REVIEW 3 - Risks and Opportunities

Project Description	Asset Classification	Asset Category	Current Budget	Change OPP / (RISK)	Forecast	Comment
Network Infrastructure	ICT	Renewal	\$481,800	\$275,000	\$206,800	The tender for network infrastructure is in the final phases of being prepared and released to market. Dependent upon the market's response, the availability of the required equipment and capacity to commission the equipment, there is a risk that the works may not be fully completed in the current financial year. Any unspent budget will be carried over into next financial year.
Chamber AV Equipment	ICT	Renewal	\$195,000	\$0	\$195,000	In a similar manner to the above, this item is in the tender phase and, subject to suppliers availability and market responses, there is a risk that this might not be delivered in full in the current financial year
FABRIK - Activation of Arts & Heritage Hub	Buildings	New/Upgrade	\$31,000	Unknown	\$535,000	Head contractor works have been completed and although AHC has sufficient budget to settle these works (subject to approval of the additional funding request), the head contractor has indicated that there may be additional variations which have yet to be submitted. AHC will review these variations and approve or reject them as appropriate.
				\$275,000		

Capital Expenditure Changes

Split as follows:

Renewal	\$275,000
New/Upgrade	\$0
Project Management Costs	\$0
	\$275,000

**ADELAIDE HILLS COUNCIL  
ORDINARY COUNCIL MEETING  
Tuesday 27 May 2025  
AGENDA BUSINESS ITEM**

**Item:** 12.8.

**Responsible Officer:** Gary Lewis  
Director  
Corporate Services

**Subject:** Quarterly Council Performance Report – Q3 2024-25

**For:** Information

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**SUMMARY**

As a local government entity, Council has a number of legislative obligations regarding the preparation and distribution of corporate planning and reporting information to the elected body and the community. In addition to these mandated requirements, Council has over time created a number of additional elements to improve the integration, transparency and accountability of its activities. The Quarterly Council Performance Report is just one of these elements.

A revised suite of corporate performance indicators and targets were developed in consultation with Council Members, the Strategic Leadership Team and relevant officers as part of the *2020-21 Annual Business Plan* process and have continued to be incorporated into the *Annual Business Plan 2024-25*.

The Quarterly Council Performance Report for Q3 (**Appendix 1**) covers the period 1 January to 31 March 2025.

The purpose of this report is to inform Council of its performance against the *Annual Business Plan 2024-25* targets in order to assist the adequacy and effectiveness of processes involving financial management, reporting, risk and governance.

**RECOMMENDATION**

**Council resolves:**

1. That the Quarterly Council Performance Report – Q3 2024-25 be received and noted.
- 

**1. BACKGROUND**

At its 19 June 2018 meeting, Council adopted (Res 128/18) the Corporate Planning & Performance Framework, of which a key element was the establishment of a suite of Corporate Business Performance Indicators which are aligned with Adelaide Hills Council's Strategic Plan goals and will enable the tracking of performance over time.

Over the 2019-20 financial year, Quarterly Council Performance Reports were drafted showing the performance against the Corporate Performance indicators, strategic initiatives and key activities of the 2019-20 Annual Business Plan.

A revised suite of corporate performance indicators and targets were developed in consultation with Council Members, the Strategic Leadership Team and relevant officers as part of the 2020-21 Annual Business Plan process. These were aligned to the then new *Strategic Plan 2020-24 – A brighter future* adopted in April 2020. These indicators have continued to be used in the Annual Business Plan 2024-25.

Administration is currently developing new corporate performance indicators to align with the new *Strategic Plan 2024: Your Place Your Space*. These will be brought back to Council as part of the annual business plan process.

## 2. ANALYSIS

### ➤ Strategic Management Plan/Functional Strategy/Council Policy Alignment

*Strategic Plan 2024 – Your Place, Your Space*

Goal 4 Organisation

Objective O5 Evolve Council's functions and services to meet the current and future needs and aspirations of our community

Priority O5.2 Demonstrate financial sustainability thorough long term financial planning and annual budget setting which aligns with adopted targets.

The Quarterly Council Performance Report is part of the performance reporting suite contained in the Corporate Planning & Performance Framework.

### ➤ Legal Implications

Chapter 8 - Administrative and financial accountability of the *Local Government Act 1999* sets out the key legislative obligations regarding corporate planning and reporting obligations, as follows:

- S122 – Strategic management plans – development, content requirements, consultation, review and availability of strategic plan, asset management plan and long-term financial plan;
- S123 – Annual business plans and budgets - development, content requirements, consultation, review and availability of annual business plan and budget
- S127 – Financial statements – preparation, content, auditing and availability of the financial statements;
- S131 – Annual reports – preparation, content, distribution and availability of the annual report

Additional requirements are contained in the *Local Government (General) Regulations 2013* and the *Local Government (Financial Management) Regulations*.

### ➤ Risk Management Implications

Quarterly Council Performance Reporting will assist in mitigating the risk of:

*Ineffective performance management and reporting processes leading to poor performance and/or loss of stakeholder confidence.*

Inherent Risk	Residual Risk	Target Risk
Extreme (4B)	Low (3E)	Low (3E)

Note that there are many other controls that assist in mitigating this risk. The quarterly performance reports are part of the current control suite and therefore there is no additional mitigating impact of this report.

➤ **Budget, Financial and Resource Implications**

Quarterly Council Performance Reporting assists in showing the financial and resource performance to plan as per the targets, initiatives and activities outlined in the Annual Business Plan 2024-25.

➤ **Customer Service and Community/Cultural Implications**

Providing integrated, consultative corporate planning and effective and transparent performance reporting to the Council and community has the potential to increase the level of trust and confidence in Council.

➤ **Sustainability Implications**

Quarterly Council Performance Reporting assists in demonstrating the outcomes related to Council's economic, social and environmental initiative.

➤ **Engagement/Consultation conducted in the development of the report**

Consultation on the development of this report was as follows:

<i>Council Committees:</i>	Audit and Risk Committee
<i>Council Workshops:</i>	Not applicable
<i>Advisory Groups:</i>	Not applicable
<i>External Agencies:</i>	Not applicable
<i>Community:</i>	Not applicable

➤ **Additional Analysis**

The Quarterly Council Performance Report format is aligned to the related financial year's Annual Business Plan (ABP). While still aligned to the *Strategic Plan 2020-24 – A brighter future*, the 2024-25 ABP format was changed so that the plan was no longer split into the goals. As such, the quarterly report format has been adjusted to remove the visual alignment to the strategic goals and instead has been split into the categories:

- Annual Business Plan strategic initiatives
- Quarterly performance updates, and
- Performance indicators

#### Adelaide Hills Council Major Project reporting

The Major project reporting refers to those 3-5 projects which Council decides are the most interesting to them and the community for reporting on during the financial year.

In Quarter 3, the topics that have been reported on are either those major projects from 2023-24 which are continuing or are finalising, and some suggested new projects identified in the 2024-25 Annual Business Plan. Council will have opportunity to choose the topics that they wish to continue in the quarterly reporting.

#### Customer service standards

With the implementation of Salesforce and the new CRM in July 2024, many of the current customer service standards are no longer able to be easily measured. As such, the customer service standards have been temporarily removed from the report and replaced with some of the customer service statistics (in the “performance indicators” section).

The customer service standards will return to the quarterly reporting later in the financial year after Council has had an opportunity to review and refresh them.

### **3. OPTIONS**

N/A

### **4. APPENDICES**

(1) Quarterly Council Performance Report – Q3 2024-25

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# **Appendix 1**

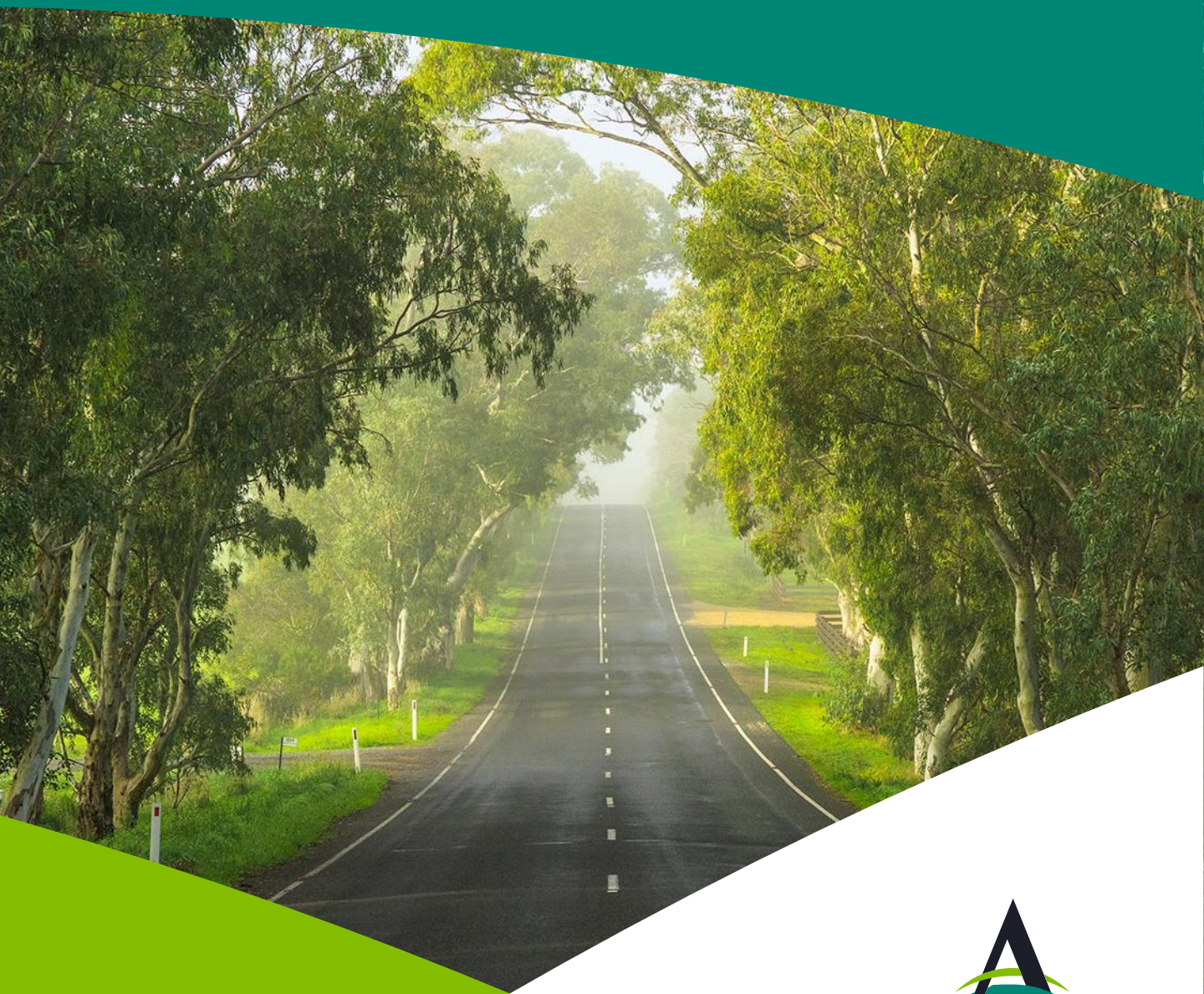
*Quarterly Council Performance Report – Q3 2024-25*

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# Quarterly Council Performance Report

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Quarter 3 – 1 January to 31 March 2025



**Adelaide Hills**  
COUNCIL



# Executive Summary

## Highlights

- The Resilient Hills and Coasts, of which Adelaide Hills Council is a partner, renewed their commitment to a cross-sector partnership to build climate resilience in the region. Regional Sector Heads Agreement was signed at a formal ceremony on 21 February at Laratinga Pavilion, Mt Barker.
- The draft Towards Zero Emissions – A Carbon Management Plan for the Adelaide Hills has been prepared for adoption by Council in April.
- Adelaide Hills Council won a \$1,978,690 Federal Urban Rivers and Catchments Grant to improve the ecological condition of a 6km section of the Cox Creek under the Cox Creek Bridgewater Restoration Project over 4 years.
- The new CRM system is undergoing continuous enhancements and updates, with a primary focus on optimising customer portal access and seamlessly migrating customer forms to enhance the overall user experience. Additionally, customer surveys have now been successfully integrated into the system.
- A Fire Prevention Officer was recruited to make fire prevention a year-round obligation and to increase education for residents.

## Risks and Challenges

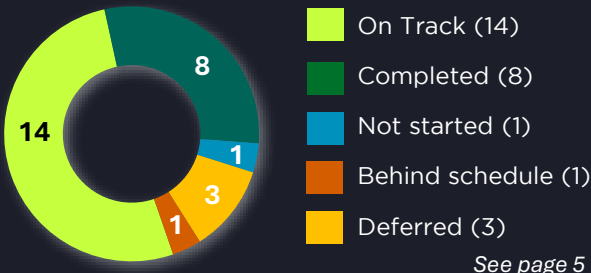
- Major operating projects including Amy Gillett and CRM Advanced Build are in full swing with expected delivery dates in the last quarter.
- Experience indicates that capital program expense is heavily weighted towards the fourth quarter. With 36% occurring in the first three quarters this year appears to be consistent. However, this always leaves a risk of unexpected projects requiring budget to be carried forward into the following year.

# Contents

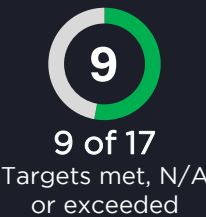
Executive Summary	2
Adelaide Hills Council Major Projects	3
Annual Business Plan Strategic Initiatives	5
Quarterly Performance Updates	7
Performance Indicators	10
Other Performance Metrics	13
Capital Works Performance	14
Quarterly Financial Performance	15

## Performance Dashboard

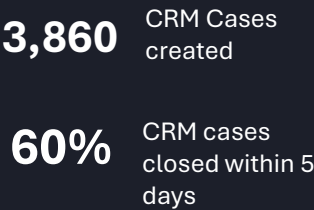
### Annual Business Plan Strategic Initiatives



### Performance Indicators



### Customer Service



### Capital Performance

**\$7.4m** of infrastructure delivered

The capital works program is on track with early budget spend in sync with expected delivery for this period. Quarter 3 works involve most of the tendering for the financial year allowing for construction through the remaining quarters.

See page 14



# Adelaide Hills Council Major Projects

## Stage 4 of Amy Gillett Bikeway

Stage 4 will extend the Amy Gillett Bikeway by 6 km from its current end point in Mount Torrens at Oval Road, to the intersection with Onkaparinga Valley Road in Birdwood.

### Latest News

- Pavement construction has reached 90% and path seal is at 75%, with 4.3 km's of asphalt path completed.
- Bridge remediation works on the Burfords Hill Bridge is almost complete and offsite construction of the new tree top bridge will soon commence. Construction of the light vehicle bridges over Angus and Williams Creeks is underway at 25% completion.



## Towards Community Led Emergency Resilience Program (TCLERP)

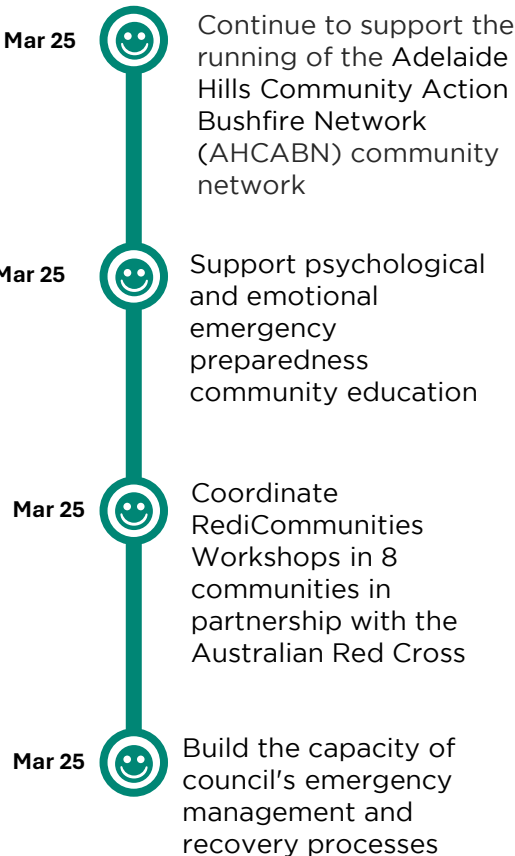
Following on from the Community Resilience and Readiness pilot, the program has evolved to focus on community led emergency preparedness. The name of the program also changed to be Toward Community Led Emergency Resilience Program (TCLERP).

The program has several areas of focus including:

- Community Engagement
- Psychological and emotional emergency preparedness community education
- Recovery ready halls project – emergency preparedness for select community facilities
- Vegetation management project – ensuring practices are based on best fire science and within shared land owners existing capacity

### Latest News

- As the Towards Community Led Emergency Resilience Project nears completion, the focus has been on the Community Support Hub and Workforce Safety in Emergencies (WSIE) projects, with BRM consultants' support.
- A community reference group and steering group with representatives from CFS, Red Cross, LGA, SAFECOM, DPC, and AHC staff have guided the development of community resources.
- Stage 2 of the WSIE project included a survey and workshop to review Fire Danger Days procedures, with improvements being implemented.
- An EOI process for the Community Bushfire Reference Group was developed, and the Adelaide Hills Community Action Bushfire Network provided input and nominated members.



# Adelaide Hills Council Major Projects

## CRM project implementation

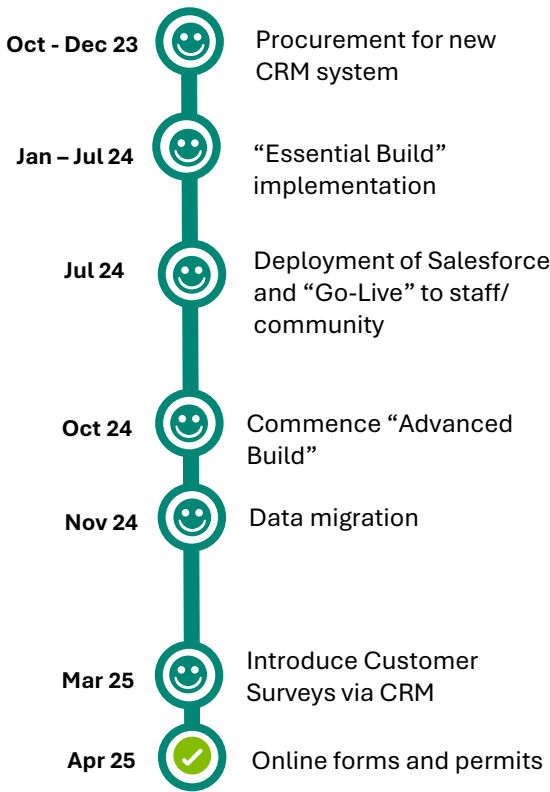
The CRM Renewal project comprises of 2 stages, Essential Build and Advanced Build and is aimed at improving the customer experience through easier online services and improved communication and response times.

### Latest News

The new CRM system is undergoing continuous enhancements and updates, with a primary focus on optimising customer portal access and seamlessly migrating customer forms to enhance the overall user experience.

Customer surveys have now been successfully integrated into the system.

Additional improvements from the Essential Build are ongoing, i.e. staff training, customer notification enhancements integration upgrades.



## Installing a Splash Park at the Adelaide Hills War Memorial Swimming Centre

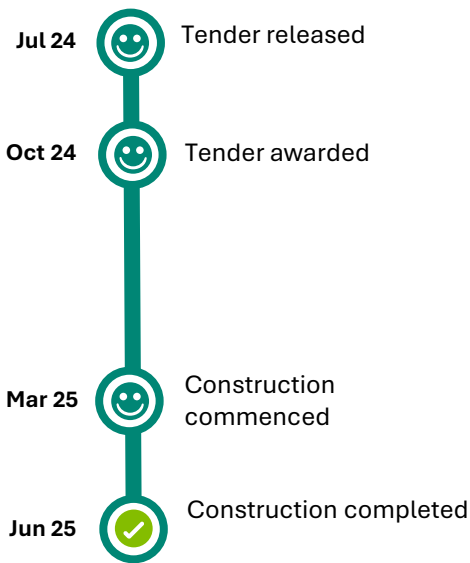
A Splash Park will be constructed at the Adelaide Hills War Memorial Swimming Centre in Woodside. This new play space provides an alternative for toddlers and children who are still learning to swim and is designed to enhance recreational facilities for local families.

The 205sqm splash pad will feature a range of engaging elements, including a dumper bucket, water cannons, spray mushrooms, and random ground sprays all designed to create a safe and enjoyable environment for children.

### Latest News

Water Features By Design and their associated sub-contractors have commenced Splash Park construction works. The pool site is now closed to the public. It is anticipated that construction will be complete within the expected timeframe.

The Splash Park will open when the pool re-opens to the community later in the year.



# Annual Business Plan Strategic Initiatives

Project ID	Operating initiatives	Objective and/or Priority*	Status
B1008	Amy Gillet Bikeway net contribution (Grant funding of \$5.2 million)	B1.1	✓
B2008	Local Heritage (Privately Owned) Planning and Design Code Amendment	B2.4	➡
B2010	Adelaide Hills Subzone Code Amendment	B2.3	➡
B3014	Review of carbon management plan	B3.1	✓
B4043	Hamilton Hill - Dunfield Estate & Crest Maintenance	B4	✓
C4012	Continue to adapt to climate change with an all hazards emergency management approach to support the community and the emergency services	C4	✓
C4022	Towards Community Led Resilience Program (Fully grant funded)	C4.5	😊
C4025	Continue Towards Community Led Resilience Work	C4.5	😊
C4042	Implement activities from Our Watch's "Prevention Toolkit for Local Government"	C4	—
C6006	Tour Down Under	C6	😊
E1004	Stirling main street support	E1.5	😊
E4001	Additional Tree safety work required to support the Tour Down Under	E4	😊
N1006	Best practice procedure for maintenance of AHC riparian zones	N1	●
N1007	Implementation of the Tree Strategy	N1.1	✓
N4002	Kerbside bin system collection frequency change and rural FOGO trial	N4	✓
O4005	Representation Review	O4	✓
O5007	Customer Relationship Management (CRM) renewal	O5	✓
O6008	Digital Transformation Program	O6	✓

**Legend:** ✓ = On Track   ● = Not Started   ➡ = Deferred   — = Behind Schedule   😊 = Completed

# Annual Business Plan Strategic Initiatives

Project ID	Capital initiatives	Objective and/or Priority*	Status
B1004	New and upgraded footpaths	B1	😊
B3005	Carbon Management Plan - Energy Upgrades, Battery & Efficiency Actions	B3	😊
B4009	Norton Summit land purchase	B4	✓
B4014	Road Safety Program including co-contribution to Road Blackspot (Grant Funded)	B4	✓
B4045	Stormwater projects	B4	✓
B4053	Automated External Defibrillator Project	B4	✓
B4054	Road safety at Heathfield	B4	😊
C1006	Splash park at the Adelaide Hills War Memorial Swimming Centre (\$600k Grant funded)	C1.1	✓
C4006	Play Space Framework Implementation – Uraidla play space upgrade	C4	➡

**Legend:** ✓ = On Track    ● = Not Started    ➡ = Deferred    — = Behind Schedule    😊 = Completed

# Quarterly Performance Updates

## Annual Business Plan Strategic Initiatives

### ✓ Amy Gillet Bikeway

- Pavement construction has reached 90% and path seal is at 75% with 4.3km of asphalt path completed. Both elements are ahead of schedule
- Bridge remediation works on the Burfords Hill Bridge is almost complete and offsite construction of the new tree top bridge is about to start.
- Construction of the light vehicle bridges over Angus and Williams Creek is underway at 25% completion.

### ➔ Local Heritage (Privately Owned) Planning and Design Code Amendment

- Preliminary investigations and engagement with property owners will commence in 2025-26 after finalising structure and resourcing of strategic policy planning.

### ➔ Adelaide Hills Subzone Code Amendment

- Progress on the Code Amendment has been paused while preliminary consultation on a Housing Strategy is undertaken with Council members.

### 😊 Review of Carbon Management Plan

- The draft Towards Zero Emissions – A Carbon Management Plan for the Adelaide Hills finalised pending adoption by Council on 8 April 2025.

### – Implement activities from Our Watch's "Prevention Toolkit for Local Government"

- While much of the Our Watch Toolkit Implementation Plan has been actioned, and planning is in progress on the second 16 days of activism campaign, there are some strategies that are behind schedule due to conflicting priorities. These include the finalisation of the new workplace policy, review of the gender equity audit, and the subsequent development of the gender equity plan.

### 😊 Stirling Main Street support

- Funded partnership with the Stirling Business Association (SBA) finalised in September 2024. The SBA developed and implemented a targeted marketing campaign to increase customer visitation to Stirling, with a focus on activations and promotion via digital marketing and social media. A range of practical initiatives were undertaken by the SBA during the Festive Season and the Summer months.

### 😊 Additional Tree safety work required to support the Tour Down Under (TDU)

- Council engaged an external Arboriculture Consultant to undertake comprehensive tree condition assessments of all trees adjacent to the TDU route. Report recommendations provided to TDU event coordinators.
- Council has completed all identified tree work over both AHC and DIT managed roadways and has received a 50% financial contribution for the management of trees over DIT roadways.

### ✓ Implementation of the Tree Strategy

- Administration have revised the Draft Tree Strategy based upon feedback from Elected Members. Administration is exploring options to redirect existing resources to partially fund critical elements of the draft Tree Strategy

### ✓ Customer Relationship Management (CRM) renewal

- Advanced Build Scoping is complete, including; Live chat function, My Local Gov portal with chronological case display, events integration with Humanitix, approx. 50 online forms and permits, display of programmed works (e.g. street sweeping).
- Additional improvements from the Essential Build are ongoing, i.e. staff training, customer notification enhancements integration upgrades.

### ✓ Digital Transformation Program

- The Asset Management System has been successfully migrated to Microsoft's Cloud based 365.

### ✓ Road Safety Program including co-contribution to Road Blackspot

- Council was successful in receiving Blackspot Funding for Fox Creek Road and Basket Range Road and is finalising detailed design and tender documents. Fox Creek Road construction commenced late March 2025.

### ➔ Play Space Framework Implementation – Uraidla play space upgrade

- Community engagement in Uraidla has been completed. Staff are finalising the concept plans with the Landscape Architect based on feedback to be included in the tender process. It is proposed that this is carried forward to the 2025-26 Budget.

# Quarterly Performance Updates

## Other highlights

### Fabrik Arts & Heritage

- Fabrik participated in the Adelaide Fringe with the "Hooked" exhibition by textile artists Kristin Phillips and Liane Gould and the "Calm" exhibition that showed crocheted mandalas contributed by 90 community members. The exhibitions received 1,800 visitors, the highest visitation yet.
- Artist studios occupancy has remained at 90%, with many artists arranging longer term and repeat bookings.

### Arts, Culture and Reconciliation

- Dog Eared Readings event with author Hannah Kent held at Fabrik and was a great success with a full attendance and lots of positive feedback.
- Elevate + Create mural was installed at Balhannah Oval
- Planning is underway for the First Nations Creative Business event, which has been postponed to 5 June 2025.
- The launch of Council's adopted Innovate Reconciliation Action Plan is planned during National Reconciliation Week.

### Volunteering

- Council has a total of 159 registered volunteers who have contributed 2978 hours to various programs.
- During Q3, Council received 18 volunteering enquiries and onboarded 8 new volunteers, 6 at Fabrik Arts + Heritage and 2 at the Torrens Valley Community Centre.
- Preparations are underway for the annual Volunteer Movie event for National Volunteer Week in May.

### Grants & Partnerships

- The Grants Program focused on consolidating consultation outcomes and developing review reports.
- Preparations are underway for the 2025 grants round, scheduled for September, with community information sessions planned for July to support applicants.

### Libraries

- The Mobile Library Van was successfully activated at 3 Adelaide Hills Council events during the TDU, attracting nearly 300 visitors.

An additional 170 visitors engaged with the Mobile Library as part of the Discover Play Pathway.

- The Penguin Noir author event, hosted by Matilda's Bookshop at Stirling Coventry Library, featured 4 mystery authors and was a resounding success, drawing an audience of 160 attendees.
- Writer's Week was an exceptional event, with live-streamed author talks in our libraries attracting over 400 visitors across 4 days.

### Positive Ageing

- The Hills Home Support / Positive Ageing program continued to deliver consistent and impactful support to eligible community members. Quarter 3 saw the provision of over 1700 hours of in-home assistance, more than 4100 hours of social support through group activities, exercise programs, and community outings, and more than 570 transport trips. Home modifications valued at \$7300 were carried out to support clients' safe transitions from hospital to home.

### Community Centres

- Creative arts continue to offer opportunities to learn a new skill, connection and wellbeing. All classes were sold out for The Summit term 1 program.
- The parenting information session for dads at The Summit was well attended. It provided an opportunity for dads to share their parenting experiences and listen to a keynote speaker. Positive feedback was received, and future sessions will be considered once a term based on demand and feedback.
- The new Community Centre Operations Officer commenced at Torrens Valley Community Centre and will lead volunteer management at the Centre.
- Community programs at Torrens Valley Community Centre are being well attended and some additional exercise sessions are being added to meet demand.



# Quarterly Performance Updates

## Other highlights

### Sustainability

- The draft Towards Zero Emissions - A Carbon Management Plan for the Adelaide Hills was completed and the review undertaken. The Plan will be presented to Council for adoption on 8 April 2025.
- The Regional Sector Agreement for the Resilient Hills and Coasts Partnership was signed at an event held at Laratinga Pavillion in Mt Barker on 21 February and was attended by the Deputy Premier.
- A feasibility study has commenced regarding installation of solar PV panels on the roof of the new Fabrik Arts + Heritage building.

### Open Space Biodiversity

- Public consultation for the draft *Native Vegetation Protection and Conservation Policy* occurred during this period following Council endorsement in December 2024.
- The draft *Roadside Vegetation Management Plan* operational document, which was endorsed by Council 24 September 2024, has been submitted to the Native Vegetation Assessment Panel (DEW) for departmental endorsement.
- Three significant grants were secured during the quarter: a \$20,000 Grassroots Grant for improving habitat quality at Mylor Parklands for Osborne's Eyebright, a \$21,780 Heritage Agreement Grant for enhancing the ecological condition of Lobethal Bushland Park (HA88) and Woorabinda Bushland Reserves (HA1595), and a \$1,978,690 Federal Urban Rivers and Catchments Grant for a 4-year project to restore a 6km section of Cox Creek in Bridgewater.

### Fire Prevention

- A new Fire Prevention Officer was recruited to make fire prevention a year-round obligation and to increase education for residents.

### Property

- Implementation of the Community and Recreation Framework Project continued with additional sporting clubs signing new leases for their sites.

### Cemeteries

- New entry and way-finding signage was rolled out across all cemeteries in the district.

- The Cemeteries and Crematoria Association held its annual forum at which the Adelaide Hills Council Cemeteries Officer presented about the establishment of Martunga Natural Burial Ground at Kersbrook.

### Planning & Development

- Applications lodged during the quarter include 16 new dwellings, 9 ancillary accommodation units, and 3 applications for tourist accommodation.

### Environmental Health

- 80 food premises inspections were undertaken, which include 52 routine inspections, 16 follow up inspections and 6 pre-opening advise inspection.
- 43 new wastewater applications were received of which 26 have been approved. 94 wastewater inspections have been undertaken in relation to both new and existing wastewater applications.
- 32 health related complaints were responded to.

### Parking and By-Laws

- Regular parking patrols have been undertaken around School areas, private parking areas and on-street parking. During Quarter 3, 258 parking expiations and 1 By-law expiation were issued.

### Information services

- The Desktop PC Fleet renewal is now complete, and the Chamber AV Technology renewal tender is released. The Digital Transformation program continues with M365 SharePoint, Confirm to Cloud, and ERP projects. Information Management has commenced the developments of a data governance framework

### Communications, Engagement & Events

- The Tour Down Under was successfully delivered in Stirling, Gumeracha, and Uraidla in January.
- The Discover Play Pathway event along the Amy Gillet Bikeway on March 2nd was well received and well attended.
- The new Touch a Tuck event at Mt Torrens drew good crowds and showcased Council's outdoor teams.

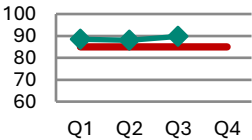
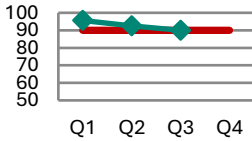
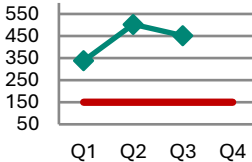
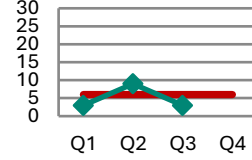
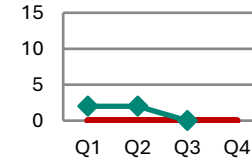
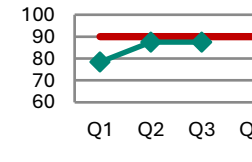
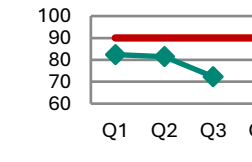
# Performance Indicators

Indicator	Result	Trends	Comments										
✓ CPI-B02 - Delivery of capital works program	<div>Target <math>\geq 90\%</math></div> <div>Annual Budget</div> <div>66%</div>	<table><tr><th>Quarter</th><th>Value</th></tr><tr><td>Q1</td><td>10</td></tr><tr><td>Q2</td><td>25</td></tr><tr><td>Q3</td><td>70</td></tr><tr><td>Q4</td><td>85</td></tr></table>	Quarter	Value	Q1	10	Q2	25	Q3	70	Q4	85	This indicator measures actual spend (\$13.6m) against the Annual Budget (\$20.7m).
Quarter	Value												
Q1	10												
Q2	25												
Q3	70												
Q4	85												
⚠ CPI-B03 - Compliance inspections after development completion notification, completed within 10 business days.	<div>Target 100%</div> <div>79%</div>	<table><tr><th>Quarter</th><th>Value</th></tr><tr><td>Q1</td><td>85</td></tr><tr><td>Q2</td><td>95</td></tr><tr><td>Q3</td><td>80</td></tr><tr><td>Q4</td><td>85</td></tr></table>	Quarter	Value	Q1	85	Q2	95	Q3	80	Q4	85	While 6 cases did not meet the 10 business days, the timing for 5 of the inspections was to accommodate the client.
Quarter	Value												
Q1	85												
Q2	95												
Q3	80												
Q4	85												
✓ CPI-B07 - Operational tasks completed within the Civil Zone Maintenance Program	<div>Target <math>\geq 80\%</math></div> <div>80%</div>	<table><tr><th>Quarter</th><th>Value</th></tr><tr><td>Q1</td><td>80</td></tr><tr><td>Q2</td><td>80</td></tr><tr><td>Q3</td><td>80</td></tr><tr><td>Q4</td><td>80</td></tr></table>	Quarter	Value	Q1	80	Q2	80	Q3	80	Q4	80	Continued reporting is being developed as part of the Salesforce system. Current workloads are still quite reactive, however approximately 80% of cases completed were from the zone maintenance program.
Quarter	Value												
Q1	80												
Q2	80												
Q3	80												
Q4	80												
⚠ CPI-C01 - Positive ageing wellbeing score	<div>Target <math>\geq 7</math></div> <div>6.97</div>	<table><tr><th>Quarter</th><th>Value</th></tr><tr><td>Q1</td><td>6.5</td></tr><tr><td>Q2</td><td>7.0</td></tr><tr><td>Q3</td><td>7.0</td></tr><tr><td>Q4</td><td>7.0</td></tr></table>	Quarter	Value	Q1	6.5	Q2	7.0	Q3	7.0	Q4	7.0	Thirteen individuals chose not to provide a score, citing a range of personal reasons. This is likely the reason for the slight dip below target. Positive comments included in the wellbeing report highlight the experiences of individuals who feel a strong sense of social connection and purpose.
Quarter	Value												
Q1	6.5												
Q2	7.0												
Q3	7.0												
Q4	7.0												
⚠ CPI-C04 - Number of volunteer hours contributed to AHC programs each year	<div>Target <math>\geq 3,500</math> per quarter</div> <div>2,979</div>	<table><tr><th>Quarter</th><th>Value</th></tr><tr><td>Q1</td><td>3200</td></tr><tr><td>Q2</td><td>3300</td></tr><tr><td>Q3</td><td>3000</td></tr><tr><td>Q4</td><td>3500</td></tr></table>	Quarter	Value	Q1	3200	Q2	3300	Q3	3000	Q4	3500	Target was reduced for 2024-25FY to reflect the national volunteering trends following COVID-19. The number of volunteer hours has fallen this quarter due to some programs not operational during the Festive Season i.e. community centres and positive ageing programs.
Quarter	Value												
Q1	3200												
Q2	3300												
Q3	3000												
Q4	3500												
✓ CPI-E03 - Average number of days for Building Consents	<div>Target <math>\leq 20</math> Business Days</div> <div>14.4</div>	<table><tr><th>Quarter</th><th>Value</th></tr><tr><td>Q1</td><td>12</td></tr><tr><td>Q2</td><td>14</td></tr><tr><td>Q3</td><td>14</td></tr><tr><td>Q4</td><td>14</td></tr></table>	Quarter	Value	Q1	12	Q2	14	Q3	14	Q4	14	In Quarter 3 there were 70 Building Decisions with an average assessment time of 14.4 days and 77% were issued within statutory timeframes.
Quarter	Value												
Q1	12												
Q2	14												
Q3	14												
Q4	14												
⚠ CPI-E04 - Percentage of new development application decisions upheld in Council/ CAPs favour under appeal	<div>Target <math>\geq 85\%</math></div> <div>0%</div>	<table><tr><th>Quarter</th><th>Value</th></tr><tr><td>Q1</td><td>0</td></tr><tr><td>Q2</td><td>0</td></tr><tr><td>Q3</td><td>0</td></tr><tr><td>Q4</td><td>0</td></tr></table>	Quarter	Value	Q1	0	Q2	0	Q3	0	Q4	0	No new appeals of CAP decisions were lodged during Quarter 2 or Quarter 3. There is one on-going appeal of a CAP decision scheduled for a hearing in Quarter 4
Quarter	Value												
Q1	0												
Q2	0												
Q3	0												
Q4	0												

**Legend:** ✓ = Target Met or N/A    ⚠ = Target not met    ⚪ = N/A – can't be assessed  
≥ Greater than or equal    ≤ Less than or equal



# Performance Indicators

Indicator	Result	Trends	Comments
✓ CPI-E05 - Percentage of Planning Consents completed within statutory timeframes	Target $\geq 85\%$ 89.8%		In Quarter 3 there were 158 Planning Consents granted of which 89.87% were issued within the statutory timeframes.
✓ CPI-N03 - Percent of nuisance and litter queries resolved	Target $\geq 90\%$ 90%		Requests outstanding at the end of Quarter 3 included 16 nuisance complaints across the areas of Regulatory Services, Health, Quick Response, and Development.
✓ CPI-N05 - Tonnes of green organics collected on Green organic days	Target $\geq 150$ per quarter 452		3274 vehicles visited the 3 sites on 7 dates during the quarter.
✓ CPI-N07 - Number of community education actions delivered	Annual Target $\geq 6$ 15		This quarter, one public education session was held by AHRWMA, 2 East Waste stalls were stationed at events, and 6 educational Facebook posts were uploaded. The annual target has been exceeded during quarters 1-3.
✗ CPI-O01 - Lost Time Injury Frequency Rate	Annual Target 0 4		4 injuries were recorded in quarters 1 and 2, with 0 recorded in Q3.
✗ CPI-O07 - Decisions (Council resolutions) considered in open Ordinary & Special Council meetings during the reporting period	Target $\geq 90\%$ 87.1%		Legal and confidential matters raised in previous quarters have continued to have some effect on this target.
✗ CPI-O08 - Council member attendance at Ordinary & Special meetings	Target $\geq 90\%$ 72.3%		This quarter there were 8 apologies and 10 leave of absences for Ordinary Council meetings.

# Performance Indicators

Indicator	Result	Trends	Comments										
<div>✓</div> CPI-O09 - Freedom of Information (FOI) requests received, in progress and completed within the legislated timeframe	<div>Target 100%</div> <div><div>100%</div></div>	<div><table><tr><th>Quarter</th><th>Performance (%)</th></tr><tr><td>Q1</td><td>100</td></tr><tr><td>Q2</td><td>100</td></tr><tr><td>Q3</td><td>100</td></tr><tr><td>Q4</td><td>100</td></tr></table></div>	Quarter	Performance (%)	Q1	100	Q2	100	Q3	100	Q4	100	3 new FOIs received 7 FOIs completed 3 FOIs outstanding (within legislated timeframes)
Quarter	Performance (%)												
Q1	100												
Q2	100												
Q3	100												
Q4	100												
<div>✓</div> CPI-O10 - FOI External reviews upholding Council's decisions	<div>Target 100%</div> <div><div>100%</div></div>	<div><table><tr><th>Quarter</th><th>Performance (%)</th></tr><tr><td>Q1</td><td>100</td></tr><tr><td>Q2</td><td>100</td></tr><tr><td>Q3</td><td>100</td></tr><tr><td>Q4</td><td>100</td></tr></table></div>	Quarter	Performance (%)	Q1	100	Q2	100	Q3	100	Q4	100	Nil FOI internal or external reviews were received for Quarter 3.
Quarter	Performance (%)												
Q1	100												
Q2	100												
Q3	100												
Q4	100												
<div>✖</div> CPI-O11 - Employee Turnover Rate	<div>Target &lt;15%</div> <div><div>21%</div></div>	<div><table><tr><th>Quarter</th><th>Turnover Rate (%)</th></tr><tr><td>Q1</td><td>5</td></tr><tr><td>Q2</td><td>18</td></tr><tr><td>Q3</td><td>21</td></tr><tr><td>Q4</td><td></td></tr></table></div>	Quarter	Turnover Rate (%)	Q1	5	Q2	18	Q3	21	Q4		The reported Q3 turnover rate of 21% reflects a separation-based calculation rather than a conventional turnover methodology, which is typically used in local and state government. Based on a conventional methodology, the rate for AHC turnover is approximately 15% over the past 12 months.
Quarter	Turnover Rate (%)												
Q1	5												
Q2	18												
Q3	21												
Q4													

Legend: 

✓

 = Target Met or N/A    

✗

 = Target not met    

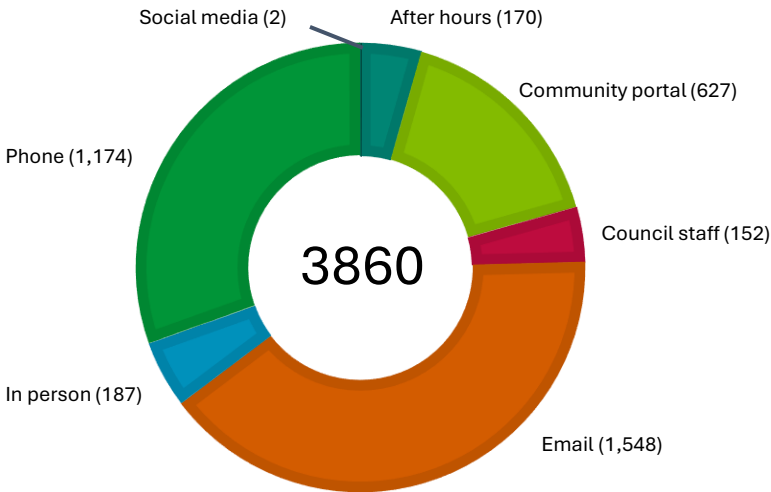
⊖

 = N / A – can't be assessed

≥ Greater than or equal    ≤ Less than or equal

# Other performance metrics

Volume of CRM cases created by source



Expiation Statistics	Volume
Parking	258
Animals	52
By-law	1
Local Nuisance	6
Fire Prevention	1
Public Health	6
Development & Building	4

## CRM Cases closed by Category

Category	Volume of cases					
	completed	1 day or less	2-5 days	6-10 days	11-20 days	over 20 days
Animals	364	48%	25%	11%	7%	9%
Buildings and Facilities	122	22%	30%	12%	12%	24%
Community Development	14	7%	50%	0%	14%	29%
Development	90	27%	17%	11%	29%	17%
Economic Development	1	100%	0%	0%	0%	0%
Environment	10	10%	20%	30%	10%	30%
Events & Tourism	113	16%	11%	15%	19%	40%
Feedback	51	10%	16%	2%	0%	73%
Fences	1	0%	0%	100%	0%	0%
Financial Services	44	57%	11%	18%	7%	7%
Fire	83	66%	22%	4%	2%	6%
General Enquiry	15	27%	33%	20%	13%	7%
Graffiti	36	6%	6%	11%	6%	72%
Grass & Vegetation	30	17%	17%	3%	10%	53%
Information Management	18	0%	44%	11%	0%	44%
Library	193	30%	30%	15%	17%	9%
Nuisance	220	28%	25%	23%	16%	7%
Parking	66	9%	17%	8%	17%	50%
Parks, Gardens & Ovals	35	34%	26%	9%	9%	23%
Public Health	17	24%	29%	12%	18%	18%
Rates	364	63%	20%	7%	7%	2%
Roads and Footpaths	297	19%	20%	13%	8%	41%
Signs	47	21%	23%	15%	6%	34%
Sport and Rec	11	9%	27%	9%	18%	36%
Trees	330	34%	17%	9%	10%	30%
Update Details	237	66%	25%	6%	3%	0%
Waste & Recycling	126	56%	21%	9%	12%	3%
	2935	38%	22%	11%	10%	19%

# Capital Works Program

The capital works program is on track with early budget spend in sync with expected delivery for this period. Quarter 3 works involve most of the tendering for the financial year allowing for construction through the remaining quarters.

## Highlights

- Footpath renewal program currently 90% complete
- Road patching in prep for seal 100% complete
- Resealing program currently 75% complete
- Resheeting program 100% complete
- Bridges 75% complete
- Amy Gillet Bikeway - Asphalt Complete, Bridges under construction
- Fabrik 95% Complete
- Changing Places at Fabrik Complete
- Unsealed Road Program Complete
- Heathfield Oval Carpark Complete

## What's Next

- Uraidla Hall, Lobethal Senior Citizens, Bridgewater Institute Renewals
- Montacute Road bridge finalisation
- AHTBC carpark and driveway

## Financial Performance by Asset Category (preliminary numbers)

Asset Category	YTD Actuals \$'000	Annual Revised Budget \$'000	% Spent to Annual Budget \$'000s
Bridges	161	1,005	16.0%
Buildings	693	1,724	40.2%
Cemeteries	25	65	38.3%
CWMS	134	241	55.7%
Fleet	1,697	3,239	52.4%
Footpaths	420	897	46.9%
ICT	239	1,306	18.3%
Kerbing	24	100	24.2%
LRCIP	466	1,971	23.6%
Other: Retaining Walls, St Furniture, Traffic Mgt	92	424	21.6%
Plant & Equipment	18	40	45.6%
Roads	3,094	6,950	44.5%
Sport & Recreation	344	350	98.2%
Stormwater	38	820	4.7%
	7,454	20,648	36.1%

# Financial Performance

## Overall Funding Statement as at 31 March 2025

Note: These figures are preliminary only. The fully reconciled figures will be presented to Council as part of the Budget Review report.

	YTD Actual	YTD Budget	YTD Variance	Annual Revised Budget
	\$'000	\$'000	\$'000	\$'000
<b>Total Operating Income</b>	58,631	57,956	● 675	61,485
<b>Total Operating Expenditure</b>	43,319	42,844	● (477)	64,507
<b>Operating Surplus / (Deficit) before Capital</b>	15,311	15,112	● 199	(3,022)
<b>Capital Expenditure</b>	7,454	6,991	● (462)	20,648
<b>Capital Income</b>	2,290	2,042	● 248	3,876
<b>Net expenditure - Capital projects</b>	5,164	4,949	● (214)	16,772
<b>Depreciation and amortisation</b>	6,441	6,441	-	13,441
<b>Net Lending / (Borrowing) Result for Year</b>	16,588	16,604	● (15)	(6,355)

Adelaide Hills Council Operating Summary By Directorate as at March 2025				
	YTD Actuals \$'000s	YTD Budget \$'000s	YTD Var fav / (unfav) \$'000s	Annual Revised Budget \$'000s
<b>Income</b>				
CEO	19	19	●	37
Community & Development	3,085	2,897	● 188	4,177
Corporate Services	50,894	50,660	● 234	50,874
Environment & Infrastructure	4,633	4,380	● 253	6,398
<b>Income Total</b>	58,631	57,956	● 675	61,485
<b>Expenditure</b>				
CEO	2,662	2,487	● (175)	3,227
Community & Development	8,680	8,443	● (237)	12,970
Corporate Services	7,845	7,881	● 36	11,239
Environment & Infrastructure	24,132	24,033	● (99)	37,072
<b>Expenditure Total</b>	43,319	42,844	● (476)	64,507
<b>Operating Surplus / (Deficit)</b>	15,312	15,112	● 199	(3,022)





More Information:

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63 Mount Barker Road  
Stirling SA 5152



**Adelaide Hills**  
COUNCIL

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# **Minutes of Committees**

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**ADELAIDE HILLS COUNCIL AUDIT AND RISK COMMITTEE  
MINUTES OF MEETING  
MONDAY 19 May 2025  
63 MT BARKER ROAD STIRLING**

---

**In Attendance**

**Members:**

Cr Malcolm Herrmann	Presiding Member
David Moffatt	Independent Member
Pamela Lee	Independent Member
Cr Melanie Selwood	Council Member

**In Attendance:**

Greg Georgopoulos	Chief Executive Officer
Gary Lewis	Director Corporate Services
Zoë Gill	Executive Governance Officer
Lauren Jak	Minute Secretary

**1. COMMENCEMENT**

The meeting commenced at 6:01pm.

**1.1 Acknowledgement of Country**

Council acknowledges that we meet on the traditional Country of the Peramangk and Kaurna people. We pay our respects to Ancestors and Elders past and present as the Custodians of this ancient and beautiful land.

**2. APOLOGIES/LEAVE OF ABSENCE**

**2.1 Apology**

Nil

**2.2 Leave of Absence**

Nil

**2.3 Absent**

Nil

**3. MINUTES OF PREVIOUS MEETINGS**

**3.1 Audit and Risk Committee Meeting – 14 April 2025**

Moved Pamela Lee  
S/- David Moffatt

**ARC24/25**



**ADELAIDE HILLS COUNCIL AUDIT AND RISK COMMITTEE  
MINUTES OF MEETING  
MONDAY 19 May 2025  
63 MT BARKER ROAD STIRLING**

---

**That the minutes of the Audit and Risk Committee meeting held on 14 April 2025, as supplied, be confirmed as an accurate record of the proceedings of that meeting.**

<b>Carried Unanimously</b>
----------------------------

**4. PRESIDING MEMBER'S OPENING REMARKS**

The Presiding Member gave the following update to the Committee:

- Council has approved the AHRWMA annual Budget and Business Plan.
- Council has adopted its Draft Budget and Business Plan and LTFP for public consultation, which closes in June.
- The CEO is currently recruiting for the position of Director Environment and Infrastructure and a preferred candidate has been identified.
- A Public Forum is being held by BDO to discuss the boundary change proposal on 4 June 2025 at Magill, and on 5 June 2025 online.
- The vacancy for the Independent Member for the Audit and Risk Committee was advertised on the 1<sup>st</sup> May and closes on the 30<sup>th</sup> May.
- Ms Pamela Lee and Cr Selwood have been appointed to the Selection Panel to fill the Independent Member position on the Audit & Risk Committee

6:03pm Cr Melanie Selwood arrived at the meeting.

**5. DELEGATION OF AUTHORITY**

The Audit and Risk Committee operates in accordance with the relevant sections of the Local Government Act 1999, and its Terms of Reference.

**6. DECLARATION OF CONFLICT OF INTEREST BY MEMBERS OF AUDIT AND RISK COMMITTEE**

Nil

**7. PRESENTATIONS, ACTION REPORT & WORKPLAN**

**7.1 Action Report and Work Plan Update**

**Moved Cr Melanie Selwood  
S/- David Moffatt**

**The Audit and Risk Committee resolves:**

**ARC25/25**

- 1. To receive and note the Action Report and Work Plan Update Report (item 7.1, 19 May 2025, Audit and Risk Committee meeting).**

**ADELAIDE HILLS COUNCIL AUDIT AND RISK COMMITTEE  
MINUTES OF MEETING  
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---

2. To note the 2025 Action Report, May 2025, in Appendix 1 (item 7.1, 19 May 2025, Audit and Risk Committee meeting).
3. To adopt the 2025 Work Plan and Reporting Schedule in Appendix 2 (item 7.1, 19 May 2025, Audit and Risk Committee meeting).

<b>Carried Unanimously</b>
----------------------------

**8. OFFICER REPORTS – DECISION ITEMS**

**8.1 Quarterly Risk Management Report**

Moved David Moffatt  
S/- Pamela Lee

**ARC26/25**

The Audit and Risk Committee resolves:

1. To receive and note the Quarterly Risk Management Report (item 8.1, 19 May 2025, Audit and Risk committee meeting).
2. After discussion, to endorse the Quarterly Risk Management Report (item 8.1, 19 May 2025, Audit and Risk committee meeting).
3. To note the Strategic Risk Register Report in Appendix 1 (item 8.1, 19 May 2025, Audit and Risk committee meeting).

<b>Carried Unanimously</b>
----------------------------

**8.2 Placement of Councils Insurance Portfolio**

Moved David Moffatt  
S/- Cr Melanie Selwood

**ARC27/25**

The Audit and Risk Committee resolves:

1. To receive and note the Placement of Council's Insurance Portfolio 2025-2026 Report (item 8.2, 19 May 2025, Audit and Risk Committee meeting).
2. To note the insurance portfolio report from the Scheme will be provided at the August meeting (item 8.2, 19 May 2025, Audit and Risk Committee meeting).

<b>Carried Unanimously</b>
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**ADELAIDE HILLS COUNCIL AUDIT AND RISK COMMITTEE  
MINUTES OF MEETING  
MONDAY 19 May 2025  
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**8.3 Public Interest Disclosure Arrangements and Compliance Report**

Moved Pamela Lee  
S/- David Moffatt

ARC28/25

The Audit and Risk Committee resolves:

1. That the report be received and noted (item 8.3, 19 May 2025, Audit and Risk Committee meeting).
2. To note the Public Interest Disclosure Policy due for review by June 2025, is scheduled to be presented to the Committee's scheduled August 2025 meeting (item 8.3, 19 May 2025, Audit and Risk Committee meeting).

<b>Carried Unanimously</b>
----------------------------

**8.4 Director Corporate Services Update**

Moved Pamela Lee  
S/- Cr Melanie Selwood

ARC29/25

The Audit and Risk Committee resolves:

1. That the report encompassing the Director Corporate Services Update be received and noted (item 8.4, 19 May 2025, Audit and Risk Committee meeting).

<b>Carried Unanimously</b>
----------------------------

**8.5 Quarterly Council Performance Report**

Moved Cr Melanie Selwood  
S/- Pamela Lee

ARC30/25

The Audit and Risk Committee resolves:

1. That the report on the Quarterly Council Performance Report – Q3 2024-25 be received and noted (item 8.5, 19 May 2025, Audit and Risk Committee meeting).

<b>Carried Unanimously</b>
----------------------------

**ADELAIDE HILLS COUNCIL AUDIT AND RISK COMMITTEE  
MINUTES OF MEETING  
MONDAY 19 May 2025  
63 MT BARKER ROAD STIRLING**

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**8.6 End of Financial Year Reporting Timetable**

Moved Pamela Lee  
S/- David Moffatt

ARC31/25

The Audit and Risk Committee resolves to receive and note the End of Financial Year Reporting Timetable 2024-25 report (item 8.6, 19 May 2025, Audit and Risk Committee meeting).

<b>Carried Unanimously</b>
----------------------------

**8.7 Internal Controls Update**

Moved Cr Melanie Selwood  
S/- Pamela Lee

ARC32/25

The Audit and Risk Committee resolves:

1. That the report on the Internal Controls review be received and noted (item 8.7, 19 May 2025, Audit and Risk Committee meeting).
3. To note the proposed further developments and improvements to Council's internal controls environment (item 8.7, 19 May 2025, Audit and Risk Committee meeting).
4. To acknowledge that Administration is undertaking discussions with our external auditors regarding identified controls that are rated 3 or below (item 8.7, 19 May 2025, Audit and Risk Committee meeting).
5. To note that Administration will report on proposed risk mitigation measures at the August Audit and Risk Committee meeting (item 8.7, 19 May 2025, Audit and Risk Committee meeting).

<b>Carried Unanimously</b>
----------------------------

**8.8 Budget Review 3**

Moved Pamela Lee  
S/- David Moffatt

ARC33/25

The Audit and Risk Committee resolves:

1. That the report on Budget Review 3 2024-25 be received and noted (item 8.8, 19 May 2025, Audit and Risk Committee meeting).

**ADELAIDE HILLS COUNCIL AUDIT AND RISK COMMITTEE  
MINUTES OF MEETING  
MONDAY 19 May 2025  
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2. To recommend to Council for consideration the proposed budget adjustments presented in Budget Review 3 (item 8.8, 19 May 2025, Audit and Risk Committee meeting) which result in:
  - a. A decrease in the Operating Deficit of \$160k from \$3.013m to \$2.853m for the 2024-25 financial year.
  - b. A reduction to the capital expenditure budget for 2024-25 of \$1.298m bringing the total budget from \$20.648m to \$19.350m
  - c. proposed financial sustainability indicators relative to Council's agreed targets of the following:
    - i. Operating Ratio -4.6% (Target 1% to 5%)
    - ii. Net Financial Liabilities Ratio 53% (Target 25% to 75%)
    - iii. Asset Renewal Funding Ratio 128% (Target 95% to 105%)
3. Having considered the Budget Review 3 Report and Appendix 1, to advise Council that it considers the review has been prepared with appropriate due diligence, legislative compliance and regard for risk management (item 8.8, 19 May 2025, Audit and Risk Committee meeting).

<b>Carried Unanimously</b>
----------------------------

**8.9 Draft Long Term Financial Plan 2026-2040 and Draft Annual Business Plan 2025-26 for Consultation**

Moved Pamela Lee  
S/- David Moffatt

**ARC34/25**

**The Audit and Risk Committee resolves:**

1. That the Long Term Financial Plan 2026-2040 and Annual Business Plan 2025-26 Draft for Consultation report be received and noted (item 8.9, 19 May 2025, Audit and Risk Committee meeting).
2. To note that at its Ordinary Meeting on 13 May 2025, Council endorsed the draft Annual Business Plan 2025-26 (ABP) as contained in Appendix 1 for community consultation in accordance with Section 123 of the Local Government Act 1999, which includes a budget with an average residential rate rise of 6.2% (Adelaide CPI + 4%) (item 8.9, 19 May 2025, Audit and Risk Committee meeting).
3. To note that at its Ordinary Meeting on 13 May 2025, Council endorsed the draft Long Term Financial Plan 2026-2040 as contained in Appendix 2 for community consultation in accordance with Section 122 of the Local Government Act 1999 (item 8.9, 19 May 2025, Audit and Risk Committee meeting).
4. To note that feedback from the Audit and Risk Committee regarding the draft Long Term Financial Plan 2026-2040 and Annual Business Plan 2025-26 will be considered during the community consultation phase (item 8.9, 19 May 2025, Audit and Risk Committee meeting).

**ADELAIDE HILLS COUNCIL AUDIT AND RISK COMMITTEE  
MINUTES OF MEETING  
MONDAY 19 May 2025  
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5. That the Audit and Risk Committee having considered the ABP&B and LTFP report and Appendices, advises Council that it considers the documents have been prepared with appropriate due diligence, legislative compliance, prudent consideration for financial sustainability and regard for risk management (item 8.9, 19 May 2025, Audit and Risk Committee meeting).

<b>Carried Unanimously</b>
----------------------------

**9. QUESTIONS WITHOUT NOTICE**

Nil

**10. CONFIDENTIAL ITEMS**

Nil

**11. NEXT MEETING**

The next ordinary meeting of the Audit and Risk Committee will be held on Monday 18 August 2025 from 6.00pm at 63 Mt Barker Road, Stirling.

**12. CLOSE MEETING**

The meeting closed at 7:56pm.

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**Confidential Items**

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**ADELAIDE HILLS COUNCIL  
ORDINARY COUNCIL MEETING  
Tuesday 27 May 2025  
CONFIDENTIAL AGENDA BUSINESS ITEM**

**Item:** 19.1

**Responsible Officer:** Zoë Gill  
Executive Governance Officer  
Office of the CEO

**Subject:** Behavioural Standards Complaint 1

**For:** Decision

---

**1. Behavioural Standards Complaint 1 – Exclusion of the Public**

Pursuant to section 90(2) of the *Local Government Act 1999* the Council orders that all members of the public, except:

- Chief Executive Officer, Greg Georgopoulos
- Director Corporate Services, Gary Lewis
- Director Community Development, Jess Charlton
- Executive Governance Officer, Zoë Gill
- Minute Secretary, Skye Ludzay
- Sue Porter, EMA Legal

be excluded from attendance at the meeting for Agenda Item 19.1: (Behavioural Standards Complaint) in confidence.

The Council is satisfied that it is necessary that the public, with the exception of Council staff in attendance as specified above, be excluded to enable Council to consider the report at the meeting on the following grounds:

1. Section 90(3)(a) of the *Local Government Act 1999*, the information to be received, discussed or considered in relation to this Agenda Item is Information the disclosure of which would involve the unreasonable disclosure of information concerning the personal affairs of any person
2. Section 90(3)(h) of the *Local Government Act 1999*, the information to be received, discussed or considered in relation to this Agenda Item is legal advice

Accordingly, on this basis the principle that meetings of the Council should be conducted in a place open to the public has been outweighed by the need to keep the information



**2. Behavioural Standards Complaint 1 – Confidential Item**

**3. Behavioural Standards Complaint 1 – Duration of Confidentiality**

Subject to the CEO, or his delegate, disclosing information or any document (in whole or in part) for the purpose of implementing Council's decision(s) in this matter in the performance of the duties and responsibilities of office, Council, having considered Agenda Item 19.1 in confidence under sections 90(2) and 90(3)(a) and (h) of the *Local Government Act 1999*, resolves that an order be made under the provisions of sections 91(7) and (9) of the *Local Government Act 1999* to retain the Items in confidence as detailed in the Duration of Confidentiality Table below:

Item	Duration of Confidentiality NB: Item to be reviewed every 12 months if not released
Report	Nil
Related Attachments	Until further order for Appendix 1 Nil for Appendix 2
Minutes	For Council to determine
Other (presentation, documents, or similar)	Until further order

Pursuant to section 91(9)(c) of the *Local Government Act 1999*, the Council delegates the power to revoke the confidentiality order either partially or in full to the Chief Executive Officer.

**ADELAIDE HILLS COUNCIL  
ORDINARY COUNCIL MEETING  
Tuesday 27 May 2025  
CONFIDENTIAL AGENDA BUSINESS ITEM**

**Item:** 19.2

**Responsible Officer:** Zoë Gill  
Executive Governance Officer  
Office of the CEO

**Subject:** Behavioural Standards Complaint 2

**For:** Decision

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**1. Behavioural Standards Complaint 2 – Exclusion of the Public**

Pursuant to section 90(2) of the *Local Government Act 1999* the Council orders that all members of the public, except:

- Chief Executive Officer, Greg Georgopoulos
- Director Corporate Services, Gary Lewis
- Director Community Development, Jess Charlton
- Executive Governance Officer, Zoë Gill
- Minute Secretary, Skye Ludzay
- Sue Porter, EMA Legal

be excluded from attendance at the meeting for Agenda Item 19.2: (Behavioural Standards Complaint) in confidence.

The Council is satisfied that it is necessary that the public, with the exception of Council staff in attendance as specified above, be excluded to enable Council to consider the report at the meeting on the following grounds:

1. Section 90(3)(a) of the *Local Government Act 1999*, the information to be received, discussed or considered in relation to this Agenda Item is Information the disclosure of which would involve the unreasonable disclosure of information concerning the personal affairs of any person
2. Section 90(3)(h) of the *Local Government Act 1999*, the information to be received, discussed or considered in relation to this Agenda Item is legal advice

Accordingly, on this basis the principle that meetings of the Council should be conducted in a place open to the public has been outweighed by the need to keep the information

**2. Behavioural Standards Complaint 2 – Confidential Item**

**3. Behavioural Standards Complaint 2 – Duration of Confidentiality**

Subject to the CEO, or his delegate, disclosing information or any document (in whole or in part) for the purpose of implementing Council's decision(s) in this matter in the performance of the duties and responsibilities of office, Council, having considered Agenda Item 19.2 in confidence under sections 90(2) and 90(3)(a) and (h) of the *Local Government Act 1999*, resolves that an order be made under the provisions of sections 91(7) and (9) of the *Local Government Act 1999* to retain the Items in confidence as detailed in the Duration of Confidentiality Table below:

Item	Duration of Confidentiality NB: Item to be reviewed every 12 months if not released
Report	Nil
Related Attachments	Until further order for Appendix 1 Nil for Appendix 2
Minutes	For Council to determine
Other (presentation, documents, or similar)	Until further order

Pursuant to section 91(9)(c) of the *Local Government Act 1999*, the Council delegates the power to revoke the confidentiality order either partially or in full to the Chief Executive Officer.

**ADELAIDE HILLS COUNCIL  
ORDINARY COUNCIL MEETING  
Tuesday 27 May 2025  
CONFIDENTIAL AGENDA BUSINESS ITEM**

**Item:** 19.3

**Responsible Officer:** Zoë Gill  
Executive Governance Officer  
Office of the CEO

**Subject:** Behavioural Standards Complaint 3

**For:** Decision

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**1. Behavioural Standards Complaint 3 – Exclusion of the Public**

Pursuant to section 90(2) of the *Local Government Act 1999* the Council orders that all members of the public, except:

- Chief Executive Officer, Greg Georgopoulos
- Director Corporate Services, Gary Lewis
- Director Community Development, Jess Charlton
- Executive Governance Officer, Zoë Gill
- Minute Secretary, Skye Ludzay
- Sue Porter, EMA Legal

be excluded from attendance at the meeting for Agenda Item 19.3: (Behavioural Standards Complaint) in confidence.

The Council is satisfied that it is necessary that the public, with the exception of Council staff in attendance as specified above, be excluded to enable Council to consider the report at the meeting on the following grounds:

1. Section 90(3)(a) of the *Local Government Act 1999*, the information to be received, discussed or considered in relation to this Agenda Item is Information the disclosure of which would involve the unreasonable disclosure of information concerning the personal affairs of any person
2. Section 90(3)(h) of the *Local Government Act 1999*, the information to be received, discussed or considered in relation to this Agenda Item is legal advice

Accordingly, on this basis the principle that meetings of the Council should be conducted in a place open to the public has been outweighed by the need to keep the information

**2. Behavioural Standards Complaint 3 – Confidential Item**

**3. Behavioural Standards Complaint 3 – Duration of Confidentiality**

Subject to the CEO, or his delegate, disclosing information or any document (in whole or in part) for the purpose of implementing Council's decision(s) in this matter in the performance of the duties and responsibilities of office, Council, having considered Agenda Item 19.3 in confidence under sections 90(2) and 90(3)(a) and (h) of the *Local Government Act 1999*, resolves that an order be made under the provisions of sections 91(7) and (9) of the *Local Government Act 1999* to retain the Items in confidence as detailed in the Duration of Confidentiality Table below:

Item	Duration of Confidentiality NB: Item to be reviewed every 12 months if not released
Report	Nil
Related Attachments	Until further order for Appendix 1 Nil for Appendix 2
Minutes	For Council to determine
Other (presentation, documents, or similar)	Until further order

Pursuant to section 91(9)(c) of the *Local Government Act 1999*, the Council delegates the power to revoke the confidentiality order either partially or in full to the Chief Executive Officer.