



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

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 24 June 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.

Greg Georgopoulos
Chief Executive Officer



ORDINARY COUNCIL MEETING

AGENDA FOR MEETING
Tuesday 24 June 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

Apologies were received from Cr Lucy Huxter & Cr Adrian Cheater

3.2. Leave of Absence

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

3.2.2. Cr Kirsty Parkin - 23 June 2025 to 27 June 2025 - approved 10 June 2025

3.2.3. Cr Leith Mudge - 24 June 2025 to 26 June 2025 - approved 10 June 2025

3.3. Absent

4. MINUTES OF PREVIOUS MEETINGS

Council Meeting – 10 June 2025

That the minutes of the ordinary meeting held on 10 June 2025 as supplied, be confirmed as an accurate record of the proceedings of that meeting.

Special Council Meeting – 17 June 2025

That the minutes of the special meeting held on 17 June 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
Nil
- 8.3. Public Forum

9. PRESENTATIONS (by exception)

Nil

10. QUESTIONS ON NOTICE

Nil

11. MOTIONS ON NOTICE

- 11.1. Naming of Bridge in Mount Torrens – Cr Malcolm Herrmann
 - 1. *That the CEO investigates the naming of the Department of Infrastructure and Transport bridge, Townsend Street, Mount Torrens and provides a recommendation to Council, after following the procedures contained in the Public Places and Road naming policy.*

12. ADMINISTRATION REPORTS – DECISION ITEMS

- 12.1. Annual Business Plan 2025-2026 for Adoption
 - 1. *That the report be received and noted*
 - 1.1 *Pursuant to and in accordance with section 123(6) of the Local Government Act 1999 (the "Act") and Regulation 6 of the Local Government (Financial Management) Regulations 2011 and having considered all submissions and consultation feedback received, the Annual Business Plan (Appendix 1) as laid before Council for the financial year ending 30 June 2026, be adopted.*
 - 1.2 *Pursuant to and in accordance with section 123(7) of the Act and regulation 7 of the Local Government (Financial Management) Regulations 2011, having considered the Budget in conjunction with, and determined the Budget to be consistent with, the Council's Annual Business Plan, the Budget*

for the financial year ending 30 June 2026, as laid before the Council at this meeting, be adopted.

1.3 Determination and Adoption of Valuations 2025-26

1.3.1 *Rates assessed on rateable land in the Council will be based on the capital value of land for all rateable land.*

1.3.2 *Pursuant to section 167(2)(a) of the Act the most recent valuations of the Valuer General available to the Council of the capital value of land within the Council area, be adopted for rating purposes for the financial year ending 30 June 2026, totalling \$XXX.*

1.4 Determination of Basis for Differential Rating

Having considered the general principles of rating contained in section 150 of the Act and the requirements of section 153(2) of the Act, and in order to raise the amount as per paragraph 1.2, pursuant to section 152(1)(c) of the Act the Council declares that general rates for the financial year ending 30 June 2026 will consist of two components:

- 1. one being based on the value of the land subject to the rate;
and*
- 2. the other being a fixed charge.*

Pursuant to sections 153(1)(b) and 156(1)(c) of the Act the Council declares the following differential general rates for the financial year ending 30 June 2026 on rateable land within the Council area, based upon the capital value of the land and varying according to land use and locality categories in accordance with regulation 14 of the Local Government (General) Regulations 2013:

1.4.1 *category (a) Residential, a rate of 0.2007 cents in the dollar.*

1.4.2 *category (b) Commercial - Shop, a rate of 0.2709 cents in the dollar.*

1.4.3 *category (c) Commercial - Office, a rate of 0.2709 cents in the dollar.*

1.4.4 *category (d) Commercial - Other, a rate of 0.2709 cents in the dollar.*

1.4.5 *category (e) Industry - Light, a rate of 0.2709 cents in the dollar.*

1.4.6 *category (f) Industry - Other, a rate of 0.3211 cents in the dollar.*

1.4.7 *category (g) Primary Production, a rate of 0.1975 cents in the dollar.*

1.4.8 *category (h) Vacant land, that is located within a Neighbourhood Type Zone, as defined by the Planning and*

Design Code and given effect by the Planning, Development and Infrastructure Act 2016, a rate of 0.2609 cents in the dollar.

1.4.9 category (h) Vacant Land, that is not located in a Neighbourhood Type Zone, as defined by the Planning and Design Code and given effect by the Planning, Development and Infrastructure Act 2016 a rate of 0.2230 cents in the dollar.

1.4.10 category (i) Other, a rate of 0.2066 cents in the dollar.

1.5 Declaration of General Rates – Annual Fixed Charge

Pursuant to section 152(1)(c)(ii) of the Act, the Council declares a fixed charge of \$880 in respect of all rateable land in the Council area for the financial year ending 30 June 2026.

1.6 Imposition of Regional Landscape Levy

In accordance with section 69 of the Landscape South Australia Act 2019, and section 154 of the Act, to reimburse the Council the amount contributed to the Hills and Fleurieu Regional Landscape Board, the Council declares the following separate rate based upon the capital value of rateable land for the financial year ending 30 June 2026:

1.6.1 0.009814 cents in the dollar on all rateable land in the Council area and in the area of Hills & Fleurieu Regional Landscape Levy.

1.7 Annual Service Charge

Pursuant to section 155 of the Act, for the financial year ending 30 June 2026 the Council imposes the following annual service charges based on the nature of the service and the level of usage:

1.7.1 *In respect of all land to which the Council supplies or makes available the prescribed services known as:*

- the Woodside Community Wastewater Management System
- the Woodside Extension Community Wastewater Management System
- the Birdwood and Mt Torrens Community Wastewater Management System
- the Kersbrook Township Community Wastewater Management System
- the Charleston Community Wastewater Management System
- the Verdun Community Wastewater Management System
- the Mt Lofty Ward Community Wastewater Management System

an annual service charge of \$770 in respect of land which is occupied and an annual service charge of \$360 in respect of land which is vacant.

1.8 *Rate Cap and Rebates*

1.8.1 *Rate Cap (General Rates Maximum Increase for Principal Place of Residence)*

That for the year ending 30 June 2026 pursuant to section 153(3) of the Act the Council will not fix a maximum increase in the general rate to be charged on any rateable land that constitutes the principal place of residence of a principal ratepayer.

1.8.2 *Primary Production Rebate*

Pursuant to section 166(1)(b) of the Act, Council continues to offer, for the year ending 30 June 2026, upon application, a discretionary Primary Production Rebate of 10% on the differential primary production general rate to those ratepayers in the business of primary production who do not have a notional capital value assessment of their property and who have applied for and been granted this rebate in any of the last three (3) rating years, namely 2022-23, 2023-24 and/or the 2024-25 rating year.

1.8.2 *Special Discretionary Rebate*

Council has determined to provide a special discretionary rebate for the purposes of fixing a maximum increase in general rates to be charged on all residential and primary production land use categories within its area to be applied by the Council either on its own initiative where Council considers that the ratepayer meets the eligibility criteria or by application from the ratepayer, in circumstances where:

- *the general rates payable for the financial year ending 30 June 2026 exceed the general rates paid in the previous financial year by 15% or more,*

and where the increase in general rates is not because of:

- (i) new development, alteration or improvement made to the property since the 2024-25 valuation being those properties with a valuation change as a result of a Revisit Growth, Creation or Cancellation as defined by the Valuer-General unless the ratepayer is located within the Cudlee Creek bushfire scar as determined by Council; or*
- (ii) a change to the land use of the property; or*
- (iii) a change in ownership (unless a family transfer) of the rateable property*

the amount of any cap being the difference between the amount of general rates in monetary terms (before any rebate was applied) to be imposed for the 2025-26 financial year and the amount of general rates in monetary terms (before any

rebate was applied) for the 2024-25 financial year plus 15% of those rates.

1.9 *Separate Rates*

Declaration of Separate rate – Stirling Business Separate Rate

1.9.1 *Pursuant to section 154 of the Act for the financial year ending 30 June 2026 in order to raise the amount of \$110,000 to carry out the activity of promoting and enhancing business viability, profitability, trade and commerce in that part of the Council area comprising rateable land within the precinct known as the Stirling “Suburban Mainstreet Zone” and businesses fronting both sides of Mt Barker Road east of the Stirling “Suburban Mainstreet Zone” to Pine Street, excluding land attributed a land use category (a) (residential) and government owned land, the Council declares a differential separate rate of 0.0793 cents in the dollar on all other land uses based on the capital value of the rateable land within that part of the Council area.*

1.9.2 *In exercise of the powers contained in section 158(1)(a) of the Act the minimum amount that is payable by way of the Stirling Business separate rate is \$305 (affecting all properties within the area to which the separate rate applies where the capital value is below \$384,315).*

1.9.3 *In exercise of the powers contained in section 158(1)(b) of the Act the amount that would otherwise be payable by way of rates in respect of the Stirling Business separate rate is altered by fixing the maximum amount of the separate rate payable at \$3,000 (affecting all properties within the area to which this separate rate applies where the capital value is in excess of \$3,780,147).*

1.10 *Payment of Rates*

1.10.1 *That pursuant to section 181 of the Act, the Council declares that all rates in respect of the financial year ending 30 June 2026 are payable by four equal (or approximately equal) quarterly instalments (unless otherwise agreed with the principal ratepayer), falling due during the months of September and December 2025 and March and June 2026.*

1.10.2 *In exercise of the powers contained in section 44 of the Act, the Council delegates to the Chief Executive Officer*

- the power pursuant to section 181(2) of the Act to determine the day on which each instalment falls due in the months specified in part 1.10.1 of this resolution; and,*
- the power pursuant to section 181(4)(b) of the Act, to enter into agreements with principal ratepayers relating to the payment of rates in any case of hardship or financial difficulty.*

1.11 *Adoption of Rating Policy*

- 1.11.1 *To adopt the Rating Policy, in Annexure D of the 2025-26 Annual Business Plan in Appendix 1 of this report, effective from 1 July 2025.*
- 1.11.2 *That the Chief Executive Officer, or his delegate, is authorised to make any formatting, nomenclature or other minor changes to the Policy prior to the effective date.*

1.12 Borrowings

Council resolves to:

- 1.12.1 *borrow the sum up to \$7.0m for the purpose of funding the 2025-26 Budget.*
- 1.12.2 *authorise the Chief Executive to negotiate and agree the interest rate and any terms and conditions of the above borrowing arrangements following the Treasury Policy as adopted by Council.*
- 1.12.3 *authorise the affixation of the common seal as necessary to give effect to Council's resolutions in this matter and that this be undertaken by the Acting - Mayor and the Chief Executive Officer.*

2. *That the CEO is authorised to:*

make any formatting, nomenclature or other minor changes to the Annual Business Plan prior to being released for publication and determine the publishing timings, processes and related media promotion while ensuring consistency and compliance with the provisions of applicable legislation.

12.2. Draft 2025-26 Fees and Charges for Adoption

- 3. *That the report Draft 2025-26 Fees and Charges for Adoption be received and noted.*
- 4. *To adopt the 2025-26 Fees and Charges Schedule included at Appendix 1 to apply on and from 1 July 2025.*
- 5. *To authorise the Chief Executive Officer to approve minor changes to the Fees and Charges Schedule during the 2025-26 financial year, as required.*

12.3. Draft By-Laws

- 1. *That the report be received and noted.*
- 2. *The draft By-laws contained within Appendix 1 through to Appendix 7 (inclusive) be released for community consultation for a period of at least twenty one clear days.*
- 3. *To authorise the Chief Executive Officer to make any minor changes to the draft By-laws that the Chief Executive Officer deems fit prior to the commencement of community consultation.*

12.4. Status Report - Council Resolutions Update

- 1. *That the report be received and noted.*
- 2. *That the completed items in Appendix 1 be removed from the Action List.*

12.5. Confidential Item Renewal

DECISION 1

1. To receive and note the report titled "Confidential Items Review" (Agenda item 12.8, 10 June 2025 Council Meeting).

DECISION 2 – 165/22 – Warren Road Birdwood Blackspot

1. Pursuant to Section 91(7) of the Local Government Act 1999, Council orders that the following document(s) (or part) shall be kept confidential, being document(s) (or part) relating to a matter dealt with by the Council on a confidential basis under Sections 90(2) and 90(3)(d) of the Act:
 - The report, related attachments and minutes of 28 June 2022, Item No. 18.1, Warren Road Birdwood Blackspot, 165/22 unless previously released, remain confidential until further order and that this order be reviewed every twelve (12) months.

On the grounds that the document(s) (or part) relates to information relating to commercial information of a confidential nature (not being a trade secret) the disclosure of which could reasonably be expected to prejudice the commercial position of the person who supplied the information.

2. Pursuant to section 91(9)(c) of the Local Government Act 1999, Council delegates the power to revoke the confidentiality order either partially or in full to the Chief Executive Officer.

DECISION 3 – 403/24 Community Renewables Program

1. Pursuant to Section 91(7) of the Local Government Act 1999, Council orders that the following document(s) (or part) shall be kept confidential, being document(s) (or part) relating to a matter dealt with by the Council on a confidential basis under Sections 90(2) and 90(3)(h) of the Act:
 - The report, related attachments and minutes of 12 November 2024, Item No. 19.1, Community Renewables Program, 403/24 unless previously released, remain confidential until further order and that this order be reviewed every twelve (12) months.

On the grounds that the document(s) (or part) relates to information relating to:

- to commercial information of a confidential nature (not being a trade secret) the disclosure of which could reasonably be expected to prejudice the commercial position of the person who supplied the information.
- legal advice the disclosure of which could reasonably be expected to prejudice Council's position in future legal proceedings.

2. Pursuant to section 91(9)(c) of the Local Government Act 1999, Council delegates the power to revoke the confidentiality order either partially or in full to the Chief Executive Officer.

DECISION 4 – 207/24 Event Opportunity Santos Tour Down Under 2025

1. Pursuant to Section 91(7) of the Local Government Act 1999, Council orders that the following document(s) (or part) shall be kept confidential, being document(s) (or part) relating to a matter dealt with by the Council on a confidential basis under Sections 90(2) and 90(3)(j) of the Act:
 - The report, related attachments and minutes of 11 June 2024, Item No. 19.1, Event Opportunity Santos Tour Down Under 2025, 207/24 unless previously released, remain confidential until further order and that this order be reviewed every twelve (12) months.

On the grounds that the document(s) (or part) relates to information the disclosure of which –

*(i) would divulge information provided on a confidential basis by or to a Minister of the Crown, or another public authority or official (not being an employee of the council, or a person engaged by the council); and
(ii) would, on balance, be contrary to the public interest.*

2. Pursuant to section 91(9)(c) of the Local Government Act 1999, Council delegates the power to revoke the confidentiality order either partially or in full to the Chief Executive Officer.

13. ADMINISTRATION REPORTS – INFORMATION ITEMS

13.1. Discretionary Rate Rebate Report

1. That the report be received and noted.

14. CORRESPONDENCE FOR NOTING

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 – 11 June 2025

That the minutes of the CAP meeting held on 11 June 2025 as supplied, be received and noted.

18.2. Audit Committee
Nil

18.3. CEO Performance Review Panel
Nil

18.4. Boundary Change Committee
Nil

19. CONFIDENTIAL ITEMS

19.1. Event Opportunity – Santos Tour Down Under 2026

20. NEXT MEETING

Tuesday 8 July, 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
JANUARY 2025			
Wednesday 15 January	CAP	Stirling	TBA
Tuesday 28 January	Ordinary Council	Stirling	Skye Ludzay
FEBRUARY 2025			
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
MARCH 2025			
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
APRIL 2025			
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
MAY 2025			
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
JUNE 2025			
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 17 June	Special Council	Stirling	Zoë Gill
Wednesday 18 June	CEO PRR	Stirling	Zoë Gill
Tuesday 24 June	Ordinary Council	Stirling	Brittany Priwer

DATE	TYPE	LOCATION	MINUTE TAKER
JULY 2025			
Monday 7 July	Workshop	Woodside	N/A
Tuesday 8 July	Ordinary Council	Stirling	Skye Ludzay
Wednesday 9 July	CAP	Stirling	TBA
Wednesday 9 July	Special CEO PRP	TBC	Zoë Gill
Tuesday 15 July	Professional Development	Stirling	N/A
Tuesday 22 July	Ordinary Council	Stirling	Brittany Priwer
Wednesday 30 July	CEO PRP	Stirling	Zoë Gill
AUGUST 2025			
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
SEPTEMBER 2025			
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
OCTOBER 2025			
Tuesday 7 October (Public Holiday)	Workshop	Woodside	N/A
Wednesday 8 October	CAP	Stirling	TBA
Tuesday 14 October	Ordinary Council	Stirling	Skye Ludzay
Wednesday 15 October	CEO PRP	Stirling	Zoë Gill
Monday 20 October	Audit Committee	Stirling	Lauren Jak
Tuesday 21 October	Professional Development	Stirling	N/A
Tuesday 28 October	Ordinary Council	Stirling	TBA
NOVEMBER 2025			
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
DECEMBER 2025			
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 2025

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
02 June 25 (WS)	LOA	F	F	P	F		AP	F		AP	F	AP	
17 June 25 (WS)	LOA	AP	F	F	F		F	F		AP	F	F	

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

Council Member Attendance 2025

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
27 May 25	LOA	LOA	F	F	F		F	F		F	F	AP	F
10 Jun 25	LOA	F	F	F	F		F	F		F	F	F	
17 Jun 25	LOA	AP	F	F	F		F	F		AP	F	F	

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

For full details, see Code of Practice for Meeting Procedures on 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

For full details, see Code of Practice for Meeting Procedures on 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.

Motions on Notice

**ADELAIDE HILLS COUNCIL
ORDINARY COUNCIL MEETING
Tuesday 24 June 2025
AGENDA BUSINESS ITEM**

Item: 11.1 Motion on Notice

Originating from: Cr Malcolm Herrmann

Subject: Naming of Bridge in Mount Torrens

1. MOTION

I move that:

- 1. That the CEO investigates the naming of the Department of Infrastructure and Transport's bridge, Townsend Street, Mount Torrens and provides a recommendation to Council by 14 October 2025, after following the procedures contained in the *Public Places and Road Naming* policy.**

2. BACKGROUND

At the May meeting of the Mount Torrens and Districts Community Association, the Association resolved to request the Council to assign the name "Andy Bennett Bridge" to the bridge over the Angus Creek, Townsend Street, Mount Torrens.

The purpose of the motion is to authorise the CEO to commence the investigation and, while the *Public Places and Roads Naming* policy (**Appendix 2**) does not specifically mention bridges, it would seem appropriate that the same procedures (including community engagement), be undertaken as if it was a Public Place/Road.

The ultimate decision rests with the Commissioner of Highways, after consultation with the Surveyor-General and the Council.

3. OFFICER'S RESPONSE – Greg Georgopoulos, Chief Executive Officer

➤ Strategic Management Plan/Functional Strategy/Council Policy Alignment

Goal 2	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

The support and advocating for safety improvements across the community will assist in mitigating the risk of:

Council not representing the community and may lead to a loss in community confidence in Council.

Inherent Risk	Residual Risk	Target Risk
Low (2D)	Low (2D)	Low (2D)

➤ Financial and Resource Implications

Not Applicable.

➤ Customer Service and Community/Cultural Implications

Not Applicable.

➤ Sustainability Implications

Not Applicable.

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

Consultation on the development of this report was as follows:

Council Committees: Not Applicable

Council Workshops: Not Applicable

Advisory Groups: Not Applicable

External Agencies: Not Applicable

Community: Not Applicable

4. ANALYSIS

Administration supports the proposed motion.

Council has received a request from the Mount Torrens and Districts Community Association for Council to support the naming of the bridge over Angas Creek, Townsend Street, Mount Torrens, with the name “Andy Bennett Bridge”.

The asset for the request is not a Council owned asset and is in the care and control of the Department for Infrastructure and Transport (DIT).

The Geographical Names unit in the Office of the Surveyor-General has provided the following advice (see **Appendix 3**):

To proceed with your submission –

For the Surveyor-General to proceed this proposal firstly requires approval of Adelaide Hills Council. The History Association will need to forward their submission to name the bridge ‘Bennett Bridge’ to Council for their consideration. This would normally require a resolution to be passed at a AHC General Meeting. As this proposal may be in the public interest Council, at their discretion, may seek public consultation on the proposal.

Once Council have approved the naming, the submission (along with Council’s approval) can be forwarded to the Surveyor-General to begin the process.

The submission will require history and backstory of the person being commemorated in this naming. Furthermore, it’s very desirable to have approval of the family for the proposed name.

From here, the Office of the Surveyor-General will be able to work through the process and seek the approval of the Commissioner of Highways in accordance with the Geographical Names Act 1991.

Ultimately, there being no issues, the proposed name will become an official recorded name and added to the State Gazetteer accordingly.

Council's *Public Place and Road Naming* Policy is provided in **Appendix 2**. A bridge falls within the definition a public place:

public place means a place (including a place on private land) to which the public has access, but does not include any part of a community parcel divided by a plan of community division under the Community Titles Act 1996

On face value, the request complies with the policy in that it draws on local history, is about an eminent person in the local community, and is about a person who has made a significant community contribution.

The policy provides that community engagement will be undertaken in relation to proposed place and road names as follows:

- Notification to councillors in relation to the proposal.
- Notification to residents/property owners within a defined catchment of the reserve or public place, or where a name change affects a local road or place which is often given as a reference for access.
- Notification in the local press and via social media, inviting public comment on the proposal will occur

Should Council endorse the proposed motion, administration would undertake these tasks and comply with the remainder of the Policy.

5. APPENDICES

- (1) Request to Assign Name to Bridge in Mount Torrens - Andy Bennett Bridge
- (2) Council Policy – Public Place and Road Naming
- (3) Advice from Geographical Names unit in the Office of the Surveyor-General

Appendix 1

*Request to Assign Name to Bridge in Mount Torrens - Andy
Bennett Bridge*

Mount Torrens and Districts Community Association Incorporated
17 Townsend St (PO Box 47) Mount Torrens SA 5244



Mr Greg Georgopoulos
Chief Executive Officer
Adelaide Hills Council
PO Box 44
WOODSIDE SA 5244

05 June 2025

REQUEST TO ASSIGN NAME TO BRIDGE IN MOUNT TORRENS- ANDY BENNETT BRIDGE

Dear Mr Georgopoulos,

At our Mount Torrens and Districts Community Association (MTDCA) Committee Meeting held on 12 May 2025, the Association noted the passing in February 2025 of the well-regarded Mount Torrens resident Mr Andrew David (Andy) Bennett. In view of the longstanding association of the Bennett families (and Andy in particular) with Mount Torrens it was resolved:

“That the Chairperson write to the CEO of AHC requesting the administration commence the process of assigning the name (pending family approval of the name) of either Andy Bennett or Bennett Bridge to the DIT owned bridge over Angas Creek, Townsend St Mount Torrens”

Moved Karen Clark Seconded Glen Donhardt . Carried unanimously.

Although it is a Department of Infrastructure and Transport (DIT) owned bridge, I have been advised by the Geographical Names Unit that the assignment of a name requires the approval of the council prior to submitting to the Surveyor General, who in turn will seek the approval of the Commissioner of Highways.

The Bennett family were resident in Mount Torrens from the early 1860's with the settlement of Andrew David Bennett's (Andy 's) direct ancestor John Sherry Bennett. Andy lived in Townsend Street Mount Torrens until the eve of his 93rd birthday. He provided decades of service to the community with his remarkable ability to fix anything, running his Mechanic business from Townsend Street. He was always able to invent solutions for any problem large or small. Local community groups such as ours (Community Association), Mt Torrens Centenary Park, Mount Torrens Soldiers' Memorial Hall and the CFS (including its precursor the EFS) all used Andy as their "go to" mechanic for any repairs or for novel solutions to mechanical problems.

With a love of all things mechanical it was obvious that an Apprenticeship in Mechanics was an apt choice for Andy after he finished school at Oakbank. His business included petrol bowzers on Townsend Street (until their removal) and taking on apprentices. His talents did not stop at mechanical work, as he had a deep love of music and any implements that he could maintain or repair. He apparently bought a new lathe not long before his death. He loved vehicles and he acted as a fire spotter on his trusty motor bike for the then EFS (emergency fire service) and the AMSCOL provided fire service before it – before the groups had radio communication.

He was universally regarded in the town as a kind, helpful and happy soul, caring for his aged mother until her death.

In summary, from his funeral were these words “Forever remembered for his sharp mind, kind heart and tinkering hands, Andy’s garage was his treasure”. His family felt that “Andy Bennett Bridge” was a humbling memorialisation of this legendary man.

Attached is a letter of support from his family supporting this motion.

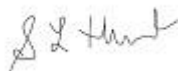
Also attached is a map of the area showing the Bridge’s location and a photographic excerpt of the relevant town area.

I am happy to provide further information if required. In particular, the contact details of people who will support the action, should the council choose to conduct Public Consultation,

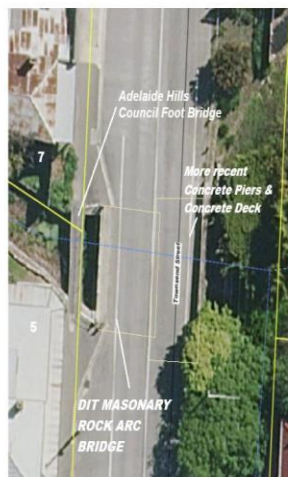
Yours Truly

Kerry Clark
Chairperson
Mount Torrens and Districts Community Association Inc

per



Dr Sheree Hunt
Secretary MTDCA



GENERAL UNDERSIDE



Mount Torrens Township & Location of Historic Masonary Rock Arch Bridge



0 150
metres
Scale 1:2,500

LEGEND

- Property Boundaries
- DIT (SA Govt.) Pipes
- Rivers / Creeks
- Roads
 - AHC
 - DPTI (SA Govt)

NOTE: Property Boundaries are a GUIDE ONLY & NOT Accurate. The captioned photos are from a 2020 Development Application by DIT (Dept. Infrastructure & Planning) to repair parts of the Bridge. Images or views are from that time.

DISCLAIMER:
Apart from any use permitted under the Copyright Act 1968, no part may be reproduced by any person without prior written permission obtained from the Adelaide Hills Council. Requests and enquiries concerning reproduction and rights, should be directed to the Chief Executive Officer, The Adelaide Hills Council, PO Box 44, Woodside SA 5204. The Adelaide Hills Council, its employees and servants, do not warrant or make any representations regarding the use, or results of use of the information contained herein as to its completeness, accuracy, currency or otherwise. It should be noted that the accuracy of property boundaries when displayed over aerial photography cannot be considered to be accurate, and that the only certain method of determining boundary locations is to use the services of a licensed Surveyor. The Adelaide Hills Council, its employees and servants expressly disclaim all liability or responsibility to any person using the information or advice contained herein. ©

To whom it may concern,

As per phone conversations with Neville McScoviac and Kerry Clark, I have been in touch with the late Andrew Bennetts family, with regards to the memorialising of the town bridge as Andy Bennetts / Bennetts Bridge.

The family is humbled and also grateful that his and his family association with the Mount Torrens community has been recognised, and his skill as an engineer and mechanic will be remembered and be a topic of cheerful discussion occasionally.

The family is happy to go ahead with the idea and excited to see what happens.

Signed

Philippa Powell

15/05/2025

A handwritten signature in black ink, appearing to be 'PP', written in a cursive, flowing style.

Ben Powell

15/05/2025

A handwritten signature in black ink, appearing to be 'Ben Powell', written in a cursive, flowing style.

Appendix 2


Council Policy – Public Place and Road Naming

Council Policy

Public Place and Road Naming



COUNCIL POLICY

 Adelaide Hills COUNCIL	PUBLIC PLACE AND ROAD NAMING
---	-------------------------------------

Policy Number:	DEV-02
Responsible Department(s):	Infrastructure & Operations
Relevant Delegations:	As per the Delegations Register and as detailed in this Policy
Other Relevant Policies:	Public Notification and Consultation Policy
Relevant Procedure(s):	NIL
Relevant Legislation:	Local Government Act 1999 Geographical Names Act 1991
Policies and Procedures Superseded by this policy on its Adoption:	Place and Road Naming Policy – 23 May 2017
Adoption Authority:	Council
Date of Adoption:	23 March 2021
Effective From:	06 April 2021
Minute Reference for Adoption:	Item 12.3, 50/21
Next Review:	No later than April 2024 or as required by legislation or changed circumstances

Version Control

Version No.	Date of Effect	Description of Change(s)	Approval
1.0	23 May 2017	New Policy	Council
2.0	23 March 2021	Policy Review	Council

PUBLIC PLACE AND ROAD NAMING POLICY

1. INTRODUCTION

Council has a legislated responsibility under Section 219 of the *Local Government Act 1999* to adopt a Place and Road Naming Policy. In addition, Council must assign a name to each public road created by land division.

The contents of, and the commitments that Council makes in this Policy are not intended to be and should not be interpreted to be any more than a statement of the Council's general position in relation to those matters, and to facilitate its aspirations wherever it is reasonable to do so.

It is Council's policy that all sealed public roads and all formed public roads within the Council area that are regularly accessed will be assigned a name. This does not include "unmade" road reserves.

All formed private roads (excluding driveways, rights of way and laneways) that are accessible to the public will also be assigned a name.

All roads that can be used as part of an address for an address site will be assigned a name.

2. OBJECTIVES

A Council has the power under Section 219 of the *Local Government Act 1999* (the Act) to assign a name to, or change the name of:

- A public road.
- A private road.
- A public place (parks, reserves, ovals).

The *Geographical Names Act 1991* governs the naming of places in South Australia and provides the guidelines for the selection of names and boundaries of places assigned or recorded under the *Geographical Names Act 1991*

3. DEFINITIONS

The *Local Government Act 1999*, Section 4 defines the following:

"Private Road" means a road in private ownership

"Public Place" means a place (including a place on private land) to which the public has access, but does not include any part of a community parcel divided by plan of community division under the *Community Titles Act 1996*.

“Public Road” means:

- (a) any road or land that was, immediately before the commencement of this Act, a public street or road under the repealed Act (the *Local Government Act 1934*); or
- (b) any road -
 - (i) that is vested in a council under this or another Act; or
 - (ii) that is placed under council’s care, control and management as a public road after the commencement of this Act, but not including an alley, laneway, walkway or other similar thoroughfare vested in a council; or
- (c) any road or land owned by a council, or transferred or surrendered to a council, and which, subject to this Act, is declared by the council to be a public road; or
- (d) any land shown as a street or road on a plan of division deposited in the Lands Titles Registration Office or the General Registry Office and which is declared by the council to be a public road; or
- (e) any land transferred or surrendered to the Crown for use as a public road that was, immediately before the transfer, held by a person in fee simple or under a lease granted by the Crown, (and includes any such road that is within the boundaries of a public square)

“Defined Catchment” means:

- (a) for a reserve of place a minimum of 300m from the reserve of place
- (b) for a road – any resident/land owner along that road or No through road off that road

4. POLICY STATEMENT

Council commits to the naming of all public roads and public places to:

- Enable safe response by emergency services when attending urgent call outs.
- Assist the public in moving around the Council area.

Council acknowledges that road names that are unique within the Council area and that are easy to read, spell and pronounce, will improve the capacity for all people to carry out their activities and day-to-day lives in an efficient and effective manner.

The selected name for a public place or road should relate to:

- The Cultural history.
- The heritage of the locality or place.
- The topography of physical attributes of the locality or place to be named.

Initiating the Private/ Public Road and Public Place Naming Process

A road or public place naming process may be initiated if:

- A request is received by Council from an affected landowner or their agent.
- Council resolves that a name change be investigated (e.g. a road or public place name is no longer deemed appropriate).
- Council staff determine it is in the public interest to investigate a change in road or public place name.
- Council opens or forms a road.
- Council receives an application for a land division which involves the creation of new internal roads.

Uniqueness of Names

Most public places and roads will have only one name (except when it is resolved that dual naming is appropriate – refer to Section 4.4. below for more details) A place name will be unique within an official suburb or rural locality.

Similar sounding names (e.g. Hale, Hayel or Hail) shall be avoided within a suburb or locality where possible.

If possible, duplication of names in proximity to adjacent suburb or locality will also be avoided. However, public places crossing council boundaries or suburbs/ rural localities should have a single and unique name.

Name Sources

Sources for public place and, road names may include:

- Aboriginal names taken from the local Aboriginal language.
- Early explorers, pioneers, and settlers.
- Eminent persons.
- Local history.
- Thematic names such as flora, fauna.
- War/casualty honour boards.
- Commemorative names.
- A person who has made a significant community contribution.
- Those that reflect the historical, social, cultural and geographical significance.
- Cultural diversity of the Adelaide Hills Council.

Names selected will be appropriate to the physical, historical or cultural character of the area concerned.

The origin of each name will be clearly stated and recorded as part of the Council's records.

Dual Naming

Dual geographical names may be assigned to a public place where there is a geographical and topographical feature that has both a traditional Aboriginal name and a European or non-Aboriginal name.

When assigning or recording a name to a previously unrecorded natural feature that has an unrecorded European name in local usage, every effort will be made to determine if an Aboriginal name exists for that feature and a dual name will be assigned or recorded. If there is no recorded or unrecorded European name in local usage then it is preferred that only a traditional Aboriginal name is assigned to that particular public place.

Propriety of Names

Names, which are characterised as follows, will not be used:

- Offensive or likely to give offence.
- Out of place, absurd, unsuitable, inharmonious, conflicting, contradictory.
- Commercial or company.

An Application Form for the naming of Public Places is included in this policy (**Appendix 1**).

Legibility of Names

Names will be reasonably easy to read, spell and pronounce in order to assist service providers, emergency services and the travelling public.

Unduly long names and names composed of two or more words should be avoided except where:

- A given name will only be included with a family name where it is essential to identify an individual or where it is necessary to avoid ambiguity.
- Whilst street and cul-de-sac names should have only one word, it is recognised that it may be appropriate to name a major road with a two word name due to its geographic relationship or to properly acknowledge the person for whom the road is named.
- Roads with double destination names shall not be used (such as Adelaide-Mannum Road).

Spelling

Where it is intended that a public place have the same name as a road or feature with an approved geographical name, particular care will be taken to ensure that the correct spelling of the official place name is adopted as shown in the Government Gazette.

Where the spelling of names has been changed by long established local usage, unless there is a particular request by the local community to retain the original name, the spelling that is sanctioned by general usage will be adopted.

Generally public place and road names proposed or approved shall not contain abbreviations. For example the “Creek” in “Scott Creek Reserve” must not be abbreviated to “Ck”. There are, however, two exceptions, “St” will always be used in place of “Saint” and it is acceptable to use “Mt” for “Mount”.

Road Type

Road names will include an appropriate road type suffix conforming to the following:

- The suffix chosen will be compatible with the class and type of road Assistance to both the motorists and pedestrians is a major consideration in choosing the suffix.
- When a suffix with a geometric or geographic connotation is chosen, it will generally reflect the form of the road, such as Crescent (a crescent or half-moon, re-joining the road from which it starts).
- For a cul-de-sac, Place, Close, or Court a suffix of similar connotation will be used.
- Highway (HWY) will not be used unless direction has been provided by the Department of Planning, Transport and Infrastructure (DPTI) of the suitability of this suffix. This suffix is reserved for roads associated with the state arterial road network that are roads of strategic importance constructed to a high standard.

The following table of suitable road type suffixes (sourced from *Australian Standards AS 1742.5-1986* and *AS 4212-1994*) is included as examples. Further suffixes and acceptable abbreviations can be sourced from *AS 4590:2006*. Only road types shown in the standards documents will be used.

Alley	Avenue	Boulevard	Bypass
Circle	Circuit	Circus	Close
Court	Crescent	Drive	Arcade
Grove	Lane	Mews	Parade
Parkway	Place	Plaza	Promenade
Road	Row	Square	Street
Terrace	Walk	Way	

No Prefix or Additional Suffix

The use of a compass point prefix/suffix, or an additional suffix such as “north” or “extension” will be avoided, particularly where new roads are to be named. Where an existing road is subsequently bisected as a result of traffic management planning or some other reason, it may be appropriate to delineate each half of the road by the addition of a compass point suffix for the purposes of assisting the community and the emergency services to locate the appropriate part of the road.

Form

The apostrophe mark (') will be omitted in the possessive case e.g. “Brown’s Reserve” will be “Browns Reserve”.

The use of hyphens will be avoided, except when naming a public place or, road after a person with a hyphenated name.

4.1 NAMING OF PRIVATE ROADS

This policy covers all formed roads that are regularly accessed and therefore includes private roads. There is a public interest in encouraging private landowners and developers to select suitable names, preferably in accordance with this Policy, and to seek Council's comments before it has been determined.

Where an owner names a private road, they will notify Council of the road name selected and signage will then be erected by Council at the owner's cost.

The owner of the road is responsible for maintenance of the signage; this may be carried out by Council but will be at the owner's cost.

4.2 COMMUNITY ENGAGEMENT ON NAMING PROPOSAL

Community engagement will be undertaken in relation to proposed place and road names as follows:

- Notification to councillors in relation to the proposal.
- Notification to residents/property owners within a defined catchment of the reserve or public place, or where a name change affects a local road or place which is often given as a reference for access.
- Notification in the local press and via social media, inviting public comment on the proposal will occur.

For a proposal to assign an Aboriginal name to a public place, reserve or road, appropriate Aboriginal stakeholders will be consulted and advice shall be sought from Traditional Custodians and/or cultural advisory groups regarding the appropriate use and spelling of language.

In the event of a proposal to assign a deceased person's name to a public place or road, the closest living relatives/family of the deceased persons will be consulted. Local resident consultation will also take place.

Consultation should be undertaken in reference to Council's Community Engagement Policy and Community Engagement Framework.

4.3 CONSULTATION WITH ADJOINING COUNCILS

Any proposal by Council to change the name of a public road that continues into another Council area must conform with Section 219 (2) of the *Local Government Act 1999* with regard to giving appropriate notice of the proposed change and considering representations made by another Council.

4.4 PUBLIC NOTICE OF NAME ASSIGNMENT OR CHANGE

Council will give public notice of approved assigning or changing of a public place or reserve name. This will be by notice in a newspaper circulating within the area of Council and on Council's website.

Public notice will include the date on which the new name takes effect.

Advise Relevant Parties of New Name or Name Change

Council will provide written notice (by email or letter) of Council's decision on a new place or reserve name or name change to all relevant parties, including:

- The Registrar-General (obligation under *section 219 (3)a, Local Government Act*).
- The Surveyor-General (obligation under *section 219 (3)a, Local Government Act*).
- The Valuer-General (obligation under *section 219 (3)a, Local Government Act*).
- The Geographic Names Unit.
- Relevant directories services (e.g. Sensis).
- The applicant(s) who requested the place or reserve name or name change (where the process was prompted by a community request).

Date of Effect for New Name or Name Changes

The date of effect of the new or changed public place or reserve name will be determined at the time the decision to assign the name is made to allow sufficient time for all stakeholders to arrange a smooth transition.

The date of effect will be determined after considering:

- In respect of renaming an existing public place or reserve, the impact (if any) on surrounding property owners, residents, tenants and occupiers.
- Potential confusion for people using maps and street directories that effectively become out of date.
- Given the desire of some developers to sell property 'off the plan' the time required to advise relevant parties/developers to update advertising references.
- Council will update the Register of Community Land (as required by section 207 of the *Local Government Act 1999*).
- Council will update the Register of Public Roads (as required by section 231 of the *Local Government Act 1999*).

4.5 PUBLIC PLACE OR ROAD NAME SIGNAGE

Council will ensure that the public place or road naming signage is in accordance with the relevant Australian Standards. Signage denoting the approved name will be erected within 30 days following the implementation date of the naming proposal.

Signage may be erected on the land during construction of a sub-division if the land title has been issued in the name of the Council.

4.6 ROLE STATEMENT

Council's role as a direct service provider is to provide and approve names for public places, roads, reserves and ovals in a number of circumstances including:

- The naming of new reserves that vest in the council's ownership as a result of new land divisions (sub-divisions).
- The naming of public places and reserves that were previously unnamed.
- Renaming of public places and reserves upon request and subsequent investigation.
- The naming of public and private roads.

5. DELEGATION

5.1 The Chief Executive Officer has the delegation to:

- Approve, amend and review any procedures that shall be consistent with this Policy; and
- Make any formatting, nomenclature or other minor changes to the Policy during the period of its currency.

6. AVAILABILITY OF THE POLICY

6.1 This Policy will be available for inspection at the Council's Offices during ordinary business hours and via the Council's website www.ahc.sa.gov.au. Copies will also be provided to the public upon request, and upon payment of a fee in accordance with the Council's Schedule of Fees and Charges.

Appendix 1

Place and Road Name Application Form

Place and Road Name Application Form

Your Name:

Your Address:

Location and details of Place or Road to be named:

This Application is for the naming of a (please tick relevant box):

<input type="checkbox"/> Private Road	<input type="checkbox"/> Park	<input type="checkbox"/> Monument
<input type="checkbox"/> Public Road	<input type="checkbox"/> Reserve	<input type="checkbox"/> Natural Feature
<input type="checkbox"/> Relates to a Land Division Application Number 473/____/____		
<input type="checkbox"/> Other (Please give details):		

Name to be assigned to the Road(s) or Place(s):

Does the name relate to a living or deceased person? Yes/No

Has that person or their nearest living relative been consulted in the use of their name? Yes/No

If yes, please provide a copy of their written consent.

If no, please obtain their written consent and provide a copy.

Justification/motivation for the use of this particular name (if this space is insufficient, please attach additional documentation as necessary in support of your application)

Is the proposed name an Aboriginal name? Yes/No

If yes, please provide written consent of the respective Aboriginal representatives for use of the name.

Please review Council's Place and Road Naming Policy to ensure the proposed name complies with the requirements of the policy.

Appendix 3

*Advice from Geographical Names unit in the Office of the
Surveyor-General*

Subject: RE: Aerial Shot - Mt Torrens Attention Shane Smith

Good afternoon Malcolm,

Yes, as we spoke about on the phone, the location of the bridge on Townsend Street is a State maintained road. Therefore, such a naming submission will need the approval of the Commissioner of Highways (DIT). I see no other names which may conflict with this proposal on the State Gazetteer, so can't see there being any unexpected problems there.

To proceed with your submission –

For the Surveyor-General to proceed this proposal firstly requires approval of Adelaide Hills Council. The History Association will need to forward their submission to name the bridge 'Bennett Bridge' to Council for their consideration. This would normally require a resolution to be passed at a AHC General Meeting. As this proposal may be in the public interest Council, at their discretion, may seek public consultation on the proposal.

Once Council have approved the naming, the submission (along with Council's approval) can be forwarded to the Surveyor-General to begin the process.

The submission will require history and backstory of the person being commemorated in this naming. Furthermore, it's very desirable to have approval of the family for the proposed name.

From here, the Office of the Surveyor-General will be able to work through the process and seek the approval of the Commissioner of Highways in accordance with the *Geographical Names Act 1991*. Ultimately, there being no issues, the proposed name will become an official recorded name and added to the State Gazetteer accordingly.

The proposal can be forwarded to the Office of the Surveyor-General via the email – DHUD.PlaceNames@sa.gov.au

Hope this assists with your enquiry and look forward to working with you, the History Association and Council on this proposal.

Regards,

Shane Smith
Statutory Research Officer | Geographical Names

Policy, Coordination and Land Titles Division
Office of the Surveyor-General
Department for Housing and Urban Development

Administration Reports Decision Items

**ADELAIDE HILLS COUNCIL
ORDINARY COUNCIL MEETING
Tuesday 24 June 2025
AGENDA BUSINESS ITEM**

Item:	12.1
Responsible Officer:	Gary Lewis Director Corporate Services Corporate Services
Subject:	Annual Business Plan 2025-26 for Adoption
For:	Decision

SUMMARY

The *2025-26 Annual Business Plan* is a legislative requirement under s122 of the *Local Government Act 1999* (the “Act”) and has been developed in accordance with Section 8 of the Act – Principles to be observed by Council. It is also a key element of Adelaide Hills Council’s *Corporate Planning and Performance Framework*.

The draft *Annual Business Plan 2025-26 (ABP)* has been developed to align to the proposed *Long Term Financial Plan (LTFP)*, the *Asset Management Plans (AMP)* and the *Strategic Plan 2024 – Your Space*. Council resolutions, staff and community feedback, and risk assessments have also informed projects and programs included in the ABP.

In accordance with Section 123(3) of the Act, Council resolved at the 13 May 2025 Council Meeting to approve the ABP for public consultation and this was undertaken from 21 May to 11 June 2025.

Changes were proposed to the ABP following the public consultation and these have been incorporated into the final ABP that is contained in this report for adoption.

The purpose of this report is to provide the draft ABP (**Appendix 1**) to Council for adoption. In adopting the ABP, Council will also be adopting the budget to fund the ABP; determining and adopting the property valuations, determining the basis for the differential rating, declaring the rates and service charges, setting rate caps and rebates, determining rate payment dates, adopting the 2025-26 Rating Policy, and determining its borrowing arrangements.

RECOMMENDATION

Council resolves:

- 1. That the report be received and noted**
- 1.1 Pursuant to and in accordance with section 123(6) of the *Local Government Act 1999* (the “Act”) and Regulation 6 of the *Local Government (Financial Management) Regulations 2011* and having considered all submissions and consultation feedback received, the Annual**

Business Plan (*Appendix 1*) as laid before Council for the financial year ending 30 June 2026, be adopted.

- 1.2 Pursuant to and in accordance with section 123(7) of the Act and regulation 7 of the *Local Government (Financial Management) Regulations 2011*, having considered the Budget in conjunction with, and determined the Budget to be consistent with, the Council's Annual Business Plan, the Budget for the financial year ending 30 June 2026, as laid before the Council at this meeting, be adopted.**

1.3 Determination and Adoption of Valuations 2025-26

- 1.3.1 Rates assessed on rateable land in the Council will be based on the capital value of land for all rateable land.**
- 1.3.2 Pursuant to section 167(2)(a) of the Act the most recent valuations of the Valuer General available to the Council of the capital value of land within the Council area, be adopted for rating purposes for the financial year ending 30 June 2026, totalling \$XXX.**

1.4 Determination of Basis for Differential Rating

Having considered the general principles of rating contained in section 150 of the Act and the requirements of section 153(2) of the Act, and in order to raise the amount as per paragraph 1.2, pursuant to section 152(1)(c) of the Act the Council declares that general rates for the financial year ending 30 June 2026 will consist of two components:

- 1. one being based on the value of the land subject to the rate; and**
- 2. the other being a fixed charge.**

Pursuant to sections 153(1)(b) and 156(1)(c) of the Act the Council declares the following differential general rates for the financial year ending 30 June 2026 on rateable land within the Council area, based upon the capital value of the land and varying according to land use and locality categories in accordance with regulation 14 of the *Local Government (General) Regulations 2013*:

- 1.4.1 category (a) Residential, a rate of 0.2007 cents in the dollar.**
- 1.4.2 category (b) Commercial - Shop, a rate of 0.2709 cents in the dollar.**
- 1.4.3 category (c) Commercial - Office, a rate of 0.2709 cents in the dollar.**
- 1.4.4 category (d) Commercial - Other, a rate of 0.2709 cents in the dollar.**
- 1.4.5 category (e) Industry - Light, a rate of 0.2709 cents in the dollar.**
- 1.4.6 category (f) Industry - Other, a rate of 0.3211 cents in the dollar.**
- 1.4.7 category (g) Primary Production, a rate of 0.1975 cents in the dollar.**
- 1.4.8 category (h) Vacant land, that is located within a Neighbourhood Type Zone, as defined by the Planning and Design Code and given effect by the *Planning, Development and Infrastructure Act 2016*, a rate of 0.2609 cents in the dollar.**

1.4.9 category (h) Vacant Land, that is not located in a Neighbourhood Type Zone, as defined by the Planning and Design Code and given effect by the *Planning, Development and Infrastructure Act 2016* a rate of 0.2230 cents in the dollar.

1.4.10 category (i) Other, a rate of 0.2066 cents in the dollar.

1.5 Declaration of General Rates – Annual Fixed Charge

Pursuant to section 152(1)(c)(ii) of the Act, the Council declares a fixed charge of \$880 in respect of all rateable land in the Council area for the financial year ending 30 June 2026.

1.6 Imposition of Regional Landscape Levy

In accordance with section 69 of the *Landscape South Australia Act 2019*, and section 154 of the Act, to reimburse the Council the amount contributed to the Hills and Fleurieu Regional Landscape Board, the Council declares the following separate rate based upon the capital value of rateable land for the financial year ending 30 June 2026:

1.6.1 0.009814 cents in the dollar on all rateable land in the Council area and in the area of Hills & Fleurieu Regional Landscape Levy.

1.7 Annual Service Charge

Pursuant to section 155 of the Act, for the financial year ending 30 June 2026 the Council imposes the following annual service charges based on the nature of the service and the level of usage:

1.7.1 In respect of all land to which the Council supplies or makes available the prescribed services known as:

- the Woodside Community Wastewater Management System
- the Woodside Extension Community Wastewater Management System
- the Birdwood and Mt Torrens Community Wastewater Management System
- the Kersbrook Township Community Wastewater Management System
- the Charleston Community Wastewater Management System
- the Verdun Community Wastewater Management System
- the Mt Lofty Ward Community Wastewater Management System

an annual service charge of \$770 in respect of land which is occupied and an annual service charge of \$360 in respect of land which is vacant.

1.8 Rate Cap and Rebates

1.8.1 Rate Cap (General Rates Maximum Increase for Principal Place of Residence)

That for the year ending 30 June 2026 pursuant to section 153(3) of the Act the Council will not fix a maximum increase in the general rate to be charged on any rateable land that constitutes the principal place of residence of a principal ratepayer.

1.8.2 Primary Production Rebate

Pursuant to section 166(1)(b) of the Act, Council continues to offer, for the year ending 30 June 2026, upon application, a discretionary Primary Production Rebate of 10% on the differential primary production general rate to those ratepayers in the business of primary production who do not have a notional capital value assessment of their property and who have applied for and been granted this rebate in any of the last three (3) rating years, namely 2022-23, 2023-24 and/or the 2024-25 rating year.

1.8.2 Special Discretionary Rebate

Council has determined to provide a special discretionary rebate for the purposes of fixing a maximum increase in general rates to be charged on all residential and primary production land use categories within its area to be applied by the Council either on its own initiative where Council considers that the ratepayer meets the eligibility criteria or by application from the ratepayer, in circumstances where:

- the general rates payable for the financial year ending 30 June 2026 exceed the general rates paid in the previous financial year by 15% or more,

and where the increase in general rates is not because of:

- (i) new development, alteration or improvement made to the property since the 2024-25 valuation being those properties with a valuation change as a result of a Revisit Growth, Creation or Cancellation as defined by the Valuer-General unless the ratepayer is located within the Cudlee Creek bushfire scar as determined by Council; or
- (ii) a change to the land use of the property; or
- (iii) a change in ownership (unless a family transfer) of the rateable property

the amount of any cap being the difference between the amount of general rates in monetary terms (before any rebate was applied) to be imposed for the 2025-26 financial year and the amount of general rates in monetary terms (before any rebate was applied) for the 2024-25 financial year plus 15% of those rates.

1.9 Separate Rates

Declaration of Separate rate – Stirling Business Separate Rate

- 1.9.1** Pursuant to section 154 of the Act for the financial year ending 30 June 2026 in order to raise the amount of \$110,000 to carry out the activity of promoting and enhancing business viability, profitability, trade and commerce in that part of the Council area comprising rateable land within the precinct known as the Stirling “Suburban Mainstreet Zone” and businesses fronting both sides of Mt Barker Road east of the Stirling “Suburban Mainstreet Zone” to Pine Street, excluding land attributed a land use category (a) (residential) and government owned land, the Council declares a differential separate rate of 0.0793 cents in the dollar on all other land uses based on the capital value of the rateable land within that part of the Council area.

1.9.2 In exercise of the powers contained in section 158(1)(a) of the Act the minimum amount that is payable by way of the Stirling Business separate rate is \$305 (affecting all properties within the area to which the separate rate applies where the capital value is below \$384,315).

1.9.3 In exercise of the powers contained in section 158(1)(b) of the Act the amount that would otherwise be payable by way of rates in respect of the Stirling Business separate rate is altered by fixing the maximum amount of the separate rate payable at \$3,000 (affecting all properties within the area to which this separate rate applies where the capital value is in excess of \$3,780,147).

1.10 Payment of Rates

1.10.1 That pursuant to section 181 of the Act, the Council declares that all rates in respect of the financial year ending 30 June 2026 are payable by four equal (or approximately equal) quarterly instalments (unless otherwise agreed with the principal ratepayer), falling due during the months of September and December 2025 and March and June 2026.

1.10.2 In exercise of the powers contained in section 44 of the Act, the Council delegates to the Chief Executive Officer

- the power pursuant to section 181(2) of the Act to determine the day on which each instalment falls due in the months specified in part 1.10.1 of this resolution; and,
- the power pursuant to section 181(4)(b) of the Act, to enter into agreements with principal ratepayers relating to the payment of rates in any case of hardship or financial difficulty.

1.11 Adoption of Rating Policy

1.11.1 To adopt the Rating Policy, in Annexure D of the 2025-26 Annual Business Plan in Appendix 1 of this report, effective from 1 July 2025.

1.11.2 That the Chief Executive Officer, or his delegate, is authorised to make any formatting, nomenclature or other minor changes to the Policy prior to the effective date.

1.12 Borrowings

Council resolves to:

1.12.1 borrow the sum up to \$7.0m for the purpose of funding the 2025-26 Budget.

1.12.2 authorise the Chief Executive to negotiate and agree the interest rate and any terms and conditions of the above borrowing arrangements following the Treasury Policy as adopted by Council.

1.12.3 authorise the affixation of the common seal as necessary to give effect to Council's resolutions in this matter and that this be undertaken by the Acting - Mayor and the Chief Executive Officer.

2. That the CEO is authorised to:

- a. make any formatting, nomenclature or other minor changes to the Annual Business Plan prior to being released for publication and determine the publishing timings, processes and related media promotion while ensuring consistency and compliance with the provisions of applicable legislation.
-

1. BACKGROUND

The draft ABP has been developed to be consistent with the financial and strategic goals outlined in the *Strategic Plan 2024 – Your Place, Your Space*, proposed LTFP and the various AMP's.

The draft ABP was then presented to Council at the 13 May 2025 meeting where it was resolved:

12.5 Draft Long Term Financial Plan 2026-2040 and Draft Annual Business Plan 2025-26 for Consultation

Moved Cr Mark Osterstock
S/- Cr Chris Grant

163/25

Council resolves:

1. That the Long Term Financial Plan 2026-2040 and Annual Business Plan 2025-26 Draft for Consultation report be received and noted.
2. To endorse 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%)
3. To endorse 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.
4. That the CEO be authorised to:
 - a. Make any formatting, nomenclature or other minor changes to the ABP prior to being released for public consultation and
 - b. Determine the consultation timings, media and processes while ensuring consistency and compliance with the provisions of applicable legislation and Council's Public Consultation Policy.

Carried Unanimously

The draft ABP was presented to Audit and Risk Committee on 19 April 2025 where it was resolved:

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).

Residing Member _____ 18 August 2025

ADELAIDE HILLS COUNCIL AUDIT AND RISK COMMITTEE
MINUTES OF MEETING
MONDAY 19 May 2025
63 MT BARKER ROAD STIRLING

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).

Carried Unanimously

Public consultation was undertaken over the period Wednesday 21 May to Wednesday 11 June (21 days) with the aim of providing members of the community varied formats and opportunities to provide feedback. The results of the consultation were presented at the Council Workshop on 17 June 2025. The Community Engagement Outcomes Report is included at **Appendix 3**.

2. ANALYSIS

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

Strategic Plan 2024 – Your Place, Your Space

Goal 4	Organisation
Objective O2	Strategy Description
Priority 02.1	Demonstrate accountable and transparent decision making.

The ABP has been developed based on the financial projections and targets of the proposed *Long Term Financial Plan (LTFP)* and in alignment with the *Strategic Plan 2024 – Your place, you space* and *Asset Management Plans*.

➤ **Legal Implications**

The preparation of an ABP is a requirement of Section 123 of the *Local Government Act 1999* (the Act), and the *Local Government (Financial Management) Regulations 2011* (the Regulations). The ABP has been developed in accordance with Section 8 of the Act – Principles to be observed by Council.

Section 123(3) of the Act currently states that before a council can adopt its ABP it must prepare a draft ABP and follow the relevant steps set out in its public consultation policy (i.e. consultation for at least 21 calendar days).

Section 123(6a) of the Act provides that if the Council makes amendments to the ABP from the draft ABP approved for public consultation, the adopted ABP must include a statement setting out any significant amendments.

Section 123(7) of the Act requires that each budget of council must:

- a) Be considered in conjunction with the council’s ABP (and must be consistent with that plan); and
- b) Be adopted by the council after the council has adopted its ABP.

Part 2 of the Regulations sets out what financial information must be included as well as the required formats.

Section 123(9) of the Act requires that a summary of the ABP be prepared and accompanies that first rates sent to ratepayers. Work on the summary is underway and will be finalised upon ABP adoption.

➤ **Risk Management Implications**

Preparing an ABP as required by the Act and Regulations will assist in mitigating the risk of:

Inability to discharge role and functions of a local government entity leading to a breach of legislation and loss of stakeholder confidence.

Inherent Risk	Residual Risk	Target Risk
Extreme (5C)	High (5E)	High (5E)

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.

➤ **Budget, Financial and Resource Implications**

The ABP sets out the priorities and application of the Council's resources over the next financial year. The plan has been developed to be consistent with the *Strategic Plan 2024 – Your Space, Your place*, the proposed LTFP and Asset Management Plans where possible.

The finalisation of the ABP will be primarily produced internally using mainly existing staff resources. External costs will be associated with activities such as the design and printing of the final copy and any promotional costs related to the public consultation.

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

The ABP provides transparency for the community regarding Council's plans for the next financial year. It highlights key goals and objectives and the strategies to achieve these objectives.

➤ **Sustainability Implications**

The Council's financial sustainability is a key consideration in the development of the ABP.

The proposed average residential rate increase of 6.2% will improve the financial sustainability of the Council. This rate increase has been determined in conjunction with the establishment of the LTFP.

The following financial summary based on the average residential rate increase of 6.2%:

- Operating Deficit of \$2.4 million
- Operating Deficit Ratio of 3.8%
- Renewals Capital Expenditure of \$14.292 million
- Asset Renewal Ratio of 116%
- New & Upgrade Capital Expenditure of \$3.448 million
- Forecast Closing Balance of Borrowings June 2026 of \$35.220 million
- Net Financial Liability Ratio of 62.8%.

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

Consultation on the development of this report was as follows:

Council Committees: The draft ABP was presented to Audit Committee at its 19 May 2025 meeting.

Council Workshops: An Annual Business Plan and budget workshop was held on 22 March 2025, to discuss key budget elements, strategic initiatives, rating and other related topics. The results from the ABP consultation were discussed at the workshop on 17 June 2025 and the report subsequently received and noted at the Special Council meeting on the same date.

Advisory Groups: Not applicable.

External Agencies: Not applicable.

Community: Public consultation was undertaken over the period 21 May to 11 June (22 days) with the aim of providing members of the community varied formats and opportunities to provide feedback.

➤ **Additional Analysis**

A detailed summary of the Renewals capital expenditure and the new and upgrade capital expenditure has been included in **Appendix 2 – Draft Capital Works Program 2025-26**. The new capital expenditure projects are also listed within the Strategic Initiatives in the body of the ABP **Appendix 1**.

Finalisation of the ABP

At the Council meeting, the capital value of land within the Council area to be adopted for rating purposes for the financial year ending 30 June 2026 in Recommendation 1.3.2 will be updated.

Following Council's adoption of the ABP, final updates may be made including any final edits of the Mayor's and CEO's message, formatting, nomenclature or other minor changes (as per Recommendation 2).

3. OPTIONS

Council has the following options:

- I. To adopt the Annual Business Plan and Budget 2025-26 and to resolve all of the accompanying enabling recommendations.
- II. To amend any/all of the Annual Business Plan and Budget 2025-26 prior to adoption
To not adopt the Annual Business Plan and Budget 2025-26.

4. APPENDICES

- (1) Annual Business Plan 2025-26
- (2) Capital Works Program 2025-26
- (3) Community Engagement Outcomes Report

Appendix 1

Draft Annual Business Plan 2025-26



Draft Annual Business Plan 2025-26



Adelaide Hills
COUNCIL

Welcome

Welcome to the Adelaide Hills Council Annual Business Plan for 2025-26. This document outlines our strategic goals and the steps we will take over the next financial year to achieve them. These goals are closely aligned with our *2024 Your Place, Your Space Strategic Plan*, as well as other key plans and strategies.

This publication provides relevant information for all our stakeholders, including ratepayers, residents, business operators, visitors, government agencies, and other interested people.

This plan not only meets the requirements of the Local Government Act 1999 but also serves as a comprehensive guide for our community.

Contents

Overview	3	<i>Annexure A: Budgeted Financial Statements</i>
About us	4	<i>Annexure B: Statement of Expected Rate Revenue</i>
Our Goals	8	<i>Annexure C: Corporate Performance Indicators</i>
Our Services	9	<i>Annexure D: Rating Policy</i>
Our focus for 2025-26	12	<i>Annexure E: ESCOSA Report and Council Response</i>
Strategic Initiatives	13	<i>Annexure F: Strategic Plan and Goals and Objectives</i>
Financial Overview	18	
Capital Budget Overview	25	
Rates Overview	26	

Acknowledgement of Country

Council acknowledges that we undertake our business on the traditional Country of the Peramangk and Kurna people. We pay our respects to Ancestors and Elders past and present as the custodians of this ancient and beautiful land, for they hold the memories, traditions, spiritual relationships, culture and hopes of the First Nations of Australia.

We are committed to working together to ensure that Peramangk and Kurna culture and traditions are sustained, valued and continuing.

Overview

The *Annual Business Plan 2025-26* shows our services, programs and projects for this financial year. It also shows how we will allocate our resources to achieve the goals we set out in our *2024 Your Place, Your Space Strategic Plan*, while ensuring Council’s long term financial sustainability.

Our focus in 2025-26 is on supporting and strengthening our community, environment and region by developing a responsible budget which recognises our unique constraints and is geared towards delivering essential services, prudent resource management, and sustainability.

This financial planning exercise, including the Long-Term Financial Plan (LTFP), is the first to address the Council’s financial sustainability considering recent revelations regarding its assets and depreciation. The re-evaluation has identified that Council’s financial sustainability is not as robust as previously thought. Consequently, the Council must now plan for significantly higher costs associated with the renewal and replacement of assets.

Some key projects and activities we will be undertaking include:

- Pursuing our adopted pathway to achieving net zero corporate carbon emissions
- Trialing alternative kerbside waste collection models to divert more waste from landfill
- Developing a housing strategy that meets the needs of the community
- Implementing technology upgrades to the Customer Relationship Management system (CRM) to enhance the customer experience in relation to online services

The key elements of the Annual Business Plan are outlined in the table to the right and explained in more detail throughout this document.

Planned Activities	<ul style="list-style-type: none">• In addition to our regular service delivery, our strategic initiatives contribute towards achieving our long-term goals. These include:<ul style="list-style-type: none">• 16 capital initiatives (\$1.548M)• 16 operating initiatives (\$1.509M)
Capital Budget	<ul style="list-style-type: none">• \$3.448M for capital expenditure on new or upgraded assets• \$14.292M for capital expenditure on renewal of existing assets
Operating Budget	<ul style="list-style-type: none">• Proposed deficit of \$2.4M. This is an improvement from 2024-25 deficit.
Borrowing	<ul style="list-style-type: none">• Net borrowings of \$6.395M, resulting in forecast total borrowings at 30 June 2026 of \$35.220M
Rates	<ul style="list-style-type: none">• Average increase in general residential rates of 6.2% which will allow for continued financial sustainability, maintain our much-needed services and fund new initiatives. For an average value residential property this equates to an annual increase of approximately \$161
Financial Sustainability	<ul style="list-style-type: none">• Operating deficit ratio of 3.8% which is below Council’s target of 0% to 10% surplus on average over 10 years.• Net financial liabilities ratio 63% in line with Council’s target of 0% to 100%• Asset sustainability ratio 116% which is above Council’s target of 90% to 110%

We Are Unique

The size of a Regional Council with the expenses and population of a City Council



620km of Sealed Roads
397km of Unsealed Roads



124 km of Footpath



3 Libraries
3 Community Centres



39 Playgrounds
100+ Pieces of equipment



Inspect approx.
19,500 properties
(bushfire prevention)



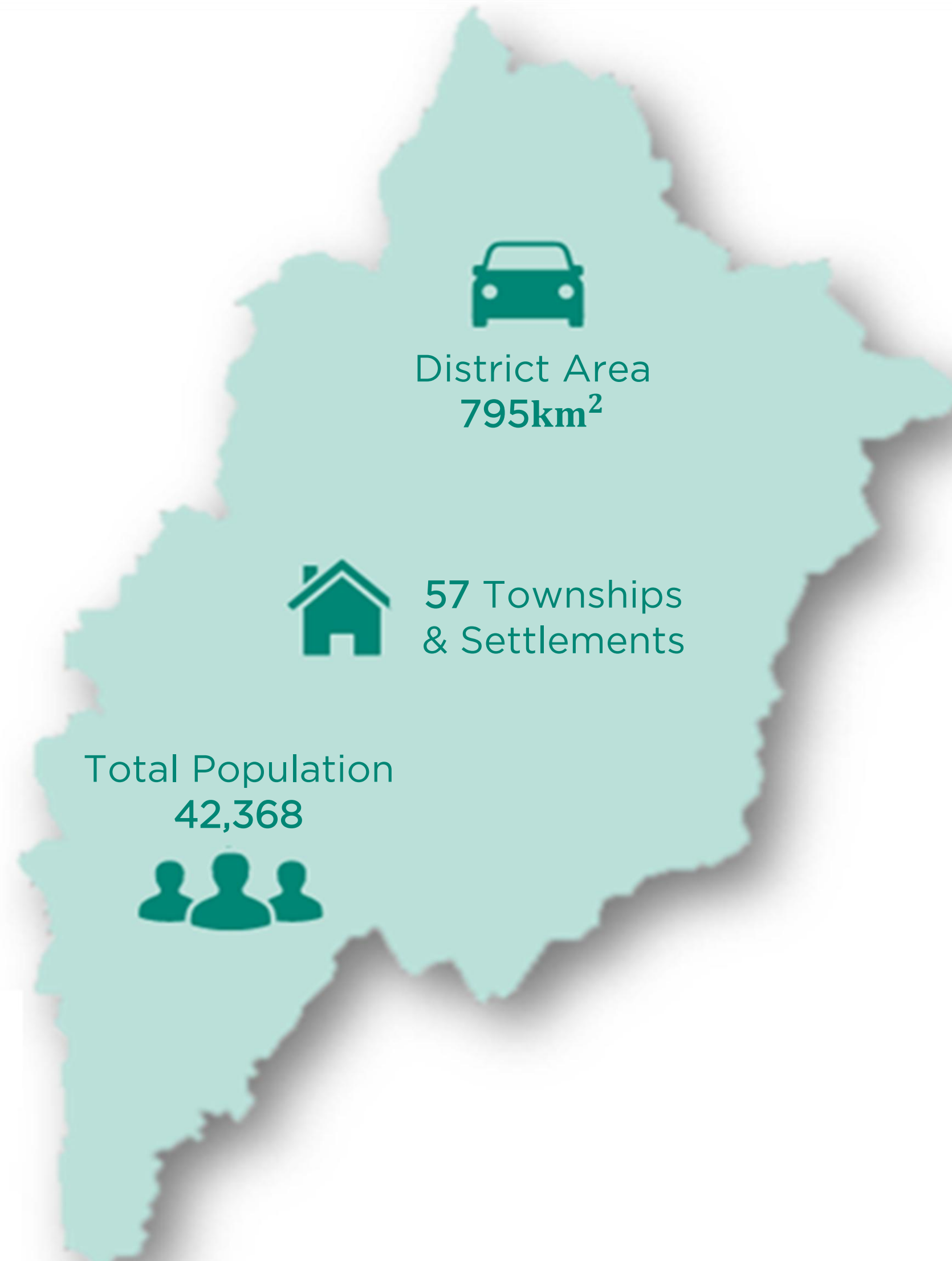
309 Council owned buildings



Waste and recycling
Cost approx. \$4.2M



8,437 Dog registrations
1, 426 Cat registrations



Median Age 44



Volunteers 30%
of population



3.8% Need help
at home



16,267 Households
84% Own or are
buying a home



43% Have a university or
TAFE qualification
19% have a trade qualification



4,243 Businesses

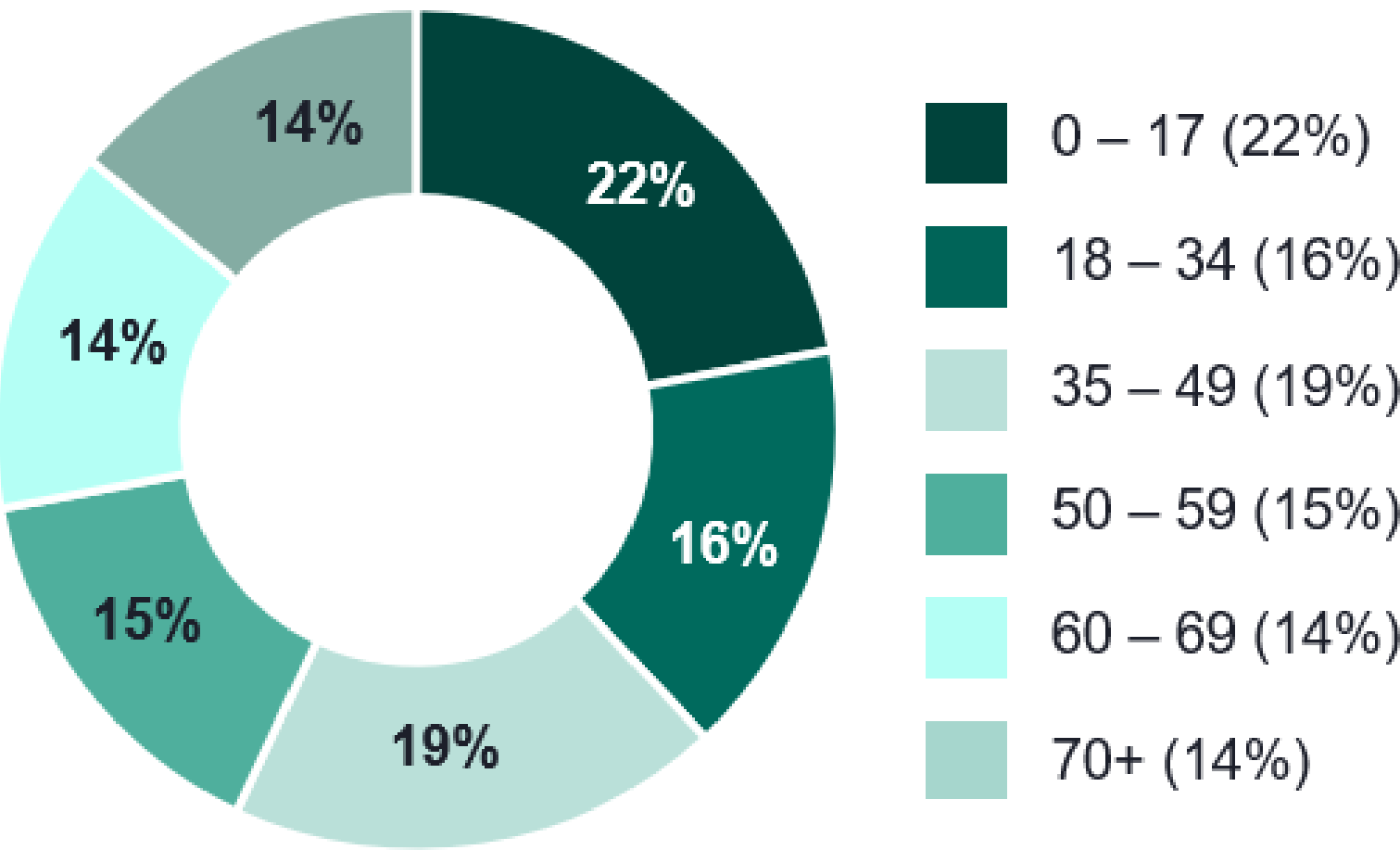


12,049 Local jobs

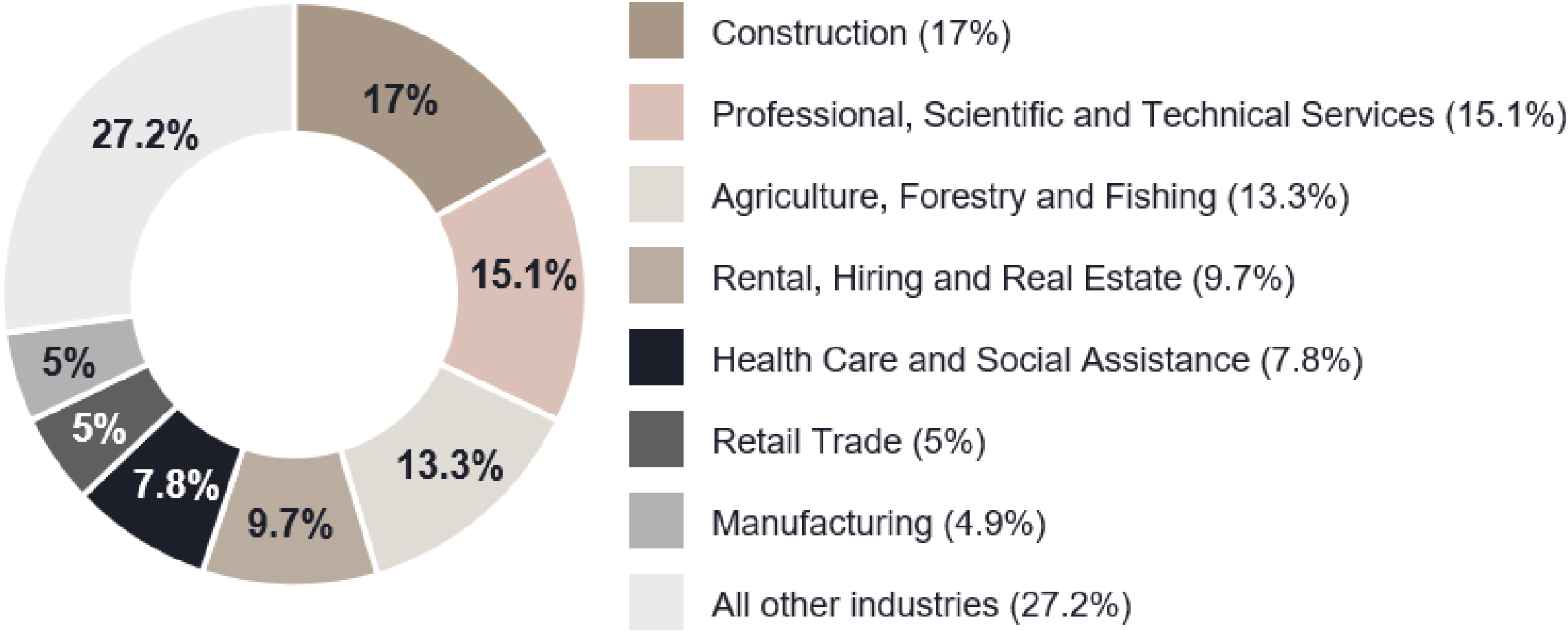


1.2M+ Domestic Day Trips
were taken in our region

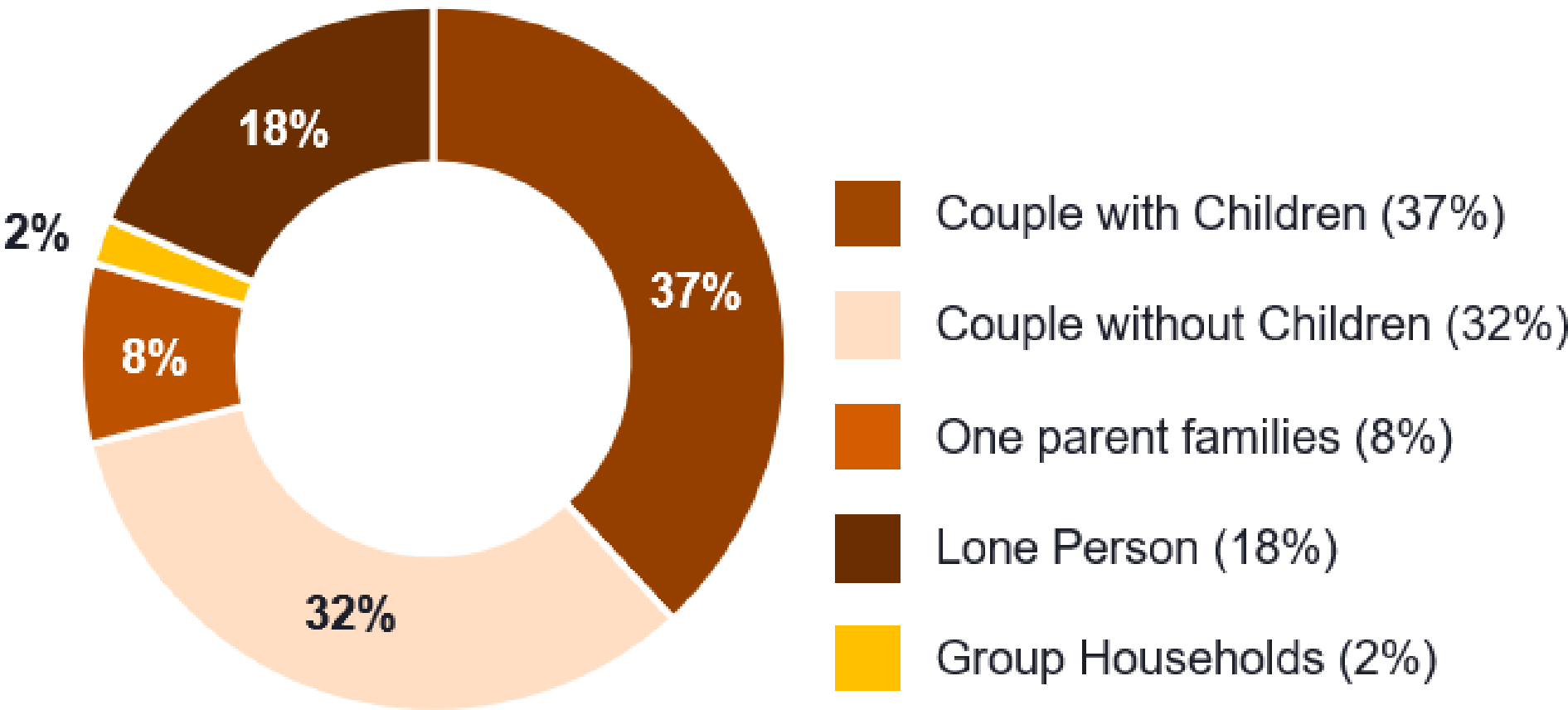
Age Profile of the Adelaide Hills



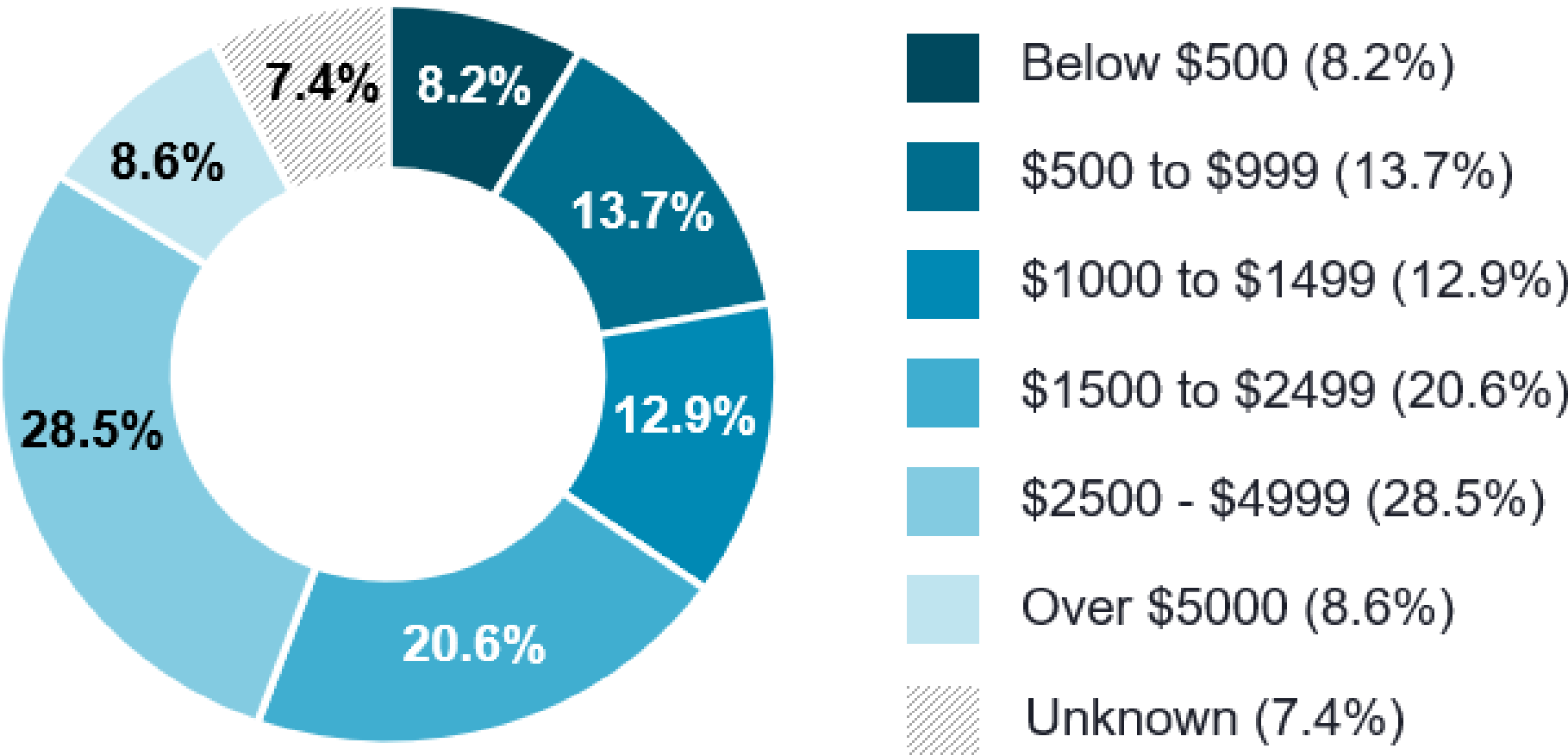
Number of registered businesses by industry



Household Types



Weekly Household Income



Data Source: ABS Census of Population and Housing 2016, and ABS Count of Australian Business 2021

About us

Our Elected Council



Mayor
Jan-Claire Wisdom



Deputy Mayor
Cr Nathan Daniell
Ranges Ward



Cr Kirrilee Boyd
Ranges Ward



Cr Adrian Cheater
Ranges Ward



Cr Chris Grant
Valleys Ward



Cr Malcolm Herrmann
Valleys Ward



Cr Lucy Huxter
Valleys Ward



Cr Leith Mudge
Ranges Ward



Cr Mark Osterstock
Ranges Ward



Cr Kirsty Parkin
Ranges Ward

Council and Committees

The Elected Council's role is to provide for the governance and stewardship of the Council. It does this through representing the interests of the community; providing and coordinating public services and facilities; encouraging and developing initiatives to improve the community's quality of life; and exercising its functions under legislation and its strategic management plans.

A number of committees have been established in accordance with legislation to assist the Council and the Administration to discharge their responsibilities in specific areas. These are the Audit and Risk Committee, the Chief Executive Officer Performance Review Panel, the Council Assessment Panel, the Boundary Change Committee, the Building Fire Safety Committee and the Health & Safety Committee.

Council Administration

The Council’s Administration is led by a Chief Executive Officer appointed by the Council.

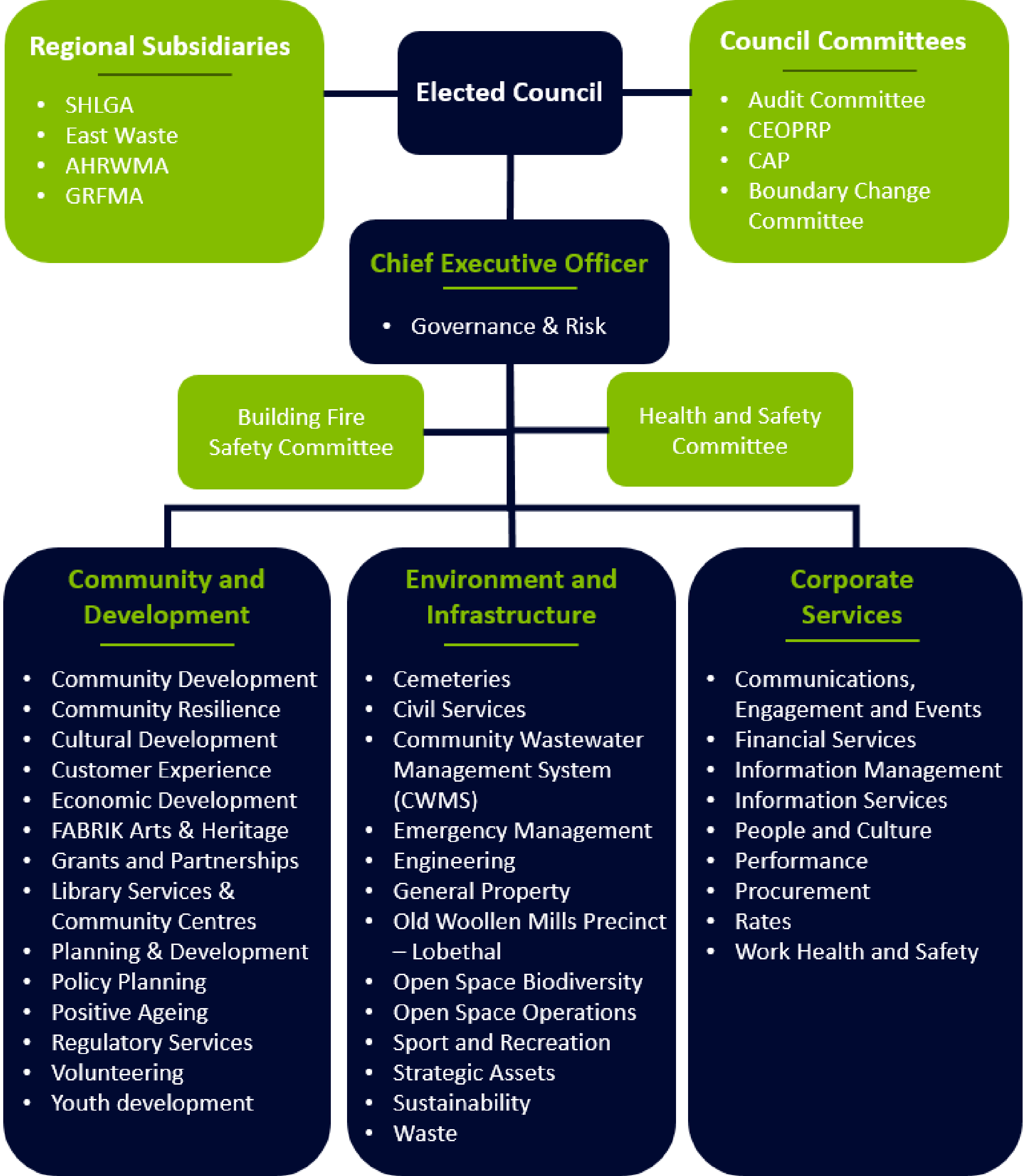
The Chief Executive Officer appoints staff and engages other resources to carry out the functions and duties delegated to them and to implement Council decisions.

The Administration is organised into directorates, each with a specific area of focus and functional responsibilities. The arrangement of the directorates provides for the separation of the regulatory activities, as far as practicable, from the other activities of the Council.

Regional Subsidiaries

Council is a member of four regional subsidiaries which assist in the strategic planning and service delivery activities.

The subsidiaries are the Southern and Hills Local Government Association, the Eastern Waste Management Authority (East Waste), the Adelaide Hills Region Waste Management Authority, and the Gawler River Floodplain Management Authority.



Our Goals

The Annual Business Plan has been developed to align with the *2024 Your Place, Your Space Strategic Plan*, which was adopted by Council on 12 November 2024. The goals and objectives of the Strategic Plan are listed in the table below. Over the following pages the day-to-day activities, recovery efforts, and strategic initiatives will be outlined to demonstrate how each of these long-term goals will be achieved.

 Natural Environment	 Community Wellbeing	 Built Form and Economy	 Organisation
NE 1 Pursue our adopted pathway to achieve net zero carbon emissions.	CW 1 Promote and support reconciliation.	BFE 1 Guide development that fosters vibrant and resilient communities, promotes appropriate design and enhances livability.	O1 Embrace technology solutions and digital transformation to enhance our organisation and the community experience.
NE 2 Support the community and businesses to decarbonise and transition to sustainable lifestyle practices (green communities).	CW 2 Enrich, empower and support connected communities.	BFE 2 Nurture a distinctive sense of place, support activation activities and recognise and celebrate our rich heritage.	O2 Operate with integrity using best practice governance processes.
NE 3 Protect, improve, expand and connect habitat.	CW 3 Embrace diversity in our community and build on community strengths.	BFE 3 Develop and maintain infrastructure to support livability and sustainable economic activity.	O3 Support and develop a skilled organisation that is aligned to Council’s priorities.
NE 4 Build resilience in the natural environment to adapt to climate and other environmental changes.	CW 4 Build community resilience for the future.	BFE 4 Improve the utilisation of Council and community facilities.	O4 Engage and advocate for our communities.
NE 5 Improve landscape character and amenity value on Council managed land.	CW 5 Foster cultural identity and connection to place.	BFE 5 Promote sustainable prosperity by supporting tourism, creative industries, primary production and vibrant townships.	O5 Evolve Council’s functions and services to meet the current and future needs and aspirations of our community.

CW 6 Promote physical, mental and social wellbeing.

Our Services

The services and day to day activities we provide are our main method of delivering on our long-term goals and objectives. Over 2025-26, our skilled and agile workforce will continue in our commitment to deliver cost effective and efficient services in support of our community.

Animal Management - Promoting responsible dog and cat ownership, responding to nuisance and hazards caused by other animals including livestock, and conducting Feral Cat Studies.

Cemeteries - Maintenance and management of 16 Council owned cemeteries within the region.

Civil Services - Maintenance, management and replacement planning of public infrastructure including roads, bridges, signage, stormwater, kerbs and footpaths.

Community Centres - Providing opportunities to improve health and wellbeing, participate in lifelong learning and sharing skills with others.

Communications, Engagements and Events - Ensuring communication between the Council and community is accurate, relevant, valuable and engaging. Promoting and supporting community events which have social and economic benefits to the district.

Community Development - Overseeing community wellbeing, disability access and inclusion programs, as well as a range of regional support programs including provision of funding to The Hut Community Centre and the Adelaide Hills Community Passenger Transport Network.

Community Wastewater Management Systems (CWMS) - Management of CWMS and associated infrastructure e.g. septic tanks, treatment ponds.

Customer Experience - Driving organisational improvement and innovation to improve the customer experience.

Customer Services - Providing ready access to Council services and responding to customer enquiries through three physical service centres, a phone contact centre and online request portal.

Cultural Development - Focusing on cultural diversity, Aboriginal respect and recognition, and the arts in all its forms.

Economic Development - Supporting and promoting businesses, community, and regional development through funding Adelaide Hills Tourism and Regional Development Australia and responding to the needs of established or potential local businesses.

Emergency Management - Working collaboratively to prevent, prepare, respond and recover from natural disasters and other hazards.

Fabrik Arts and Heritage Hub - Providing community exhibitions, workshops and events. A thriving arts and heritage hub to support creative industries and the broader local economy through increased tourism and continuing to promote and preserve our vibrant cultural and historical hub.



Our Services

Financial services – Providing accounting and financial activities including procurement support, payments, collection of rates and debt recovery, treasury management, corporate planning and reporting activities, and support to Council in financial decision making.

Fire Prevention – Legislative function of ensuring identified properties are prepared for the bushfire season. Assessing the extent of bushfire hazards within the Council area and providing advice to landowners in respect of bushfire prevention and management.

Governance – Supporting the Mayor, Councillors, CEO, the Administration and community with their legislated roles and responsibilities including coordination of Council & Committee meetings, elections, policy development and review, and risk, audit and insurance activities

Grants & Partnerships – Grant giving programs supporting community-based initiatives. Partnerships with stakeholders to deliver local and regional outcomes.

Information, Communication and Technology – Providing support for over 1300 devices, 250 system users and 100 public access devices for libraries and community centres. Manages system security, asset maintenance and renewal.

Information Systems – Systems for the capture, dissemination, storage, security, accessibility and management of information received and generated by Council.

Libraries – Providing access to information resources for learning or leisure. Providing opportunities for community to engage, learn and connect.

Open Space Operations – Maintaining parks and reserves, biodiversity activities, and fire breaks/tracks.

Open Space Biodiversity – Undertaking activities such as weed management, habitat conservation and expansion, research and knowledge development, and supporting community in their related activities.

Organisational Development and Work Health & Safety – Providing support to our people covering organisational development, human resource management, work health and safety and payroll.

Parking and By-law Enforcement – Monitoring and regulating parking and particular public activities to ensure safe and accessible environments.



Our Services

Planning & Development – Assessment of development applications and activities within the region. Inspection of approved buildings and swimming pools and taking compliance action where required. Reviewing safety of publicly accessible buildings.

Policy Planning – undertaking policy and project work such as amendments to the new Planning and Design Code, and preparation of urban design guidelines.

Positive Ageing – Providing home and social support, particularly under the Commonwealth funded Commonwealth Home Support Program. Developing and implementing targeted strategies and programs in our region.

Property Services – Facilitating appropriate events, outdoor dining, roadside trading and mobile food vans on Council managed land and roads. Ongoing maintenance and management of Council's service centres, community facilities and Council's real estate assets including some 380+ parcels of land and 180+ buildings.

Public Health – Inspections of food businesses, waste water and public swimming pools to provide safe public environments. Providing clinics to enable the community to access vaccinations easily.

Sport & Recreation Planning – Management and utilisation of Council's sport, recreation and open

space assets; and support of clubs and the community's recreational activities in the region.

Strategic Assets – Develops and refines the Asset Management Plans and the future renewal Capital Works Programs. Manages Council's Geographic Information Systems, Community Wastewater Management System, and associated corporate data.

Sustainability – Including climate change considerations into Council decision making, providing strategies for carbon neutrality, water management and renewable energy in response to climate change impacts.

Volunteering – Encouraging voluntary participation across the Adelaide Hills through provision of opportunities, training and support for volunteer involving groups.

Waste – Providing waste collections and recycling services to 16,500 properties, green waste organics kerbside collections in townships, 'at call' hard waste collection, and operates the Heathfield Resource Recovery Centre for community use.

Wastewater Systems Compliance – Working with landowners to ensure their on-site wastewater systems are compliant and operating correctly to minimise impact on the water catchment.

Youth Development – Providing a range of programs and activities to support and develop youth in our community.



Our focus for 2025-26

Council's focus for the financial year is on supporting and strengthening our community, environment and region by developing a responsible budget which recognises our unique constraints and is geared towards delivering essential services, prudent resource management, and sustainability.

Some of the highlights include:

- Pursuing our adopted pathway to achieving net zero corporate carbon emissions
- Trialing alternate kerbside waste collection models to divert more waste from landfill
- Progressing towards financial sustainability through considered planning
- Revising the Biodiversity Strategy to conserve native vegetation and habitat on Council land, and protect ecological values along natural waterways
- Developing a Stormwater Management Plan
- Continuing to implement actions from the Our Watch's "Prevention Toolkit for Local Government"
- Expanding the Fabrik Arts + Heritage Hub operations following its redevelopment
- Undertaking a strategic review of all Council owned properties including Council administration accommodation
- Increasing community connections through forums
- Collaborating with Adelaide Hills Tourism to promote and support tourism across our region
- Advocating for key economic development issues in the region with other levels of government
- Commencing the development of a housing strategy that meets community needs and balances character, growth, affordability, and the natural environment
- Increasing resilience and reliability of the Community Wastewater Management System service
- Implementing technology upgrades to the Customer Relationship Management system to enhance the customer experience through easier online services and improved communication and response times

How we measure success

We will measure our success by how well we deliver services and meet the needs of our community, based on performance results and feedback from the people we serve.

Inside our organisation, we track success by looking at how well our services perform, whether we meet our financial goals, how strong our leadership and decision-making are, how we use new ideas and technology, and how we grow and improve as an organisation.

The details of these measures are included in the suite of Corporate Performance Indicators (*Annexure C*) which will be used in our performance reporting to Council each quarter, and in our Annual report for 2025-26.

Strategic Initiatives

Strategic initiatives are specially funded and priority activities, projects and programs of work that are planned for and approved by the Elected Members, for 2025-26. “Operating” initiatives are related to administrative projects, community programs and other activities and tasks.

Operating Initiatives	Area	Objective	Budget 2025-26
Housing strategy	Community & Development	BFE 1	\$25,000
Adelaide Hills subzone code amendment	Community & Development	BFE 1	\$15,000
Town and precinct planning strategic framework	Community & Development	BFE 2	\$30,000
Bike track maintenance	Environment & Infrastructure	BFE 3	\$30,000
Sustainable site planning – Johnston Memorial Park, Balhannah	Environment & Infrastructure	BFE 4	\$25,000
Community resilience operating costs	Community & Development	CW 4	\$30,000
Tour Down Under	Corporate Services	BFE 5	\$80,000
Bore infrastructure investigations	Environment & Infrastructure	CW 4	\$100,000
Mylor bore compliance works	Environment & Infrastructure	CW 4	\$25,000

**Strategic goals, objectives and priorities are listed in Annexure F*

Strategic Initiatives

Strategic initiatives are specially funded and priority activities, projects and programs of work that are planned for 2025-26. “Operating” initiatives are related to administrative projects, community programs and other activities and tasks.

Operating Initiatives	Area	Objective and/or Priority*	Budget 2025-26
Electric vehicle charging scheduled auditing and maintenance	Environment & Infrastructure	NE 1	\$25,000
Existing solar PV, emission and cost reduction monitoring and performance enhancement	Environment & Infrastructure	NE 1	\$5,000
Trialing alternative kerbside waste collection models (\$190,000 grant funded)	Environment & Infrastructure	NE 2	\$380,000
Grants and incentives to support the community in reducing emissions	Environment & Infrastructure	NE 2	\$10,000
Development and implementation of a community energy reduction program incorporating energy and transport	Environment & Infrastructure	NE 2	\$120,000
Local climate adaptations for landscape conservation	Environment & Infrastructure	NE 4	\$10,000
New staff recruitment – Senior Strategic Asset, Development and Project Arborist	Environment & Infrastructure	NE 4	\$124,000
Digital Transformation Program (inc Enterprise Resource Planning Review)	Corporate Services	O1	\$475,000

**Strategic goals, objectives and priorities are listed in Annexure F*

Changes to ‘Business-as-Usual’ budgets

In addition to the strategic initiatives, which are specially funded, and priority activities, projects and programs of work, additional funding has been allocated to specific on-going activities.

Business as Usual Projects	Area	Objective and/or Priority*
Reconciliation Action Plan	Community & Development	CW 1
Implement actions from Our Watch’s ‘Prevention Toolkit for Local Government’	Community & Development	CW 3

Business as Usual Increases	Area	Objective and/or Priority*	Budget 2025-26
Additional weed control following fire control activities	Environment & Infrastructure	NE 1	\$25,000
Amy Gillett Bikeway maintenance	Environment & Infrastructure	NE 1	\$45,000

Strategic Initiatives

Strategic initiatives are specially funded and priority activities, projects and programs of work that are planned for 2025-26. “Capital” initiatives are generally related to new physical assets and infrastructure investment.

Capital Initiatives	Area	Objective and/or Priority*	Budget 2025-26
Public toilet refresh and new septic system – Norton Summit	Environment & Infrastructure	BFE 3	\$80,000
Replacement of non-compliant external cladding – Stirling Coventry Library	Environment & Infrastructure	BFE 3	\$80,000
Road Safety Program (including co-contribution to road Black Spot Program)	Environment & Infrastructure	BFE 3	\$35,000
Stormwater projects - Balhannah	Environment & Infrastructure	BFE 3	\$544,000
Disability Discrimination Act access upgrades – region wide	Environment & Infrastructure	BFE 3	\$30,000
Sports court upgrades	Environment & Infrastructure	CW 6	\$35,000
Amenity lighting – Woodside Recreation Ground	Environment & Infrastructure	CW 6	\$35,000
Uraidla Play Space	Environment & Infrastructure	CW 6	\$220,000

**Strategic goals, objectives and priorities are listed in Annexure F*

Appropriate funds have been allocated to a limited number of priority initiatives that remain commercial in confidence at the time of publishing this document. Figures do not include project managements costs

Strategic Initiatives

Strategic initiatives are specially funded and priority activities, projects and programs of work that are planned for 2025-26. “Capital” initiatives are generally related to new physical assets and infrastructure investment.

Capital Initiatives	Area	Objective and/or Priority*	Budget 2025-26
Energy efficiency improvement program – Council facilities	Environment & Infrastructure	NE 1	\$60,000
Central irrigation control system – Houghton Square, Lobethal Main Street, Kersbrook Cemetery	Environment & Infrastructure	NE 4	\$130,000
Barbeque and shelter – Hamilton Hill, Woodforde	Environment & Infrastructure	BFE 3	\$40,000
Safety improvements, Branch Road stair access to Woorabinda Bushland Reserve - Stirling	Environment & Infrastructure	NE 5	\$70,000
Work, Health & Safety and security upgrades at Council depot - Heathfield	Environment & Infrastructure	BFE 4	\$75,000
Lighting improvements, Lewis Walk Hamilton Hill - Woodforde	Environment & Infrastructure	BFE 3	\$15,000
Road safety: Traffic control and calming - Lobethal	Environment & Infrastructure	BFE 3	\$57,000
Road safety: Emu crossing - Lobethal	Environment & Infrastructure	BFE 3	\$42,000

* Strategic goals, objectives and priorities are listed in Annexure F.

Appropriate funds have been allocated to a limited number of priority initiatives that remain commercial in confidence at the time of publishing this document. Figures do not include project managements costs.

Financial Overview

Key financial information for 2025-26 is summarised below:

Budget Summary	\$'000
Rates income	54,953
All Other Operating income (including initiatives)	9,505
Total Operating Income	64,458
Core operating Expenses (excluding Initiatives)	65,381
Operating initiatives	1,509
Total operating Expenditure	66,890
Operating deficit	2,432
Gross Capital Renewal Program expenditure	14,292
Gross Capital expenditure on new / upgraded assets	3,448
Total Gross Capital Expenditure	17,740
Estimated new borrowings	6,395



Key financial targets and financial sustainability

Financial sustainability is considered with reference to Council’s agreed target ranges in three key ratios:

Indicator	Adopted Target	2025-26 Budget
Operating Surplus Ratio	0 - 10% (on avg. over 10 years)	(3.8%)
Net Financial Liabilities Ratio	0 – 100%	63%
Asset Renewal Funding Ratio	90 – 110%	116%

Council's alignment to the targets provides a level of certainty to the community that financial sustainability will be maintained over the long term.

Council’s targeted Operating Surplus on average over a ten-year timeframe acknowledges that there are likely to be one off occurrences in particular years which require Council to respond differently. This improves Council’s ability to absorb the expenditure impacts from unexpected events such as bushfires, floods, or pandemics. It also provides capacity to reduce our liabilities (borrowings) by funding a proportion of new capital / upgrade expenditure.

Impact on ratepayers

The overall amount existing ratepayers will pay in general rates will increase on average by 6.2%. For a residential property of average value, this equates to an increase of approximately \$161 for the 2025-26 year. Rate increases may vary from the average where there has been new development, capital improvements or other significant change to the value of the property.

To reduce the impact of significant valuation changes for 2025-26 Council proposes:

- Applying a rate rebate to limit the maximum general rate increase to 15% across residential and primary production land use categories
- Make the rebate automatic (similar to the 2024-25 financial year)
- Retaining the exclusion of the cap for valuation increases due to improvements, changes in land use and rateability
- Adjusting the exclusion of change of ownership properties to those properties sold after 30 June 2024.

Elements of the Budget: Income and Expenses

Income

Rate revenue accounts for approximately 85% of Council's operating income, while grants, fees and charges make up the majority of the other operating income. We continue to pursue grant income and partnerships with external funders where possible to minimise the requirement for revenue via rates.

Fees and Charges

Section 188 of the *Local Government Act 1999* sets out how fees and charges are managed in Council. Council reviews its fees and charges each year, in conjunction with the development of the annual budget to ensure that the fees proposed:

- reflect (or move progressively toward) the cost of the services’ provision
- are comparable with market rates, where appropriate
- take into account benefit derived by users of community facilities
- are consistent with Council directions articulated through existing policy or plans
- are consistent with Council’s LTFP assumptions

Generally, this has resulted in proposed fee increases that are in line with CPI, insofar as this is practicable.

Expenses

39% of the Council’s operating expenditure is attributable to the payment of salaries and wages and around 38% is applied to materials, contracts and other expenses.

Significant influences for the 2025-26 budget

A number of factors have influenced the preparation of Council's 2025-26 Annual Business Plan.

These include:

- Major projects being undertaken by Council (*as listed on pages 13-17*).
- Inflationary pressures continue to push up costs. Whilst there may be some slowing of these pressures, they will remain influential on Council's expense base in the immediate future.
- Increasing construction costs over recent years have led to higher replacement cost valuations of Council's existing asset base which in turn increases the depreciation cost. Accurately capturing these is important to ensure Council's sustainability.
- Provision for Enterprise Agreements for staff which determines conditions of employment and provide for annual salary and wages increases, largely based on CPI and a separate increase of 0.5% in the Superannuation Guarantee Levy.
- Maintaining asset management (renewal) expenditure at a sufficient level to ensure long term maintenance of Council infrastructure, property and IT assets.
- Increased maintenance requirements due to an increase in capital works and construction of new assets over recent years.
- A hardening insurance market resulting in premiums increasing significantly more than CPI.

The Boundary Commission's Inquiry into Campbelltown City Council's Woodforde/Rostrevor boundary reform proposal is currently underway. If this reform proposal is successful, it has the potential to materially impact Council's financial sustainability. No financial or resource implications have been built into the 2025-26 budget at this stage.



Additional costs included in the 2025-26 budget

In addition to the major projects being funded in 2025-26, there are other ongoing cost pressures that continue to impact on Council's Operating Surplus including:

- Higher interest costs arising from increased borrowings which were used to fund capital initiatives
- Increase in depreciation due to revaluations largely relating to cost escalation in infrastructure and building costs
- Insurance premium increases & distribution reductions
- Waste collection costs continue to increase due to higher transportation costs
- Higher costs for building maintenance
- Allowance for more condition assessments of assets



Borrowings

Borrowing is an important funding source, especially for expenditure relating to new Capital and is undertaken in accordance with Council’s Treasury Policy. The key objective of the Policy is to manage the finances of the Council holistically in accordance with the overall financial sustainability strategies and targets.

An independent Local Government report on financial sustainability encourages the increased use of borrowings to promote intergenerational equity. This involves spreading costs in relation to significant capital expenditure based on the pattern of benefits over time so that one generation is not excessively subsidising another.

Forecasted levels of borrowing are dependent on the accuracy of the budget. In particular, changes to the delivery of the Capital Works Program have the capacity to change the level of borrowings required. The forecast below assumes that all capital projects will be delivered by the end of 2025-26.

Estimated increase in Total Borrowings as shown in the following table for 2025-26 is \$5,873m.

Borrowing	\$'000
Forecast Opening Balance of Borrowings July 2025	28,825
Estimated New Borrowing for 2025-26	6,395
Repayment of principal for 2025-26	-
Forecast Closing Balance of Borrowings June 2026	35,220
Split as follows:	
Cash Advance Debenture (Short Term Borrowings)	22,720
Fixed Term Borrowings	12,500
Forecast Closing Balance of all Borrowings June 2026	35,220

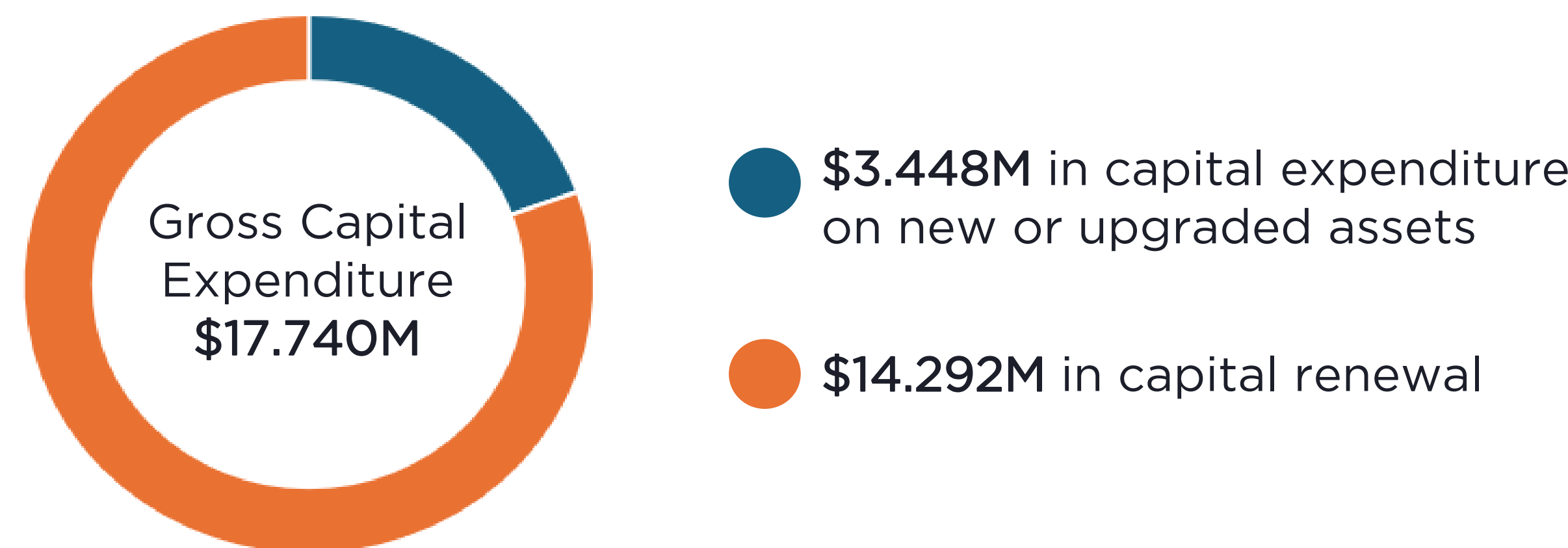


2025-2026 Operating Budget by Directorate and Function

Function / Directorate	Revenue			Expenditure			Net Cost / (Revenue) Budget \$'000	2025-26 Staff FTE Budget
	2024-25 Revised Budget \$'000	2025-26 Proposed Budget \$'000	Fav/(unfav) Budget Variance \$'000	2024-25 Revised Budget \$'000	2025-26 Proposed Budget \$'000	Fav/(unfav) Budget Variance \$'000		
CEO Office	-	-	-	664	579	85	579	2.00
Governance Civic	-	-	-	2	3	(1)	3	0.00
Governance EM	-	-	-	532	560	(28)	560	0.00
Governance & Performance	37	37		2,029	1,922	108	1,885	3.40
CEO Directorate Total	37	37		3,227	3,063	164	3,027	5.40
C&D Director's Office	-	-	-	369	409	(40)	409	2.00
Region & Place	110	110	-	812	1,029	(217)	919	4.00
Environmental Health	196	181	(15)	613	613	1	431	3.84
Fire Prevention	32	57	25	239	167	72	111	1.18
Animal Management	577	627	50	491	551	(60)	(76)	3.10
Parking and By-Laws	115	165	50	165	322	(156)	156	2.00
Development Services	649	695	46	2,691	2,716	(25)	2,021	17.03
Community Management	23	-	(23)	438	606	(168)	606	3.10
Community Grants	-	-	-	209	210	()	210	0.00
Community Centres - TSCC	16	16	()	220	235	(16)	219	1.58
Community Centres - TVCC	24	20	(5)	220	113	107	94	0.79
Community Programs	117	74	(43)	126	77	49	3	0.60
Community Resilience	300	-	(300)	510	134	376	134	0.80
Cultural Development	-	-	-	202	148	53	148	0.60
Positive Ageing (Collaborative)	93	94	1	94	94		0	0.60
Positive Ageing (Home Support)	1,196	1,317	121	1,246	1,374	(128)	57	6.22
Volunteering	-	-	-	100	89	11	89	0.60
Youth Development	3	3		111	130	(20)	128	0.60
Customer Experience	-	-	-	738	159	580	159	1.00
Customer Service	-	-	-	999	1,021	(22)	1,021	8.84
Libraries	346	340	(5)	2,086	2,188	(101)	1,847	15.06
FABRIK	380	363	(17)	848	1,060	(212)	697	4.60
Community & Development Directorate Total	4,177	4,063	(114)	13,530	13,445	85	9,382	78.15
CS Director's Office	6	6	()	572	538	34	533	2.89
Communications, Engagement & Events	-	-	-	834	758	76	758	3.60
Corporate	1,144	1,145	1	1,403	1,490	(87)	344	0.00
Finance Operations	-	-	-	1,230	1,455	(224)	1,455	9.80
Rates	49,724	53,343	3,619	1,994	2,034	(40)	(51,309)	0.00
ICT	-	-	-	1,199	1,258	(60)	1,258	4.33
Information Management	-	-	-	574	618	(44)	618	4.34
Information Systems	-	-	-	2,019	2,596	(577)	2,596	4.33
People and Culture & WHS	-	-	-	846	929	(83)	929	5.00
Corporate Services Directorate Total	50,874	54,494	3,620	10,671	11,677	(1,005)	(42,817)	34.29
E&I Director's Office	-	-	-	894	457	437	457	2.00
Civil Services - Management	2	2		575	597	(22)	595	3.60
Civil Services - Maintenance	3,009	2,401	(608)	5,468	5,529	(60)	3,127	34.00
Civil Services - Private Works	6	7		4	5	()	(2)	0.00
Property Management	75	75		2,346	2,486	(140)	2,411	5.90
Sport & Recreation	11	12		1,049	1,128	(79)	1,117	3.80
AHBTC	408	408		359	363	(4)	(46)	0.00
Cemeteries	385	394	10	205	178	28	(217)	1.00
Open Space - Management	23	-	(23)	988	1,265	(277)	1,265	8.00
Open Space - Maintenance	6	-	(6)	3,718	3,749	(31)	3,749	17.00
Open Space - Stores	-	-	-	(937)	(846)	(91)	(846)	1.00
Open Space - Biodiversity	545	534	(11)	1,365	1,500	(135)	966	5.30
CWMS	1,735	1,631	(104)	1,040	1,041	(1)	(590)	1.00
Strategic Assets	-	-	-	479	615	(137)	615	2.90
Emergency Management	-	-	-	105	87	19	87	0.20
Sustainability	-	-	-	346	466	(120)	466	1.40
Waste	192	401	210	5,992	6,688	(696)	6,287	1.80
Depreciation	-	-	-	13,071	13,398	(327)	13,398	0.00
Environment & Infrastructure Total	6,398	5,866	(532)	37,071	38,706	(1,635)	19,442	88.91
Total	61,485	64,459	2,974	64,499	66,891	(2,392)	2,431	206.75

Capital Budget Overview

The 2025-26 Capital Budget continues to focus on the renewal of infrastructure. The Council has in excess of \$830M (Current Replacement Values) of infrastructure assets that it manages, to ensure that our current and future communities have access to the ongoing services these assets provide.



The total of \$17.74m for the capital works program is considered to be an appropriate level of sustainable investment to meet the Council strategic goal to have a proactive long term view regarding the renewal and maintenance of its infrastructure.

As in previous years, a significant portion of the program is applied to road works, with buildings, stormwater and plant accounting for a large proportion of the remaining allocation.

To see a detailed listing of our Capital projects, refer to the Capital Works Program published on our website

Capital Expenditure Renewal Summary

Asset Category	2025-26 Allocation \$'000
Bridges	143
Buildings & Other Structures	948
Cemetries Infrastructure	40
CWMS	913
Footpaths	425
Guardrails	56
Kerb & Gutter	300
Other Infrastructure Assets	111
Retaining Walls	54
Roads	5,150
Sport & Recreation (including Playgrounds)	60
Stormwater Drainage	1,650
Street Furniture Infrastructure	65
Plant & Equipment	2,950
ICT Equipment	442
Project Management	986
RENEWALS	14,292

Rates Overview

Rates are a form of property taxation, and property values determine how much each property contributes. This system of taxation means that the rates paid may not directly relate to the services used by each ratepayer.

The base increase in Rates is 6.2%, which is to cover the effect of inflation on Councils costs. This has been derived from the March South Australian Consumer Price Index (CPI) figure of 2.2% and allows for some cost elements that have risen by more than core CPI.

The new development (budgeted growth at 0.8%) is defined as capital improvements to existing properties and changes to value as a result of land divisions. This is primarily related to the Hamilton Hill development.

This year's valuation of the Council area by the Valuer-General has shown less variability in valuation increases across all land uses. As such, Council will continue to reduce the impact of significant valuation changes for 2025-26 by:

- Differentiating all land uses to enable differences in valuation for land use categories to be taken into account;
- Setting the maximum general rate increase at 15%
- Applying a rate rebate to residential and primary production land use categories where the increase exceeds 15%
- Make the rebate automatic (similar to the 2024-25 financial year)
- Excluding the rebate on properties where there is any change of rateability, land use, improvements or change in ownership of properties from the previous year.



Summary Basis of Rating (Rating Policy)

Key elements of the Policy include:

Rating Structure

- The Council is proposing that differential rates be applied to all rateable properties based on their predominant land use. This is a change in rating structure from previous years and will allow Council to ensure that the proposed average rate increase for existing ratepayers is consistent across all land uses before other factors relating to the cost of services and comparability to other councils are considered for individual land uses.
- A fixed charge rating structure that includes a fixed charge applying to all properties. This charge is to increase from \$830 to \$880 which represents a 6.02% increase in line with the average increase previously highlighted.

Stirling Separate Rate

- A separate rate for businesses in Stirling that generates \$110k that is distributed to the Stirling Business Association (SBA) to promote Stirling as a destination, the "Gateway to the Hills" through a new funding agreement. Council also sets a maximum amount ('top') and a minimum amount ('tail') per property each financial year for this separate rate.
- Council proposes in accord with Council's taxation principles to maintain the top and tail of the separate rate at the same amount given that there is no increase in the overall amount collected, thus maintaining an even distribution across all separate ratepayers.

Regional Landscape Levy

The Regional Landscape (RL) Levy is a State Tax paid by all ratepayers and is collected by Council on behalf of the Hills and Fleurieu Regional Landscape Board. For 2025-26 there is a modest increase of 2.33% in this tax imposed on Council's ratepayers by the Board.

Help when you need it

An empathetic and individually tailored approach is provided to ratepayers who are experiencing financial difficulties through the provision of a number of alternative arrangements made available to ratepayers including:

- smaller, more regular payment options
- acceptance of reduced payments toward Council Rates arrangement
- deferment or postponement of payment of rates in whole or in part for an agreed period
- consideration of the waiving of fines and interest where appropriate

The Rating Policy also includes a number of options to address financial hardship specifically targeted to those ratepayers that have been significantly and permanently impacted by events such as the current financial climate, COVID and bushfires.

Rates Modelling

The valuation of the Council area by the Valuer-General has been completed and information provided reflects an average increase of just under 6% in valuation for existing properties.

Analysis indicates that:

- Residential properties, representing 73% of total assessments, have had an average valuation **increase** of 6%
- Primary production properties, representing 16% of total assessments, have had an average valuation **increase** of 4.7%
- Commercial and Industrial Light properties have had an average valuation **increase** of 1%
- Industrial Other properties have had an average valuation **increase** of 1%
- Vacant land properties have had an average valuation **increase** of 7%

The percentage of total rate revenue required from each land use category takes into account the proposed rating structure changes to phase in higher differential rates in relation to Commercial, Industrial and Vacant Land use categories across a three-year period and this breakup is used to determine the rate in the dollar (differential rate) for each category to provide an overall increase in general rate revenue of 6.2% excluding new development.

Allocation of Rates

The Council uses the capital value method of valuing properties. This method values the land and all improvements on the land. It is the most widely-used method across South Australian councils.

Council considers this valuation method the most equitable method to spread rates across the measure of wealth within the Adelaide Hills Council area. It equates to the taxation principle that people should contribute to community, social and physical infrastructure in accordance with their capacity to pay as measured by property wealth.

Further, in determining how rates are applied, and the rate in the dollar, Council has also made specific policy choices in relation to the use of differential rating for each land use category and a fixed charge rather than a minimum rate to allocate the rates burden across the community.

Rate Statistics

Council has just over **19,200** assessments split by land use as follows:



13,933 Residential



654 Commercial and Industrial Light



47 Industrial Other



2,983 Primary Production



569 Vacant



178 Other



840 Non-rateable

Differential Rates

Section 153 of *Local Government Act 1999* (the “Act”) allows councils to ‘differentiate’ rates based on the use of the land, the locality of the land, the use and locality of the land or on some other basis determined by the council. The application of a Differential General Rate is generally intended to alter the amount payable by particular land uses.

In formulating the rating structure, Council has considered issues of consistency and comparability of other councils and across council areas in the imposition of rates on various sectors of the business and wider community. Currently Council’s average residential rate is high by comparison to other councils whereas the average commercial and industrial rate is low.

In 2023-24 financial year Council adopted a change in rating structure with higher differential rates for some categories being applied as set out below.

- Properties categorised as “Commercial” or “Industrial Light” will pay a higher differential rate in the dollar than residential with a phased increase of 35% relative to the current differential rate.
- Properties categorised as “Industrial Other” will pay a higher differential rate in the dollar than residential with a phased increase of 60% relative to the current differential rate.
- Properties categorised as “Vacant Land” within township zones as defined by Council will pay a higher differential rate in the dollar than residential with a phased increase of 30% relative to the current differential rate.

These changes are being applied over a three year period, with 2025-26 being the last year of the process.

The percentage of total rate revenue required from each land use category after taking in to account the proposed rating structure changes will be used to determine the rate in the dollar (differential rate) for each category.

Fixed Charge

Under the Act, Council has some mechanisms available to enable all ratepayers to contribute more equitably to the administration of Council’s services and the development and maintenance of the community’s infrastructure. Council considers a fixed charge (applying equally to all rateable properties) to be the most fair and equitable means of achieving this.

For the 2025-26 year, it is proposed to increase the fixed charge from \$830 to \$880, representing a 6.02% increase in line with the overall average increase in rate

Community Wastewater Management System (CWMS)

The Council provides Community Wastewater Management System (CWMS) to some areas within the Council district. To fund the provision of this service Council imposes an annual service charge to recover the cost to the Council of establishing, operating, maintaining, improving and replacing infrastructure (taking into account depreciation of any assets and including future capital works).

Council undertakes an annual detailed assessment of the cost of providing CWMS services, in accordance with the guidelines set by the Essential Services Commission of South Australia (ESCOSA).



Annexure A: Budgeted Financial Statements

Adelaide Hills Council

BUDGETED UNIFORM PRESENTATION OF FINANCES

2025-26 Budget

2024-25
Revised

2025-26 Budget

\$'000

\$'000

INCOME

51,442	Rates
1,513	Statutory charges
1,033	User charges
935	Grants, subsidies and contributions - Capital
5,516	Grants, subsidies and contributions -Operating
26	Investment income
262	Reimbursements
632	Other income
103	Net gain - equity accounted Council businesses

54,953
1,671
1,026
0
5,770
25
263
645
105

61,462 Total Income

64,458

EXPENSES

25,028	Employee costs
25,150	Materials, contracts & other expenses
13,441	Depreciation, amortisation & impairment
857	Finance costs
-	Net loss - equity accounted Council businesses

26,082
25,657
13,777
1,374
0

64,476 Total Expenses

66,890

(3,014) NET BUDGETED SURPLUS / (DEFICIT) BEFORE CAPITAL AMOUNTS

(2,432)

Net Outlays on Existing Assets

(13,779)	Capital Expenditure on Renewal and Replacement of Existing Assets
645	Proceeds from Sale of Replaced Assets
13,441	Depreciation

(14,292)
0
13,777

307 NET OUTLAYS ON EXISTING ASSETS

(515)

Net Outlays on New and Upgraded Assets

(6,869)	Capital Expenditure on New and Upgraded Assets & Remediation costs
3,192	Capital Grants and Monetary Contributions for New and Upgraded Assets
40	Proceeds from Sale of Surplus Assets

(3,448)
0
0

(3,637) NET OUTLAYS ON NEW AND UPGRADED ASSETS

(3,448)

(6,345) NET LENDING/ (BORROWING) RESULT FOR FINANCIAL YEAR

(6,395)

(27,514) Net Financial Liabilities at Beginning of Year

(33,962)

0 Decrease / (increase) in Other

0

(103) Non Cash Equity Movement

(105)

(33,962) Net Financial Liabilities at End of Year

(40,462)

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.



Annexure B: Statement of Expected Rate Revenue

Statement of Expected Rate Revenue

Please note: These figures represent a considered estimate of Expected Rate Revenue based on the most current information available at the time of going out to consultation on the DRAFT Annual Business Plan and Budget (ABP&B). This information is updated regularly and therefore these figures may be subject to confirmation at the time of actual adoption of the ABP&B.

Expected Rates Revenue				
	2024-25	2025/26 (estimated)	Change	Comments
General Rates Revenue				
General Rates (existing properties)	\$48,104,030	\$51,533,348 (a)		The proposed rates increase for 2025/26 is 6.20% on average for residential and primary production.
General Rates (new properties)		\$57,716 (b)		
General Rates (GROSS)	\$48,104,030	\$51,591,064 (c)		
Less: Mandatory Rebates	(\$372,873)	(\$389,825) (d)		
General Rates (NET)	\$47,731,157	\$51,201,240 (e)	7.3%	
(e)=(c)+(d)				
Other Rates (inc. service charges)				
Regional Landscape Levy	\$1,675,505	\$1,715,166 (f)		The Regional Landscape Levy is a state tax collected on behalf of the Hills & Fleurieu Regional Landscape Board by the Dept of Environment, Water & Natural Resources. It is not retained by council.
CWMS	\$1,720,746	\$1,605,360 (g)		For 2025-26, (\$360) for each vacant land property and (\$770) for each occupied property.
Stirling Business Separate Rate	\$110,000	\$110,000 (h)		A separate rate for businesses in Stirling will be applied to carry out the activity of promoting and enhancing business viability, profitability, trade & commerce within the zone.
	\$51,237,407	\$54,631,766		
Less: Discretionary Rebates	(\$69,282)	(\$72,446) (i)		
Total Council Rate Revenue	\$49,492,621	\$52,844,154 (k)	6.8%	Excluding the Regional Landscape Levy
(k)=(e)+(g)+(h)+(i)+(j)				

Estimated growth in number of rateable properties				
Number of rateable properties	18,336	18,358	(l)	0.1%
	<i>Actual</i>	<i>Estimate</i>		
'Growth' is defined in the regulations as where new properties have been created which has added rateable properties to council's ratepayer base. Growth can also increase the need and expenditure related to infrastructure, services and programs which support these properties and residents.				
Growth is expected to account for around 0.8% of the estimated increase in general rates to be collected.				
Estimated average General Rates per rateable property				
Average per rateable property	\$2,623	\$2,810	(m)	7.1%
(o)=(c)/(n)				
Councils use property valuations to calculate each rateable property's contribution to the required rate revenue total. Councils do not automatically receive more money because property values increase but this may alter how rates are apportioned (or divided) across each ratepayer (ie. some people may pay more or less rates, this is dependent on the change in value of their property relative to the overall valuation changes across the council area). The total General Rates paid by all rateable properties will equal the amount adopted in the budget.				
These 'averages' are based on the total of all rateable properties and are therefore not necessarily indicative of either the rate or change in rates that all ratepayers will experience.				

Notes

(d) Councils are required under the Local Government Act to provide a rebate to qualifying properties under a number of categories:		
Health Services - 100 per cent	Religious purposes - 100 per cent	Royal Zoological Society of SA - 100 per cent
Community Services - 75 per cent	Public Cemeteries - 100 per cent	Educational purposes - 75 per cent
The rates which are foregone via Mandatory Rebates are redistributed across the ratepayer base (ie. all other ratepayers are subsidising the rates contribution for those properties who receive the rebate).		
(e) Presented as required by the <i>Local Government (Financial Management) Regulations 2011</i> reg 6(1)(ea)		
Please Note: The percentage figure in (e) relates to the change in the total amount of General Rates revenue to be collected from <u>all</u> rateable properties, not from <u>individual</u> rateable properties (ie. individual rates will not necessarily change by this figure).		
(f) Councils are required under the <i>Landscape South Australia Act 2019</i> to collect the levy on all rateable properties on behalf of the State Government. The levy helps to fund the operations of regional landscape boards who have responsibility for the management of the State's natural resources.		
(g) Community Wastewater Management Systems are provided by council to some areas within the council district. To fund the provision of this service, Council imposes an annual service charge to recover the cost of establishing, maintaining, improving and replacing infrastructure.		
(j) A council may grant a rebate of rates or service charges in a number of circumstances. The rates which are foregone via Discretionary Rebates are redistributed across the ratepayer base (ie. all other ratepayers are subsidising the rates contribution for those properties who receive the rebate).		
(k) Expected Total Council Rate Revenue excludes other charges such as penalties for late payment and legal and other costs recovered.		
(l) 'Growth' as defined in the <i>Local Government (Financial Management) Regulations 2011</i> reg 6(2)		

Statement on Expected Rate Revenue

Please note: These figures represent a considered estimate of Expected Rate Revenue based on the most current information available at the time of going out to consultation on the DRAFT Annual Business Plan and Budget (ABP&B). This information is updated regularly and therefore these figures may be subject to confirmation at the time of actual adoption of the ABP&B.

Expected Rates Revenue

	Total expected revenue			No. of rateable properties		Average per rateable property		
	2024/25	2025/26	Change	2024/25	2025/26	2024/25	2025/26	Change
Land Use (General Rates - GROSS)								
Residential	\$36,316,437	\$39,192,288	8%	13,895	13,949	\$2,614	\$2,810	(p) \$196
Commercial - Shop	\$696,785	\$750,173	8%	269	272	\$2,590	\$2,758	(p) \$168
Commercial - Office	\$121,840	\$125,139	3%	58	58	\$2,101	\$2,158	(p) \$57
Commercial - Other	\$911,411	\$954,159	5%	312	309	\$2,921	\$3,088	(p) \$167
Industry - Light	\$64,618	\$73,935	14%	33	35	\$1,958	\$2,112	(p) \$154
Industry - Other	\$198,232	\$203,993	3%	45	43	\$4,405	\$4,744	(p) \$339
Primary Production	\$8,335,803	\$8,838,634	6%	2,995	2,978	\$2,783	\$2,968	(p) \$185
Vacant Land	\$985,878	\$979,505	-1%	560	547	\$1,760	\$1,791	(p) \$30
Other	\$473,025	\$473,236	0%	169	167	\$2,799	\$2,834	(p) \$35
Total Land Use	\$48,104,030	\$51,591,064	7.2%	18,336	18,358	\$2,623	\$2,810	(p) \$187
GRAND TOTAL (GROSS)	\$48,104,030	\$51,591,064	7.2%	18,336	18,358	\$2,623	\$2,810	(p) \$187

Council uses a differential rating system, using Land Use Codes as the factor to apply such differential rates.

In applying differential general rates, council has considered and is satisfied that the rating system addresses the issue of consistency and comparability across all council areas, particularly as it relates to the various sectors of the business and wider community.

Fixed Charge

	Total expected revenue			Charge		
	2024/25	2025/26	Change	2024/25	2025/26	Change
Fixed Charge	\$14,944,980	\$15,863,760	6.1%	\$830	\$880	(q) \$50

A fixed charge ensures all rateable properties pay a base amount towards the cost of administering council activities and maintaining the services and infrastructure that supports each property.

Rates based on capital values are then applied in addition to the fixed charge.

Council cannot raise more than 50% of its general rate revenue from the fixed charge component.

In 2025/26 council proposes to raise approximately 31% of its general rate revenue by way of the fixed charge.

This revenue amount is **included** in the General Rates GROSS figure at (c).

Adopted valuation method

Capital Value

Council has the option of adopting one of two valuation methodologies to assess the properties in its area for rating purposes:

Capital Value – the value of the land and all improvements on the land;

Annual Value – a valuation of the rental potential of the property.

Council continues to use **Capital Value** as the basis for valuing land within the council area. Council considers that this method of valuing land provides the fairest method of distributing the rate burden across all ratepayers on the following basis:

- The equity principle of taxation requires that taxpayers of greater wealth pay more tax than those of lesser wealth.
- Property value is a relatively good indicator of wealth and capital value, which closely approximates the market value of a property and provides the best indicator of overall property value.

Notes

(p) Average per rateable property calculated as General Rates for category, including any fixed charge but excluding any separate rates, *divided* by number of rateable properties within that category in the relevant financial year.

(q) A fixed charge can be levied against the whole of an allotment (including land under a separate lease or licence) and only one fixed charge can be levied against two or more pieces of adjoining land (whether intercepted by a road or not) if they are owned by the same owner and occupied by the same occupier.

If two or more pieces of rateable land within the area of the council constitute a single farm enterprise, only one fixed charge may be imposed against the whole of the land.



Annexure C: Corporate Performance Indicators

Corporate Performance Indicator	Target	Strategic Objective	Reporting Frequency	Description
Natural Environment <i>Responsible custodians of our natural environment</i>				
Reduction in carbon usage (metric tonnes) by transitioning existing internal combustion powered light fleet to electric vehicles	>20 tonnes carbon dioxide reduction	NE 1	Annually	In 2025-26 Council will transition a minimum of 8 of its light fleet to electric vehicles. This will equate to a carbon reduction of approximately 2.65 tonnes of carbon per vehicle based upon an average of 13,000km p/a.
Community decarbonisation and sustainable lifestyle awareness and education sessions including customer satisfaction measurement	5	NE 2	Annually	Council is actively engaging the community about sustainability and decarbonsiation through various forums and events that foster community dialogue and education around building a sustainable future in the Adelaide Hills region.
Reduced community derived waste to landfill from kerbside collections by undertaking an extended trial to measure the diversion rate of waste to landfill	70% diversion rate for trial	NE 2	Annually	The current diversion rate of community derived waste to landfill from kerbside collections is 53%. The extended trial aims to see further improvements in food waste diversion and overall landfill diversion.
Establish baseline of overall vegetation profile within Adelaide Hills Council region	100% completion of region mapping	NE 3	Annually	Using aerial LiDAR Point Cloud Technology, Council will create detailed 3D mapping of vegetation, terrain, and land coverage across the region. This technology will enable Council to detect changes within its natural built environment.
Number fire tracks requiring essential maintenance actions	37	NE 4	Annually	Vegetation clearance activities will be guided by the findings outlined in the Adelaide Hills Council Fire Track Audit 2024. These actions will be strategically prioritised in collaboration with Country Fire Service to ensure that fire tracks remain accessible and navigable for emergency service vehicles during critical response situations.

Corporate Performance Indicator	Target	Strategic Objective	Reporting Frequency	Description
Community Wellbeing <i>A thriving, safe and welcoming community</i>				
Positive aging wellbeing score	7 Average	CW 2	Quarterly	The Positive Ageing Wellbeing Score is determined by asking older members of our community who participate in Council programs to rate their overall wellbeing on a scale of 1-10. These scores don't specifically relate to Council's services, but rather to the wellbeing of people who are involved. A person's level of wellbeing is measured against the Organisation for Economic Co-operation and Development (OECD) average level of wellbeing, which defines subjective wellbeing as an individual's overall evaluation of their life, including both positive and negative emotions. The current average for Australia is 7.1, slightly higher than the global average of 6.7.
Customer satisfaction with library services	90%	CW 2	Annually	Customer satisfaction is measured through the Library Customer Satisfaction Survey. The survey is a structured tool used by libraries to gather feedback from customers about their experiences with library services, facilities, and resources.
Number of volunteer hours contributed to Adelaide Hills Council programs each year	3000	CW 2	Quarterly	Adelaide Hills Council offers a vibrant and diverse volunteer program that supports community connection and wellbeing. The Adelaide Hills region is fortunate to have one of the highest volunteering rates in South Australia.
Number of events and programs celebrating cultural diversity	8	CW 3	Annually	This indicator reflects the programs and activities offered at council run community centres, libraries, positive ageing centres and arts centres i.e. Fabrik Arts + Heritage.
Fabrik Arts + Heritage: Develop income streams to ensure budget is met via venue hire income and retail sales profits	Target against business plan and budgets	CW 5	Quarterly	Fabrik is developing targeted income streams through venue hire and retail sales, promoting itself as a professional development and workshop space. A new artist-led workshop package supports creative programming, with future plans including after-school art classes and interpretive tours in partnership with the Lobethal Archives and Historical Museum.
Fabrik Arts + Heritage: Increase visitation and spend in the region: number of intra/interstate and international visitors	30% of total visitation from outside the region	CW 5	Quarterly	Fabrik aims to boost regional visitation and economic impact by attracting intra/interstate and international visitors. Tourism initiatives include introducing potential stakeholders to the precinct and developing a partnership with South Australia’s peak industry body for artists to draw creative and cultural audiences to the site. A range of programs and collaborations are being developed to enhance visitor appeal and engagement.
Fabrik Arts + Heritage: Increase participation in the arts: number of visitors	13,200 (Yr 1)	CW 5	Quarterly	Fabrik is growing arts participation and regional tourism through artist-led workshops, curated exhibitions, and strategic partnerships. By showcasing local creativity and cultural heritage, Fabrik attracts visitors from across South Australia and beyond, supporting both community engagement and economic development.
Fabrik Arts + Heritage: Number of participants in business development opportunities	30 (Yr 1)	CW 5	Quarterly	Fabrik supports the growth of creative industries by offering studio spaces, targeted events, and professional development workshops. These initiatives are designed to foster business skills, collaboration, and innovation among artists and makers, increasing participation in creative enterprise across the region.
Fabrik Arts + Heritage: Increased wellbeing through creative initiatives	85% positive participant responses	CW 5	Quarterly	Fabrik promotes community wellbeing through creative industries by offering exhibitions, workshops, and events that foster connection and personal growth. Participant feedback is gathered through post-attendance surveys to assess impact and inform future programming.


Corporate Performance Indicator	Target	Strategic Objective	Reporting Frequency	Description
Built Form & Economy <i>Building foundations for the future</i>				
Number of dwellings built per year to 2031 per Greater Adelaide Regional Plan target	165	BFE 1	Annually	The Greater Adelaide Regional Plan outlines South Australia's long-term vision for growth and development to 2051, with key targets set for 2031 to guide early progress. The targets are part of a broader strategy to ensure Greater Adelaide remains one of the world's most liveable regions while accommodating growth sustainably.
Percentage of Building Consents completed within statutory timeframes	85%	BFE 1	Quarterly	Building consent assesses the development against the building rules and the National Construction Code to ensure building work will be undertaken in a safe and compliant way. The Statutory Timeframe is the legally defined period within which a planning decision must be made, as outlined in Regulation 53 of the Planning, Development and Infrastructure Regulations 2017, with specific timeframes depending on the assessment pathway.
Percentage of Planning Consents completed within statutory timeframes	85%	BFE 1	Quarterly	Planning consent assesses the development against the planning rules within the Planning and Design Code and aims to minimise any negative impacts on the surrounding area. The Statutory Timeframe is the legally defined period within which a planning decision must be made, as outlined in Regulation 53 of the Planning, Development and Infrastructure Regulations 2017, with specific timeframes depending on the assessment pathway.
Visitor numbers (visitor domestic day trips)	1.2m	BFE 5	Annually	Visitor numbers to the region are sourced from census data or demographic data tools. Council undertakes various initiatives to encourage visitation and has funding partnerships with organisations such as Adelaide Hills Tourism and the Stirling Business Association to campaign for increased visitation numbers to the Adelaide Hills Council region.
Complete resilience to existing Community Wastewater Management System (CWMS) by implementing SCADA Remote Management Monitoring Systems	100%	BFE 3	Annually	Upgrading Council's pump and treatment plant monitoring systems will enable real-time, remote tracking and control, improved infrastructure performance, responsiveness during rain events, and reduce the risk of failures and environmental overflows.

Corporate Performance Indicator	Target	Strategic Objective	Reporting Frequency	Description
Organisation <i>An accessible, accountable and representative organisation</i>				
Increase in number of customer interactions from digital channels	30% of interactions	O1	Bi-annual	Council aims to increase public use of the Customer Relationship Management system by enhancing digital accessibility, promoting community awareness and integrating feedback for service improvement.
Train 100% of staff in Digital Literacy by Q3 2025/26	100%	O1	Quarterly	Council is committed to training 100% of its staff in digital literacy as part of a broader strategy to continue modernising operations and enhancing customer service through improved technology and staff capability.
Deploy cloud-delivered IT services (SaaS), mobile devices, and wireless networks to 80% of staff by Q3 2025/26	100%	O1	Quarterly	Council will continue to modernise IT infrastructure by deploying cloud-based services, mobile devices, and wireless networks, supported by continuous monitoring and upgrades as required to network architecture.
Decisions (Council resolutions) considered in open Ordinary and Special Council meetings during reporting period.	90%	O2	Quarterly	Council makes decisions in open Ordinary and Special meetings to ensure transparency, accountability, and community involvement, in line with legal requirements under the Local Government Act 1999 (SA).
Council member attendance at Ordinary and Special meetings	90%	O2	Quarterly	Regular attendance by elected members at council meetings is important to ensure effective decision-making, maintain quorum, and provide consistent representation for the community.
Freedom of Information (FOI) requests received, in progress, and completed within the legislated timeframe	100%	O2	Quarterly	Freedom of Information requests must be processed within the legislated timeframe to comply with the Freedom of Information Act 1991 (SA), ensuring transparency, accountability, and the public's right to timely access to government-held information.
Number of lost time injuries	0	O3	Quarterly	This target measures the number of work-related injuries resulting in lost time, with a target of zero to ensure a safe, efficient, and compliant workplace that supports staff wellbeing and uninterrupted service delivery.
Deliver Community Engagement Framework	100%	O4	Annually	Delivering a Framework will support meaningful and inclusive engagement between Adelaide Hills Council and the community to help inform Council decisions, strengthen relationships, and support transparent governance.
Number of Community Forums at different locations across the Adelaide Hills Council district	4	O4	Annually	Reflects Council's commitment to engaging its diverse communities by facilitating inclusive and accessible forums across the district, ensuring local voices are heard in decision-making.
Percentage increase of Adelaide Hills Engagement Hub membership	5%	O4	Annually	Increasing membership in the Adelaide Hills Council Engagement Hub ensures broader community representation, improves decision-making, and strengthens trust by giving more residents a voice in shaping local projects and policies.
Overall customer satisfaction	75%	O5	Bi-annual	The customer satisfaction metric is derived from the Customer Experience Survey and measures the satisfaction with the service received in response to an enquiry or request.
Operating Surplus Ratio	Adopted surplus/deficit +/- 40%	O5	Annually	The operating surplus/deficit ratio is an indicator of Council's financial sustainability. The ratio is a function of the operating surplus/deficit as a function of total income in any one financial year.
Net Financial Liabilities Ratio	Adopted Net Financial Liabilities Ratio +/- 5%	O5	Annually	The Net Financial Liabilities Ratio is an indicator of Council's indebtedness. The ratio is a function of the total financial liabilities, less total financial assets as a function of total income in any one financial year and is an indicator of Council's ability to meet its financial obligations from its operating income.
Asset Sustainability Ratio	Adopted Asset Sustainability Ratio +/- 15%	O5	Annually	The Asset Sustainability Ratio is an indicator of the extent to which non-financial assets are being renewed in accordance with Asset Management Plans. The ratio is a function of total capital expenditure on renewal of assets as a function of asset renewal required in terms of Asset Management Plans.



Annexure D: Rating Policy

COUNCIL POLICY

 <p>Adelaide Hills COUNCIL</p>	RATING
--	---------------

Policy Number:	FIN-02
Responsible Department(s):	Financial Services
Other Relevant Policies:	None
Relevant Procedure(s):	None
Relevant Legislation:	<i>Local Government Act 1999</i> <i>Valuation of Land Act 1971</i> <i>Landscape South Australia Act 2019</i> <i>Aged Care Act 1997 (Commonwealth)</i> <i>Community Housing Providers (National Law) (South Australia) Act 2013</i> <i>Community Titles Act 1996</i> <i>Education and Childrens Act 2019</i> <i>Health Care Act 2008</i>
Policies and Procedures Superseded by this policy on its Adoption:	Version 9.0 Rating Policy 01 July 2024, Item 7.1 1.11, 232/24
Adoption Authority:	Council
Date of Adoption:	
Effective From:	1 July 2025
Minute Reference for Adoption:	
Next Review:	June 2026

Version Control

Version No.	Date of Effect	Description of Change(s)	Approval
1.0	01/07/16	Update to Rating Policy, minor changes only	Council Res 122/16 28 June 2016 Item 14.9, 1.11
2.0	01/07/17	Update to Rating Policy, minor changes only	Council Res 130/17 27 June 2017 Item 14.3, 1.11
3.0	01/07/18	Update to Rating Policy, minor changes only	Council Res 138/18 26 June 2018 Item 12.3, 1.11
4.0	01/07/19	Update to Rating Policy Section 4.5 Rebates of Rates Update of Discretionary Rate Rebate Position	Council Res 156/19 25 June 2019 Item 12.2, 1.11
4.1	25/02/2020	Amendments to clause 3.10 to provide consistency with changes to Council Petitions Policy	Council - Res 47/20 25 Feb 2020
5.0	01/07/2020	Update to Rating Policy Section 4.3 Components of Rates Update to reflect change from NRM Levy to Regional Landscape Levy Section 4.6 Rate Relief Updated to highlight Council options available to address financial hardship	Council Res 124/20 30 June 2020 Item 7.1, 1.11
6.0	01/07/2021	Update to Rating Policy Section 4.4 Rates Capping Not apply a rates cap under Section 153(3) principal place of residence and replace with discretionary rate rebate under Section 166 (1) (I) for all land uses Section 4.5 Rebate of Rates Implement a Revaluation Relief Rebate Special Discretionary Rebate under Section 166 (1) (I) Section 6 Delegations Updated for discretionary rate rebate delegations	Council Res 123/21 22 June 2021 Item 12.6, 1.11
7.0	01/07/2022	Update to Rating Policy, minor changes Included renumbering of Sections	Council Res 152/22 28 June 2022 Item 12.2, 1.11
8.0	01/07/2023	Update to Rating Policy including: Section 9 Components of Rates Change in Rating Structure for Differential Rating Section 11 Rate Rebates Special Discretionary Rebate Section 166 (1)(I) changed to residential and primary production only Changes to Rate Rebates CWMS for Community Halls offering public toilet facilities Section 12 Rate Relief Minor changes to Senior Postponement Postponement of Rates on a long term basis section added	Council Res 173/23 27 June 2023 Item 12.3, 1.11

9.0	01/07/2024	Update to Rating Policy, minor changes only Removal of the Separate Rate for Verrall Road. The 10 year period of operation ended in 2023-24.	Council Res 232/24 01 07 2024 Item 7.1, 1.11
10.0	01/07/2025	Update to Rating Policy, minor changes only Minor change to Section 6 Valuation of Land, reducing the valuation methodologies from 3 types (capital, site and annual) to 2 types (capital and annual) in line with the Local Government Reform Bill 2021 requiring all councils to transition from site value to capital value by the 2024-2025 rating year. Updated policy statement to incorporate new Strategic Plan goals. Rates Administrator removed and Senior Rates Officer inserted.	

RATING POLICY

1. INTRODUCTION

Delivering services and facilities relies on the rates collected from ratepayers within a council's boundaries. Council rates are a form of property taxation, and as the main source of funding for councils, rates are essential in enabling council to deliver all the services and facilities that the community relies on.

Rates are administered by each council in line with the *Local Government Act 1999* (the Act) which allows council some flexibility to make decisions that suit its local community.

2. PURPOSE

The purpose of this policy is to outline Council's approach towards rating its community in line with the requirements of the *Local Government Act 1999* (SA) (the Act).

Section 123 of the Act requires Council to have a rating policy that must be prepared and adopted as part of the Annual Business Plan each financial year in conjunction with the declaration of rates.

3. DEFINITIONS

Act refers to the *Local Government Act 1999* (SA).

CADR refers to the cash advance debenture rate for that financial year.

Capital value refers to the value of the land including improvements.

Community need refers to those services and activities that are aligned to the achievement of one or more of Council's strategies resulting in a direct benefit to the residents of Adelaide Hills Council and a significant proportion of users are Adelaide Hills residents.

Council refers to the elected Council body.

CWMS refers to the Community Wastewater Management System within the Council area.

Differential rate refers to a rate that may be applied to a category of land that is different to the rate applied to other land categories.

Disadvantaged persons refers to persons who are disadvantaged by reason of poverty, illness, frailty, or mental, intellectual or physical disability.

Exemption refers to free from an obligation or liability to which others are subject to.

Fixed charge refers to a charge that must apply equally to each separate piece of rateable land in the area under Section 152(1) of the Act.

General rate refers to a rate that applies to rateable land.

Prescribed percentage (P) is calculated as $P = \frac{\text{CADR} + 3\%}{12}$

Rebate refers to an amount paid by way of reduction, return or refund on what has already been paid or contributed.

Separate rate refers to a charge levied on ratepayers in addition to general rates and used to fund specific activities.

4. **POLICY STATEMENT**

Council's powers to raise rates are found in Chapter 10 of the Act which provides the framework within which the Council must operate, but also leaves room for the Council to make a range of policy choices.

At all times, the rating policy should be fair and equitable, recognising that all ratepayers have access to core goods and services and should contribute towards the costs.

This Council's policy directions are guided by the theme "Your Place, Your Space" and is central to achieving our goals for:

- Natural Environment
- Community Wellbeing
- Build Form and Economy
- Organisation

5. **PRINCIPLES OF TAXATION**

Rates are not fees for services. They constitute a system of taxation on the community for Local Government purposes.

This Policy represents the Council's commitment to balancing the five main principles of taxation with the need to raise revenue for the purpose of providing the goods and services the community requires.

Benefits received – ratepayers who receive more benefits (services provided, or resources consumed) should pay a higher share of tax.

Capacity to Pay – a ratepayer who has less capacity to pay should pay less, and ratepayers of similar means should pay similar amounts.

Administrative simplicity – minimal costs are involved in applying and collecting the tax and the tax is difficult to avoid.

Economic efficiency – whether or not the tax distorts economic behaviour.

Policy consistency – the tax should be internally consistent, and based on transparent, predictable rules that are easily understood and accepted by ratepayers.

In applying these principles, any decision with respect to rating should consider:

- the financial effects of the decisions made today on the future generations of tomorrow.
- the achievement of Council's policy outcomes as referenced in Council's adopted policies.

A Council's operating deficit implies that today's ratepayers are paying less than the cost of the services they are consuming, and this is inequitable to the ratepayers of the future.

6. VALUATION OF LAND

Council is permitted to adopt one of two valuation methodologies to value the properties in its area (Section 151 of the Act):

- **Capital Value** – the value of land, buildings and other improvements.
- **Annual Value** – the value of the rental potential of the property.

The Council has adopted the use of capital value as the basis for valuing land. Council considers that this method provides the fairest way to distribute the rates burden across all ratepayers on the following basis:

- the 'capacity to pay' principle of taxation requires that ratepayers of similar wealth pay similar taxes and ratepayers of greater wealth pay more tax than ratepayers of lesser wealth;
- the 'property value' is a relatively good indicator of wealth (when lifetime incomes, including incomes from capital gains, are taken into account). Capital value approximates the market value of a property and provides the best indicator of overall property value.

Council does not determine property valuations but chooses to exercise the right under Section 167 of the Act to adopt the capital valuations as assessed by the Valuer-General through the State Valuation Office.

7. OBJECTIONS TO VALUATION

Ratepayers who wish to dispute the valuation of their property may lodge an objection in writing to the Valuer-General within 60 days after the date of service of the first rates notice.

The Valuer-General may extend the 60 day objection period where it can be shown there is reasonable cause to do so by the person making the objection.

Council plays no role in the objection process. It is important to note that the lodgement of an objection to the valuation does not change the due date for the payment of rates.

8. EXEMPTIONS

Council's practice is to identify and value all land in the council area. Once identified, each separate piece of land is assessed for rateability. Section 147 of the Act specifies those types of property which will be exempt from council rates.

- Crown Land – public properties used or held by the Crown for a public purpose,
- University Land – properties occupied by a University,
- Recreation Grounds – properties satisfying the criteria set out in the *Recreation Grounds Rates and Taxes Exemption Act 1981*,
- Council Land – public properties occupied or held by the Council,
- Emergency Services – properties satisfying the criteria set out in the *Fire and Emergency Services Act 2005*,
- Another Act – properties specifically exempt from council rates by virtue of another Act (either Commonwealth or State).

Council is mindful that wherever properties become exempt from paying council rates, or where a rebate is applied, those rates foregone must be contributed by the rest of the ratepayer community.

The principles of equity dictate that Council remains diligent in only awarding exemptions where they are warranted.

It is Council's practice to adopt valuations for all exempt properties. Where an exempt property becomes rateable part way through the financial year, rates will be calculated and recovered.

9. COMPONENTS OF RATES

Fixed Charge or Minimum Rate

Council has discretion to apply either (but not both):

- a fixed charge (applying equally to all rateable properties); or
- a minimum rate (to lower-value properties)

Adelaide Hills Council will apply a fixed charge this financial year as in previous years.

Council considers a fixed charge to be the most fair and equitable means of ensuring that all ratepayers contribute equally to the administration of council's services and the development and maintenance of the community's infrastructure.

In addition, the fixed charge provides a mechanism to adjust the rates contributions across high and low valued properties. This redresses the balance and equity of the rates system.

Council is unable to raise more than 50% of total rate revenue by the imposition of a fixed charge component of general rates as per Section 151(10) of the Act.

Differential Rating

The largest component of rates levied is calculated by reference to the value of property. Property values reflect, among other things, the relative availability of, and access to council services. This applies to all types of land use, and to land in all locations.

The Act allows Council to 'differentiate' rates based on the use of the land, locality of the land, the use and locality of the land or on some other basis determined by Council.

The Council is proposing that differential rates be applied to all rateable properties based on their predominant land use. This is a change in rating structure from previous years where Council had a separate higher differential rate for Commercial and Industrial that was based on the differential rate for Residential, Primary Production, Vacant Land and Other land uses. This change to differentially rate each land use separately will allow Council to ensure that the proposed average rate increase for existing ratepayers is consistent across all land uses before other factors relating to the cost of services for individual land uses are considered.

The percentage of total rate revenue required from each land use category will be used to determine the rate in the dollar (differential rate) for each category.

Definitions of the use of the land are prescribed by regulation and are categorised as:

- Residential
- Commercial – Shop
- Commercial – Office
- Commercial - Other
- Industrial – Light
- Industrial - Other
- Primary Production
- Vacant Land
- Other

In accordance with Section 148 of the Act, Council assesses any piece or section of land subject to separate ownership or separate occupation.

If a ratepayer believes that a particular property has been wrongly classified as to its land use, then an objection may be made with Council.

Commercial and Industrial Light Differential Rate

It is proposed that those properties categorised as commercial or industrial light will pay a higher differential rate in the dollar than residential with the increase of 35% relative to the current differential rate to be phased in over three years (2023-2024 15%, 2024-2025 an additional 10% and 2025-2026 an additional 10%).

Council has considered the higher amount payable by the commercial and industrial light sectors with reference to the commercial and industrial light differential rates of other councils, costs of the economic development function as well as the services and activities that the sector does not regularly use.

Industrial Other Differential Rate

It is proposed that those properties categorised as Industrial Other will pay a higher differential rate in the dollar than residential with an increase of 60% relative to the current differential rate to be phased in equally over three years (2023-2024 20%, 2024-2025 an additional 20% and 2025-2026 an additional 20%).

Council has considered the higher amount payable by the Industrial Other land use with reference to the industrial differential rates of other councils, costs of the economic development function, increased environmental impact as well as the higher impact on Council infrastructure.

Vacant Land (within townships) Differential Rate

It is proposed that those properties categorised as Vacant Land within township zones as defined by Council will pay a higher differential rate in the dollar than residential with an increase of 30% relative to the current differential rate to be phased in equally over three years (2023-2024 10%, 2024-2025 an additional 10% and 2025-2026 an additional 10%).

Council has considered the higher amount payable by Vacant Land within township zones with reference to the vacant land differential rates of other councils and discouraging ratepayers from long-term speculating (seeking future commercial gains) rather than developing the land for the benefit of the whole community.

Separate Rate

Under Section 154 of the Act, a Council may declare a separate rate on rateable land within a part of the area of the council for the purpose of planning, carrying out, making available, supporting, maintaining or improving an activity that is, or is intended to be, of particular benefit to the land, or the occupiers of the land, within that part of the area, or to visitors to that part of the area.

Council has determined that the use of the separate rate provisions of the Act will be limited to the use of a separate rate for:

- Marketing and promoting the Stirling Business Area
- Recovery of the funding requirements of the Hills Fleurieu Regional Landscape Board

Stirling Business Separate Rate

A separate rate for businesses in Stirling will be applied to carry out the activity of promoting and enhancing business viability, profitability, trade and commerce within the zone.

This rate is levied on all properties within the precinct known as the Stirling Suburban Mainstreet Zone, as defined, excluding land attributed a land use category (residential) and government owned land.

Council also sets a maximum amount ('top') and a minimum amount ('tail') per property each financial year for this separate rate with the top and tail adjusted each year with reference to the Consumer Price Index.

The amount raised is distributed to the Stirling Business Association to promote Stirling as a destination, the 'Gateway to the Hills'.

Regional Landscape Levy

On 1 July 2020, the *Landscape South Australia Act 2019* came into effect replacing the former *Natural Resources Management Act 2004*. Natural Resource Management (NRM) levies have been replaced with Regional Landscape (RL) levies.

The levy helps to fund the operations of regional landscape boards that have responsibility for the management of the State's natural resources. These responsibilities include regional landscape planning, water allocation planning, community capacity building, education and compliance activities.

The Regional Landscape (RL) Levy is a state tax paid by all ratepayers and is collected on behalf of the Hills and Fleurieu Regional Landscape Board by the Department for Environment and Water who will invoice council quarterly for the respective share of the levy.

The levy applies to all rateable land in the council area and is fixed and calculated to raise exactly the same amount as the council's share to be contributed.

Community Wastewater Management System

Council provides Community Wastewater Management Systems (CWMS) to some areas within the council district. Under Section 155 of the Act, the treatment or provision of water, is a prescribed service.

To fund the provision of this service Council imposes a service charge to recover the cost to the council of establishing, operating, maintaining, improving and replacing the infrastructure in its area (including future capital works and depreciation of any assets).

Annually, an independent consultant is engaged to provide a review of:

- Council's compliance with the Essential Services Commission' (ESCOSA) Minor to Intermediate Retailers Price Determination and the National Water Initiative (NWI) Pricing Principles,
- The pricing model for future CWMS price setting.

This review includes the annual service charge for both occupied and vacant properties.

10. MAXIMUM INCREASE IN GENERAL RATES CHARGES

Council's valuations used for rating purposes are undertaken by the Office of the Valuer-General.

In terms of legislation, Section 153(3) of the Act requires a council to decide each year whether to apply a maximum rate increase to a ratepayer's principal place of residence.

As Council considers that rate relief is required across some land uses and therefore more than a ratepayers principal place of residence, Council will not apply a maximum under Section 153(3) but rather maintain a discretionary rate rebate under Section 166 (1) (l) as referenced below.

11. RATE REBATES

The Act provides for ratepayers to apply for a mandatory and/or discretionary rebate on council rates as follows:

Mandatory rebates

A rebate of rates will be granted to ratepayers who satisfy the eligibility criteria for a mandatory rebate under Section 159 to Section 165 of the Act.

A 100% rebate must be applied to land used for:

- Health services
- Religious purposes
- Public cemeteries
- The Royal Zoological Society.

A 75% rebate must be applied to land used by:

- Community services
- Educational purposes.

Where a "community services organisation" is eligible for the mandatory rebate, and Council has declared a distinct residential rate, then the residential rate must be applied to the land to which the rebate applies in accordance with Section 161(2) of the Act.

Where the Council is satisfied from its own records, or from other sources, that a person or body meets the necessary criteria for a mandatory rate rebate, the Council will grant the rebate accordingly.

Where the Council is not satisfied based upon the information in its possession or otherwise does not hold relevant information it will require the person or body to lodge an application form with such information as stipulated and any other information that the Council may reasonably require.

Applicants who satisfy the criteria for a mandatory rebate will be granted the rebate at any time provided the application is lodged prior to 30 June of the rating year and entitlement to the rebate existed at 1 July of the rating year.

Council will confirm the continuation of a person or body's eligibility for a mandatory rebate on a regular basis (at least biennially) to ensure that rebates are only granted where they are warranted.

This will require the relevant person or body to lodge another application form with such information as stipulated and any other information that the Council may reasonably require to confirm the continuation of eligibility.

Where applications do not meet the eligibility criteria for a mandatory rebate, an applicant may apply for a rebate of rates under the discretionary rebate criteria.

Discretionary rebates

As identified in Section 166 of the Act, Council may grant a discretionary rebate of rates up to and including 100% of the relevant rates under a number of criteria and for a period not exceeding the timeframes.

Having considered this, Council is of the view that except in very specific circumstances outlined below, the maximum discretionary rebate should be 75% to ensure ratepayers contribute an amount towards basic service provision.

Section 166 covers a large number of different rebate categories, referred to as cases in the Act. Council in determining its rates structure has considered the following cases are relevant in setting its policy position.

Assisting or supporting a business in its area.

Council has determined pursuant to Section 166(1)(b) that those primary production properties genuinely in the business of primary production but not benefitting from a notional capital value for their property can apply for a 10% rebate on the differential rate.

Council considers this primary production rebate as part of its Annual Business Plan and Budget process.

As this rebate was implemented in 2008-09 to address the removal of a primary production differential rate, it is considered that this rebate should continue to be made to those ratepayers in the business of primary production who do not have a notional capital value assessment of their property and who have applied for and been granted this rebate in the previous year.

Community Service or Need or Disadvantaged Persons

Section 166(1) identifies a number of discretionary rebates of rates made under Section 166(1)(d) to (j) covering activities linked to community services, need or assistance or relief to disadvantaged persons.

Council has determined that applications in relation to those rebates identified under Section 166(1) should be brought to Council for decision and also that Council would receive a listing of these discretionary rate rebates for the next rating period annually.

Council in accordance with Section 166(1) will take the following matters into account in deciding whether to grant a discretionary rebate for land uses covered by Section 166 (1) (d to j):

- (a) the nature and extent of Council services provided in respect of the land for which the rebate is sought in comparison to similar services provided elsewhere in the Council's area; and
- (b) the community need that is being met by activities carried out on the land for which the rebate is sought; and
- (c) the extent to which activities carried out on the land for which the rebate is sought provides assistance or relief to disadvantaged persons and
- (d) specific policy positions considered relevant by Council.

Council's specific policy positions to meet discretionary rate rebates eligibility are as follows:

- An organisation needs to meet one of the criteria listed under Section 166 d) to j).
- An organisation needs to be not-for-profit.
- A rebate of 100% will only be granted where a community organisation seeking a rebate provides a service that would be required to be provided by Council if not undertaken by the organisation.
- A rebate of 75% will be granted if the organisation provides a community service that supports the disadvantaged or sections of the community that require assistance, as defined,
- Where an organisation does not meet the above criteria, it is still eligible for a 75% rebate where it meets all of the following criteria:
 - limited capacity to raise funds;
 - meets a "community need", as defined; and
 - undertakes services and activities that are not primarily the responsibility of Federal or State Government.

Special Discretionary Rebate

Council can use a discretionary rate rebate to address properties with substantial valuation increases under Section 166 (1)(l) of the Act where the rebate is considered by the Council to be appropriate to provide relief against what would otherwise amount to a substantial change in rates payable by a ratepayer due to:

- (i) a redistribution of the rates burden within the community arising from a change to the basis or structure of the council's rates; or
- (ii) a change to the basis on which land is valued for the purpose of rating, rapid changes in valuations, or anomalies in valuations.

Council has determined that a rebate will be applied to cap any increase in the general rates payable at 15% subject to specific criteria:

- The rebate applies to only residential and primary production land use categories.
- The rebate will be automatically applied to eligible assessments in order to minimise the administrative effort required.
- Adjusting the exclusion of change of ownership properties (excluding family transfers) to those properties sold after 30 June 2024.

The rebate will not apply where the increase in rates payable is the result of:

- An increase in valuation relating to new development, alteration or improvement made to the property since the 2024-25 valuation being those properties with a valuation change as a result of a Revisit Growth, Creation or Cancellation as defined by the Valuer-General (regardless of when the development was undertaken), unless the ratepayer is located within the Cudlee Creek bushfire scar or the January 2021 Cherry Gardens Bushfire scar as determined by Council or,
- Where there has been a change in land use of the property or,
- A change in ownership or licence to occupy during the previous financial year.

A capital improvement includes any addition, alteration or new development on the property.

As per the Act, a rebate may be granted for a period exceeding one year, but not exceeding three years. After three years, the rebate will be removed and the rates payable will reset to levels that would ordinarily apply in the absence of the rebate.

All Discretionary Rate Rebates

Persons who, or bodies which, seek a discretionary rebate will be required to submit an application form to the Council and provide the necessary supporting documentation.

All persons who or bodies which wish to apply to the council for a discretionary rebate of rates must do so on or before 30 April prior to the rating year unless the application is a result of a change in eligibility for a mandatory rebate or rate exemption.

In those circumstances where an application relates to a change in rebate/rate exemption in a relevant rating year, then the application will be applied for the full rating year if received within 2 months of the change in rebate/exemption being advised. The Council reserves the right to refuse to consider applications received after the specified date.

Persons or bodies who previously received a discretionary rebate greater than 75% may apply for a phasing in period (up to 2 years) in circumstances where the above change impacts significantly on the persons or bodies' financial capacity. In these circumstances, an application will be considered if received within 2 months of the change in rebate being advised. The Council reserves the right to refuse to consider applications received after the specified date.

Where there is no maximum timeframe specified for a rebate provided under Section 166, Council will grant a discretionary rebate to the last rating period commencing within a Council term to allow for a regular review of discretionary rate rebates.

A summary of all discretionary rebates applied for under Section 166 (1) (d) to (j), including whether they have been successful or not and the associated reasons will be reported to Council on an annual basis.

Each rebate that is granted either reduces the Council's revenue and hence its capacity to provide services, or else it effectively increases the amount that must be collected from other ratepayers. The principles of equity dictate that Council remains diligent in only awarding rebates and exemptions where they are warranted.

If a ratepayer wishes to apply for a discretionary rate rebate, they may apply by contacting the Council's Senior Rates Officer.

CWMS Service Charges

Council's CWMS service charges are set to recover the cost to the council of establishing, operating, maintaining, improving and replacing infrastructure (taking into account depreciation of any assets and including future capital works). As such, no rebates are provided by Council except for the very limited circumstances where the CWMS service charge relates to toilets used by the general public for Community Halls. In these circumstances a 100% rebate will be granted upon application.

All rebates

If an entitlement to a rebate ceases or no longer applies during the course of a financial year, council will recover rates proportionate to the remaining part of the financial year.

If a person or body has the benefit of a rebate of rates and the grounds on which the rebate has been granted cease to exist, the person or body must immediately inform the Council of that fact and (whether or not the Council is so informed) the entitlement to a rebate ceases.

If a person or body fails to do so that person or body is guilty of an offence.

The Council will, in writing, advise an applicant for the rebate of its determination of that application. The advice will state:

- if the application has been granted, the amount of the rebate; or
- if the application has not been granted, the reasons why.

Any person or body who is aggrieved by a determination of the delegated officer in respect of an application for a rebate may seek a review of that decision in accordance with Council's Internal Review of Council Decisions Policy.

Single Farming Enterprise

The Local Government Act 1999 provides that "if two or more pieces of rateable land within the area of the Council constitute a single farm enterprise, only one fixed charge may be imposed against the whole of the land".

A Single Farm Enterprise is defined in the Local Government Act -

"A reference to a single farm enterprise is a reference to two or more pieces of rateable land"

(a) which –

(i) are farm land; and

(ii) are farmed as a single enterprise; and

(iii) are occupied by the same person or persons,

whether or not the pieces of land are contiguous; or

(b) which –

(i) as to all the pieces except one, are farm land farmed as a single enterprise occupied by the same person or persons; and

(ii) as to one piece contiguous with at least one of the other pieces, is the principal place of residence of that person or one of those persons."

In effect, this means that land can be recognised as a "single farming enterprise" and not attract a fixed charge to each of the assessments, provided:

- that if the occupier of all the land concerned is the same person, (this means that if there is a house being occupied that is not the principal place of residence, it cannot be part of the single farm enterprise)
- all of the land is used to carry on the business of primary production, and
- managed as a single unit for that purpose,

Primary producers can apply to the Council for the 'single farming enterprise' provisions of the Local Government Act.

Ratepayers should also be aware that if the grounds on which they have applied for a single farm enterprise cease to exist, the person or body who have the benefit of the provisions must immediately inform the Council of the fact.

12. RATE RELIEF

Council applies rate remissions and postponement in accordance with the Act.

Senior Postponement

In accordance with Section 182A of the Act, eligible Seniors Card holders can apply to postpone any part or all of their annual council rates in excess of \$500 on a long-term basis. The deferred amount is subject to a monthly interest charge, with the accrued debt being payable on the transfer or sale of the property. In addition, and pursuant to Section 182A(3)(b) of the Act, Council may consider—where financial hardship provisions apply—an applicant's request to include a postponement of the payment of arrears rates if they are eligible for Seniors Postponement.

Postponement is similar to a reverse mortgage by relying on the equity in the property. A ratepayer who has a Seniors Card may apply for a postponement on the property they own if it is their principal place of residence and if no other person, other than their spouse/partner has an interest as owner of the property and there is sufficient equity available.

Where an application for postponement under Section 182A is granted, a presumption of on-going annual postponement will be assumed.

However, some, or all of the debt outstanding may be paid at any time at owner's discretion.

Financial Hardship

Ratepayers who are suffering financial hardship should contact Council's Senior Rates Officer to discuss the matter. All enquiries are treated confidentially and any application will be considered on its merits. Options to address financial hardship can include:

Flexible payment options

In addition to quarterly instalments, ratepayers can arrange with Council to pay their rates weekly, fortnightly or monthly to provide for a smaller, more regular payment option via BPAY, phone or internet.

Waiving of Fines and Interest

When a ratepayer has committed to a payment plan and adheres to a regular payment, Council may consider the waiving of fines and interest.

Discretionary Postponement of Rates for a Period

A ratepayer may apply to council to postpone the payment of rates in whole, or in part for a period of time. Any such application must be made in writing and outline the reasons why postponement is requested.

Postponement enables ratepayers to defer payment of rates until such time as the property is sold or their circumstances change. Discretionary postponements are only intended to provide temporary, flexible support to those experiencing hardship.

If a postponement is granted, council may consider the waiving of fines and interest for the same period.

As postponement may only delay financial hardship for a period of time, options involving a regular payment plan are more likely to be beneficial for ratepayers to assist in reducing rates balances outstanding over time.

Postponement of Rates on a long term basis

Under Section 182 of the Local Government Act a council may also consider the postponement of rates on a long-term basis with the accrued debt being payable on the transfer or sale of the property or any other conditions as determined by the council. Such a postponement may, if the council thinks fit, be granted on condition that the ratepayer pay interest on the amount affected by the postponement at a rate fixed by the council (but not exceeding the cash advance debenture rate).

As such Council will consider postponement of rates on a long term basis in the rare circumstances where a ratepayer has demonstrated serious and long term hardship and where there is no chance of improvement in the ratepayers' financial circumstances. Any such application must be made in writing and will require the ratepayer to undertake financial counselling as part of the application process. If granted, Council may require regular financial counselling to confirm that the ratepayers' financial circumstances has not changed.

Remission of rates

Council has the discretion to partially or wholly remit (i.e. waive) rates on the basis of hardship.

Council has a charge over the land under Section 177 of the Act and therefore is likely to be able to recover rates outstanding upon sale. The granting of a remission forgoes this right and therefore is only considered as an option in circumstances where the ratepayer has demonstrated serious and long term hardship and where there is no chance of improvement in the ratepayers' financial circumstances.

Consideration must also be given to the tax burden redistribution effect on other rate payers of any remission.

For these reasons, and given the importance of ensuring fairness to other ratepayers, remission will only be considered as a last resort and only where there is no chance of improvement in the ratepayer's financial circumstances. As such, it is likely that postponement of payment of rates due to hardship has been occurred for some period to confirm the permanency of the ratepayer's situation.

13. PAYMENT OF RATES

Rates are declared annually, and may be paid, at your discretion, either in one lump sum, or in quarterly instalments that fall due in September, December, March and June.

14. LATE PAYMENT OF RATES

Council has determined that penalties for late payments will be imposed in accordance with the provisions of S181(8) of the Act.

Fines and interest for late payment are levied in accordance with the provisions of S181(8) and S181(17) of the Act.

If an instalment of rates is not paid on or before the date on which it falls due:

- the instalment will be regarded as being in arrears
- a fine of 2% of the amount of the instalment is payable
- on the expiration of each full month from that date, interest of the prescribed percentage of the amount in arrears (including the amount of any previous unpaid fine and interest from any previous month) accrues.

Council may take legal action to recover any overdue amounts, fines and interest.

If an amount payable by way of rates in respect of land has been in arrears for three or more years, Council may sell the land in accordance with Section 184 of the Act.

When Council receives a payment in respect of overdue rates Council applies the money received in accordance with the Act as follows:

- First – to satisfy any costs awarded in connection with court proceedings;
- Second – to satisfy any interest costs;

- Third – in payment of any fines imposed;
- Fourth – in payment of rates, in chronological order (starting with the oldest account first).

15. NON- PAYMENT OF RATES

A separate Debt Recovery Policy has been adopted by Council and is available for review on the Adelaide Hills Council website.

It should be noted that under Section 184(1) of the Act, if an amount payable by way of rates has been in arrears for three years or more the council may sell the property.

16. CONTACTING COUNCIL'S SENIOR RATES OFFICER

If you believe that Council has failed to properly apply this policy, you should contact the Council's Senior Rates Officer to discuss the matter.

If you are still dissatisfied then you should write to the Council's Chief Executive Officer at 63 Mt Barker Road, Stirling, SA, 5152.

For further information, queries, or to lodge an application for a rate rebate, rate postponement or remission please contact the Council's Senior Rates Officer on:

Phone: 8408 0400
E-mail: mail@ahc.sa.gov.au
Post: 63 Mt Barker Road, Stirling, SA, 5152

17. DELEGATIONS

As highlighted in this policy, Council has determined a policy position in relation to discretionary rates pursuant to Section 166(1) (b) relating to a primary production rebate and a revaluation relief special discretionary rate rebate under Section 166 (1)(l) of the Act to reduce the impact of significant valuation changes for 2025-26.

These policy positions and the application of the relevant rebates will be actioned accordingly by the Administration under delegation as part of the rates generation process where Council considers that the ratepayer meets the eligibility criteria or upon receipt of an application from the ratepayer.

The delegation for discretionary rate rebates as identified in Section 166 (1a) covering a number of discretionary rebates of rates made under Section 166(1)(d) to (j) relating to activities linked to community services or community need or assistance or relief to disadvantaged persons has not been delegated by Council and as such these applications will be brought to Council for decision.

The Chief Executive Officer has the delegation to:

- Approve, amend and review any procedures that shall be consistent with this Policy; and
- Make any formatting, nomenclature or other minor changes to the Policy during the period of its currency.

18. AVAILABILITY OF THE POLICY

This Policy will be available for inspection at the Council's Offices during ordinary business hours and via the Council's website www.ahc.sa.gov.au. Copies will also be provided to the public upon request, and upon payment of a fee in accordance with the Council's Schedule of Fees and Charges.

Appendix 1

Fixed Charge

Under the *Local Government Act 1999* (the Act), Council has some mechanisms available to enable all ratepayers to contribute more equitably to the administration of Council's services and the development and maintenance of the community's infrastructure.

Council considers a fixed charge (applying equally to all rateable properties) to be the most fair and equitable means of achieving this.

The Council is unable to raise more than 50% of total rate revenue by the imposition of a fixed charge component of general rates as per Section 151(10) of the Act.

Council has applied the following fixed charges across recent years as part of the total rate levied against an assessment:

Financial Year	Fixed Charge	Increase from Previous Year	% of General Rate Revenue
2025-26	\$880	6.02%	30.7%
2024-25	\$830	5.87%	31.1%
2023-24	\$784	6.90%	31.3%
2022-23	\$733	4.90%	31.5%
2021-22	\$699	2.50%	31.5%
2020-21	\$682	2.95%	31.9%
2019-20	\$662	2.8% + \$10	32.0%
2018-19	\$634	3.3%	31.8%
2017-18	\$613.50	2.25%	31.8%
2016-17	\$600	n/a	31.8%



Annexure E: ESCOSA Report and Council Response

ESCOSA Report and Council Response

The Essential Services Commission, South Australia's independent economic regulator and advisory body, has been given a role by the State Government to provide advice on material changes proposed by local councils in relation to elements of their strategic management plans and on the proposed revenue sources, including rates, which underpin those plans.

One of the main purposes of the Local Government Advice Scheme (advice or the scheme) is to support councils to make 'financially sustainable' decisions relating to their annual business plans and budgets in the context of their long-term financial plans (LTFPs) and infrastructure and asset management plans.

The first cycle of the scheme extends over four years from 2022-23 to 2025-26, and Council is obliged to publish the findings within each Annual Business Plan that the advice relates to.

The mandatory cost to Adelaide Hills Council to be part of the scheme is \$40,000 (\$10,000 per year of the cycle).





The following pages highlight the advice provided from the Commission and Council's response including planned actions over the next four financial years.

ESCOSA Recommendations and Council Response













Recommendation & Response	Implementation Activities	Implementation Timeline			
		2023-24	2024-25	2025-26	2026-27
Recommendation 1 - Continue to review its inflation forecasts in its budget each year					
Each year, a key part of the development of Council’s Long Term Financial Plan is to update all economic forecasts and assumptions including inflation forecasts. Council then uses these forecasts to help model future expense forecasts. This in turn enables Council to project future income needs to meet its financial sustainability targets.	Continue to use most recent and applicable inflation forecasts in Budget and Long Term Financial Plan modelling	😊	😊	😊	
Recommendation 2 - Focus on constraining cost growth in its budgeting, where possible, particularly related to employee expenses					
As part of the Long Term Financial Plan and Budget processes, Council considers forecasts and calculations showing how expenses and income will change based on existing service levels and cost escalation assumptions. Council then considers how best to remain financially sustainable while balancing the community’s expectations against their willingness and ability to pay. It is also noted that employee salaries are linked to Enterprise Agreements which are normally negotiated on a 3 yearly basis. The current agreement ends in June 2025, and negotiations for a new agreement are being finalised at the time of publishing the 2025-26 Annual Business Plan. The budget and the Long Term Financial Plan will be updated as appropriate to reflect the new Enterprise Agreement. Council is committed to conducting a service review, which will consider potential cost savings and is also investigating system upgrades to drive efficiency in the future.	Continue to consider and adjust human resource levels in response to adopted service level requirements and in light of decisions to undertake new or changed activities and within Council’s financial sustainability targets.	😊	😊	✅	✅
	Negotiate new Enterprise Agreement in 2024-25 FY		✅	😊	
	Continue to responsibly manage cost growth for maintaining service levels and meeting community expectations while minimising the financial impact to ratepayers.	😊	😊	😊	✅

Legend: 😊 = Complete ✅ = Planned / In progress





ESCOSA Recommendations and Council Response

Recommendation & Response	Implementation Activities	Implementation Timeline			
		2023-24	2024-25	2025-26	2026-27
Recommendation 3 - Complete the asset management plan for building assets and consider potentially other assets not currently covered by a plan (such as sport and recreation facilities), with consideration of desired service levels, as appropriate.					
Council has completed a full condition audit of its Building Asset stock in March 2023 and is progressing this information as a basis of the Building Asset Management Plan	Continue to progress the Building Asset Management Plan				
Council will continue componentisation reviews and undertake work accordingly on its building assets i.e. substructures, walls, roofs etc.	Develop a Sport and Recreation Facilities Asset Management Plan				
Recommendation 4 - Complete its planned Stormwater Asset Management Plan, with consideration of desired service levels, as appropriate.					
Council is currently completing a Stormwater Management Plan for the Aldgate Creek in conjunction with the Stormwater Management Authority and this document will be a key reference for the Council Stormwater Asset Management Plan that will include desired service levels.	Develop a draft plan and incorporate findings from the Stormwater Management Plan of the Aldgate Creek and other stormwater investigations including the Balhannah Drainage Study - Investigations and Proposed Upgrades				
Staff are currently reviewing a consultant prepared report before the findings are presented to Council. Discussions are also occurring with funding partner, the Stormwater Management Authority regarding next steps.					
Recommendation 5 - Finalise its Community Wastewater Management System Asset Management Plan and reflect related cost changes in the 2023-24 Long-term Financial Plan, to include input from the community, including desired service levels					
The Community Wastewater Management System Asset Management Plan was presented to Council and endorsed at its meeting of 14 March 2023. Operational costs are reflected in the Draft Long Term Financial Plan and final capital program timing changes will be included for consideration by Council in adopting the 2023/24 LTFP.	No further action – Asset Management Plan has been finalised in 2022-23 FY and implemented into the LTFP.				





ESCOSA Recommendations and Council Response

Recommendation & Response	Implementation Activities	Implementation Timeline			
		2023-24	2024-25	2025-26	2026-27
Recommendation 6 - Report its actual and projected cost savings in its annual budget, to provide evidence of constraining cost growth and achieving efficiency across its operations and service delivery.					
Council endeavours to provide transparency to the community to show where savings are being made and therefore the continued commitment to offset rising costs while minimising rate increases. Page 30 of the <i>2022-23 Annual Business Plan</i> details the saving strategies implemented in the 2022-23 budget with an estimated value of \$650,000 per year ongoing savings. The progress of actual savings realised against this target is reported in the Quarterly Council Performance Report and published to Council’s website. Page 29 of the <i>2023-24 Annual Business Plan</i> details the savings strategies implemented for the 2023-24 budget with an estimated value of \$830,000, and the results against this target will continue to be reported on in Councils Quarterly Performance reports. In 2025-26 Council has adopted a strategy of minimising capital expenditure on new and upgraded assets. This creates a saving in the initial year and future years.	Continue to include a savings strategy page within the Annual Business Plan				
	Continue to report on the progress of actual savings achieved in the Quarterly Performance Reports				
Recommendation 7 - Review the estimates of asset lives and valuations feeding into the forecast rate of asset consumption in its long-term financial plan and asset management plans.					
Council undertakes a yearly review of asset lives as part of the revaluation and end of financial year capitalisation.	Continue to review the asset lives and valuations on an annual basis, and as part of standard asset revaluation as needed.				

ESCOSA Recommendations and Council Response

Recommendation & Response`	Implementation Activities	Implementation Timeline			
		2023-24	2024-25	2025-26	2026-27
Recommendation 8 - Review and consider limiting future increases above inflation on its residential rates to help reduce any emerging affordability risk in the community.					
<p>Each year, Council updates all economic forecasts and assumptions including inflation forecasts as part of the development of the Long Term Financial Plan and Budget processes. Council then uses these forecasts to help extrapolate future expenses to assess Council’s overall financial position and future financial sustainability and determine appropriate income needs.</p> <p>Rate revenue accounts for approximately 80% of Council’s operating income, and so Council carefully considers the average rate increase to balance the need to continue to deliver services, meet community expectation and maintain financial sustainability, while keeping the impact to ratepayers to an acceptable level.</p> <p>In the past, the rate revenue target was built with “CPI plus 1%” in order to fund increased capital renewal, maintain financial sustainability, and provide a modest Operating surplus ratio which would help Council’s ability to absorb the expenditure impacts from unexpected events such as bushfires, floods, or pandemics.</p> <p>In 2025-26, the rate increase has been set at 6.2% to commence on a path to financial sustainability. The higher than CPI rate is required due to the increasing value of assets, which in turn is increasing the cost of maintaining assets. Council has minimised the rate increase by implementing a strategy to constrain new and upgraded capital expenditure.</p>	Continue to responsibly manage cost growth for maintaining service levels and meeting community expectations while minimising the financial impact to ratepayers.				

ESCOSA Recommendations and Council Response

Recommendation & Response	Implementation Activities	Implementation Timeline			
		2023-24	2024-25	2025-26	2026-27
Recommendation 9 - Review the rationale for the quantum of any maximum rate increase (or cap) it seeks to impose (currently at 15 percent) in its next annual business plan, with consideration of the community’s capacity to pay for higher increases.					
<p>Council reviews its rating policy annually as part of the Long Term Financial Plan and Budget process, which includes the consideration of the rating cap and its impact both positive and negative on its ratepayers.</p> <p>This requires a careful assessment as a cap means that the majority of ratepayers will pay more than they would be required in order to subsidise those who are entitled to receive the rate cap.</p> <p>A ratepayer’s capacity to pay for their rates is something Council is not easily able to assess.</p> <p>To assist those who don’t have the capacity to pay, Council has alternative arrangements that are tailored to the individual’s financial situation as covered in <i>Council’s Rating Policy</i>.</p>	Continue to review the rating cap and Council’s rating policy when considering the annual rate increase in the Long Term Financial Plan and Budget process				



Annexure F: Strategic Plan: Goals, Objectives, and Priorities



Natural Environment: Responsible custodians of our natural environment

NE 1 Pursue our adopted pathway to achieve net zero carbon emissions.	NE 2 Support the community and businesses to decarbonise and transition to sustainable lifestyle practices (green communities)	NE 3 Protect, improve, expand and connect habitat	NE 4 Build resilience in the natural environment to adapt to climate and other environmental changes.	NE 5 Improve landscape character and amenity value on Council managed land.
NE1.1 Deliver actions in the corporate carbon management plan to decarbonise Council operations, including embedded emissions.	NE2.1 Investigate the merits of a solar PV and battery bulk purchasing scheme and community virtual power plant to provide more affordable access to renewable energy and explore other ways of supporting practical actions by the community to adopt sustainable living practices.	NE3.1 Protect remnant native vegetation from threats or threatening activities	NE4.1 Implement the opportunities identified in the Bushfire Mitigation Landscape Strategy.	NE5.1 Continue rolling out water efficiency measures for the maintenance of parks and sports fields.
NE1.2 Continue to decarbonise the vehicle fleet and other energy consuming processes.	NE2.2 Continue to promote the highest principles in the waste management hierarchy – avoid, reduce, reuse and recycle – through education programs, services and by example.	NE3.2 Promote the value of biodiversity protection and management on private lands.	NE4.2 Implement actions from the Tree Strategy.	NE5.2 Implement a succession planting program for street trees and other vegetation in key precincts, with a focus on sustainable species selection
NE1.3 Investigate opportunities for direct energy purchasing from renewable energy producers (power purchasing agreement) and/or community virtual power plants.	NE2.3 Explore alternative kerbside waste collection models that divert more waste from landfill.	NE3.3 Develop and implement a new Biodiversity Strategy detailing how we will protect and improve biodiversity and expand native vegetation coverage where appropriate.	NE4.3 Collaborate and advocate for greater investment in environmental protections and improvements.	NE5.3 Maintain parks and reserves to be fit for purpose and enhance liveability.
NE1.4 Demonstrate responsible governance by incorporating sustainable procurement (ISO 20400) into Council processes	NE2.4 Support business, commerce associations, community associations and other groups to adopt sustainability targets and actions.	NE3.4 Nurture valuable community and stakeholder partnerships and collaborations to care for country.	NE4.4 Work with others toward the national '30 by 30' target to protect and conserve 30% of the land area by 2030.	
		NE3.5 Advocate for stronger native vegetation protection laws.	NE4.5 Apply best practice approaches to protect soil and water quality and conservation.	



Community Wellbeing: A thriving, safe and welcoming community

CW 1 Promote and support reconciliation.	CW2 Enrich, empower and support connected communities	CW 3 Embrace diversity in our community and build on community strengths.	CW 4 Build community resilience for the future.	CW 5 Foster cultural identity and connection to place.	CW 6 Promote physical, mental and social wellbeing.
CW1.1 1.Develop and implement our Innovate Reconciliation Action Plan (RAP) with the support of the Adelaide Hills Reconciliation Working Group.	CW2.1 Partner to deliver positive ageing programs to support eligible older residents to maintain their independence, increase social participation, and improve wellbeing	CW3.1 Promote and encourage community-level action for the prevention of domestic and family violence.	CW4.1 Promote grassroots community collaboration and preparedness on climate action and assist our community to adapt and build climate resilience.	CW5.1 Establish Fabrik Arts + Heritage as an arts and culture destination, attracting visitors from Australia and around the world	CW6.1 Adopt a strategic and evidence-based approach to plan for the provision of accessible sport and recreation opportunities and facilities.
CW1.2 Create First Nations Engagement Protocols to better enable Traditional Custodians and Aboriginal and Torres Strait Islander people to be involved in Council decision-making.	CW2.2 Support community groups and community-led initiatives that achieve wellbeing outcomes	CW3.2 Update and implement our Disability Access and Inclusion Plan and continue to improve universal access to our community supports and services.	CW4.2 Using past experiences, lessons learnt, and contemporary knowledge support, the emergency services and the community before, during and after disaster events.	CW5.2 Support and create opportunities for artists, performers and writers to showcase their work and contribute to community identity, events and placemaking.	CW6.2 Deliver our priority actions outlined in our Regional Public Health and Wellbeing Plan 2022-27 and advocate for improved mental health services for our region.
CW1.3 Seek cultural advice and guidance from First Nations people to support our activities.	CW 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.	CW3.3 Explore contemporary models for young people to participate in and shape their communities by influencing decisions and policies that affect their futures	CW4.3 Support and train staff to participate in our incident management team and recovery team and ensure response requirements are adequately resourced.	CW5.3 Develop connection for people and place by fostering public art and supporting arts and cultural experiences, including events, markets and festivals.	CW6.3 Plan and promote walking and cycling projects and infrastructure that facilitate health and wellbeing as well as sustainable forms of transport
CW1.4 Build awareness of cultural safety and respect among our Council members, staff, volunteers and community	CW2.4 Support community members to gain skills, experience, and connections through our volunteering programs, and strengthen pathways to external volunteering opportunities in our region.	CW3.4 Renew and implement a Youth Action Plan that promotes access to opportunities, resources and supports for young people.	CW4.4 Promote disaster preparedness as a shared responsibility by collaborating with relevant partners, including emergency services, government agencies, non-governmental organisations and the community.		CW6.4 Support and partner with clubs, groups, and other stakeholders to provide sport and recreation opportunities / activities and facilities for the community.
		CW3.5 Engage with diverse community groups to identify and address barriers to safe and equitable access to services, programs and facilities.	CW4.5 Review the sustainability and permanency of community resilience programs to ensure ongoing support to communities, townships, and at-risk groups to prepare for, respond to, and recover from bushfires and other emergencies.		CW6.5 Promote opportunities for people to improve their health and wellbeing by spending time in our natural environments, bringing greater numbers of people into our parks.
		CW3.6 Foster multiculturalism through a range of events, programs and initiatives.			CW6.6 Ensure cemetery offerings respond to changing community preferences and that public commemorative and memorial sites are kept in a state befitting their purpose.



***Built Form and Economy:** Building foundations for the future*

BFE 1 Guide development that fosters vibrant and resilient communities, promotes appropriate design and enhances livability					BFE 2 Nurture a distinctive sense of place, support activation activities and recognise and celebrate our rich heritage.					BFE 3 Develop and maintain infrastructure to support livability and sustainable economic activity.					BFE 4 Improve the utilisation of Council and community facilities					BFE 5 Promote sustainable prosperity by supporting tourism, creative industries, primary production and vibrant townships.				
BFE1.1 Develop and implement a housing strategy that responds to the community's needs and balances expectations regarding character, growth, affordability and the natural environment.					BFE2.1 Prepare and implement a new framework to guide Council's approach to placemaking initiatives across the district.					BFE3.1 Continue to pursue co-funding for community infrastructure and road safety improvement projects.					BFE4.1 Review staff office accommodation to optimise cost and service delivery arrangements and implement appropriate actions.					BFE5.1 Explore opportunities to support the growth of eco-tourism in the Adelaide Hills.				
BFE1.2 Explore and investigate opportunities to support and encourage adaptive, resilient and climate ready development.					BFE2.2 Develop a strategic framework to town and precinct planning, with prioritisation guidelines to ensure equitable investment in public spaces.					BFE3.2 Continue to build and enhance resilience and reliability of the Community Wastewater Management System (CWMS) service.					BFE4.2 Encourage greater utilisation and enhancement of community halls and facilities and foster multi-use spaces to maximise community benefit.					BFE5.2 Support and encourage the growth of primary production, manufacturing, creative and other industries, including a focus on local supply chains.				
BFE1.3 Investigate the merits of establishing a Local Design Review Panel to enhance the decision-making process for development.					BFE2.3 Ensure place development incorporates youth friendly spaces and infrastructure.					BFE3.3 Undertake a gap analysis to determine the need for additional and enhanced asset management planning					BFE4.3 Recognise and promote the value of community-based facility management in meeting local needs.					BFE5.3 Support new and existing businesses to be resilient and successful, and to create local jobs.				
					BFE2.4 Continue to strengthen Council's planning framework to preserve and enhance the unique heritage and character of the Hills.					BFE3.4 Assess appropriate service levels when reviewing asset management plans.					BFE4.4 Implement the Community and Recreation Facilities Framework.									
										BFE3.5 Prioritise planning for new footpath, trail and cycling infrastructure where it will foster better health, wellbeing, economic and transport outcomes.														



4

Organisation: An accessible, accountable and representative organisation

O1 Embrace technology solutions and digital transformation to enhance our organisation and the community experience.	O2 Operate with integrity using best practice governance processes.	O3 Support and develop a skilled organisation that is aligned to Council's priorities	O4 Engage and advocate for our communities.	O5 Evolve Council's functions and services to meet the current and future needs and aspirations of our community.
O1.1 Use technology and digital solutions to improve and streamline the customer experience.	O2.1 Demonstrate accountable and transparent decision making.	O3.1 Develop and implement an internal communications strategy incorporating mechanisms for feedback on effectiveness.	O4.1 Develop a robust Community Engagement Framework including exploring opportunities for community to participate in decision making.	O5.1 Undertake a high level review which considers the effectiveness, efficiency and opportunities of all council services.
O1.2 Invest in technology solutions and skills to transform service delivery and maximise the organisation's effectiveness and efficiency.	O2.2 Support decision making through the use of timely data-driven analysis and reporting.	O3.2 Develop and implement a workforce development plan (that incorporates recruitment, training, succession planning and ongoing support), to optimise our workforce retention	O4.2 Advocate on behalf of the community to represent its needs and views with relevant stakeholders and decision makers.	O5.2 Demonstrate financial sustainability through long term financial planning and annual budget setting which aligns with adopted targets.
O1.3 Enhance data governance to protect and secure information ensuring compliance with legislation.	O2.3 Enhance governance structures and systems to be agile and support our legislative obligations.	O3.3 Enhance the culture of the organisation through the development of a revised set of organisational values incorporating a customer centric focus.	O4.3 Work with affected communities across the region on boundary change issues to advocate for the most beneficial and appropriate outcomes	O5.3 Undertake regular customer surveys to seek feedback and measure customer experience.
	O2.4 Review and renew protocols for communication and work between the administration and elected body.	O3.4 Maintain a safe workplace centred around equity, inclusion, wellbeing and safe work practices including corporate emergency response.		

Appendix 2

Draft Capital Works Program 2025-26

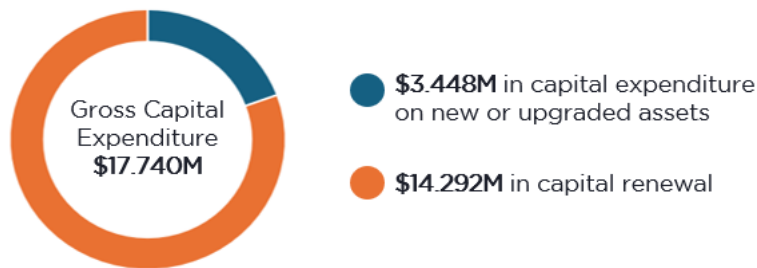
Draft Capital Works Program 2025-26



Overview

The 2025-26 Capital Budget continues to focus on the renewal of infrastructure. The Council has in excess of \$830M (Current Replacement Values) of infrastructure assets that it manages, to ensure that our current and future communities have access to the ongoing services these assets provide.

This year, our capital works program will include:



Strategic Initiatives (new and upgraded capital)

Within our *Annual Business Plan 2025-26*, we have identified specific strategic initiatives which are specifically funded and prioritised activities, projects and programs of work that are planned over the year. These generally relate to investment in upgrading or purchasing new assets and infrastructure.

Capital Renewal

The capital renewal relates to the replacement and/or maintenance works as set out in our *Asset Management Plans*.

Contents

2 Summary of Capital Expenditure

3 Detailed Capital Expenditure by Asset Category

3	Bridges	6	Sport & Recreation
3	Buildings	6	Stormwater
4	Cemeteries	7	Other
4	Community Wastewater Management System	8	Roads Seal & Pavement
5	Footpaths	9	Roads Unsealed
5	Kerbing	11	Plant & Fleet
5	Roads Shoulders	11	ICT Equipment

Renewal Summary

Asset Category	2025-26 Allocation
Bridges	\$143,000
Buildings	\$948,000
Cemeteries	\$40,000
Community Wastewater Management System (CWMS)	\$913,000
Footpaths	\$425,000
Kerbing	\$300,000
Roads Shoulders	\$262,000
Sport and Recreation	\$60,000
Stormwater	\$1,650,000
Other	\$286,000
Roads Seal and Pavement	\$4,088,000
Roads Unsealed	\$800,000
Plant and Fleet	\$2,950,000
ICT Equipment	\$442,000
<i>Project Management (included across asset classes)</i>	<i>\$985,000</i>
TOTAL RENEWALS	\$14,292,000

Strategic Initiatives Summary (New & Upgraded Capital)

Asset Category	2025-26 Allocation
Buildings	\$160,000
Other*	\$2,454,000
Sport & recreation (including playgrounds)	\$290,000
Stormwater	\$544,000
TOTAL RENEWALS	\$3,448,000

**Initiatives within this category are detailed within the program, except for those that remain commercial in confidence at the time of publishing this document.*

Bridges

Renewal

Proposed Project Name	Project Description	Suburb/Township
Sires Road East Culvert	Cracking/spalling & vegetation removal	KERSBROOK
Checker Hill Road Culvert	Gabion wall underpinning	FORRESTON
Spoehr Road Bridge	Deck drainage & concrete repairs	BALHANNAH
TOTAL		\$143,000

Buildings

Renewal

Proposed Project Name	Project Description	Suburb/Township
Birdwood Institute	Renewal of external walls and gutters	BIRDWOOD
Gumeracha Depot	Renewal of workshop and office floor coverings, gutters and downpipes	GUMERACHA
Lobethal Centennial Hall	Renewal of windows	LOBETHAL
Norton Summit Post Office	Renewal of gutters and downpipes	NORTON SUMMIT
Stirling Institute	Renewal of external fittings incl. gutters and water tanks, and renewal of floor coverings	STIRLING
Uraidla Town Hall	Renewal of external and internal walls, and toilets/wet areas	URAILDLA
Nairne Road Offices	Renewal of fire safety systems and eaves, gutters and downpipes	WOODSIDE
Heathfield Chemical Shed	Replacement (compliance)	HEATHFIELD
Adelaide Hills Business & Tourism Centre	Renewal of footbridge at northern end of Udder Delights	LOBETHAL
TOTAL		\$948,000

Buildings Continued

New and upgraded

Proposed Project Name	Project Description	2025-26 Proposed
Public toilet facility upgrade	Public toilet upgrade including new septic system – Norton Summit	\$80,000
Building fire safety	Replacement of non-compliant external cladding – Stirling Coventry Library	\$80,000
TOTAL		\$160,000

Cemeteries

Renewal

Proposed Project Name	Project Description	Suburb/Township
Cemetery Renewal Program	Renewal to meet legislative requirements, community expectations and safety.	REGIONWIDE
TOTAL		\$40,000

Community Wastewater Management System (CWMS)

Renewal

Proposed Project Name	Project Description	Suburb/Township
Pump renewals	Replacement to be reviewed on monitoring and performance at pump stations	REGIONWIDE
Gravity Main Renewal	Replace gravity main on Station Road through Woodside – Pump Station 1	WOODSIDE
TOTAL		\$913,000

Footpaths

Renewal

Proposed Project Name	Project Description	Suburb/Township
Scott Creek Road	No 51 to Longwood Road	HEATHFIELD
Druids Avenue	No. 5 to Martha Street (Pavers)	STIRLING
Nairne Road	CCH Aged Care to Tomer Road intersection	WOODSIDE
Fabrik Arts + Heritage	Renewal of footpath and kerb adjacent Fabrik and Adelaide Hills Business & Tourism Centre	LOBETHAL
TOTAL		\$425,000

Kerbing

Renewal

Proposed Project Name	Project Description	Suburb/Township
Onkaparinga Valley Road	John Street to Pike Street	OAKBANK
Onkaparinga Valley Road	Keb and footpath in front of Oakbank Hall	OAKBANK
Various	Renewal of kerb in line with reseal program	REGIONWIDE
TOTAL		\$300,000

Roads Shoulders

Renewal

Project Description	Suburb/Township
Oakwood Road	OAKBANK
Paracombe Road	PARACOMBE
Shoulder Renewal Program - renewal in line with Seal & Pavement Program	REGIONWIDE
TOTAL	\$262,000

Sport and Recreation

Renewal

Proposed Project Name	Project Description	Suburb/Township
Court resurfacing	Woodside/Lobethal/Summertown in partnership with clubs per Sport and Community Facilities Framework	REGIONWIDE
TOTAL		\$60,000

New and upgraded

Proposed Project Name	Project Description	2025-26 Proposed
Sports court upgrades	In collaboration with sports clubs and per the Sport and Community Facilities Framework	\$35,000
Amenity lighting	Safety improvements for community at Woodside Recreation Ground	\$35,000
Uraidla Play Space	Redevelopment of play space	\$220,000
TOTAL		\$290,000

Stormwater

Renewal

Proposed Project Name	Project Description	Suburb/Township
Stormwater Program	Renewal of pits, pipelines and other stormwater infrastructure	REGIONWIDE
TOTAL		\$1,650,000

New and upgraded

Proposed Project Name	Project Description	2025-26 Proposed
Stormwater Project	Stormwater infrastructure upgrades - Balhannah	\$544,000
TOTAL		\$544,000

Renewal

Proposed Project Name	Project Description	Suburb/Township
Street litter bin replacement	Ongoing cage replacement	REGIONWIDE
Retaining Walls	Council Depots and Wembley Road, northern end	GUMERACHA HEATHFIELD BRIDGEWATER
Safety Barrier Renewal	Replacement of deficient safety barriers	REGIONWIDE
Woodside Pool Plant Room	Various plant room items and mechanical renewal including pumps and electrical	WOODSIDE
Street Furniture Renewals	Seats, benches and reserve signage	REGIONWIDE
TOTAL		\$286,000

New and upgraded

Proposed Project Name	Project Description	2025-26 Proposed
Central irrigation control system	Upgrade and of irrigation infrastructure and installation of centralised controllers at Houghton Square, Lobethal Main Street and Kersbrook Cemetery	\$130,000
Safety improvements	Staircase and access upgrades at Woorabinda Bushland Reserve, Stirling	\$70,000
Safety improvements	Upgrade and improve lighting at Lewis Walk, Hamilton Hill, Woodforde	\$15,000
Road safety	Traffic control and calming - Lobethal	\$57,000
Road safety	Installation of Emu crossing - Lobethal	\$42,000
Energy efficiency improvement program	Improvements across council facilities	\$60,000
Barbeque & shelter	Installation of barbeque facilities and shelter at Hamilton Hill, Woodforde	\$40,000
Access upgrades	Regionwide upgrades to meet compliance requirements per the Disability Discrimination Act	\$30,000
Road Safety Program	Includes co-contribution to road Black Spot Program	\$35,000
WHS & security upgrades	Upgrades at council depot - Heathfield	\$75,000
Priority initiatives	Other initiatives that remain commercial in confidence at the time of publishing this document	\$1,900,000
TOTAL		\$2,454,000

Roads Seal & Pavement

Renewal

**Note: the intended program may be subject to change*

Activity	Location	Suburb / Township
Spray Seal + light patching	Aldgate Valley Rd: Hampstead Hill Rd to Arundel Rd	ALDGATE
Plane & reinstate	Allendale Gr: Jacaranda Dr to Cul de sac	WOODSIDE
Spray seal + light patching	Arkaba Rd: Reserve Tce to Coromandel Rd	ALDGATE
Spray seal + light patching	Arkaba Rd: Coromandel Rd to Yacka Rd	ALDGATE
Spray seal	Beasley Rd: Property address 213 to end of road	OAKBANK
Spray seal + light patching	Beasley Rd: Property address 51 to Wenzel Rd	OAKBANK
Spray seal + light patching	Beverley Rd: Suffolk Rd to end of road	ALDGATE
Spray seal	Carey Gully Rd: SE Freeway ramp to Fowler Rd	MOUNT GEORGE
Spray seal + light patching	Edgeware Rd: Somerset Rd to Devonshire Rd	ALDGATE
Spray seal + light patching	Edgeware Rd: Kingsland Rd to Suffolk Rd	ALDGATE
Plane & reinstate + light patching	Garrod Cres: Mount Barker Rd to Pritchard Dr	STIRLING
Plane & reinstate + light patching	Hill View Rd: Banksia Dr to end of sealed road	BRIDGEWATER
Spray seal + light patching	Hollands Creek Rd: Banks Rd to Snake Gully Rd	CUDLEE CREEK
Plane & reinstate + light patching	Honeysucke Gr: Mount Barker Rd to end of road	BRIDGEWATER
Spray seal + light patching	Institute Rd: Property address 98 to property address 208	MONTACUTE
Spray seal + light patching	Kintyre Rd: Heather Ave to end of road	WOODFORDE
Spray seal	Lampert Pl: Spring Gully Rd to end of road	CRAFERS
Plane & reinstate + light patching	Marble Hill Rd: unnamed rd to Moores Rd	NORTON SUMMIT
Plane & reinstate	Marble Hill Rd: Tembys Rd to property address 126	NORTON SUMMIT
Plane & reinstate	Marble Hill Rd: Property address 126 to unnamed rd	ASHTON
Plane & reinstate	Marble Hill Rd: Moores Rd to Montacute Rd	NORTON SUMMIT
Plane & reinstate	Marble Hill Rd: Debneys Rd Tembys Rd	NORTON SUMMIT
Spray seal + light patching	Mill Rd: Lobethal Rd between approx. 40m to 130m	LOBETHAL
Spray seal + light patching	Miller Rd: Neudorf Rd to property address 140	LOBETHAL
Spray seal + light patching	Miller Rd: Property address 140 to Schapel Rd	LOBETHAL
Spray seal + light patching	Monomeith Rd: Lobethal Rd to Marble Hill Rd	ASHTON
Spray seal + light patching	Mount Bold Rd: Permanent survey mark	BRADBURY
Spray seal + light patching	Nara Rd: Old Carey Gully Rd to end of seal	STIRLING
Plane & reinstate + light patching	Randell Terrace: Albert St to Forreston Rd	GUMERACHA
Plane & reinstate	Rosewarne Cres: T-section to end of road	BRIDGEWATER
Plane & reinstate + light patching	Rostrevor Rd: Lenton Ln to Ayers Hill Rd	STIRLING

Roads Seal & Pavement Continued

Activity	Location	Suburb / Township
Plane & reinstate + light patching	Schirmer Ave: Arcoona Ave to Marola Ave	ROSTREVOR
Spray seal + light patching	Scott Creek Rd: Longwood Rd to Brick Kiln Rd	HEATHFIELD
Spray seal + light patching	Scott Creek Rd: Morgan Rd to property address 307 Scott Creek Rd	IRONBANK
Spray seal + heavy patching	Smiths Rd: Lobethal Rd to Masons Rd	FOREST RANGE
Spray seal + heavy patching	Sturt Valley Rd: 118m after Heather Rd to property address 57 Sturt Valley Rd	UPPER STURT
Spray seal + light patching	Torrens Hill Rd: Change in seal 170m from Gorge Rd	PARACOMBE
Plane & reinstate + light patching	Victoria St: Kenton Tce to Wellington St	GUMERACHA
Plane & reinstate + light patching	View Rd: Onkaparinga Rd to end of seal	WOODSIDE
Spray seal + light patching	Waverley Ridge Rd: Mount Lofty Summit Rd to Ayers Hill Rd	CRAFERS
Spray seal	Wenzel Rd: Junction Rd to Beasley Rd	BALHANNAH
Spray seal	Werona Pl: Baroota Ave to end of road	ROSTREVOR
Spray seal + heavy patching	Western Branch Rd: Property address 90 to Farnham Rd	LOBETHAL
Spray seal	Western Branch Rd: Lobethal Rd to property address 90	LOBETHAL
Spray seal + light patching	Western Branch Rd: Burns Rd to Tiers Rd	WOODSIDE
Plane & reinstate + light patching	William St: Lower North East Rd to end of road	HOUGHTON
Spray seal + light patching	Woods Hill Rd: Greenhill Rd to Ridge Rd	ASHTON
Spray seal + light patching	Woods Hill Rd: Stonyrise Rd to Ridge Track	ASHTON
Various works/sections	Fox Creek Rd: Croft Rd to property address 303 Fox Creek Rd	CUDLEE CREEK
Stage 1 multi-year structural repair	Sturt Valley Rd	LONGWOOD
Pavement investigations		REGIONWIDE
TOTAL		\$4,088,000

Roads Unsealed

Renewal

Location	Suburb / Township
Black Snake Road - Torrens Valley Road to property address 100 (segment 10)	Birdwood
Black Snake Road - Property 100 to property 187 (segment 20)	Birdwood
Black Snake Road - Property 187 to Lucky Hit Road	Mount Pleasant

Roads Unsealed continued

Renewal

Location	Suburb / Township
Black Snake Road – Torrens Valley Road to property address 100	Birdwood
Black Snake Road – Property address 100 to property address 187	Birdwood
Black Snake Road – Property 187 to Lucky Hit Road	Mount Pleasant
Buffalo Lane – Langley Road to property address 22 (end of road)	Cudlee Creek
Church Road – Cherryville Road to property address 18	Cherryville
Donoghue Road – End of seal to Mursoch Hill Road	Woodside
Grasby Road – Property address 156 (end of sealed section to end of road)	Balhannah
Hiscock Road – End of seal to end of gravel road	Woodside
Ilunga Drive – Scott Creek Road to property address 151 (end of road)	Scott Creek
Institute Road – End of seal to end of gravel road	Montacute
Kiaka Lane – Red Hill Road to property address 18 (end of road)	Scott Creek
Klose Road – Oval Road to property address 42 (end of road)	Mount Torrens
Lamont Road – Bradbury Road to Porteous Road	Bradbury
Landara Road – End of seal to property address 106 (end of road)	Woodside
Leske Road – Cromer Road to property address 30 (end of gravel road)	Birdwood
Lindners Road – Peacock Road to end of road	Oakbank
Lindners Road – Martin Road to property address 85 (end of road)	Oakbank
Magpie Avenue – Riley Street to 15 Magpie Avenue	Lobethal
Mawson Road – Property address 560 to Harris Road	Forest Range
Number Four Road – McVitties Road to property address 134	Birdwood
Onkaparinga Road – Grivell Road to property address 39 (end of road)	Verdun
Redgum Lane – Hill Road to end of Redgum Lane	Kersbrook
Ross Road – Watts Gully Road to end of gravel road	Kersbrook
Sandy Waterhole Road – Burnley Road to property address 108	Woodside
Teakles Road – End of seal to Sandy Waterhole Road	Charleston
Victory Road – Martins Hill Road to 38 Victory Road	Forreston
Wilbala Road – Longwood Road to end of road	Longwood
Woolcock Lane – Woolcock Road to property address 21 (end of road)	Longwood
Grivel Road – full length of road	Verdun
Gumtree Glade – full length of road	Norton Summit
TOTAL	\$800,000

Plant & Fleet

Renewal

Catergory	Item	
Heavy plant	1 x front-end loader	
	1 x drum roller	
	3 x medium rigid trucks	
	1 x self-propelled hydra lada boom	
	1 x woodchipper	
	4 x plant trailers	
	1 x portable traffic light on trailer	
Light fleet replacement	10 x 4WD utilities	
	4 x passenger vehicles including changeover to electric vehicles	
TOTAL		\$2,950,000

ICT Equipment

Renewal

Proposed Project Name	Project Description	Suburb/Township
ICT Equipment	Server and storage equipment, Library Radio Frequency Identification Technology for book scanning, other ancillary items	N/A
TOTAL		\$442,000

Appendix 3

Community Engagement Outcomes Report

Annual Business Plan 2025-26 and Budget

Community Engagement Outcomes Report

June 2025



Adelaide Hills
COUNCIL

TABLE OF CONTENTS

1	INTRODUCTION.....	3
2	SUMMARY OF ENGAGEMENT	4
	2.1 Background	4
	2.2 Community Engagement Strategy	4
	2.3 Engagement Approach	4
	2.4 Distribution and Promotion	5
3	PARTICIPANTS.....	6
	3.1 Participation Rate.....	7
	3.2 Participant Characteristics	7
4	ONLINE FEEDBACK.....	11
	4.1 Who Read the Draft Annual Business Plan	11
	4.2 Level Of Support For The Draft Annual Business Plan	11
	4.3 Level of support for the ABP highlights	12
	4.4 Feedback on specific projects or initiatives.....	15
	4.5 Any other feedback about the draft Annual Business Plan	15
	4.6 Level of support for the draft Long Term Financial Plan.....	15
	4.7 Level of agreement with strategies proposed within the draft LTFP	16
	4.8 Level of support for LTFP capital investments	17
	4.9 Any other feedback about the draft Long-Term Financial Plan	17
5	EMAIL AND WRITTEN FEEDBACK	18
6	FEEDBACK PRESENTATIONS	19
7	ENGAGEMENT DROP-IN SESSIONS.....	20
8	PHONE CALLS	20
9	COUNCIL RESPONSES TO COMMUNITY FEEDBACK	20
10	CONCLUSION.....	21
	Appendix A – Information Provided and Feedback Form	23
	Appendix B – feedback and Councils’ responses summary	31
	Appendix C – online survey form verbatim comments	32
	Appendix D – Emails and Written Feedback	48
	Appendix E – In-Person Presentations.....	66
	Appendix F - Advertisements, E-Blasts and Social Media Posts.....	83

1 INTRODUCTION

This preliminary report presents feedback received during community engagement with residents between 21 May and 11 June 2025 regarding our draft Annual Business Plan 2025-26 (ABP) and draft Long-Term Financial Plan 2026-40 (LTFP).

The final report will be presented to Council on 24 June 2025 and made available to those who participated in the consultation on Council's Engagement Platform after the final Annual Business Plan is adopted on 1 July 2025.

The consultation comprised an opportunity for the Community to provide feedback via hardcopy and online feedback form, email, letter, social media, phone contact and presentation at a public Council Meeting held on Tuesday, 10 June 2025, 6:30 - 7:30pm at the Stirling Council Chamber. A copy of information provided on Council's Engagement Platform and feedback form is available in Appendix A.

There was a total of 62 Participants provided feedback on Council's Draft ABP 2025-26 and LTFP 2026-40. 46 Respondents provided their feedback by online submission form. A further 12 participants provided a response by email or in writing. Three participants provided a deputation or public presentations at a Council Meetings during the engagement period. Two participants provided feedback via phone call, and one attended an engagement drop-in session.

Comments received through submission forms and emails in relation to the Draft ABP and LTFP will be summarised in Appendix B along with Council responses prior to the final Community Engagement Outcomes Report being released on 1 July 2025.

All online feedback responses are provided in Appendix C.

All email and letter submissions are provided in Appendix D.

All public presentation submissions are provided in Appendix E.

Social media posts, email blasts and advertisements are provided in Appendix F.

2 SUMMARY OF ENGAGEMENT

2.1 BACKGROUND

The purpose of the engagement was to determine the community's level of support for our draft ABP and LTFP, including their level of support for our focus areas, long-term capital investments and level of agreement with our proposed cost savings initiatives.

The engagement process provided information regarding our draft ABP and LTFP including a list of project highlights for 2025/26 that link to our Your Place Your Space Strategic Plan 2024 and proposed investments for building new or upgrading existing assets of almost \$10M over the first five years of the LTFP plan.

Feedback received during the engagement period, will assist Council to finalise the ABP 2025-26 and LTFP 2026-40

2.2 COMMUNITY ENGAGEMENT STRATEGY

A community engagement plan was developed, and engagement was undertaken with the Community over 22 days from Wednesday 21 May to Wednesday 11 June 2025.

Consultation was undertaken in accordance with Section 122 of the *Local Government Act 1999* and Council's *Public Consultation Policy*.

2.3 ENGAGEMENT APPROACH

The Council's engagement approach aimed to provide information and collect and collate community feedback about people's level of support for the draft ABP and draft LTFP including their level of support for the ABP highlights, feedback on cost saving initiatives and specific projects listed with the plan, level of agreement within LTFP strategies and support for long term capital investments.

Feedback could be provided via an online or hardcopy submission form, email, mail, phone or in person at the Ordinary Council Meeting held from 6.30pm to 7.30pm on Tuesday, 10 June 2025.

A simple submission form was developed and provided online and in hardcopy format. It contained nineteen questions, including both closed and open style questions and demographic questions.

Anyone could participate in the consultation with submission forms and information made available online and in hard copy at our customer service centres and libraries in Gumeracha, Stirling, Woodside and Norton Summit.

Community drop-in sessions were offered at our Stirling, Woodside and Gumeracha Libraries and the opportunity to present was offered at the Ordinary Council Meeting held on 10 June 2025.

Time and date	Location	Details
Monday 2 June 10.00am – 3.00pm	Stirling Coventry Library Centre 63 Mount Barker Road, Stirling	In person session
Wednesday 4 June 11.00am – 4.00pm	Woodside Library 26 Onkaparinga Valley Rd, Woodside	In person session
Tuesday 10 June 12noon – 4.00pm	Gumeracha Library 45 Albert St, Gumeracha	Session was cancelled due to staff illness. Community members had the option to leave their contact details and receive a return phone call.
Tuesday 10 June 6:30pm – 7:30pm	Ordinary Council Meeting Stirling Council Chamber 63 Mount Barker Road, Stirling	In person meeting

A copy of information provided, and the submission form is included in Appendix A.

2.4 DISTRIBUTION AND PROMOTION

The opportunity to provide feedback was promoted through a number of channels including:

- Advertisement in the Courier (21 May)
- Adelaide Hills Council Website and Community Engagement Hub Page
- Email via Adelaide Hills Engagement Hub (2,168)
- Email Campaign via campaign monitor to community and sporting groups (164)
- Email to Mayor and Elected Members to share including an engagement toolkit
- Messages on hold (AHC customer phone service)
- Social media posts (Facebook, Instagram, X and LinkedIn)

- Hardcopy information and submission forms available at customer service centres and libraries and information evenings at Gumeracha, Stirling, Woodside and Norton Summit.
- Email and social media promotion statistics are presented below:

Media	Number of posts	Unique impressions (viewed / reached)	Engagement (reaction, comment, share or opening link)
Facebook	3	1,348	77
Linked In	2	385	17
Instagram	2	401	18
X	2	55	2
Email Engagement Hub	1 (2168 recipients)	1,102	81
Email Campaign Monitor	1 (164 recipients)	82	5

All email blasts, advertisements and posts are provided in full in Appendix E.

3 PARTICIPANTS

This section provides details about participation during the engagement period and demographic information about Respondents who completed a submission and/or provided an email.

Engaged Participants are considered to be those who were not only aware of and informed about the consultation process but who also chose to provide their feedback. The number of aware and informed people who chose not to provide feedback is presented within the table below:

Table 1 Aware, informed and engaged community

	Email	Social media	EHQ Platform
Aware <i>Sighted information that the consultation was open</i>	1184	2,189	269
Informed <i>Accessed information via visiting multiple sites or downloading information</i>	86	114	166
Engaged <i>Provided feedback</i>	Unknown		46

Table 2 Engagement document downloads

Document	Number of downloads
Draft Annual Business Plan 2025-26	133
Draft long-Term Financial Plan 2026-40	57
Draft Capital Works Program 2025-26	15

3.1 PARTICIPATION RATE

The following table displays the level of engaged participation.

Table 3 Level of Participation

Activity	Number Participating
Online submissions	46
Hardcopy submission	0
Written response –email and letter submissions *3 emails from 1 respondent who also completed a survey. 1 email was also received as a letter.	15
Representation at Ordinary Council Meeting *1 respondent also wrote feedback letter	3
Phone calls	2
Drop-in session	1
TOTAL CONSULTATION PARTICIPATION *with 4 duplicates removed	62

3.2 PARTICIPANT CHARACTERISTICS

Demographic data was collected from Respondents on the Suburb/township in which they lived, their age range and what their connection was to the hills.

Respondents Suburb

Respondents were asked if they could provide the suburb/township in which they resided. This was a mandatory question within the feedback survey resulting in 46 submission responses. Suburbs could also be identified for 12 email, letter and presentation submissions.

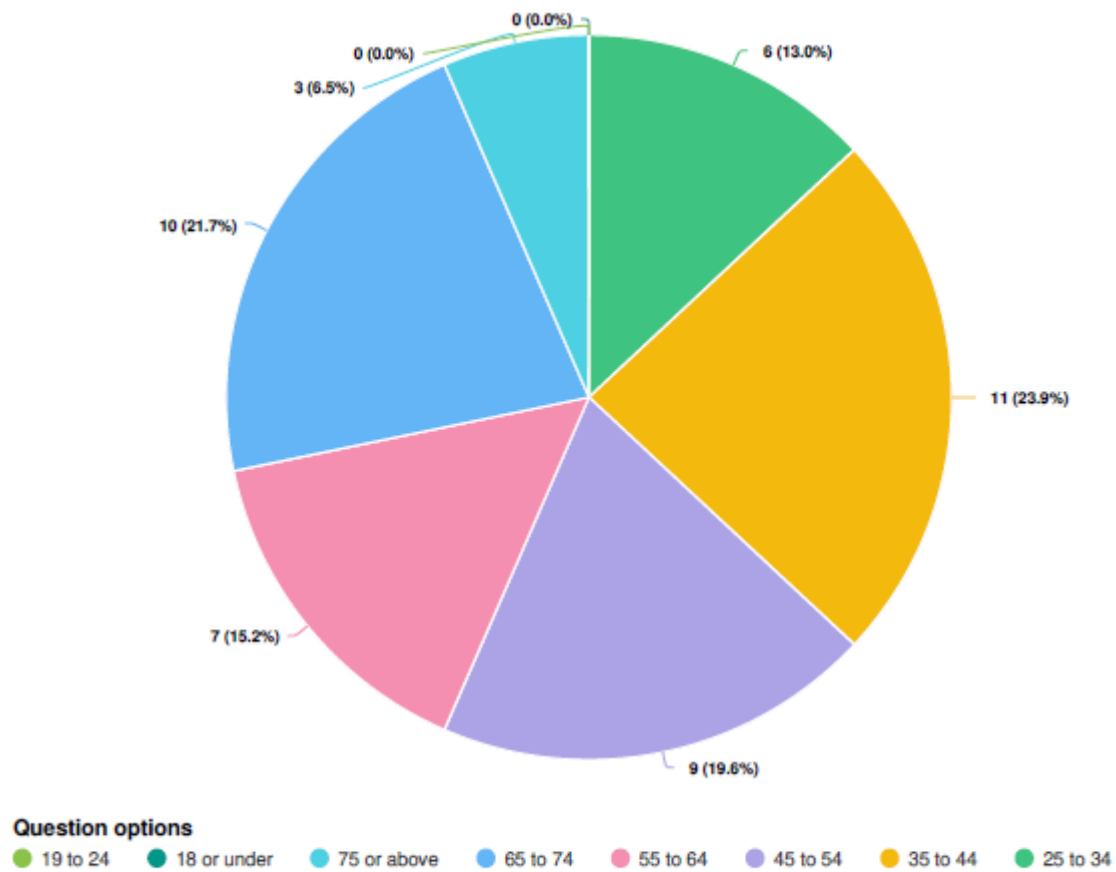
Table 4 Participant Suburbs

Suburb / Township	No. of Participants
Inglewood	6
Lobethal	6
Balhannah	5
Woodside	5
Oakbank	4
Houghton	4
Aldgate	3
Bridgewater	3
Lower Hermitage	2
Gumeracha	2
Nairne	1
Mylor	1
Lenswood	1
Birdwood	1
Ashton	1
Vista	1
Paracombe	1
Upper Hermitage	1
Forreston	1
Tea Tree Gully	1
Mount Torrens	1
Stirling	2
Crafers	1
Uraidla	1
Verdun	1
Cudlee Creek	1
Adelaide	1
NA	4
TOTAL	62

Respondents Age Range

Respondents were asked to select their age range. This was a mandatory question within the feedback form with 46 submission responses. As seen in the chart over the page the highest response rates came from the 35-44 age group (n=11), 65 to 74 age group (n=10) and the 45-54 age group (n=9).

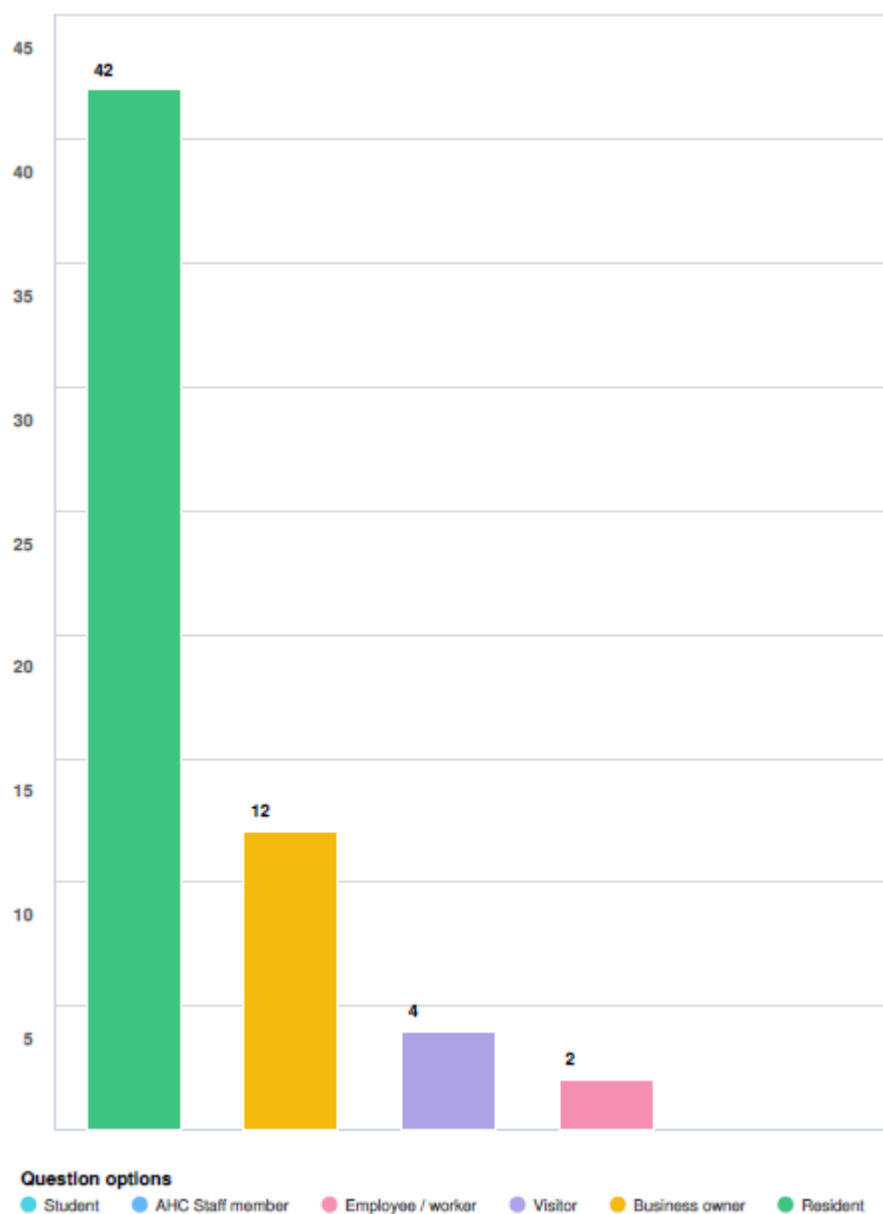
Chart 1 Respondents Age Range



Respondents Connection to the Hills

Respondents were asked what their connection was to the hills. This was a mandatory question within the feedback form with 46 submission responses. As seen below most Respondents (n=42) were Residents of the Adelaide Hills Council area.

Chart 2 *Respondents Connection to the Hills*



4 ONLINE FEEDBACK

46 online responses were received as part of this consultation. Analysis of questions in the submission form on the draft ABP and LTFP are provided below.

4.1 WHO READ THE DRAFT ANNUAL BUSINESS PLAN

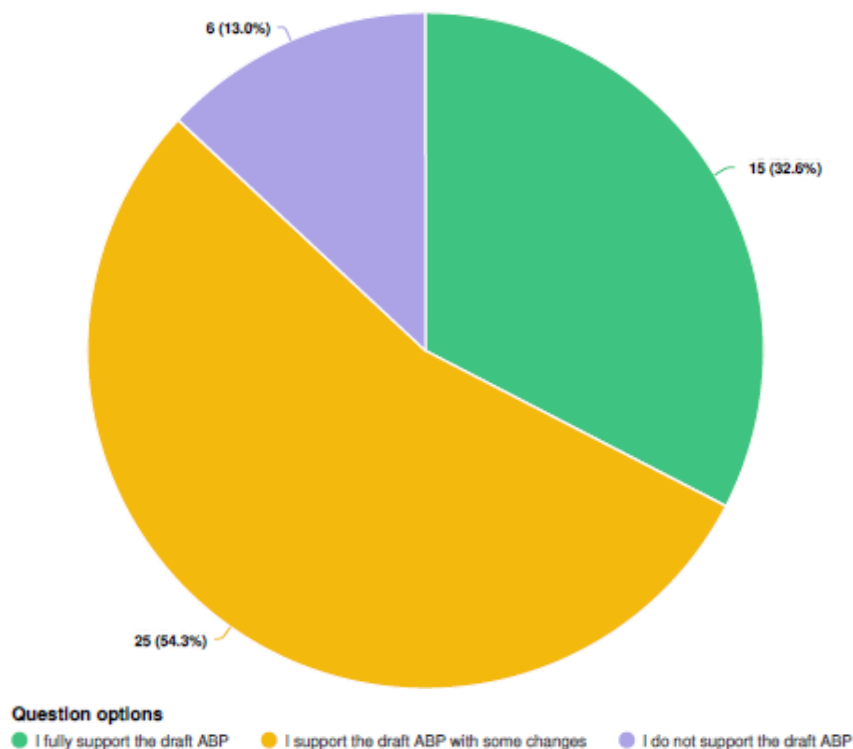
Respondents were asked if they had read the draft ABP. This was a mandatory question with 46 Respondents. All 46 responded answered that they had read the draft ABP.

4.2 LEVEL OF SUPPORT FOR THE DRAFT ANNUAL BUSINESS PLAN

Respondents were asked to what extent they supported the draft ABP. This was a mandatory question with 46 respondents. Responses are presented below:

- 54% (n=25) supported the draft ABP with some changes
- 33% (n=15) said they fully supported the draft ABP.
- 13% (n=6) did not support the draft ABP

Chart 3 *Respondents Level of Support for the draft ABP*



Respondents were asked to tell us more about their answer. All 46 respondents chose to provide comments, and these have been broken down below by level of support selected.

Key themes of comments from respondents who fully support the draft ABP:

- Support for Sustainable Site Planning at Johnston Memorial Park, Balhannah (14)
- Woorabinda Reserve – keen to see fixing of trail at end of Branch Rd

Key themes of comments from respondents who support the draft ABP with some changes:

- Requests for funding support for Houghton Hub development (14)
- Reinstate TDU funding / Effects of removal of TDU support on Hills economy and community (2)
- Increase budget for Community Emissions Reduction, Township planning framework and housing strategy (2)
- Delays / deferral of essential works is not cost savings / don't support deferred playground renewals (2)
- draft ABP and LTFP are responsible financial approaches to managing the challenges faced by AHC.
- Support for Housing Strategy / increased budget for Housing Strategy
- Ensuring funding to all areas within AHC
- Public Toilet Norton Summit – upgrade toilet facility not just septic system
- More funding for bike track maintenance

Key themes of comments from respondents who do not support the draft ABP:

- Concerns regarding cost deficit and continued borrowings (2)
- Reduce budgets for capital and operational works (2)
- Not enough spending in Paracombe, Inglewood and Houghton (2)
- Reduce costs by reducing staff levels
- Delays / deferral of essential works is not cost savings
- Effects of rate increase on residents
- Financial information lacking / uncertainty about cost projections / estimates
- Not enough spending on sport and recreation facilities

4.3 LEVEL OF SUPPORT FOR THE ABP HIGHLIGHTS

Respondents were asked to select their level of support for 14 'highlights' that were listed on page 12 of the draft ABP 2025-26 showcasing our focus for 2025-26. The highlights ranged from business-as-usual focuses to new capital initiatives. Respondents had the option to select their preferred level of support for each item from a scale of very supportive to very unsupportive.

Presented in Chart 4 is the ratings provided by the 41 respondents who chose to complete this question.

Highlights with highest level of support:

- Collaboration with Adelaide Hills Tourism to promote and support tourism across our region
- Advocating for key economic development issues in the region with other levels of government
- Increasing community connection through forums

Highlights with most neutral responses:

- Pursuing our adopted pathway to achieving corporate carbon neutral emissions
- Continuing implementation of actions from Our Watch's "Prevention Toolkit for Local Government"

Highlights with lower levels of support:

- Expanding the Fabrik Arts + Heritage Hub operations following its redevelopment
- Implementing technology upgrades to the Customer Relationship Management system to enhance the customer experience through easier online services and improved communication and response times

Chart 4 Level of support for ABP highlights



4.4 FEEDBACK ON SPECIFIC PROJECTS OR INITIATIVES

Respondents were asked if they would like to provide feedback on a specific project or initiative featured in the draft ABP. Below is a summary of responses from respondents who chose to complete this question.

Sustainable Site Planning at Johnston Memorial Oval (4)

- Support for study that will allow planning for a community facility that meets current standards, increase community participation, benefit whole community for years to come.

Drainage and irrigation of oval

- Lack of funding for Stirling and Gumeracha upgrades included in 2025-26

Housing Strategy

- Increase budget for Housing Strategy

Fabrik Operations

- Allocate staff time to develop alternative income models including grant writing, sponsorship and donor relationship. This could allow for reduction in prices to attend workshops to make more accessible.

Woodside Recreation Grounds amenity lighting

- Required to increase community use and safety

4.5 ANY OTHER FEEDBACK ABOUT THE DRAFT ANNUAL BUSINESS PLAN

Respondents were asked if they wanted to provide any other feedback on the draft ABP. 19 respondents chose to provide comments.

Key themes of comments:

- Requests for funding support for Houghton Hub development (14)
- More information about capital projects
- Reduce project management costs
- Ensuring equitable funding across all areas

4.6 LEVEL OF SUPPORT FOR THE DRAFT LONG TERM FINANCIAL PLAN

Respondents were asked if they wanted to provide feedback on the draft LTFP. 8 respondents selected to provide feedback as presented below:

- 50% (n=4) supported the draft LTFP with some changes
- 50% (n=4) did not support the draft LTFP

Respondents were asked to tell us more about their answer. All 8 respondents chose to provide comments, and these have been summarised below:

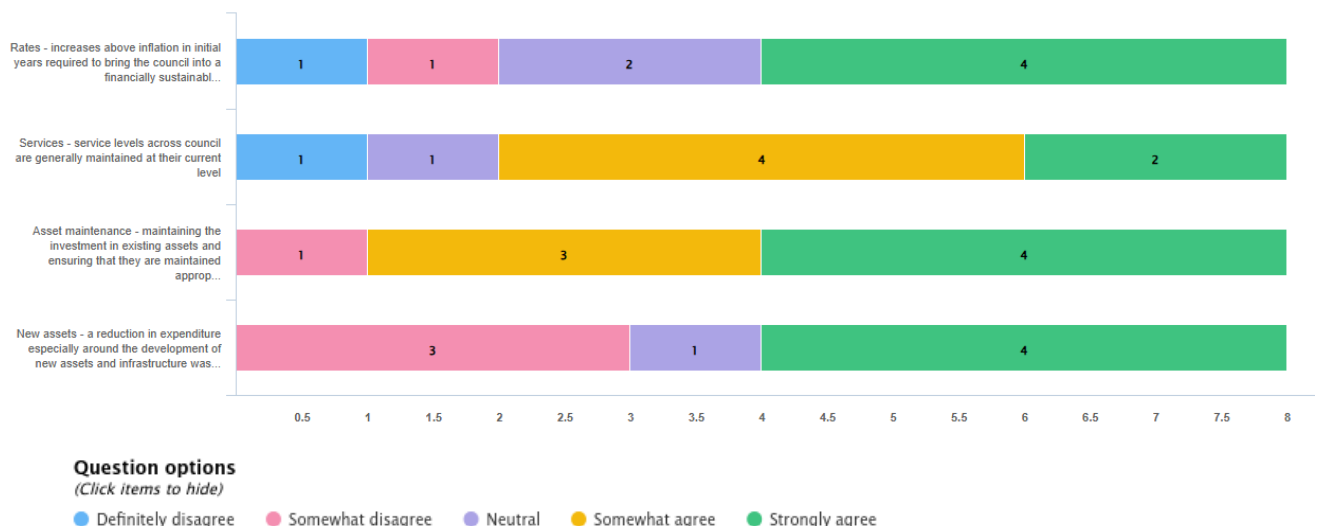
- Concerns about accuracy of asset renewal costs, capital estimates, operating deficit, continued borrowing (5)
- Don't support rate increase due to lawyer fees, accounting entries and reduced staff
- Extra pressure on households / effect of rate increases on households
- Priority should be on delivering essential services not new initiatives
- More funding for bike riding facilities and ongoing maintenance

4.7 LEVEL OF AGREEMENT WITH STRATEGIES PROPOSED WITHIN THE DRAFT LTFP

Respondents were asked to select their level of agreement with four strategies proposed on page 9 of the draft LTFP and what they meant for the community. Respondents had the option to select their preferred level of agreement for each item from a scale of definitely agree to definitely disagree.

Presented in Chart 5 is the ratings provided by the 8 respondents who chose to complete this question.

Chart 5 *Level of agreement with LTFP strategies*

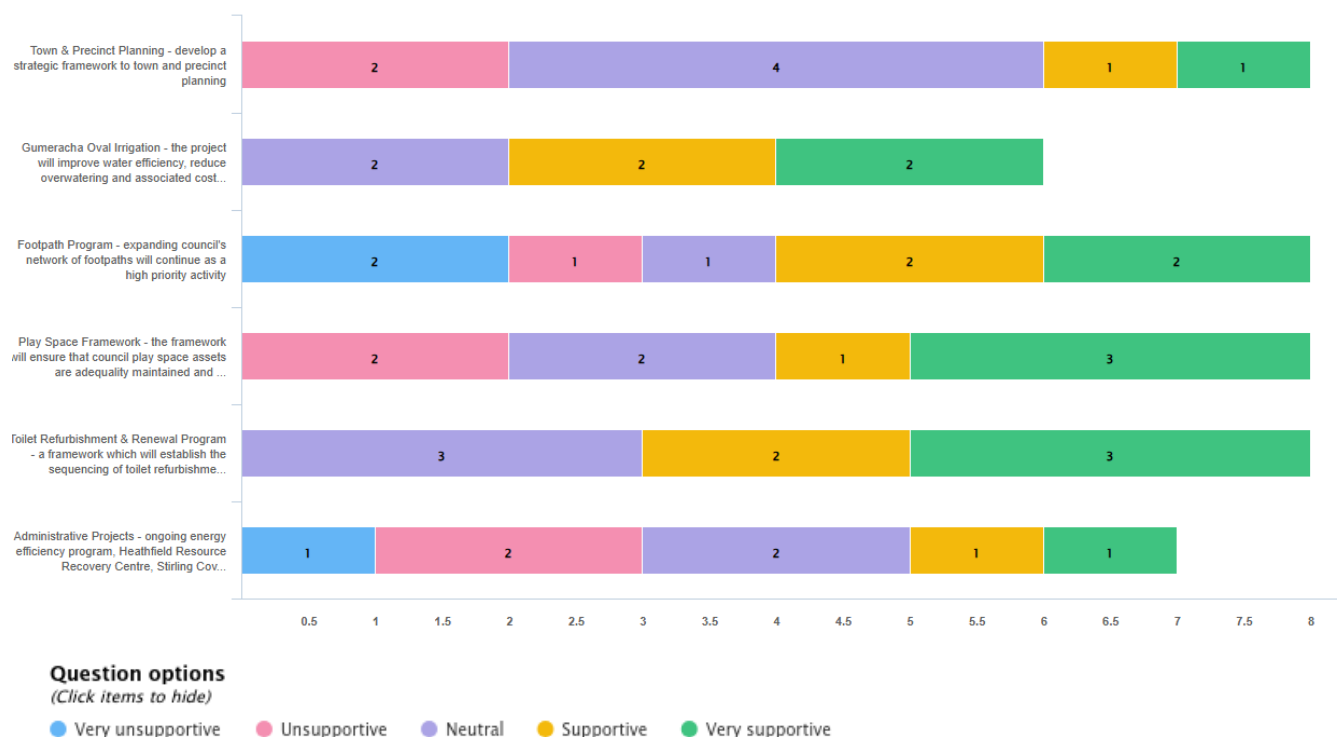


4.8 LEVEL OF SUPPORT FOR LTFP CAPITAL INVESTMENTS

Respondents were asked to select their level of support for 6 long term capital investment initiatives listed on page 10 of the draft LTFP. Respondents had the option to select their preferred level of support for each item from a scale of very supportive to very unsupportive.

Presented in Chart 6 is the ratings provided by the eight respondents who chose to complete this question.

Chart 6 Level of support for LTFP capital investments



4.9 ANY OTHER FEEDBACK ABOUT THE DRAFT LONG-TERM FINANCIAL PLAN

Respondents were asked if they wanted to provide any other feedback on the draft LTFP. Four respondents chose to provide comments.

Themes of comments:

- LTFP needs to be redone
- I can only see rates I pay being spent in communities that I have no involvement in
- I don't know enough about some of the projects to comment
- I'll provide comments separately

5 EMAIL AND WRITTEN FEEDBACK

There were five emails, and ten letters received during the engagement period.

Some letters were received directly by the South Australia Tourism Commission and then forwarded to Adelaide Hills Council to be included as part of our community engagement findings.

Three emails were received from an Elected Members with two of these emails forwarding feedback received during conversations with residents. One email received was a duplication of a letter also received.

Feedback themes received and issues raised via email and letters, included:

- Support for continued funding of the Santos Tour Down Under (9)
- More funding for footpath, trails and active travel improvements and specific footpath requests (4)
- More funding for sporting facilities – specifically Gumeracha Oval irrigation (3)
- Support for construction of Uraidla Play Space
- More funding for play space renewals / creation of Play Space Framework
- Encourage / partner on community bulk solar and battery buy
- Funding for Evelyn Halliday Reserve planning with residents
- More focus on road quality and design
- Council role in advocating for health service provision
- Support for strategic review of council properties
- Creation of a signage strategy
- More information on council debt forecasting and finances
- Street sweeping improvements to align with leave dropping timelines
- Budget to support study to enable an implementation plan for Lenswood vision
- Provide funds for the implementation of the Tree Strategy
- Provide funds for Amy Gillett stage 5, for investigating and scoping
- Funding for Station Rd, Woodside improvements
- Support for Main Street Town Planning
- Provide a contingency 2-3 years out in the LTFP for projects such as the Houghton Community Hub should it be successful in obtaining other grants
- Requests for new and/or replacement trees and weed maintenance
- Ideas for cost savings e.g. reduced Elected Members, reduced library hours, lease of council land for commercial signage, subletting council properties.

All emails and letters are provided in full in Appendix C.

6 FEEDBACK PRESENTATIONS

An opportunity was promoted for members of the community to present feedback at the Ordinary Council Meeting held on Tuesday 10 June 2025, 6:30 - 7:30pm at the Stirling Council Chamber. There were two deputations, and one public presentation received at Council Meetings during the engagement period.

Ordinary Council Meeting – 27 May 2025

1. South Australian Tourism Commission – requesting council financial support for Santos Tour Down Under
 - History of the Santos Tour Down Under and Adelaide Hills Council
 - Economic benefits of the event for AHC including retail and short-term accommodation
 - Community investment in the event shown through enthusiasm to dress up individual towns and community interaction with the event
2. Lobethal Community Association – requesting council financial support for Santos Tour Down Under
 - Support for economic benefits the Santos Tour Down Under brings to the Town of Lobethal
 - Number of spectators that choose to stay in town during the event supporting short term accommodation growth
 - Lobethal's investment in growth of activities and events surrounding the race that attract amateur riders to the region

Ordinary Council Meeting – 10 June 2025

3. Stirling Hotel – requesting council financial support for Santos Tour Down Under
 - Economic benefits of the event for Stirling businesses and the wider to the Adelaide Hills region
 - 2025 event enthusiastically supported by Stirling businesses. Community and businesses proud to be part of growth of women's event.
 - Adelaide Hills region is linked to the Santos Tour Town under on a world scale / platform
 - Stirling is a community in recovery – Woolworths fire, reduction in foot traffic. Councils support during this time has assisted in supporting and growing businesses. Santos Tour Down Under is one of most effective vehicles to bring people back into our area not just for the event but on an ongoing basis
 - Link between the Santos Tour Town Under and Council's strategic goals

Deputation and presentation slides and / or notes are provided in Appendix C.

7 ENGAGEMENT DROP-IN SESSIONS

Three community engagement drop-in sessions were offered during the engagement period:

- Stirling Coventry Library – 10am to 3pm, Monday 2 June 2025
 - No community members in attendance.
- Woodside Library – 11am to 4pm, Wednesday 4 June 2025
 - Attended by one community member who raised feedback regarding council implementing an improved print/photocopier payment system, and consideration for lifting the expenditure on cleaning of council premises.
- Gumeracha Library – 12noon to 4pm, Tuesday 10 June 2025
 - Cancelled due to staff illness. Community members could leave their contact details to discuss their feedback via phone call.

8 PHONE CALLS

Two phone conversations were had with residents regarding their feedback on the draft ABP and LTFP.

Resident 1:

- Gumeracha Oval – nothing in the budget for improvement to irrigation. Project started 2 years ago, shed and bore completed but now rest of works have pushed back
- Bitumen Randel Terrace is not needed
- Footpath on John Fisher Street would be of more use
- Playground and Federation Park is limited, compared to Bushland Park. Bushland Park is better for little kids but not well known.

Resident 2:

- Feedback on ABP and irrigation at Gumeracha Oval.

9 COUNCIL RESPONSES TO COMMUNITY FEEDBACK

A proportion of community feedback included requests for specific works and queries. We will provide a response to these queries alongside summarised comments in Appendix B which address various topics that were raised via the online form, letters, presentations and emails, prior to public release of Community Engagement Outcomes Report on 1 July 2025.

10 CONCLUSION

A total of 62 people participated in providing feedback on our draft ABP and LTFP.

Of the 46 participants who completed the online feedback form, 54% (n=54) of respondents supported the draft ABP with some changes. 33% (n=15) of respondent fully supported the draft ABP. 13% (n=6) of respondents did not support the draft ABP at all.

Of the 8 respondents that specifically completed feedback on the draft LTFP, 4 supported the draft LTFP with some changes and 4 did not support the draft LTFP at all.

Throughout feedback received across different mediums, there were three main themes of responses shown below:

1. Houghton Hub Development (15) - Requests for council to allocate funding support for the completion of Houghton Hub development.
2. Santos Tour Down Under (14) - Requests for council to reinstate the funding support for the 2026 Santos Tour Down Under due to the economic benefit it brings to the Adelaide Hills and community support for the event.
3. Support for Johnston Memorial Park (14) - Support for funding provision for Sustainable Site Plan for the Johnston Memorial Park.

Other themes of feedback that were received through community engagement included:

- Lack of funding for sporting upgrades, specifically Gumeracha Oval irrigation (7) - complaints / questions about lack of funding for sport infrastructure upgrades and specifically mentioning delayed funding for Gumeracha Oval irrigation upgrades.
- What's happening in my area? (5) - Concerns / complaints from residents that there are not capital works scheduled for their suburb.
- Review project management / capital spending (5) – Comments around reducing / reconsidering project management and capital spending, focus on essential services.
- Concerns about accuracy of cost estimates (5) - Concerns about cost estimates and projects estimates due to pervious issues with financial forecasting, increasing capital costs and concerns about increased borrowings.
- More spending on footpaths / active travel infrastructure (5) - Requests for more spending on footpaths and active travel infrastructure. Includes requests for footpath as specific locations.

Feedback and proposed actions will be reviewed and considered at the Special Council Meeting on 17 June 2025. Subsequently the final draft ABP and LTFP with changes, will be presented in the Council Report for adopting the *Draft Annual Business Plan 2025-26 and Budget* at the 24 June 2025 Council Meeting.

This report will be shared with the wider community and anyone who participated in the consultation via councils Adelaide Hills Engagement Hub platform.

APPENDIX A – INFORMATION PROVIDED AND FEEDBACK FORM

Adelaide Hills Engagement Hub – Draft Business Plan 2026-25 and Budget

Home / Draft Annual Business Plan 2025-26 and Budget

Draft Annual Business Plan 2025-26 and Budget



We would like to share with our community our draft Annual Business Plan 2025-26 (ABP) and draft Long-Term Financial Plan 2026-40 (LTFP). Both of these important council documents are currently open for community feedback. Do they cover what is important to you? Are we focusing on the right areas?

The ABP is our way to ensure that we continue to develop and maintain essential infrastructure services such as roads, footpaths, bridges, public toilets and open spaces as well as providing important services including libraries, health, planning, support services and waste collection. Our LTFP integrates the financial implications of all council's plans and helps us to ensure long-term financial stability and resilience.

Our Focus

Council's focus for 2025-26 is on supporting and strengthening our community, environment and region by developing a responsible budget which recognises our unique limitations and is geared towards delivering essential services, practical resource management, and sustainability.

Some of our highlights for 2025/26 include:

- Pursuing our adopted pathway to achieving net zero corporate carbon emissions
- Trialing alternative kerbside waste collection models to divert more waste from landfill
- Progressing towards financial sustainability through considered planning
- Developing a revised Biodiversity Strategy to conserve native vegetation and habitat on Council land, and protect ecological values along natural waterways
- Developing a Stormwater Management Plan
- Continuing to implement actions from the Our Watch's "Prevention Toolkit for Local Government"
- Expanding the Fabrik Arts + Heritage Hub operations following its redevelopment
- Undertaking a strategic review of all Council owned properties including Council administration accommodation
- Increasing community connections through forums
- Collaborating with Adelaide Hills Tourism to promote and support tourism operators and businesses across our region
- Advocating for key economic development issues in the region with other levels of government
- Commencing the development of a housing strategy that meets community needs and balances character, growth, affordability, and the natural environment
- Increasing resilience and reliability of the Community Wastewater Management System service
- Implementing technology upgrades to the Customer Relationship Management system to enhance the customer experience through easier online services and improved communication and response times



Lifecycle

- Council Report**
Draft 2025-26 ABP and LTFP endorsed by Council at the Meeting on 14 May 2025, ready for community consultation.
- Engagement Open**
We are seeking feedback on our draft ABP 2025-26 and LTFP 2026-40 from Wednesday 21 May to 5pm Wednesday 11 June 2025.
- Under Review**
Contributions to this consultation are closed for evaluation and review. The project team will report back on key outcomes.
- Final Council Report**
Final ABP and LTFP including the engagement outcomes report, presented to Council for endorsement.

Document Library

- Draft Annual Business Plan 2025-26 (3.86 MB) (pdf)
- Draft Long Term Financial Plan 2026-2040 (2.16 MB) (pdf)
- Draft Capital Works Program 2025-26 (635 KB) (pdf)
- Poster Draft ABP and LTFP (1.15 MB) (pdf)
- Hardcopy Feedback Form ABP and LTFP (313 KB) (pdf)
- Factsheet Draft ABP and LTFP (145 KB) (pdf)

Cost saving strategies:

Council has proposed a range of savings within the 2025-26 ABP and LTFP with the aim of addressing and improving the Council's financial stability. These proposed savings include:

- Delays to playground and public toilet facilities upgrade program
- Reduction in new footpath program and review of footpath priority process
- Delays to trail upgrades program, with focus on maintaining existing trails
- Removal of major event support including Santos Tour Down Under
- Limiting new initiatives linked to priorities within our Strategic Plan - Your Place Your Space

We want to hear from you

We'd like to hear your feedback on both draft documents that are available for viewing under the Document Library.

How can I provide feedback?

Once you have viewed the documents, you can provide your feedback in one of the following ways:

- Completing the online feedback form below
- Sending an email to engage@ahc.sa.gov.au
- Posting your feedback to 63 Mount Barker Road Stirling SA 5152
- Giving us a call on 8408 0400
- Collecting a hardcopy feedback form from any Council Service Centre or Library at Stirling, Gumeracha or Woodside during [opening hours](#).
- Presenting at the public Council Meeting being held at 6.30pm on Tuesday 10 June 2025.

Community engagement closes at 5pm on Wednesday 11 June 2025.

What happens with feedback?

Your feedback on our draft Plans is appreciated, and all feedback received during the engagement period will be considered, prior to the plans being finalised.

Accessibility

If you need assistance to complete the feedback tools or need an alternative format, please email engage@ahc.sa.gov.au or call 8408 0400.

Further information

You can ask us a question by email engage@ahc.sa.gov.au or by using the Questions tab below.


Feedback Form - Draft ABP and LTFP

Feedback Form - Draft ABP and LTFP


Thank you for taking the time to share your feedback on our draft Annual Business Plan 2025-26 and draft Long-Term Financial Plan 2026-40.


0% answered

All fields marked with an asterisk (*) are required

 Postcard Draft ABP and LTFP (557 KB) (pdf)


Engagement Drop-in Opportunities


 Stirling Library Drop-In
02 June 2025


 Woodside Library Drop-in
04 June 2025

 Gumeracha Library Drop-in
10 June 2025

FAQs


 What's an Annual Business Plan in a snapshot?


 What's a Long-Term Financial Plan in a snapshot?


 Why do we have a business plan and budget?

 Where can I see a hard copies of the Consultation Documents?


 What can you expect at the public Council meeting on Tuesday 10 June?

 How did Council develop this year's Draft Annual Business Plan?

 What is the proposed rate increase?

 Is council removing funding support for the Santos Tour Down Under?

 What is happening with the FOGO weekly bin collection rollout?

 Will public toilet facilities and playgrounds still be safe to access while upgrades are delayed?

Online Feedback Form

Feedback Form - Draft ABP and LTFP

Thank you for taking the time to share your feedback on our draft Annual Business Plan 2025-26 and draft Long-Term Financial Plan 2026-40.

0% answered

All fields marked with an asterisk (*) are required

Draft Annual Business Plan 2025-26

1. Have you read the draft ABP 2025-26? *

☐ Yes, I have read the document

☐ No, I haven't

2. To what extent do you support the draft ABP 2025-26? *

☐ I fully support the draft ABP

☐ I support the draft ABP with some changes

☐ I do not support the draft ABP

3. Can you tell us more about your answer

Our focus for 2025/26

Page 12 of the draft ABP explains our focus for 2025/26 and lists some highlight initiatives.

4. Please rate your level of support for the following ABP highlights (optional).

Pursuing our adopted pathway to achieving net zero corporate carbon emissions

☐ Very supportive ☐ Supportive ☐ Neutral ☐ Unsupportive ☐ Very unsupportive

Trialing alternative kerbside waste collection models to divert more waste from landfill

☐ Very supportive ☐ Supportive ☐ Neutral ☐ Unsupportive ☐ Very unsupportive

Progressing towards financial sustainability through considered planning

☐ Very supportive ☐ Supportive ☐ Neutral ☐ Unsupportive ☐ Very unsupportive

Developing a revised Biodiversity Strategy to conserve native vegetation and habitat on council land, and protect ecological values along natural waterways

☐ Very supportive ☐ Supportive ☐ Neutral ☐ Unsupportive ☐ Very unsupportive

Developing a Stormwater Management Plan

☐ Very supportive ☐ Supportive ☐ Neutral ☐ Unsupportive ☐ Very unsupportive

Continuing to implement actions from the Our Watch's "Prevention Toolkit for Local Government"

☐ Very supportive ☐ Supportive ☐ Neutral ☐ Unsupportive ☐ Very unsupportive

Expanding the Fabrik Arts + Heritage Hub operations following its redevelopment

☐ Very supportive ☐ Supportive ☐ Neutral ☐ Unsupportive ☐ Very unsupportive

Undertaking a strategic review of all council owned properties including council administration accommodation

☐ Very supportive
 ☐ Supportive
 ☐ Neutral
 ☐ Unsupportive
 ☐ Very unsupportive

Increasing community connections through forums

☐ Very supportive
 ☐ Supportive
 ☐ Neutral
 ☐ Unsupportive
 ☐ Very unsupportive

Collaborating with Adelaide Hills Tourism to promote and support tourism across our region

☐ Very supportive
 ☐ Supportive
 ☐ Neutral
 ☐ Unsupportive
 ☐ Very unsupportive

Advocating for key economic development issues in the region with other levels of government

☐ Very supportive
 ☐ Supportive
 ☐ Neutral
 ☐ Unsupportive
 ☐ Very unsupportive

Commencing the development of a housing strategy that meets community needs and balances character, growth, affordability, and the natural environment

☐ Very supportive
 ☐ Supportive
 ☐ Neutral
 ☐ Unsupportive
 ☐ Very unsupportive

Increasing resilience and reliability of the Community Wastewater Management System service

☐ Very supportive
 ☐ Supportive
 ☐ Neutral
 ☐ Unsupportive
 ☐ Very unsupportive

Implementing technology upgrades to the Customer Relationship Management system to enhance the customer experience through easier online services and improved communication and response times

☐ Very supportive
 ☐ Supportive
 ☐ Neutral
 ☐ Unsupportive
 ☐ Very unsupportive

You can choose to skip this question

Previous

Next

Cost saving strategies

Council has proposed a range of savings within the 2025-26 ABP and LTFF with the aim of addressing and improving the Council's financial stability. These proposed savings include:

- Delays to playground and public toilet facilities upgrade program
- Reduction in new footpath program and review of footpath priority process
- Delays to trail upgrades program, with focus on maintaining existing trails
- Removal of major event support including Santos Tour Down Under
- Limiting new initiatives linked to priorities within our Strategic Plan - Your Place Your Space

5. Would you like to provide any feedback about our cost saving measures?

Previous

Next

Draft Annual Business Plan 2025-26 projects and initiatives

6. Would you like to provide feedback on a specific project or initiative featured in the draft ABP? *

☒ Yes

☐ No

7. Name of the initiative or project

Maximum 255 characters

0/255

8. Your feedback

9. Would you like to provide feedback on another project or initiative?

☐ Yes

☐ No

10. Is there any other feedback or comments you would like to provide about the draft ABP?

[Previous](#)

[Next](#)

Draft Long-Term Financial Plan 2026-40

11. Would you like to provide feedback on the draft LTFP 2026-40? *

☒ Yes

☐ No

[Previous](#)

[Next](#)

12. Have you read the draft LTFP 2026-40? *

- ☐ Yes, I have read the document
- ☐ No, I haven't

13. To what extent do you support the draft LTFP 2026-40?

- ☐ I full support the draft LTFP 2026-40
- ☐ I support the draft LTFP 2026-40 with some changes
- ☐ I don't support the draft LTFP 2026-40

14. Can you tell us more about your answer

Previous

Next

What this means for the community

On page 9 of the draft LTFP, you will find a range of proposed strategies to set us on a path to a more financially sustainable organisation.

15. Please rate your level of agreement with the following strategies proposed within the draft LTFP (optional).

Rates - increases above inflation in initial years required to bring the council into a financially sustainable position

- ☐ Strongly agree ☐ Somewhat agree ☐ Neutral ☐ Somewhat disagree ☐ Definitely disagree

Services - service levels across council are generally maintained at their current level

- ☐ Strongly agree ☐ Somewhat agree ☐ Neutral ☐ Somewhat disagree ☐ Definitely disagree

Asset maintenance - maintaining the investment in existing assets and ensuring that they are maintained appropriately, whilst reducing expenditure on building new assets

- ☐ Strongly agree ☐ Somewhat agree ☐ Neutral ☐ Somewhat disagree ☐ Definitely disagree

New assets - a reduction in expenditure especially around the development of new assets and infrastructure was required to avoid higher rate increases

- ☐ Strongly agree ☐ Somewhat agree ☐ Neutral ☐ Somewhat disagree ☐ Definitely disagree

Previous

Next

Long Term Capital Investments

On page 10 of the draft LTFP, you will find a list of proposed investments for building new or upgrading existing assets of almost \$10M over the first five years of the plan.

16. Please rate your level of support for the following LTFP capital investments (optional).

Town & Precinct Planning - develop a strategic framework to town and precinct planning

☐ Very supportive ☐ Supportive ☐ Neutral ☐ Unsupportive ☐ Very unsupportive

Gumeracha Oval Irrigation - the project will improve water efficiency, reduce overwatering and associated costs, and adopt best practise in irrigation management

☐ Very supportive ☐ Supportive ☐ Neutral ☐ Unsupportive ☐ Very unsupportive

Footpath Program - expanding council's network of footpaths will continue as a high priority activity

☐ Very supportive ☐ Supportive ☐ Neutral ☐ Unsupportive ☐ Very unsupportive

Play Space Framework - the framework will ensure that council play space assets are adequality maintained and appropriately serviced for community use

☐ Very supportive ☐ Supportive ☐ Neutral ☐ Unsupportive ☐ Very unsupportive

Toilet Refurbishment & Renewal Program - a framework which will establish the sequencing of toilet refurbishment and renewal

☐ Very supportive ☐ Supportive ☐ Neutral ☐ Unsupportive ☐ Very unsupportive

Administrative Projects - ongoing energy efficiency program, Heathfield Resource Recovery Centre, Stirling Coventry Library cladding and other strategic projects

☐ Very supportive ☐ Supportive ☐ Neutral ☐ Unsupportive ☐ Very unsupportive

17. Is there any other feedback or comments you would like to provide about the draft LTFP?

[Previous](#)[Next](#)

About you

18. What is your connection to the Adelaide Hills? *

- ☐ Resident
- ☐ Business owner
- ☐ Visitor
- ☐ AHC Staff member
- ☐ Student
- ☐ Employee / worker

19. Your name *

Maximum 255 characters 0/255

20. Your email *

21. Your suburb, township or locality *

22. Your age range

- ☐ 18 or under
- ☐ 19 to 24
- ☐ 25 to 34
- ☐ 35 to 44
- ☐ 45 to 54
- ☐ 55 to 64
- ☐ 65 to 74
- ☐ 75 or above

Previous

Submit

APPENDIX B – FEEDBACK AND COUNCILS’ RESPONSES SUMMARY

Summary will be provided prior to public release of document on 1 July 2025.

APPENDIX C – ONLINE SURVEY FORM VERBATIM COMMENTS

Can you tell us more about your answer (level of support for draft ABP 2025-26)

1. I do not see any initiatives to reduce costs by cutting staffing levels, but simply by delaying capital expenditure.
2. Your major initiatives - such as your plan to adopt "net zero" - is clearly going to be costly, at a time when you are also trying to supposedly reduce costs.
3. As recently reported in local newspapers, rates are set to increase at around 6.5% which is close to double the CPI. Where am I supposed to find the extra money to pay for this?
4. Your "cost saving" measures seem to be simply cuts to core services such as waste collection.

Cost savings of reducing work scopes or delays is not savings it's deferral. Try reducing administrative and bureaucracy. Let people get the jobs done.

What will the removal of the Santos TDU funding impact on \$\$ coming into the hills?

The draft ABP seems to align well to the draft LTFP and the ESCOSA review outcomes. The future rate increases are reasonable given projected surpluses in a few years. It appears the draft ABP and LTFP are responsible financial approaches to managing the challenges faced by AHC. However, please remain alert to potential hidden or hard to see risks, especially given high asset management burden and costs. Please also look after your staff, many are overworked and culture has been evidently poor. This is reflected also in the Chamber. Can we also have better Elected Member attendance at council meetings. The record on this is truly embarrassing. If an elected member cannot meet their commitment to the community due to work, they should resign and let someone else take their place.

Operating at a deficit and continuing to borrow more will put Council in a challenging position in years to come when the costs of living only increases. The amount of money that is allocated to some capital and operating projects and programs seems significant for a 'sustainable budget'. I appreciate AHC covers a vast area, which brings more challenges, however a budget repair model is needed to keep rates at a reasonable level for the future. I support the proposed rate increase % in 25/26. However, I think more can be done to review budgets across the board and aim towards a surplus budget in 25/26.

Details are scant for the capital expenditure programme on new or upgraded assets. Council does not spend any money on Sport and Sporting facilities. This is evidenced by the spend of 0.4% (\$60k) of Council money out of the total capital expenditure on existing assets. Ovals and pitches are crying out for draining and irrigation to occur, but the council refuses to address these. Again we see the postponement of Stirling and I can assure you there are many more to follow. Gumeracha is also not included in 2025-26. However the council is quite happy to spend nearly \$1m on Project Management and \$475k on an ERP, something that will not benefit the community at all. No endeavour to ask the State Government for Grants to assist the council have been included. Your long term capital plan is questionable and no doubt will change over time. Another sad year for Sport in the Adelaide Hills. When will the council support Sport and Sporting Facilities?

I am very keen to see the fixing of the trail at the end of Branch Rd into Woorabinda Reserve. This path has been used by thousands of people over the years and is an integral part of Woorabinda Reserve, serving locals and visiting walkers.

The steps down towards the creek are great, thank you, we just would like the path completed into Branch Rd.

Kind Regards

[REDACTED]

The funds allocated to an Adelaide Hills subzone code amendment (\$15,000) and Town and precinct planning strategic framework (\$30,000) should be redirected and added to the budget for the Housing Strategy (currently \$25,000). Given the poor state of the Council's finances, its stagnating growth in the rate base and lack of housing options for residents (young, elderly, aged care and affordable options), a more considered and appropriately resourced Housing Strategy should be a first priority. This must include reviewing how Council can facilitate increased housing in appropriate locations that are well served by infrastructure, and provide increased cost recovery.

As an active member of the Houghton, Inglewood, Hermitage and Paracombe area it was disappointing to see that there is no ongoing support of the Houghton Hub Development at the Houghton Oval. After conditional funding spanning the following three years was agreed to in Late 2023 by a special Council meeting of the elected members, nothing has appeared in the following budgets including the 25/26 draft. There has been no engagement from council staff about the development since this conditional approval.

While Houghton, Inglewood, Hermitage and Paracombe is an outlying area of the Adelaide Hills Council, the Houghton Hub Development when finished could prove to be an important asset for the AHC to utilise to engage and support the local community. I hope the AHC reconsiders supporting the development in the important final stages of this important community project.

I dont support not continuing program of upgrading playgrounds at Gumeracha, and then Woodside. Instead of looking to lawyers, solve problems internally with open concersation, and look to providing for our community.

I support the Houghton Hub development in the northern area and think more support should be provided in this area of the council.

I live on the edge of the AHC area and more funding should be provided to the Houghton Oval to finish the Houghton Hub, I cant see anything in the budget that is being spent in my area.

As a local resident living on Chapman rd, Inglewood, There seems to be a lack of AHC involvement in our community. I think more support should be provide to the Houghton Hub Development. Has the AHC provided any support to this project???? The HH will provide a focal point in our community to e help people come together.

Being a resident of Houghton for the past 24yrs I struggle with identifying any areas that the council have spent resident funding in our area. One of the local community expenditures that need supporting is the Houghton Oval community centre. I would like to see council expenditure allocated to this project to enable completion for community use.

Having lived in Houghton for 23 years I cant recall the AHC spending any money in our area during this time. I would like to see the Houghton Hub community development supported by the council.

Plausible but consistent supply of funding to all areas of the AHC areas which includes capital works.

I have lived in Houghton for over 38 years and have seen very minimal funds allocated to our local area(s). It is time our council rates are directed back into our local area.

There isn't any money being directed into the areas of Paracombe, Inglewood and Houghton, even though the council rates are increasing.

I currently live in Forreston and formerly Inglewood. I still interact with the Houghton community and my business still works out of Paracombe. I have read the 25/26 business plan and cant see where the Forreston or Houghton communities are receiving any support from the AHC. The Houghton Community is trying to build a Hub that the AHC should be supporting.

I have lived in the hermitages area my entire life (85 years) and had may ag business. Over the years i havent seen a lot of investment from a number of different councils as things change. We still live on a dirt road.!! The Houghton is doing great work and the Adelaide Hills Council should be helping the community build this important project that will make the area stronger.

As a business owner in the Houghton, Inglewood area I understand the importance of a strong community. After reading the Draft ABP i cant see any investment in my local community that will build a stronger community.

The Houghton Hub is trying to complete an important project that the AHC should be assisting with, This project will be a game changer for our local community.

I encourage the AHC to reconsider their ABP and provide support to the Houghton Hub.

I am providing significant financial and personal support to build the community centre at the Houghton oval. The AHC needs to step up and match what I am contributing to build the Houghton Hub.

We appear to have strong support at local and state government levels but it does/t translate to genuine financial support.

We are in the final stages of this project and need the AHC to join with us to bring this project home. I am prepared to match dollar for dollar through my companies what the AHC is prepared to invest to finalise this project.

Please feel free to reach out to me on [REDACTED] to discuss this further.



It appears there has been no consideration for any money to be spent in the Inglewood, Paracombe, Houghton area. As all property owners in this area pay rates and taxes it would be preferable for some monies in the 2025-26 budget to be allocated to our community development. Our needs are no different to those who live in the more established areas such as Stirling and Mt Barker. Given the relative high rates imposed on all regional council property owners it seems unjust a very high percentage of monies collected by Council are used to finance projects in areas of high population density. What do these people need that is more important than my needs? What I request is for Council to allocate money to assist in the successful completion of the community centre being built at the Houghton oval. This project is significant for the area as it will positively affect many people, not only those who live in Inglewood, Paracombe, and Houghton but also those who live beyond this region. Apart from rubbish collection and some road maintenance from time to time we don't get much for our rates. Maybe for the Houghton oval community centre Council can make an exception.

I am heavily involved with the AHC and the broader hills community.

As the BlazeAid Co-ordinator SA, I have been working in the hills since the Sampson Flat fires.

I see where money gets spent and where money needs to be spent.

The AHC has done some great work in building resilience with the AHCABAN program and the work Miranda Hampton is doing with the Community Support Hubs.

The Houghton Hub will be a significant part of this network and the AHC need to prioritise the completion of this project with haste ready for the next fire season!!!

As a local business owner that operates predominantly outside of the Adelaide Hills council area, I see firsthand what is happening in other council areas. My business works mainly on capital infrastructure, so I take note of what's happening and being developed across all regions. In the 10 years I have lived in the Inglewood area, Very little appears to have been invested im my local community. The main area of investment appears to be at the Houghton Oval and recently I have been made aware that this is not even an Adelaide Hills Council Asset.

I provide help to the management committee where I can in maintaining some of their equipment, but they appear to be in need of financial assistance to complete the impressive Community Building they currently have underway.

After reviewing the last few years business plans, I can see that the project was listed as a priority, but this hasn't flowed through to any financial commitments in the AHC budgets??

If the Business plan is in DRAFT, a commitment to the Houghton Oval building should be reconsidered before it is finalised.

BFE 3 - Public Toilet Refresh and New Septic System - Norton Summit.

The Toilet facilities at Norton Summit are the only public toilets between Magill and Lenswood on the Lobethal Road. The toilets are used considerably by many persons travelling through the area, members of the Norton Summit-Ashton CFS, persons that attend activities at the local Church and Museum. It is also used daily by an ever-increasing number of cyclists all year round.

Whilst the upgrade to the Septic System is welcomed, plans to upgrade the Toilet facilities were commenced 2 years ago by AHC and deferred last financial year. The existing toilets are in adequate particularly for females and also have no disability access. During major events including ANZAC Day Dawn Service and more so the Tour Down Under and the lead up weeks, the toilets are clearly inadequate to meet the demand of large numbers of visitors and cyclists to Norton Summit. It would make more economic sense as some design work has already been commission by AHC 2 years ago, to carry out the Toilet Facilities upgrade and Septic System upgrade simultaneously.

We are located in Houghton, and I cannot see any benefit occurring in our immediate facility apart from some water works at the Houghton Square. Whilst I am in favor of promoting wellbeing including sports and the arts I cannot support the offerings that are presented to what I consider to be favoured areas of the Council District.

I'll provide more information by email

I support the Draft ABP and in particular support councils inclusion of the \$25,000 commitment to the Sustainable Site Planning at the Johnson Memorial Park in Balhannah. this will be of great benefit to the community.

I fully support the Councils Strategic initiatives and especially the \$25,000 investment into the Johnson Memorial Park Sustainable Site Planning. The community would benefit greatly going into the future

I fully support the Councils investment into the planning of proposed redevelopment of the Johnson Memorial Park in Balhannah. As a long term member of 2 sporting clubs that use this facility i'm excited to see the benefit of a much needed redevelopment of this area for current & future users of this great community space.

The Councils Strategic Initiative has my full support, in particular the investment in the Sustainable Site Planning funding for the Johnston Memorial Park in Balhannah, this facility requires upgrading and will greatly benefit the local community.

I support this - particularly the Sustainable development at Johnstone Memorial Park where me and my family use this site year round.

This is a great initiative and investment in the community. Of particular interest is the \$25K investment for the Balhannah Oval and Memorial Park which is in need of funding

The Councils Strategic Initiatives is a great initiative, especially the \$25,000 investment into the Sustainable Site Planning at the Johnson Memorial Park in Balhannah. The ever-growing community deserve the investment for planning and investment into this heavily used facility. This to better accommodate today's expected standards and better represent our region.

"I wholeheartedly endorse the Council's Strategic Initiatives and am particularly pleased with the \$25,000 investment in Sustainable Site Planning at Johnson Memorial Park in Balhannah. This initiative will provide lasting benefits to our close-knit community."

My support lies with the Councils strategic planning and strongly welcomes the 25k investment into the sustainable site planning at the Johnson Memorial Park in Balhannah. Being a local resident myself, this will greatly benefit the community and be a great thing to happen. Thank you

I fully support the Council's Strategic Initiatives and especially welcome the \$25,000 investment into the Sustainable Site Planning at the Johnson Memorial Park in Balhannah. My daughter is very keen to play football but isn't comfortable with the current facilities and doesn't want to have to join Mt Barker or Hahndorf.

Dear Sir/Madam,

I write to provide feedback on the draft ABP 2025-26 and LTFP, as requested.

In short, the draft ABP 2025-26 and LTFP are fiscally irresponsible and unsustainable.

I find it extremely concerning that:

1. Debt has gone from \$14.8 million in June 2022 to a forecast \$43.8 million in June 2027.
2. Operating cashflow has deteriorated markedly from \$12.9 million in FY2022 to \$5.422 million in FY2024.

To avoid the forecast calamitous situation, the fiscally prudent approach is to reduce expenditure (preferably) and increase revenue (if required).

I acknowledge that the Council has taken some very tepid measures to reduce some minor expenses. However, far more needs to be done.

For example, the pursuit of the following initiatives is highly questionable at a time when significant expense reduction is required:

1. Trialling alternative kerbside waste collection models - \$380k
2. Development and implementation of a community energy reduction program incorporating energy and transport - \$120k
3. Digital Transformation Program - \$475k
4. Electric Vehicle (EV) charging infrastructure at the Heathfield Depot project - \$550k

Eliminating these questionable expenses would instantly reduce the deficit by \$1.525 million.

Similarly, it is claimed in the Adelaide Advertiser (8 June 2025) that AHC spent \$50k on lawyers to resolve an investigation into alleged breaches of behaviour standards by one of the Councillors.

Really?! If this expenditure was secretly incurred, as is alleged, why are we ratepayers paying for this? And as the departed Councillor has said "The council could have dealt with the complaints internally by mediation...". Why was this not done?

Why is AHC borrowing so much money at all anyway? Businesses borrow money to buy assets that earn income to then repay the debt. Councils are not in the business of doing business, which means all debt has to eventually be paid by ratepayers anyway. Is the current Council really carefully reviewing all spending to make sure it is essential? The above figures hardly suggest this.

Just increasing debt sharply is the easy way out – it just defers the problem to the future. You are elected to make difficult decisions on our behalf, which means cutting unnecessary expenditure and increasing revenue where necessary.

Furthermore, the lack of transparency in the ABP 2025-26 does not really facilitate informed feedback in any case. What has been presented is a single forecast Income Statement with high level revenue and expense items. No explanatory notes, or detail on the high level revenue and expense items. Neither a cashflow statement nor a balance sheet have been provided. It is difficult to meaningfully review and comment on the financials of the proposed ABP as a result.

Similarly, the LTFP apparently shows a smooth and rapid return to an operating surplus and then a rapid paydown of debt over the next decade or so. How can these forecasts be believed when according to the Adelaide Advertiser, in September 2024, the AHC "revealed a surprise \$4.863 million operating deficit for 2023-24 instead of an expected \$559,000 surplus"! The AHC cannot seem to forecast 12 months out, let alone 15 years.

I am unsure what the economic assumptions are behind the modelling, but South Australia and the nation generally currently enjoy very low unemployment and recent robust economic growth. It cannot be presumed this will continue indefinitely, given the cyclical nature of the economy and uncertain international political and economic environment.

In short, the LTFP appears “priced to perfection”, which is hardly a prudent approach. Given AHC’s forecasting track record, what is more likely is that the financials will continue to surprise to the downside, and debt will be even higher than the almost \$44 million in FY2027. Even moreso if unemployment starts to rise, or growth falls materially. In any case, the mathematics of debt will start its inevitable spiral of increasing interest costs, worsening the deficit and begetting more debt, and so on.

Council, do more now to avoid this:

1. Review planned operating expenditures far more thoroughly to ensure an operating surplus in FY2026
2. Sharply reduce capex in order to avoid any further increases in debt

Please do the difficult right, not the easy wrong.

It would be great to have more in the budget for bike track maintenance. \$30k would be a great start for Woodside but there are also other facilities - Mylor and Balhannah that could do with maintenance and upgrades. As bike riding is becoming more and more popular it is such a positive outlet for people to have in the community to help them build connection and positive mental health outlets.

I'm proud to support the Council's Strategic Initiatives, particularly the \$25,000 commitment to sustainable site planning at Johnson Memorial Park in Balhannah. This investment will have a lasting, positive impact on our tight-knit community, both now and into the future.

I fully support the draft ABP 2025-26. I especially welcome the \$25K investment in the sustainable site planning at Johnston Memorial Park, Balhannah and believe this will benefit our community as a whole now and well into the future.

I support the Council's Strategic Initiatives and welcome the \$25,000 investment into the Sustainable Site Planning at the Johnson Memorial Park in Balhannah. The local community will greatly benefit from this investment for many years to come.

I support Council's Strategic Initiatives and welcome the \$25,000 investment in Sustainable Site Planning at Johnson Memorial Park in Balhannah. This funding will provide long-term benefits for our community.

I would like to see funding for the Tour Down Under reinstated.

I am really disappointed that my Council is in such financial disarray, particularly with the steady rates growth you have experienced since COVID as house values continue to rise. Community Emissions Reduction, Township planning framework and housing strategy budgets are so low they won't deliver a good result. \$10K for a community emissions reduction grant program is not worth the effort of administering or applying. I suggest increase to \$30K minimum or shelf for a year. Similarly I'd suggest shelving the housing strategy for a year, and instead adequately fund the township strategy framework project so a quality consultant can be engaged.

Would you like to provide any feedback about our cost saving measures?

1. Where are the reductions to staffing?
2. Where are the reductions in non-essential matters like your the 'multicultural action plan' and 'refugee welcome zones' and 'declaring a climate emergency' that I have heard of in the past?
3. What proposed savings will you make in entertainment and conferencing budgets?
4. Why are you not reducing the number of inspectors, compliance officers etc against benchmarks for other councils?

You are not savings, it deferral. Try streamlining works by being in better control to stop variations blow out and bureaucracy.

Ok
Your cost saving measures are mis-directed. You should be focused on reducing project management costs and System implementation costs. You should be assessing the legal obligations you have for the assets you own and divert money away from expenditure that has no benefit to the community.
No thanks
A focus on cost saving will leave Council chasing its tail but never catching. It needs to find a way to increase economic development.
Only support above if you cut budget to lawyers, and implement initiatives to support staff. Please explain simply why you need such cost saving measures when you are increasing rates and borrowings so much.
Don't support TDU
I live on the edge of the AHC area and more funding should be provided to the Houghton Oval to finish the Houghton Hub, I cant see anything in the budget that is being spent in my area. A lot of local support is helping our community but AHC only appears to pick up my rubbish.
Don't support tour down under. Bike should be in the hills. Danger will Robinson!!!! Ok with the rest,
Support most
Agree with first 4. Shouldn't you be supporting things like the Houghton Hub???
All important but if there's no money.
Happy to save here if the savings are spent in the right place.
You need to do what you need to do, But you need to get behind the Houghton hub!!!
Doesn't affect me as Council are doing none of the above in my area already.
You have limited funds but do your best.
Happy for AHC to manage their cash flow/works program. Rate payers shouldn't by subsidising a bike race.
Should the Toilet Facility upgrade at Norton Summit again be delayed, that a clear binding commitment is made for 2026/27 AHC Budget to address this long overdue project, to bring them up to a modern acceptable standard.
I believe in identifying some of the more costly projects, ie playgrounds & footpaths is a step in the right direction. Am also of the opinion that we should nurture existing structure, i e trails
Playground facilities - funds to now go to the installation of shade on existing playgrounds. Minor delay acceptable but program to commence in 2026/27. We should expand the provision of sealed footpaths in the townships - over 40% of population is over 50 years. Support delays to trails program on the condition that existing trails are safe Do not support removal of TDU assistance- Major tourism event should be supported Supported provided there is some flexibility to be involved in projects that come in from left field
No
A very tepid start - not enough. Far more opex needs to be cut.
I would like to see funding for the Tour Down Under reinstated. Playspaces is another priority. Comfortable with the reduction in footpath spending
Support withdrawing TDU funding. The event is such a cost impost for councils and perhaps its time all councils push back. The event will likely still have multiple stages through the hills due to the topography... I'm sure the organisers will find a plan b for funding.

Would you like to provide feedback on a specific project or initiative featured in the draft ABP?

Name of initiative or project	Your feedback
Drainage and Irrigation to ovals	Why is there no Stirling or Gumeracha upgrades included in 2025-26? Stirling has already been postponed.
Previously noted on Housing Strategy	See previous
BFE 3 - Public Toilet Refresh and Septic System - Norton Summit	My understand is that AHC plans to only replace the Septic System at present. I am unsure what is meant by refresh, as a complete upgrade to the Toilet Facilities are required to meeting increasing community requirements (increased amenities for females and those with disabilities) of such facilities rather than just a "refresh" as was scoped in 2023-24.
I'll provide advice separately	
Sustainable Site Planning at the Johnson Memorial Park in Balhannah	This support will be welcomed in a community that can then plan for a community facility that meets current standards
Sustainable Site Planning - Johnston Memorial Park, Balhannah	This is a key funding requirement for a site that, with considered improvement, could provide a significant increase in community participation and benefit
Sustainable Site Planning at the Johnson Memorial Park in Balhannah	My family uses this site year round - it needs improvement.
Sustainable Site Planning @ Johnston Memorial Park	I believe this is money well spent & will benefit the whole community for many years to come.
Fabrik operations	I absolutely support Fabrik and acknowledge it needs operational funding. But perhaps staff need time and space to develop alternative income models including grant writing, sponsorships and donor relationships. Something just isn't sustainable about Fabrik... the cost of many of the workshops are prohibitively expensive for most and this disappoints me as it is a Council funded venue and program. The barrier to entry for the programming and workshops are high and niche.
I'll provide separately	
Amenity lighting – Woodside Recreation Ground	Required to increase community use and safety

Is there any other feedback or comments you would like to provide about the draft ABP?

No

- I doubt the comment on insurance increased costs. This was a problem 3-4 years ago, but not now. You should reassess the insurance policies and determine if they are appropriate.
- Inflation happens every year - deal with it.
- your project management costs should be assessed. \$1m is way over the top.
- you should reassess your building maintenance to determine if there are any savings.
- I don't know why you can't see your Aged Care home care business. This makes an operating loss of \$57k, but will also provide some additional cash to pay down the loans you have.

No

As an active member of the Houghton, Inglewood, Hermitage and Paracombe area it was disappointing to see that there is no ongoing support of the Houghton Hub Development at the Houghton Oval. After conditional funding spanning the following three years was agreed to in Late 2023 by a special Council meeting of the elected members, nothing has appeared in the following budgets including the 25/26 draft. There has been no engagement from council staff about the development since this conditional approval.

While Houghton, Inglewood, Hermitage and Paracombe is an outlying area of the Adelaide Hills Council, the Houghton Hub Development when finished could prove to be an important asset for the AHC to utilise to engage and support the local community. I hope the AHC reconsiders supporting the development in the important final stages of this important community project.

I support the Houghton Hub development in the northern area and think more support should be provided in this area of the council.

I live on the edge of the AHC area and more funding should be provided to the Houghton Oval to finish the Houghton Hub, I cant see anything in the budget that is being spent in my area.

As a local resident living on Chapman rd, Inglewood, There seems to be a lack of AHC involvement in our community. I think more support should be provided to the Houghton Hub Development. Has the AHC provided any support to this project???? The HH will provide a focal point in our community to help people come together.

Plausible but consistent supply of funding to all areas of the AHC areas which includes capital works.

I strongly encourage the AHC to financial support the Houghton Hub building project.

It would be great to have funding directed into the Paracombe, Houghton and Inglewood community, particularly towards the Houghton community Hub as it would be a great central location for events and can also be an area for a bushfire refuge.

Give Houghton Hub financial support!!

I have lived in the hermitages area my entire life (85 years) and had may ag business. Over the years i havent seen a lot of investment from a number of different councils as things change.
We still live on a dirt road.!!
The Houghton is doing great work and the Adelaide Hills Council should be helping the community build this important project that will make the area stronger.

As a business owner in the Houghton, Inglewood area I understand the importance of a strong community. After reading the Draft ABP i cant see any investment in my local community that will build a stronger community.

The Houghton Hub is trying to complete an important project that the AHC should be assisting with, This project will be a game changer for our local community.

I encourage the AHC to reconsider their ABP and provide support to the Houghton Hub.

The Houghton Hub urgently need financial assistance to complete their project. I help with local fundraising, AHC should do their bit.

I am providing significant financial and personal support to build the community centre at the Houghton oval. The AHC needs to step up and match what I am contributing to build the Houghton Hub.

We appear to have strong support at local and state government levels but it does/t translate to genuine financial support.

We are in the final stages of this project and need the AHC to join with us to bring this project home.

I am prepared to match dollar for dollar through my companies what the AHC is prepared to invest to finalise this project.

Please feel free to reach out to me on [REDACTED] to discuss this further.

Don't forget region Adelaide Hills residents (Inglewood, Paracombe, Houghton)

I am heavily involved with the AHC and the broader hills community.
As the BlazeAid Co-ordinator SA, I have been working in the hills since the Sampson Flat fires.
I see where money gets spent and where money needs to be spent.
The AHC has done some great work in building resilience with the AHCABAN program and the work Miranda Hampton is doing with the Community Support Hubs.
The Houghton Hub will be a significant part of this network and the AHC need to prioritise the completion of this project with haste ready for the next fire season!!!

As a local business owner that operates predominantly outside of the Adelaide Hills council area, I see firsthand what is happening in other council areas. My business works mainly on capital infrastructure, so I take note of what's happening and being developed across all regions. In the 10 years I have lived in the Inglewood area, Very little appears to have been invested in my local community. The main area of investment appears to be at the Houghton Oval and recently I have been made aware that this is not even an Adelaide Hills Council Asset.
I provide help to the management committee where I can in maintaining some of their equipment, but they appear to be in need of financial assistance to complete the impressive Community Building they currently have underway.
After reviewing the last few years business plans, I can see that the project was listed as a priority, but this hasn't flowed through to any financial commitments in the AHC budgets??
If the Business plan is in DRAFT, a commitment to the Houghton Oval building should be reconsidered before it is finalised.
AHC is forecasting a significant cash surplus over the next 15 years, investing in projects that build stronger communities now would be a smart decision. Support Houghton!

Details of projects are vague without details.

My name is [REDACTED] and I write this as a representative of the Houghton, Inglewood & Hermitage Memorial Park Inc., operating as the "Houghton Hub".
We are a not-for-profit organisation, incorporated under the Associations Incorporations Act of 1985 and we are an entity owned by the community.
The community we represent is Houghton, Inglewood, Upper & Lower Hermitage, Paracombe & Millbrook. This is enshrined in our constitution.
The area lies adjacent to the north eastern boundary of the City of Tea Tree Gully. The district is devoid of suitable facilities and the community must either travel down the hill to the suburbs, comprised of the City of TTG, or venture to Gumeracha or Kersbrook to utilise more updated and practical buildings. There is nothing closer.
The afore mentioned district does comprise of a Pub (Inglewood Inn), Golf Club (Highercombe) Paracombe Recreational Grounds, bakery, hair salon and 2 post offices, but nothing that would or could support the locals in their recreational pursuits.
The history of the district is best described in the 1974 book "From Settlement to City" written by Ian Auhl, as commissioned by then TTG Council. This highlights the long and strong connection of the communities.
The reason we are communicating is to gain financial support from the AHC for our new community hub building.
We cite the fast growth of our local Houghton Raiders Football Club, who have over the last three years, grown from 2 seniors men sided to fielding three senior men's sides, one senior women's

side and nine junior sides comprising of both girls' and boys' teams for the 2025 season. We are also of the believe that both the SACA & SANFL will limit the number of teams that may be fielded by their affiliated clubs and this will further add to the number of aspiring people wishing to play those codes at Houghton.

What are the benefits for the AHC:

This is a community owned facility and as such there will be no on-going costs in the nature of maintenance and or depreciation to the council. This is an application for a one of cost for a contribution to our capital expenditure.

The building provides a cost-effective solution representing good value compared to similar constructions being undertaken.

We have a Project:

Why: -

To develop an active vibrant community, encompassing quality lifestyle and organisational sustainability. To encourage community connection and increase opportunities to foster community resilience.

How: -

By building and promoting a strong diverse organisation delivering modern and quality services / programs to the community inclusive of and fit-for-purpose active recreational facilities that meet the current and future needs of our community.

Delivery: -

Houghton Multi-use Community Hub

The Houghton Multi-Use Community Hub is Stage 2 of a two storey multi-use community centre and unisex sports facility of solid construction overlooking Houghton oval. The development is part of a master plan that the board / management committee has been following for the past 15 years with many aspects of the plan already completed. The construction will be undertaken in two stages.

- Stage 1 - Lower level Unisex changeroom facility and 300/200 Lux lighting upgrade, with much of this having been completed.
- Stage 2 - Upper level Multi use community Hub with a 200-seating function facility overlooking the playing surface.

Our area lacks a suitable local facility that offers ability to undertake indoor activities. This includes both physical activities and engagement activities to support the expanding teams and offerings at the Houghton, Inglewood & Hermitage Memorial Park Inc. The construction of the community facility is the next step required to allow our organisation to expand the reach and usage of the facility. While the Sampson Flat bushfires re-affirmed that the sense of community was alive and strong, it highlighted the lack of community space for large community gatherings and infrastructure to enable support and aid during and after emergency situations.

Indoor community space

Our current facility is totally outdated and much too small for the growing sporting and community clubs, it is only two 40-year-old double garages lined with uninsulated particle board. Extension of the facility is not possible due to its location. A newly constructed, fit for purpose facility will not require significant maintenance for many years, it will provide a comfortable environment for people to engage in both social and recreational activities. The board / management committee will be able to expand their offering of indoor physical activities and events to current and new user groups.

The proposed facility is an architecturally designed fit for purpose building, designed in conjunction with a unisex multi-use change room facility as a previous stage. This facility will enable the continued expansion of the committee's/community's recreational offerings, in particular junior AFL teams and the senior women's team that was launched in 2024. Houghton

District Football Club is expecting to expand teams in all age groups and categories, with particular focus on women's teams. This facility will also provide the community space for other user groups for recreational and social activities and events. The building provides a cost-effective solution representing good value compared to similar constructions. Its positioning on the site and proximity to the change room facilities enables an efficient integration between the two assets while creating an advantageous position overlooking the playing surface.

These facilities will provide us the opportunity to offer programs for all age groups, which is currently not available in the community. This will not only maintain current participation but greatly increase participation levels within the community's new facility. We will be able to extend the range of programs and attract other user groups. The Houghton Districts Football Club will have access to the space for bad weather indoor training activities, which they currently don't have available. The new facility will improve the quality of participation for current users as it will be a fit for purpose facility.

Following user groups have been pursued, but not limited to them alone:

- Houghton Districts Football Club, who promote senior and junior football programs in both male/female and girls/boys.
- Country Women's Association (CWA), Men's Kitchen, Retirees group meetings.
- Table tennis (All age groups), Darts, Indoor bowls
- Cricket, working in conjunction with Paracombe
- Yoga, Calisthenics, Gymnastics, Dance groups (All age groups)
- Social Club, Pony Club, Mothers Groups, Fire Responders Training & Networking
- Teens - self-defence groups, Blue light disco, Youth groups, ie Scouts/Guides
- Adelaide Hills Council for their outreach and community programs.

Currently community members need to travel significant distance to participate in these activities with little or no access to public transport.

Brief History of Houghton, Inglewood & Hermitage Memorial Park Inc.

In the late 40s and early 50s the community elected to develop an oval.

- 1951 - The sum paid was 1300 POUNDS (\$ 2600). Seven hundred pounds of this money was raised by every property in the area subscribing five pounds (\$10).
 - 1953 - Earthworks were completed to level the playing field and roadways at a cost of 1200 pounds (\$2400)
 - 1958 - Considerable drainage work was carried out and at the 1961 A.G.M. it is noted that "The Memorial Oval is clear of debt "
 - 2005 - The opening of the Soldiers Memorial Walk and Remembrance Wall by The Hon Alexander Downer M.P., Minister for Foreign Affairs and Federal Member for Mayo on Anzac Day 2005 was the completion of stage 2, of an 8 stage, 10-year program outlined in our 2003 Master Plan.
 - 2009 - Earthworks to the value of \$100,000 saw the open drain on the eastern boundary go underground. This part of the project is yet to be completed with drainage work to be done on the Northern end of the oval.
 - 2022 - a 300/200 Lux lighting upgrade was delivered on the Houghton Oval.
 - 2023 - after extensive consultation and planning, Stage 1 of the Multi Use Houghton Hub and Unisex Changerooms began with construction starting on the Unisex Changerooms.
- NONE OF THE PROJECTS WOULD HAVE BEEN POSSIBLE WITHOUT THE SUPPORT OF MANY LOCAL BUSINESSES AND INDIVIDUALS

The following design standards from the ORSR's "RECREATION & SPORT FACILITY DESIGN GUIDE" have been considered and addressed in the design of the Houghton Hub.

Fit for purpose

The Houghton Hub has been designed following consultation with key stakeholder including

SANFL, SACA, local sporting groups and community input. The Final design will deliver a state-of-the-art facility that will enable all user groups to better provide for their individual needs enabling increased participation at all levels. Multi and Shared Use Houghton Hub is a community facility that will be utilised by a diverse range of user groups. While the Adelaide Football League is a significant user of the site, many other smaller recreational activities will be co-hosted in the facility. Club memorabilia will be located in appropriate neutral locations to enable areas within multi-purpose spaces to remain welcoming to all user groups.

Future-Proofed

The design of the facility has considered the future requirements of the local community. The facility has considered the potential future aging population with a Lift being structurally designed into the facility as a future installation as and when required. The facility has been designed to enable an expansion of the indoor space to the north of the facility.

Practical and Affordable for the long-term

The Proposed Houghton Hub will deliver a value for money facility compared to other recent nearby developments of a similar scale. The facility is designed to enable income generating activities outside of Recreation and Sport utilization time slots, enabling the long-term maintenance of the facility to be secure.

Flexible and Functional Space

The Houghton Hub has been designed with two separate activity spaces to enable concurrent use by multiple user groups. This functionality will enable better utilisation and assist in providing accessibility for a diverse range of users.

Universal design and environmentally sustainable design principles

Our Architects have applied universal design principles to the building, products and environments to make them accessible to everyone, regardless of age, disability, background or any other factors.

Landscape

Landscaped and outdoor spaces provide interaction, physical expression, relaxation, contemplation, connection with nature. Connection between indoor spaces and outdoor spaces will enrich the visitor experience and provide the Houghton Multi-Use Community Hub with a sense of a public realm that is not confined by the constraints of built form.

Acoustics

Acoustic performance is important in facilitating multi-use spaces with appropriate separation between spaces that are hosting a diverse range of activities. Acoustics are equally important in creating a friendly and welcoming ambience within spaces while also promoting flexibility. The design includes developing acoustic absorption into the built fabric to facilitate noisy activities such as group work, without impinging on other users. Significant engineering consultation has ensured residents in the surrounds will not be significantly impacted.

Lighting

Access to good daylight is essential for a sense of wellbeing, with ESD advantages through reduction in energy consumption providing that windows are properly shaded. Natural daylighting needs to be supported by artificial lighting, which will be zoned and dimmable to facilitate changes in use and mood within spaces. The ability to achieve brownout or blackout has also been considered.

Health and safety

The engagement of a professional firm has ensured the Houghton Hub meets relevant codes and standards such as the Work Health and Safety Act and Regulations (2012). Risk identification and management will play a critical part of the project delivery process. A risk register will be progressively updated, managed and ultimately closed out through regular risk management reviews.

Environmental sustainability

The Architect has ensured the Houghton Hub is a well-designed building underpinned by environmental sustainability which will reduce running costs and minimise life cycle costs. Minimising energy and water consumption has also been a design aspect of the building.

Community forums:

These were held in 2010 discussing the Master plan and displaying the proposed plans for a new community centre in which community feedback was sought and reviewed. Discussions were held with known and potential users of the Oval and the new community centre to identify ongoing support. Support has been high particularly with those organisations that had been considering using the Oval in the past but were unable to due to the inadequacies of the current facilities. In 2018 updated plans were created and discussed at community meetings at the Highercombe golf club and circulated online. Annual Community Consultation was undertaken at the yearly Spring Fair with Development drawings and site plans on display for community feedback and to gather volunteer support for the construction of the facility. Meetings and consultation with Houghton District Football Club, Paracombe Cricket club, CWA Houghton Branch, Regional Development Australia, AHC and Hills Soccer association Debriefing ORSR, SANFL, SACA re planned design to meet SANFL/SACA requirements.

Costs associated with the project (Stage 1 & 2 including light towers) so far: \$1,025,965.00

Total Anticipated Project Cost \$2,750,000 (similar commercial projects come in at \$7 million plus)

Contributions:

Federal Government \$600,000

State Government \$475,000

In Kind Trades & materials \$571,565

Cash at Bank \$493,000 (includes values of Government grants not yet allocated)

Additional Funding Sought:

Seeking from Adelaide Hills Council \$440,000

Should you wish / require additional information we are available at your convenience.

We look forward to your kind consideration in this years budget towards assisting us with our endeavours.

On behalf of the Houghton, Inglewood and Hermitage Memorial Park Inc. Board.

Nil

Can you tell us more about your answer (level of support for draft LTFP 2026-40)

LTFP aligns with ESCOSA review outcomes. It is sound plan to follow and achieve long term financial sustainability. I do worry though that the asset renewal costs might not be as accurate as required given your very sad depreciation black hole found last year after the budget was approved. Are you absolutely sure that your AMPs are based on realistic renewal values and not just indexed estimates.

The assumptions are not valid. I can guarantee this will not be achieved. It is always interesting to see that "don't worry, things will improve" for items such as this. A few key lines - finance costs and the expenditure on assets seem totally unrealistic.

Dont support over 6% increase in rates due to lawyers fees and accounting entries, and reduced staff. If you do increase 6% this year that will be added to each year, putting significant pressure on households. I suggest we delay new projects until we understand and manage our finances , so we are not continuing to increase borrowings

Unrealistic projections that will not be delivered.

I'll provide separately

Dear Sir/Madam,

I write to provide feedback on the draft ABP 2025-26 and LTFP, as requested.

In short, the draft ABP 2025-26 and LTFP are fiscally irresponsible and unsustainable.

I find it extremely concerning that:

1. Debt has gone from \$14.8 million in June 2022 to a forecast \$43.8 million in June 2027.
2. Operating cashflow has deteriorated markedly from \$12.9 million in FY2022 to \$5.422 million in FY2024.

To avoid the forecast calamitous situation, the fiscally prudent approach is to reduce expenditure (preferably) and increase revenue (if required).

I acknowledge that the Council has taken some very tepid measures to reduce some minor expenses. However, far more needs to be done.

For example, the pursuit of the following initiatives is highly questionable at a time when significant expense reduction is required:

1. Trialling alternative kerbside waste collection models - \$380k
2. Development and implementation of a community energy reduction program incorporating energy and transport - \$120k
3. Digital Transformation Program - \$475k
4. Electric Vehicle (EV) charging infrastructure at the Heathfield Depot project - \$550k

Eliminating these questionable expenses would instantly reduce the deficit by \$1.525 million.

Similarly, it is claimed in the Adelaide Advertiser (8 June 2025) that AHC spent \$50k on lawyers to resolve an investigation into alleged breaches of behaviour standards by one of the Councillors.

Really?! If this expenditure was secretly incurred, as is alleged, why are we ratepayers paying for this? And as the departed Councillor has said "The council could have dealt with the complaints internally by mediation...". Why was this not done?

Why is AHC borrowing so much money at all anyway? Businesses borrow money to buy assets that earn income to then repay the debt. Councils are not in the business of doing business, which means all debt has to eventually be paid by ratepayers anyway. Is the current Council really carefully reviewing all spending to make sure it is essential? The above figures hardly suggest this. Just increasing debt sharply is the easy way out – it just defers the problem to the future. You are elected to make difficult decisions on our behalf, which means cutting unnecessary expenditure and increasing revenue where necessary.

Furthermore, the lack of transparency in the ABP 2025-26 does not really facilitate informed feedback in any case. What has been presented is a single forecast Income Statement with high level revenue and expense items. No explanatory notes, or detail on the high level revenue and expense items. Neither a cashflow statement nor a balance sheet have been provided. It is difficult to meaningfully review and comment on the financials of the proposed ABP as a result. Similarly, the LTFP apparently shows a smooth and rapid return to an operating surplus and then a rapid paydown of debt over the next decade or so. How can these forecasts be believed when according to the Adelaide Advertiser, in September 2024, the AHC "revealed a surprise \$4.863 million operating deficit for 2023-24 instead of an expected \$559,000 surplus"! The AHC cannot seem to forecast 12 months out, let alone 15 years.

I am unsure what the economic assumptions are behind the modelling, but South Australia and the nation generally currently enjoy very low unemployment and recent robust economic growth. It cannot be presumed this will continue indefinitely, given the cyclical nature of the economy and uncertain international political and economic environment.

In short, the LTFP appears “priced to perfection”, which is hardly a prudent approach.

Given AHC’s forecasting track record, what is more likely is that the financials will continue to surprise to the downside, and debt will be even higher than the almost \$44 million in FY2027.

Even more so if unemployment starts to rise, or growth falls materially. In any case, the mathematics of debt will start its inevitable spiral of increasing interest costs, worsening the deficit and begetting more debt, and so on.

Council, do more now to avoid this:

1. Review planned operating expenditures far more thoroughly to ensure an operating surplus in FY2026

2. Sharply reduce capex in order to avoid any further increases in debt

Please do the difficult right, not the easy wrong.

More planning in budget for bike riding facilities and ongoing maintenance and community support.

I would love to see a stronger commitment to reducing borrowings.

There is a note about generational impacts - but no consideration of rate smoothing or other strategies.

Is there any other feedback or comments you would like to provide about the draft LTFP?

No, needs to be redone. You should look to complete a few scenarios.

I can only see the rates that I pay being used to support communities that I have no involvement in.

I'll provide separately

I don't know enough about some of the above projects to comment.

APPENDIX D – EMAILS AND WRITTEN FEEDBACK

Email Feedback 1

I make these submissions as part of the consultation on the ABPlan on behalf of Kersbrook residents, in particular, [REDACTED]

They met with Ashton Hurn MP and me and raised a number of matters some of which council has a responsibility.

1. Replace street trees in Glover Street - trees were removed when footpath sealed but not replaced.
2. Sealing of footpath South Para Road from Scott Street to No.1798, the Kersbrook Hill Winery/Cellar Door.
3. Weed(blackberry) maintenance on South Para Road to the Hardware store.
4. New Tree Planting on South Para Road to compliment trees already planted to form an avenue near Kersbrook Hill Wines



Malcolm Herrmann
Councillor - Valleys Ward
0429 890 245
mherrmann@ahc.sa.gov.au
ahc.sa.gov.au

Email Feedback 2

Dear Ms Lyons

It has come to my attention that there is no allocated expenditure within the 2025-26 budget for the long-anticipated underground watering system at Gumeracha Oval. As secretary of Gumeracha Football Club, I find this concerning.

I understand this project was initially proposed approximately five to six years ago, with the installation of a new bore in 2024. I also understand there is an agreement between the AHC and the Gumeracha Sporting Club, whereby volunteers are responsible for oval maintenance. Currently, depending on weather conditions, the oval is watered manually with sprinkler systems that require regular displacement, often involving 3-4 visits within a 24-hour period from late October to April, including occasional daytime watering. While this method serves its purpose, it is inefficient in water use and places a significant burden on one or two dedicated volunteers. It is unreasonable to expect this arrangement to continue indefinitely.

As a successful sporting club, we take great pride in maintaining our grounds and facilities. Over the years, we have made significant efforts to improve our infrastructure through sponsorship, government grants and in-kind support, including recent upgrades to the lighting and goal posts to meet community football standards. We seek the support of the council to follow through with the original intentions of this project with the installation of an underground watering system to reduce both water usage and the load on our volunteers.

Kind regards



Secretary | Gumeracha Football Club

M: [REDACTED] E: [REDACTED] W: gumerachafc.com.au

Email Feedback 3

I have completed the survey in which I indicated that I would provide additional material.
So here it is.

1. I have already submitted an email dated 10 Jun 2025 regarding a submission on behalf of residents of Kersbrook lead by Paul and Taryn James re new trees Glover Street, new Footpath South Para Road, Weed maintenance South Para Road and new tree planting South Para Road
2. The following should be considered with either or both the ABP and LTFP
3. TDU -reinstate funding for the staging of the TDU, provided AHC receives adequate starts and finishes - not necessarily in Stirling -ABP and LTFP
4. FOOTPATHS- include a figure (\$200k) in both the ABP and LTFP to continue a new footpath program based on priorities in the Footpath Strategy - (the last one I have seen is about 2014). This would be a modest step to provide access for over 40% of residents.
5. FOOTPATHS- During the debate on the Halliday Reserve, a presenter claimed that Wright Road is used by residents for recreation and commuting. This being the case a sealed footpath would enhance the experience. ABP
6. MANAGEMENT PLANS - Halliday Reserve - the resolution authorises the CEO to consult and prepare a plan for the total area. Suggest \$25k- be provided in ABP;
7. LENSWOOD AND ENVIRONS - Refer to the deputation which submitted a comprehensive vision for the Lenswood area. In ABP, provide \$25k- for a study to enable an Implementation Plan to be drafted. In LTFP 2-3-4 years out or longer, provide funds for the implementation of the Plan.
8. TREES - Provide funds for the implementation of the Tree Strategy- (I have already submitted Torrens Valley Road, from Warren to Winton Roads (Replacement) and Warren Road near Rathjen Road(Replacement) Birdwood
9. AMY GILLET stage 5 - The Barossa Council has included \$100k in its draft 25/26 budget for investigation/ construction of its portion from Mount Pleasant to Randall Road(Boundary).Provide funds in the ABP, for investigating and scoping for AHC's share from Birdwood to Randall Road. Subsequent provision 2-3-4years out for construction in LTFP . If AHC has a plan, it would be in a position to apply for grants with confidence.
10. Note there is likely to be saving on Amy Gillett stage 4 ABP
11. SPECIAL PROJECTS - Provide a contingency 2-3 years out in the LTFP for projects such as the Houghton Community Hub should it be successful in obtaining other grants- Council did approve \$360k which was saved when the HCC could not get other grant moneys. This would be operating expenditure (non Council owned)
12. GRANTS/ ROADS- AHC receives grants for Special Local roads, Roads to Recovery etc. Is there sufficient provision in LTFP for both expenditure/income for these grants. I note that \$6.139m has been included
13. STIRLING MARKET - include provision of \$18k for Income/Expenditure (add to CD grants) in ABP and LTFP
14. GUMERACHA OVAL/FEDERATION Park water system. AHC has installed a bore at the Oval to assist in the water supply for the Oval. This was identified in the 2018 study. This project should be done in 25/26 AB Plan. At present volunteers water the oval with sprinklers Stong support from the Gumeracha Football Club, Gumeracha Cricket Club, Gumeracha Sports Association. Volunteers may not be available in future to hand water the oval. Defer Federation Park and place in LTFP 4-5 years out

Mr [REDACTED]

Email Feedback 4

1. LTFP - Some residents would like to see the extent of council debt and forecasts of it. While the tables are comprehensive, could a table be included to show total debt (maybe broken down into short and long term debt repaid and new debt taken on .
2. ABP - Improve management of street sweeping to ensure that sweeping is done at the appropriate times of leaf drop etc. This may well require additional sweeps (funds) to prevent leaves from blocking side entry pit and culverts. Some streets are swept bi-annually and others 8 weekly. In addition, is there a better and more environmental friendly way of disposing of waste. It is understood that it currently is taken to land fill.
3. ABP and LTFP - funding required to implement cl resolution 12.1 12 May to meet outgoings such as ESL, Water, general maintenance for Station Road Woodside - additional funding \$12k

Mr [REDACTED]

Email Feedback 5

Dear Mayor

As a local business based in the Adelaide Hills, the Lobethal Bakery wish to express our deep concern and disappointment over the decision to move stages of the Tour Down Under away from our region.

As a small, community-driven business, we have seen firsthand the incredible impact the Tour has had on local trade, tourism, and community spirit. Each year, the event draws thousands of visitors to the Hills, energizing our towns and providing a vital economic boost during what is often a quiet time of year. For businesses like ours—alongside cafes, wineries, accommodation providers, and local artisans—the Tour Down Under is not just a sporting event; it is an institution.

Beyond the economic benefits, the event has become a cherished tradition for families across the region. It provides an opportunity to showcase the natural beauty and hospitality of the Adelaide Hills to a national and international audience. Moving it elsewhere would be a significant loss, not only in terms of revenue but also in regional pride and community engagement.

We urge the government to reconsider this decision and ensure that future editions of the Tour continue to include the Adelaide Hills. Doing so affirms a commitment to supporting regional communities and ensuring the event's benefits are shared widely across South Australia.

Thank you for your time and attention to this important matter. We would welcome the opportunity to discuss this further and share our experiences as a local business. Thank you for taking the time to consider this.

Thank you for taking the time to consider this.

Warm regards,

[Redacted signature]
[Redacted name]

Letter Feedback 1



Golding Wines Pty Ltd
52 Western Branch Road, Lobethal
South Australia 5241
c/- Box 700, Lobethal,
South Australia 5241
Tel: +61 8 189 4500

Tuesday 27th May 2025.

To Whom It May Concern,

As a leading wine tourism and hospitality business in the Adelaide Hills, Golding Wines strongly supports the ongoing inclusion of our region in the Santos Tour Down Under for 2026 and beyond.

We feel the Tour brings significant economic benefit to the Adelaide Hills, boosting visitation during a traditionally quieter time of year. Each January, we welcome visitors from across Australia and abroad who broaden their stay in Adelaide to explore the Adelaide Hills' food, wine, and natural beauty. Events like the TDU drive direct spending at cellar doors, restaurants, and local accommodation—critical to the sustainability of regional businesses like ours.

The global television broadcast of the race also provides invaluable exposure. Images of the Adelaide Hills—rolling vineyards, historic towns, and scenic routes—are beamed into homes around the world, showcasing the best of our region and inspiring future travel. This kind of visibility has a lasting impact on brand awareness and tourism growth.

Beyond the economic and promotional benefits, the event also strengthens community pride and brings people together. The buzz and energy it creates is felt across the Hills, with locals and businesses uniting to offer a warm welcome to visitors and riders alike.

In previous years locations in the Adelaide Hills, including our own venue, have proven their capacity to deliver world-class event experiences to visitors during the TDU. We urge decision-makers to keep our region front and centre in the Tour Down Under, where it continues to deliver value not just for cycling, but for regional tourism and the state as a whole.

Sincerely,



Co-founders, Golding Wines

Letter Feedback 2

To Adelaide Hills Councillors,

I write on behalf of the Adelaide Hills Cycling Club, requesting that you continue your involvement with the Tour Down Under.

Each year the event attracts thousands of cyclists from interstate and overseas to our state and more particularly to the Adelaide Hills regions. Leading up to the event we receive a considerable number of enquiries for our own events and dozens of individuals seeking advice as to the best places to ride in the Adelaide Hills.

We accommodate as many as we possibly can with many of our members volunteering to escort these guests on rides throughout the Hills regions. As well as giving these riders a first hand view of the region it has an economic impact on the local cafes, bakeries and accommodation as we know a significant number of these people stay in the Hills. I think the real benefit we see is many of the riders come back with their families for holidays and where do they go - the Hills regions. We know this because they register for our events. Just last month we had three guest riders who had joined us as a result of the TDU. I believe the Hills regions has a distinct advantage over most of the other regions, firstly because it is so close to Adelaide and secondly it has everything - food, wine, accommodation and of course excellent riding.

I should note I am an official at the TDU and have noted the same with some of my fellow officials, they love the place and come back.

On a personal level, I am fortunate to travel a lot overseas often cycling or trekking. Currently I am in Japan, only a few days ago I met a couple that had been to the TDU, stayed in Oakbank and loved the Balhannah Bakery. They are coming to Adelaide in September with two other couples. That's value added.

I look forward to many more years of involvement with the TDU in the Adelaide Hills.

Kindest Regards

[Redacted Signature]

[Redacted Name]

Web: <http://www.adelaidehillsccl.org.au/>

Email: president@adelaidehillsccl.org.au



Letter Feedback 3



VINTELOPER
589 Cudlee Creek Rd
LOBETHAL SA 5241
AUSTRALIA
E. info@vinteloper.com.au

25th May 2025

The Chief Executive Officer and Elected Members of Adelaide Hills Council

Subject: The Critical Importance of Continued Budgetary Support for the Santos Tour Down Under in the Adelaide Hills Region

Dear Chief Executive Officer and Elected Members,

I am writing to respectfully advocate for the continued and robust inclusion of the Santos Tour Down Under (TDU) within the Adelaide Hills Council's economic budget.

The consistent involvement of our picturesque and challenging region in this world-class event delivers undeniable and far-reaching economic, social, and promotional benefits that are vital for the sustained prosperity and vibrancy of the Adelaide Hills Council area.

The Tour Down Under is a cornerstone of South Australia's major events calendar, injecting significant funds into the state's economy. Reports indicate the 2024 event alone generated an estimated \$87.2 million in economic impact for South Australia. Vinteloper was one of the direct beneficiaries of this economic activity.

As a region that proudly and frequently hosts multiple key stages, the Adelaide Hills is a direct and **substantial** beneficiary of this economic activity. The influx of teams, support staff, media, and tens of thousands of domestic and international spectators translates directly into increased patronage for our local accommodation providers, cafes, restaurants, wineries, and retail businesses. This direct visitor spend during the event period provides a crucial boost to our local economy.

Beyond the immediate economic transactions, the TDU offers unparalleled promotional value. The Adelaide Hills' stunning landscapes, challenging climbs, and welcoming townships are broadcast to millions across approximately 190 territories worldwide. This extensive media coverage serves as a dynamic and invaluable marketing campaign, showcasing our region as a premier cycling and tourism destination. The long-term benefits of this exposure, attracting

visitors year-round and enhancing our regional brand, cannot be overstated and would be incredibly costly to replicate through traditional marketing channels.

The Adelaide Hills Council has previously acknowledged the significant "social and economic opportunity" presented by hosting TDU stages. This foresight has undoubtedly contributed to the region's positive reputation and economic resilience, particularly highlighted by the support the event brought to Adelaide Hills communities during challenging times, such as the recovery period after the bushfires.

The continued investment by the Adelaide Hills Council in the Tour Down Under is not merely an expenditure; it is a strategic investment in our region's economic future, its tourism appeal, and its community wellbeing.

The returns, both tangible in visitor spending and intangible in global promotion and community pride, are manifold and critical for the ongoing development of the Adelaide Hills.

We urge you to consider these significant benefits and continue to allocate the necessary resources within the Council's budget to ensure the Adelaide Hills remains a prominent and celebrated partner in the Santos Tour Down Under.

This commitment is essential for leveraging the event's full potential for our businesses, residents, and the broader regional economy.

Sincerely,



Founder and CEO

VINTELOPER

Letter Feedback 4

To: [REDACTED]

Subject: Testimonial – Support for Santos Tour Down Under

Dear [REDACTED],

As the owner of Grünthal Brew in the Adelaide Hills, I'm writing to express my strong support for continued Council involvement in the Santos Tour Down Under.

Each year, Grünthal Brew is proud to be included in the official TDU event program. We host a full busload of visitors as part of the Adelaide Hills experience—welcoming them to taste our locally made beer, gin, wine, and cheese. It's a wonderful opportunity to showcase the best of our region to interstate and international guests.

In addition to this, the race period brings a noticeable increase in visitation from cyclists and spectators touring the Hills. We see a clear uplift in trade as riders stop in to relax, recharge, and enjoy the atmosphere. It's one of our busiest times of year and provides a valuable boost during what can otherwise be a quieter post-Christmas period.

The Santos Tour Down Under is a vital event for our tourism economy and our community pride. We wholeheartedly support it and implore the Council to continue its involvement and backing.

Kind Regards,

[REDACTED]

Founder

Grünthal Brew & eBEER

[REDACTED]

[REDACTED]

W: www.grunthal.com.au www.ebeer.co

A: 827 Mt Barker Rd Verdun · SA · 5245

Letter Feedback 5

the stirling hotel

The Stirling Hotel
52 Mount Barker Road
Stirling SA 5152



Monday 26th May 2025

To the Adelaide Hills Council,

Re: Support for Hosting the Santos Tour Down Under with Financial support from the local Council.

I am writing on behalf of The Stirling Hotel to express our strong support for the continuation and expansion of Stirling's involvement in the Santos Tour Down Under. This internationally recognised cycling event has a significant positive impact on our business and the wider Adelaide Hills community — particularly in terms of tourism, media exposure, and economic benefit.

Each year that Stirling is chosen to host a stage — for both the men's and women's races — we experience what is consistently our most financially successful day of the calendar year. The influx of visitors, both local and international, generates not only direct economic benefits through increased trade, but also creates an important flow-on effect for the entire Hills region.

From a tourism perspective, the event showcases the natural beauty, unique culture, and premium food and wine experiences of the Adelaide Hills to a global audience. Many of these visitors return to the region outside the race period, having discovered Stirling and surrounds through the Tour. The long-term benefits of this exposure are invaluable and continue to grow with each successful hosting.

Media and marketing reach is another critical component. The international broadcast of the event, extensive social media coverage, and national media attention provides Stirling — and by extension, The Stirling Hotel — with brand visibility that would otherwise be unattainable for a business of our scale. The imagery and storytelling that emerge from Stirling's picturesque setting reinforce the Adelaide Hills as a premier destination in South Australia.

The Tour Down Under is more than just a sporting event — it is a platform that supports regional growth, encourages tourism, promotes community engagement, and strengthens the local economy. We strongly advocate for Stirling to remain a host location for future stages and, if possible, to further grow our involvement in both the men's and women's races.

We sincerely thank the Council for its ongoing support and partnership in ensuring the Adelaide Hills is well represented in this major event, and we look forward to continuing to work together to maximise the benefits for our region.

Warm regards,



Operations Manager,
The Stirling Hotel

Letter Feedback 6

As a local business based in the Adelaide Hills, the Lobethal Bakery wish to express our deep concern and disappointment over the decision to move stages of the Tour Down Under away from our region.

As a small, community-driven business, we have seen firsthand the incredible impact the Tour has had on local trade, tourism, and community spirit. Each year, the event draws thousands of visitors to the Hills, energizing our towns and providing a vital economic boost during what is often a quiet time of year. For businesses like ours—alongside cafes, wineries, accommodation providers, and local artisans—the Tour Down Under is not just a sporting event; it is an institution.

Beyond the economic benefits, the event has become a cherished tradition for families across the region. It provides an opportunity to showcase the natural beauty and hospitality of the Adelaide Hills to a national and international audience. Moving it elsewhere would be a significant loss, not only in terms of revenue but also in regional pride and community engagement.

We urge the government to reconsider this decision and ensure that future editions of the Tour continue to include the Adelaide Hills. Doing so affirms a commitment to supporting regional communities and ensuring the event's benefits are shared widely across South Australia.

Thank you for your time and attention to this important matter. We would welcome the opportunity to discuss this further and share our experiences as a local business.

Letter Feedback 7

To the Mayor and Councillors of the Adelaide Hills Council,

On behalf of the Lobethal Community Association, I write in support of continued funding for the Tour Down Under (TDU) as part of the Council's 2026 budget considerations. We understand and acknowledge the financial pressures facing all levels of government, particularly local councils, who operate on a limited revenue base and are navigating the lingering impacts of inflation on service delivery and infrastructure maintenance.

However, we believe the value of the Tour Down Under—particularly to our region—is considerable and worth preserving, even in a reduced form. As one of the largest annual international sporting events in South Australia, the TDU brings global visibility to the Adelaide Hills and directly contributes to the vitality of our local businesses, community pride, and tourism economy. For towns like Lobethal, the event generates much-needed foot traffic that sustains jobs, supports a growing accommodation sector, and introduces the region to thousands of potential return visitors.

The Association recognises Council's longstanding support for the Tour and the community benefit it has brought. While we appreciate that local government alone cannot—and should not—be expected to sustain the event's regional footprint, especially when the broader economic and promotional benefits clearly fall within the remit of the State Government, we believe Council remains obligated to play its part. Where additional resources are needed, we encourage Council to work constructively and transparently with the State Government to ensure the Tour continues to include the Hills.

This is because the TDU is a flagship event for South Australia, marketed globally and central to both the State's and thereby the Hills' tourism and events calendars. Its impact extends beyond cycling, driving international exposure, exportable identity, and regional economic activation. While the heavy lifting is best supported at the State level, local government still has a role to play in helping ensure the Tour's ongoing viability.

Hence if Council requires better resourcing to support their Tour contribution, it should be overt in that need and advocate assertively with the State Government for a fairer funding model—one that strikes the right balance of commitment across all levels of

OFFICIAL

OFFICIAL

government. What it must not do is act in a manner that suggests it may be playing politics with the event as this only creates uncertainty and erodes the council's standing in the community. Hence, the Lobethal Community Association respectfully asks Council to demonstrate support for the 2026 event in whatever form it deems feasible and show that commitment in its forward budget. Businesses and communities across the Hills must have confidence if they are to deliver their contributions effectively to guarantee the event's success and this act will provide that confidence.

The Lobethal Community Association—like other representative bodies, I am sure—remains ready to play its part for a successful TDU26 and will work constructively with Council, the Tour's organisers, and the State Government to secure a sustainable path forward that honours the Hills' proud place in this iconic event.

Thank you for your consideration.

Sincerely,



Chair, Lobethal Community Association

Letter Feedback 8

Testimonial from Love Woodside

To the Elected Members and Leadership of the Adelaide Hills Council,

As a volunteer-based community group dedicated to promoting cultural and environmental heritage values and advocating for community benefit for our township, Love Woodside proudly supports the continued involvement of the Adelaide Hills Council in the Tour Down Under (TDU).

Love Woodside has played a key role in bringing the community together through our involvement with the Tour Down Under. We led the charge in decorating the town, inspiring many local residents to contribute ideas and help create the vibrant decorations. In 2022, Woodside was proud to be named *Best Dressed Town*, and the prize money from that achievement helped us establish our community garden—an enduring legacy of creativity, collaboration, and pride, and a community asset cherished by residents of Woodside and beyond.

The TDU is more than a world-class cycling race—it's a celebration of everything that makes the Adelaide Hills special. For Woodside, it brings our main street alive with colour, energy, and community spirit. It draws visitors from across the state, country, and globe, giving our local businesses a valuable boost and shining a spotlight on our region's incredible food, wine, landscapes and hospitality.

The race has become a cornerstone of our town's annual calendar. It inspires community pride and offers many opportunities to showcase local talent, creativity, and resilience. The economic benefits are real, but equally important are the social impacts—the sense of connection, excitement, and shared achievement that comes when our community pulls together. When the event passes through it seems to bring the whole town together in a vibrant celebration. When we have hosted a stage finish, the town has been absolutely bustling. Not just good for business, but a wonderful feeling to see our little part of the world included in such a major event.

By continuing to support the TDU, the Adelaide Hills Council is investing not only in tourism and economic growth, but in the heartbeat of our towns. We urge you to keep backing this iconic event and the vibrant communities that bring it to life each year.

With appreciation,

Love Woodside Committee

Letter Feedback 9

Letter from Imagine Uraidla

Thank you for the opportunity to provide feedback.

Uraidla Playspace

We would like to express our appreciation for the funding committed to the Uraidla Playspace. This is a much-loved project locally, and we also want to acknowledge the excellent community consultation provided by the Council during the design and development process. It has built strong community trust and engagement.

Community Sustainability – Solar and Battery Bulk Buy

Imagine Uraidla's Climate Action and Renewable Energy Group strongly encourages Council to consider supporting a bulk buy program for solar and battery systems for residents. This could be white-labelled by Council with no financial cost, simply leveraging Council's trusted role to promote community take-up. This is a low-cost, high-impact action that would align with community appetite and Council climate commitments.

Footpaths and Active Transport


We are disappointed to see limited funding allocated toward community footpaths. There was significant local engagement in the AHC Bike Strategy consultation, including many voices calling for safer, more walkable and rideable townships—especially between Uraidla and Summertown. To date, we have not received any feedback or updates on the outcomes of that consultation. Investing in connected footpaths and active transport infrastructure would be a welcome signal that community voices have been heard.

Mainstreet and Township Planning

We applaud the Council for reserving funding for Mainstreet and Township planning. Strategic investment in the identity and vibrancy of our towns is essential to support local businesses, attract visitors, and enhance the daily experience of residents.

Thank you for your work and ongoing commitment to our region.

Kind regards,


on behalf of Imagine Uraidla

Letter Feedback 10



10 June 2025

Adelaide Hills Council 2025-2026 Annual Business Plan consultation

Please find below my submission for the draft AHC 2025/2026 Annual Business Plan, as well as the Long-Term Financial Plan, consultation. I also wish to acknowledge the helpful Council administration staff who responded quickly to my concern that the Draft AHC Capital Works Plan was not provided as part of the documentation on the AHC Engagement webpage. I note that this was overlooked during the 2024/2025 ABP consultation process as well, so I look forward to a more streamlined consultation in the 2026/2027 ABP consultation process!

Key Community Priorities

As a community advocate and leader within Gumeracha, I feel that of the services that Council provides, the list below are those of most interest to those within the area (in no particular order) –

- *Road quality/design*
- *Footpaths*
- *Playgrounds/play spaces/ovals*

I think increased emphasis on these sections of Council's operations is warranted, particularly in the Northern Adelaide Hills, where all the above are vital due to the (often untapped) walkable nature of our townships, the strong presence of many young families in the area and the distances people must drive to access services. I envisage that with the new frameworks and strategies proposed in the LTFP, that these areas of Council's assets will be improved further in coming years.

Access to Healthcare

As you would be aware, access to healthcare is a major issue within the Northern Adelaide Hills, however as a community leader, together with some other key locals, I have assisted the community to overcome some of these issues. Myself and others successfully lobbied for the establishment of the Nurse-Led Clinic at Gumeracha District Soldier's Memorial Hospital, which is going from strength to strength. Successful community lobbying that I led also saw the recent reintroduction of acute care beds within the Gumeracha District Soldier's Memorial Hospital, which allows locals to receive care closer to home, under the direct care of doctors employed by SA Health.

Lobbying continues to occur with the Federal Government for Gumeracha to be recognised as an area of increased healthcare need, through being in a higher rated 'Modified Monash Model' level, which correlates with incentives GP's are paid to practice in the area. At present, a GP receives higher rebates working in a more 'rural' location such as Mt Barker than they do in Gumeracha. This directly impacts the number of GP's willing to work in Gumeracha, and thus leads to an ongoing shortage of GP's in the area.

I think that it would be great if Adelaide Hills Council could play a greater role in ensuring adequate health care is delivered within the area, particularly for those in the Northern Adelaide Hills who have less services available to them. Whilst the 'Regional Public Health Plan 2022-27

k 10

for the Southern and Hills LGA' covers some aspects of public health in the Council area, at this stage, Council plays no formal role in advocating for its citizens to have adequate primary health care.

Public Consultation Policy

I note no specific funds have been set aside for a much needed review of the AHC Public Consultation Policy - <https://www.ahc.sa.gov.au/assets/downloads/council/council-policies/Public-Consultation-Policy-April-2020.pdf> -

This policy was last consulted on in 2019 and was due to be updated in January 2023 – therefore despite being one of Council's pinnacle policies, it is 2.5 years overdue for review! Whilst the SA Government is consulting on a Community Engagement Charter for Councils, it is unlikely to be introduced into practice in the next 12-18 months. Therefore, I urgently urge Council to develop a new draft Public Consultation Policy, and undertake community consultation on it within the coming months.

Examples of where this outdated Policy, directly impacts AHC residents and causes angst is as follows –

1. The Draft Capital Works Plan is not required to be consulted on/published as part of the ABP process presently. A revised AHC Policy could change this.
2. For Elector Representation Reviews, the legislation allows Council's Public Consultation Policy to provide additional guidance – one improvement would be for Council administration to be required to notify citizens who lodged representations about when they can present to the full Council, and
3. Ensuring that all documents submitted by citizens are provided in full to Elected Members – at present, AHC practice (as I found out during the Elector Representation Review) is to only provide a summary of submissions to Elected Members

Cost Savings

Whilst I am not one to advocate for "small Government", I do believe that there may be opportunities for AHC to try and realise additional income (to reduce debt and potentially reduce rate increases), as well as determine areas where cost savings could be made.

Further to my previous submission to the recent AHC Elector Representation Review, my proposal to reduce each proposed Council ward (from the 2026 election) by one Elected Member would save Council on 3 x Elected Member payments, allowances and associated costs each year. This would save AHC approximately \$70,000 per year, or a staggering \$1.05 million over the life of the Draft LTFP. This could either be used as a cost-saving, or if spent on capital works (based on costings in the 2025/2026 Capital Works Plan), would more than double the amount allocated to Sport & Recreation, or could pay for a variety of upgrades to Council assets such as toilets, footpaths, roads and playgrounds.

Given recent experience (e.g. 2022 AHC Valleys Ward election only 6 candidates for 5 vacancies, plus a downward statewide trend of only 1256 elected member nominations in 2022 compared to 1374 in 2018), I think it will be increasingly difficult for a small Council like AHC to continually attract 12 high quality Elected Members and a Mayor.

Other cost savings that as an external person I can identify include –

- Further reviewing the operating hours at Council's Libraries/Service Centres – *whilst the review 2-3 years ago refined opening times, usage patterns continue to change – there may be opportunity to refine hours that provide a cost saving, yet improve usability for locals e.g. generally in the middle of the day on weekdays (11am to 3pm) the libraries aren't as busy as they are first thing in the morning or after-school. At a site like Gumeracha, trialling some 3-6pm weekday opening hours on some days would reduce overall operational cost (3 hour versus 5 hour current opening hours), yet would potentially provide the community with new and more suitable operating hours.*
- Allowing sub-letting of Council properties (noting the proposed Strategic Review of all Council properties as well) – *there is constant commercial demand in the Northern Adelaide Hills for quality office space, as well as yards to store trucks and equipment. Council could utilise sections of the Torrens Valley Community Centre or Gumeracha Library, with some minor works, to be leased or used as office spaces rented out by the day etc. In addition, there may be opportunities to lease portions/buildings at the Gumeracha Depot to third-parties.*
- Using signage lease rights as an income stream – *Council owns a large amount of real estate, and there may be areas that are appropriate for commercial signage arrangements to be entered into to generate revenue. For example, this could include inside toilets (as is often the case at Shopping Centres), on bus shelters (as City of Tea Tree Gully does) or else on the street (e.g. a business pays Council a commercial rate for a sign directing people to a local business).*

Strategic Review of all Council properties

I think this proposed initiative is a good idea, and hope that the appropriate community consultation occurs in associated with the project. It may be pertinent to develop a mapping system for Council to share with citizens highlighting all the land and buildings Council currently owns. This would help start the conversation within the community about Council sites that are or aren't of benefit to the community.

Uraidla Play Space Upgrade

One of the biggest strategic initiatives proposed in the 2025-2026 AHC ABP is the \$220,000 Play Space Upgrade proposed for Uraidla. The current AHC Play Space policy (that was due for updating in March 2021) appears to classify a Play Space such as the one proposed for an upgrade as a 'local' play space. When little has been spent on Play Spaces in recent AHC budgets, it appears somewhat unusual that such a large amount of a (very limited) budget is being allocated to one 'local' site. This is despite a 'Regional' level play space (Federation Park) in Gumeracha having a very outdated play space, and a playground well over 15 years old. This is despite in my observations it being the most visited AHC Play Space after Steamroller Park in Stirling.

The attached AHC Fact Sheet details how Council decides on a play space upgrade, which I detail further below -

- *A play space is upgraded based on a number of criteria:*
 - *equipment reaching the end of its useful life (which is determined by an audit)*
 - *demographics of the area the strategic outcomes associated with the site, including analysis of the current supply of other play spaces & recreational opportunities in the area*

- *the value of the play space to the community*
- *a cost benefit analysis of play space replacement*

At present, there appears to be no transparency with this process, and it's unclear to me how the Uraidla play space usurps other sites that would also score highly on the above criteria.

Whilst I'm sure Uraidla is a very worthwhile candidate for a new play space, I would like to see these limited funds spread around the Council area more equitably. This could include a measure such as staging the proposed Uraidla playground redevelopment and providing a small upgrade to one of the outdated playgrounds in the northern AHC area (e.g. Federation Park, Cudlee Creek playground, Rotary Park Lobethal).

LTFP

In terms of the projects proposed in the LTFP, I support all the proposals detailed within the LTFP. However, I do believe those that I list below should be subject to further community consultation when more specific details are available. In addition, the Gumeracha Oval Irrigation proposal also needs to consider irrigation of Gumeracha's Federation Park, as it is currently the one volunteer who donates their time to ensure the entirety of Gumeracha's open space precinct is adequately watered.


- *Gumeracha Oval Irrigation*
- *Footpath Program Framework*
- *Play Space Framework*
- *Toilet refurbishment and Renewal Framework*

I also think that more work needs to occur in relation to improving Council's trails network – this is something that goes above and beyond 'Footpaths', and more relates to trails that may run between towns (e.g. the Amy Gillett Rail Trail), or within Council owned sites (e.g. Lobethal Bushland Park) or dual use Fire Trails/Road Reserves etc. Improving Council's trail network would open additional recreational opportunities for locals and tourists alike.

I note one other form of Framework/Strategy missing from the LTFP relates to signage. Council recently updated its corporate style and installed new signage at many Council owned sites - [New signage installed across the region • Adelaide Hills Council](#) – however there are two outstanding issues that remain outstanding – that is, signage within Main Street environments, and Township welcome signage. At present, there is little (if any) Council signage within any of the AHC Main Street environments. Most towns and suburban centres normally have wayfinding signs to assist visitors with directions/maps to key businesses and points of interest. In an area like AHC that has high tourism value, such could help promote local business further. In addition, whilst the existing entrance signs to each AHC township are attractive, they are minimal in nature. A 'Signage Strategy' or similar could provide guidance on future civic signage in relation to both design and location. This is something that is not apparent in the proposed "Town and Precinct Planning" investment within the LTFP (nor in the existing AHC Precinct Planning Framework and Guidelines).

Thank you for considering my feedback, and I appreciate the many competing priorities that Council must juggle. Please contact me should you wish to discuss any of the above further,

Yours Sincerely



APPENDIX E – IN-PERSON PRESENTATIONS

South Australia Tourism Commission Deputation presentation – 27 May 2025





A WORLD CLASS EVENT DELIVERING FOR THE ADELAIDE HILLS

DELIVERED IN PARTNERSHIP

- **STRONG COMMUNITY BENEFITS**
- **ECONOMIC RETURNS**
- **LOCAL, NATIONAL & GLOBAL EXPOSURE**



OFFICIAL: Sensitive

TOUR DOWN UNDER – DELIVERED IN COLLABORATIVE PARTNERSHIP



**SOUTH AUSTRALIAN
TOURISM COMMISSION**



LOCAL COUNCILS



**GOVERNMENT AGENCIES
(INCLUDING DIT)**



OFFICIAL: Sensitive

STRONG COMMUNITY BENEFITS

FROM THE COMMUNITY....

“Having won two Santos Best Dressed Town awards is massive for our community and has allowed us to champion some really exciting local initiatives.

The prize winnings have contributed significantly to our community.”

Imagine Uraidla



“We led the charge in decorating the town, inspiring many local residents to contribute ideas and help create the vibrant decorations. In 2022, Woodside was proud to be named Best Dressed Town, and the prize money from that achievement helped us establish our community garden – an enduring legacy of creativity, collaboration, and pride, and a community asset cherished by residents of Woodside and beyond.”

Love Woodside SA



STRONG COMMUNITY BENEFITS



Aged care residents showcase creativity to welcome the Tour Down Under



Clapham Church Water residents Julie Bentley and Pat Macdonald get ready for the Tour Down Under with the banner they helped make. (Supplied)



STRONG COMMUNITY BENEFITS



Santos Tour Down Under

7 January · 🌐

What a special moment! ❤️ Today, CCC Team visited the bushfire affected community of Woodside in the Adelaide Hills Council to show their support for the locals.



“Riding through the affected areas, the world is going to see how devastating the fires were. When we race around those areas, you take for granted the beauty of the gum trees, the koalas that all the Europeans are trying to spot.

I think it's a good thing to bring the race through those affected areas. Go up there, buy your coffee and support the local businesses.”

Richie Porte,
Trek-Segafredo rider &
2017 Tour Down Under Winner



STRONG COMMUNITY BENEFITS

DELIVERING A CYCLING CULTURE BEYOND THE RACE

Adelaide Hills Cycling Club
April 17 · 🌐

Part 1 📍 Terlinga Road, Sunday 13 April 2025
Well, it could have been "offal", but it turned out "bloody" good! Thankfully riders were unfazed by the unusual road conditions and enjoyed a spectacular ride on Sunday morning.



E-Go Bike Hire

Experience the exhilarating freedom of Adelaide Hills of hire only with E-Go bike hire.

Enjoy the charming towns, world class scenery and amazing riding options on well-maintained e-bikes.

Perfect for corporate events, team building, celebrations or a day out with family and friends - suitable for all fitness levels.

Hire e-bikes for multiple days with self-guided maps or guided tours tailored to your group's interests.

Located in picturesque Orkney, just 30 minutes from Adelaide CBD, E-Go Adelaide offers delivery and unique guided experiences all year round.

Orkney Road & Regent's Walk | 500 Mount Orkney, Orkney, SA
0800 000 000

[e-bikehire.com.au](#)
Adelaide Hills

Bike About in Woodside, SA

May 2, 2024 · 🌐

A great nature's morning for our guests from [BikeAbout](#) today. The crew absolutely loved riding along the [Army & Bert Blomley](#)!

This group was travelling parts of Australia on a professional development trip. All guides are looking to better their skills as tour leaders.

We finished off at [Orkney Chocolates](#), where the crew could try some delicious local produce 🍫

#betterbybike #orkeadeadelaidehills #tourismaustralia #southaustralia



“I think the real benefit we see is many of the riders come back with their families for holidays and where do they go - the Hills regions.

We know this because they register for our events. Just last month we had three guest riders who had joined us as a result of the TDU.”

David Hammond,
Adelaide Hills Cycling Club



OFFICIAL: Sensitive

ECONOMIC RETURNS DELIVERED BY THE TDU

243,300 total attendance at races featuring the Adelaide Hills

\$3.3 million regional expenditure by visitors staying in the Adelaide Hills

21,500 visitors to Adelaide Hills

20,100 visitor nights in Adelaide Hills (0.9 nights on average)

66% of visitors chose to stay overnight when coming to the Adelaide Hills for the race



DELIVERING FOR LOCAL BUSINESS



"We got heaps of international guests throughout the week...this year especially has been hectic. We could barely walk by the end of the week. Especially with everyone riding past as well, lots of people stopped for coffee and breakfast because they had never seen our café before, and everyone said they will be back.

It's not only good for local business, but it also brings a nice morale...even decorating the store...everyone in Lobethal decorates the street. It is really nice.

I think the Tour Down Under positively impacts not only cafes, but news agencies, pubs, and all of the other businesses"

Cynthia Ball, Emma & Ivy (On the Record, 30 January 2023)



"Each year, Grünthal Brew is proud to be included in the official TDU event program. We host a full busload of visitors as part of the Adelaide Hills experience – welcoming them to taste our locally made beer, gin, wine, and cheese. It's a wonderful opportunity to showcase the best of our region to interstate and international guests.

In addition to this, the race period brings a noticeable increase in visitation from cyclists and spectators touring the Hills. We see a clear uplift in trade as riders stop in to relax, recharge, and enjoy the atmosphere. It's one of our busiest times of year and provides a valuable boost during what can otherwise be a quieter post-Christmas period.

Sheree Sullivan, Founder, Grünthal Brew & Ebeer (May 2025)

DELIVERING FOR LOCAL BUSINESS



“Each year that Stirling is chosen to host a stage – for both the men’s and women’s races – we experience what is consistently our most financially successful day of the calendar year. The influx of visitors, both local and international, generates not only direct economic benefits through increased trade, but also creates an important flow on effect for the entire Hills region...”

“The Tour Down Under is more than just a sporting event – it is a platform that supports regional growth, encourages tourism, promotes community engagement, and strengthens the local economy.”

Cameron Frost, Operations Manager, The Stirling Hotel (May 2025)

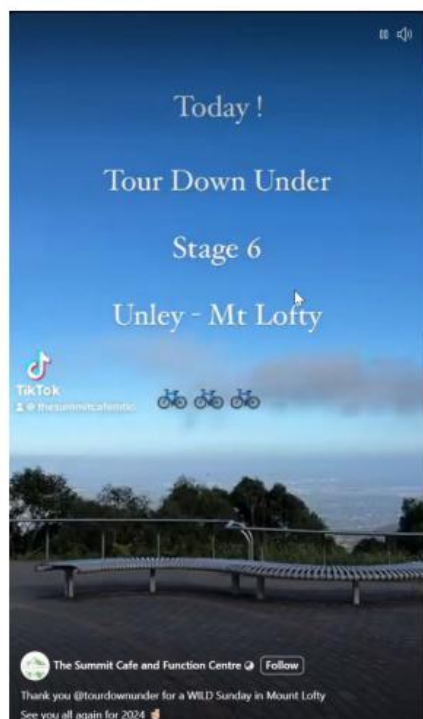


“The Tour Down Under is a cornerstone of South Australia’s major events calendar, injecting significant funds into the state’s economy. Reports indicate the 2024 event alone generated an estimated \$87.2 million in economic impact for South Australia. Vinteloper was one of the direct beneficiaries of this economic activity.”

As a region that proudly and frequently hosts multiple key stages, the Adelaide Hills is a direct and substantial beneficiary of this economic activity. The influx of teams, support staff, media, and tens of thousands of domestic and international spectators translates directly into increased patronage for our local accommodation providers, cafes, restaurants, wineries, and retail businesses. This direct visitor spend during the event period provides a crucial boost to our local economy.”

David Bowley, Founder & CEO, VINTELOPER (May 2025)

DELIVERING FOR LOCAL BUSINESS



“This year’s Tour Down Under has brought over 1,000 cyclists each day to [Mount Lofty] – the highest point in Adelaide.

The Adelaide Hills is proving to be a very popular location for both the men’s and women’s races, and we’re proud to provide South Australian snacks, coffees and sweets, and showcase local produce to our international guests”.

**Tony O'Donnell, Owner,
Summit Café Mount Lofty
January 2023**



“As a small, community-driven business, we have seen the incredible impact the Tour has had on local trade, tourism, and community spirit. Each year, the event draws thousands of visitors to the Hills, energising our towns and providing a vital economic boost during what is often a quiet time of year.

For businesses like ours – alongside cafes, wineries, accommodation providers, and local artisans – the Tour Down Under is not just a sporting event; it is an institution.

The Lobethal Bakery – May 2025



OFFICIAL: Sensitive

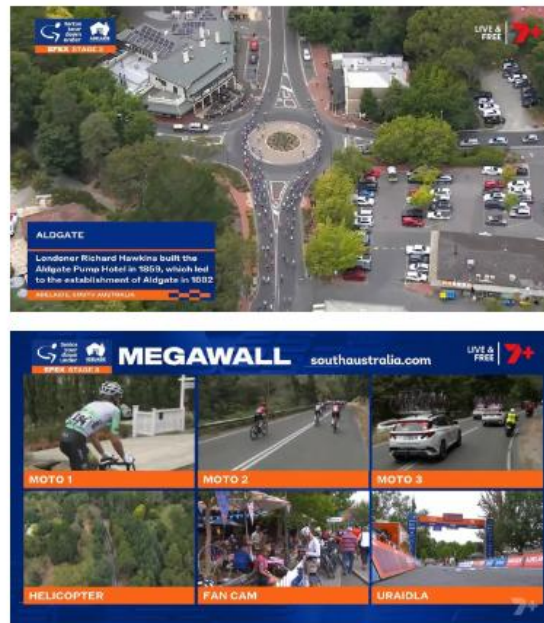
LOCAL, NATIONAL & GLOBAL EXPOSURE

226 SOCIAL MEDIA POSTS
1.7MILLION IMPRESSIONS



ORGANIC & PAID REACH

11 HOURS OF ADELAIDE HILLS COUNCIL REGION ON BROADCAST



BROADCAST

932 MENTIONS OF ADELAIDE HILLS COUNCIL REGION



The Lights of Lobethal Welcomes the tourdownunder

What a joy to have the Tour Down Under pass through our town on its 25th anniversary! Our Christmas display is here to showcase the festive spirit Lobethal is known for.

Congratulations to all the riders and organisers on this incredible milestone—here's to an unforgettable day in the Hills!

USER GENERATED CONTENT

MORE THAN JUST A RACE

**A FREE,
INCLUSIVE
EVENT FOR ALL
AGES**

**DRIVING HILLS
BUSINESS
THROUGH TDU
& VISITOR
SPEND**

**DRIVING
VISITATION &
BED NIGHTS IN
JANUARY AND
YEAR ROUND**

**AWARD-
WINNING
TOWNS,
REINVENTING
COMMUNITY
INITIATIVES**

**PEDALLING
LOCAL PRIDE BY
BRINGING
COMMUNITIES
TOGETHER**

**PUTTING THE
ADELAIDE HILLS
ON THE GLOBAL
STAGE**

**DELIVERING A
YEAR-ROUND
CYCLING
CULTURE**

**A FOCUS ON
IMPROVING
LOCAL ROADS**

**EMPOWERING
LOCALS
THROUGH
VOLUNTEERING
OPPORTUNITIES**

**REIGNITING
COMMUNITY
SPIRIT IN
CELEBRATION
& RECOVERY**





THANK YOU FOR YOUR PARTNERSHIP

Santos
TOUR DOWN UNDER

Stirling Hotel Deputation presentation notes – 10 June 2025

DEPUTATION TO ADELAIDE HILLS COUNCIL: SUPPORT FOR 2026 SANTOS TOUR DOWN UNDER

1. INTRODUCTION

Good evening Acting Mayor, Councilors, and members of the gallery.

My name is [REDACTED] and I am the Director of the Stirling Hotel.

I'm here tonight on behalf of my business, our staff, and as member of the wider Stirling business community, many of whom are deeply invested in the future of the Tour Down Under in our region.

We are aware that the Adelaide Hills Council faces significant economic and budgetary pressures—just like all of us in business. We understand the need to prioritise and to make difficult funding decisions.

However, we respectfully ask that Council reconsider the decision to remove funding for the 2026 Tour Down Under.

We believe the case for continued investment—based on economic return, community engagement, and regional reputation—is strong and deserves careful reconsideration.

2. ECONOMIC IMPACT OF THE TDU

The Tour Down Under is Australia's premier cycling event and one of the most economically impactful events on the South Australian calendar.

- In 2025, the event attracted over 807,900 fans, generated \$98 million in total expenditure, and contributed \$62.5 million in value-added to the SA economy.

- It also supported the equivalent of 488 full-time jobs across tourism, hospitality, events, and retail sectors.

This is not theoretical economic benefit—it is direct, real-world stimulus for towns like Stirling. Over the years, the TDU has delivered an undeniable boost to accommodation, restaurants, cafés, bottle shops, service stations, and local attractions.

A regional investment of (as reported) \$80,000 to secure this level of economic activity and visibility is, in our view, not a cost—but a high-value investment with strong return.

3. THE ADELAIDE HILLS: A STRATEGIC STAGE

The Adelaide Hills are not just a scenic location; they are a strategic and iconic part of the Tour Down Under.

- In 2025, AHC proudly hosted three stages, including the start and finish of the Women's Stage 3 in Stirling on Sunday, 19 January.

This stage was enthusiastically supported by the business traders and was one of our busiest trading days of this year...!!

- The Hills offer world-class cycling terrain just 20 minutes from the CBD—something few global cities can replicate.

The proximity of challenging climbs, picturesque towns, and engaged communities has made our region synonymous with the event.

We certainly want the world to continue seeing this story every January on live broadcast and in international cycling media.

4. THE GROWTH OF WOMEN'S SPORT

TDU is also now a symbol of South Australia's leadership in supporting women's sport.

- Since 2020, fan attendance for the women's race has grown 271%.
- In 2025, more than 155,000 spectators attended the women's stages—a 12% increase from the previous year.

To limit support now, just as women's sport is thriving and gaining overdue attention, would be a step backward for visibility, participation, and tourism.

5. STIRLING: A COMMUNITY IN RECOVERY

The Stirling community has faced significant disruption since the Woolworths Centre fire in October 2023, which crippled foot traffic and affected more than 30% of Stirling Business Association members.

Council's \$20,000 funding agreement in the aftermath has been a fantastic support to many of our businesses. On behalf of the Stirling business community, we thank you sincerely for that support—it has funded marketing, events, and business promotions to rebuild momentum and hope.

But the work is far from done. Stirling is still rebuilding its visitor base and commercial confidence.

The TDU is one of the most effective vehicles we have to bring thousands of people back into our streets in one weekend—while also reaching hundreds of thousands more through media.

It is a catalyst for recovery, not just a celebration.

6. A BALANCED AND STRATEGIC INVESTMENT

We are extremely aware as to the tough funding choices a Council must make. But we urge you to consider this:

- Of all the regional investments available, few deliver the same scale of tourism ROI as the TDU.
- The Tour brings economic activity, national exposure, local pride, and a powerful sense of place to our towns and businesses.
- It aligns with Council's long-term goals in tourism, local business support, community wellbeing, and event activation.

This funding support should not be seen as a liability
—it is a partnership opportunity.

Let's work together to ensure the Adelaide Hills remain on the global stage in January 2026.

7. IN CONCLUSION ...

The Stirling Hotel, along with many other local operators, is ready to play its part in supporting the 2026 TDU.

And on a personal note: over the years, I've met countless interstate visitors who chose to stay with us at Stirling specifically because of the Tour Down Under.

Many of these guests have since returned—bringing friends, family, and even corporate groups to enjoy the Adelaide Hills again.

This speaks volumes about the lasting, ripple effect of the TDU
—not just in January but throughout the year.

We urge the Council to reinstate its commitment to the Tour Down Under in 2026. It is one of the most effective levers we have to accelerate regional recovery, drive visitation, and showcase the very best of the Adelaide Hills to the world.

Thank you for your time, your past support, and your consideration tonight.

APPENDIX F - ADVERTISEMENTS, E-BLASTS AND SOCIAL MEDIA POSTS

Courier Newspaper Ad – 21 May 2025

Have your say *Draft Annual Business Plan 2025-26* *and Budget*

We'd like to share our draft Annual Business Plan 2025-26 (ABP) and draft Long-Term Financial Plan 2026-40 (LTFP).

Both of these important council documents are currently open for community feedback.

Do they cover what is important to you?
Are we focusing on the right areas?

You can view both documents on our Adelaide Hills Engagement Hub and complete the online feedback form.



engage@ahc.sa.gov.au



63 Mount Barker Road, Stirling SA 5152



8408 0400

Printed copies of the consultation documents are also available at Council's service centres in Stirling, Woodside, Gumeracha and Norton Summit.

Feedback closes 5pm, Wednesday 11 June 2025.



8408 0400
ahc.sa.gov.au



Adelaide Hills Engagement Hub Email –



Dear AHC Engagement Subscriber and Local Resident,

It's now your opportunity to provide feedback on our Draft Annual Business Plan 2025-26 and Budget and to have your say on the Campbelltown City Council Boundary Change Proposal.

Draft Annual Business Plan 2025-26 and Budget

Our draft Annual Business Plan 2025-26 (ABP) and draft Long-Term Financial Plan 2026-40 (LTFP) are currently open for community feedback. We want to know if both important documents cover what is important to you? Are we focusing on the right areas?

The ABP is our way to ensure that we continue to develop and maintain essential infrastructure services such as roads, footpaths, bridges, public toilets and open spaces as well as providing important services including libraries, health, planning, support services and waste collection.

Our LTFP integrates the financial implications of all council's plans and helps us to ensure long-term financial stability and resilience.

You can provide your feedback by:

- Completing the [online feedback form](#)
- Sending an email to engage@ahc.sa.gov.au
- Posting your feedback to 63 Mount Barker Road Stirling SA 5152
- Giving us a call on 8408 0400
- Collecting a hardcopy feedback form from any Council Service Centre or Library at Stirling, Gumeracha or Woodside during opening hours.
- Presenting at the public Council Meeting being held at 6.30pm on Tuesday 10 June 2025.

The opportunity to provide your feedback closes Wednesday 11 June 2025.

Campbelltown City Council Boundary Change Proposal - it impacts you and your family

Are you aware of Campbelltown City Council's attempt to seize 738 properties in Rostrevor and Woodforde from Adelaide Hills Council? This proposal will impact all our residents, and we encourage you to have your say.

Why you should oppose this proposal:

- Protection of our Hills character and way of life - our foothills communities have a unique identity, distinct from suburban Campbelltown.
- Stronger together - instead of dividing communities, councils should work together on shared challenges.
- Financially damaging for all - the proposal would see a loss of 3.76% ratepaying residents increasing financial pressure on existing ratepayers.
- A dangerous precedent - this inquiry could set a precedent for other metro councils to encroach on other regional communities.
- The community have already said no - in two separate surveys the majority of respondents in the affected suburbs reject this proposal.

AHC Information Session

We invite you to join us for an information sharing session with our Acting Mayor, Councillors, and staff.

- When: 6.30-8PM Thursday 29 May. Presentation from 6.30-7.00pm however you can drop in anytime.
- Where: The Summit Community Centre, 4 Crescent Drive, Norton Summit
- More information: Call 8408 0400, email engage@ahc.sa.gov.au or visit [Adelaide Hills Engagement Hub](#).

The Boundary Change Inquiry has invited residents to share their views via one of the following ways:

- In-person forum: Wednesday 4 June 2025, 6:30pm-8:30pm University of South Australia, Magill Campus, Room D1-20, St Bernards Road, Magill
- Online forum: Thursday 5 June 2025, 12pm-1:30pm
- Completing the [online survey on the YourSAY website](#)
- Sending written feedback to:
 - Email: CampbelltownBoundaryReview@bdo.com.au
 - Postal address: BDO Advisory C/O Kyffin Thompson Level 7, 420 King William Street ADELAIDE SA 5001

We encourage you to have your say and support Adelaide Hills Council's objection to the proposal. The closing date for feedback submissions is 5pm Friday 20 June 2025.

Community Survey 2025 - talking about your place

Lastly, our Community Survey is open until Monday 9 June and we'd like to hear your feedback on what we're doing well, what could use improvement, what you love about living in the Hills and what ideas you have for the future.

Share your feedback now by completing our [online feedback form](#) and go into the draw to win one of three vouchers to Warrawong Wildlife Sanctuary, Cleland Wildlife Park or Gorge Wildlife Park.

If you need assistance to participate in any of these engagements, or need them in an alternative format, please email engage@ahc.sa.gov.au or 8408 0400.

Have a great day

AHC Communications and Engagement Team

Campaign Manager Email – 22 May 2025



Dear community groups and sporting clubs now is your opportunity to provide feedback on our Draft Annual Business Plan 2025-26 and Budget and to have your say on the Campbelltown City Council Boundary Change Proposal.

Draft Annual Business Plan 2025-26 and Budget

Our draft Annual Business Plan 2025-26 and draft Long-Term Financial Plan 2026-40 are currently open for community feedback. We want to know if both important documents cover what is important to you? Are we focusing on the right areas?

Council's focus for 2025-26 is on supporting and strengthening our community, environment and region by developing a responsible budget which recognises our unique limitations and is geared towards delivering essential services, practical resource management, and sustainability.

You can provide your feedback by:

- Completing the [online feedback form](#)
- Sending an email to engage@ahc.sa.gov.au
- Posting your feedback to 63 Mount Barker Road Stirling SA 5152
- Giving us a call on 8408 0400
- Collecting a hardcopy feedback form from any Council Service Centre or Library at Stirling, Gumeracha or Woodside during opening hours.
- Presenting at the public Council Meeting being held at 6.30pm on Tuesday 10 June 2025.

The opportunity to provide your feedback closes Wednesday 11 June 2025.

Draft Annual Business Plan 2025-26 and Budget

Have your say

Campbelltown City Council Boundary Change Proposal



Campbelltown City Council Boundary Change Proposal - it impacts you and your family

Are you aware of Campbelltown City Council's attempt to seize 738 properties in Rostrevor and Woodforde from Adelaide Hills Council? This proposal will impact all our residents, and we encourage you to have your say.

Why you should oppose this proposal:

- Protection of our Hills character and way of life - our foothills communities have a unique identity, distinct from suburban Campbelltown.
- Stronger together - instead of dividing communities, councils should work together on shared challenges.
- Financially damaging for all - the proposal would see a loss of 3.76% ratepaying residents increasing financial pressure on existing ratepayers.
- A dangerous precedent - this inquiry could set a precedent for other metro councils to encroach on other regional communities.
- The community have already said no - in two separate surveys the majority of respondents in the affected suburbs reject this proposal.

AHC Information Session

We invite you to join us for an information sharing session with our Acting Mayor, Councillors, and staff.

- When: 6.30-8PM Thursday 29 May. Presentation from 6.30-7.00pm however you can drop in anytime.
- Where: The Summit Community Centre, 4 Crescent Drive, Norton Summit
- More information: Call 8408 0400, email engage@ahc.sa.gov.au or visit [Adelaide Hills Engagement Hub](#).

The Boundary Change Inquiry has invited residents to share their views via one of the following ways:

- In-person forum: Wednesday 4 June 2025, 6:30pm–8:30pm University of South Australia, Magill Campus, Room D1–20, St Bernards Road, Magill
- Online forum: Thursday 5 June 2025, 12pm–1:30pm
- Completing the [online survey on the YourSay website](#)
- Sending written feedback to:
 - Email: CampbelltownBoundaryReview@bdo.com.au
 - Postal address: BDO Advisory C/O Kyffin Thompson Level 7, 420 King William Street ADELAIDE SA 5001

We encourage you to have your say and support Adelaide Hills Council's objection to the proposal. The closing date for feedback submissions is 5pm Friday 20 June 2025.

Have a great day


AHC Communications and Engagement Team



Adelaide Hills Council
PO Box 44, Woodside SA 5244
(08) 8408 0400 | mail@ahc.sa.gov.au

[Unsubscribe](#)

AHC Facebook post – 28 May 2025



Adelaide Hills Council

May 28 at 12:30 PM · 🌐

Have your say. 🗳️ Our draft Annual Business Plan 2025–26 and Long-Term Financial Plan 2026–40 are now open for community feedback.

Do these plans reflect what matters most to you? Are we focusing on the right priorities for our region's future?


Read the drafts and share your thoughts 🙌 <https://ow.ly/Tg7F50VYEYO>


📅 Feedback closes Wednesday 11 June.

#ABP2025


Have your say


**Draft Annual Business Plan
and Budget 2025-2026**






Adelaide Hills
COUNCIL

 Like

 Comment

 Share

AHC Facebook post – 4 June 2025

**Adelaide Hills Council**
June 4 at 6:30 PM · 🌐

Feedback closes next Wednesday. 🗓️ Our draft Annual Business Plan 2025–26 and Long-Term Financial Plan 2026–40 are open for feedback.

Do these plans reflect what matters most to you? Are we focusing on the right priorities for our region's future?

Read the drafts and share your thoughts 🖱️ <https://ow.ly/eEfm50VYF2r>

📅 Feedback closes Wednesday 11 June.

#ABP2025

Have your say

**Draft Annual Business Plan
and Budget 2025-2026**



 4

2 shares

 Like

 Comment

 Share

LinkedIn Post 1



Home About **Posts** Jobs People



Adelaide Hills Council
...

5,033 followers
1w •

Have your say.  Our draft Annual Business Plan 2025–26 and Long-Term Financial Plan 2026–40 are now open for community feedback. ...more

Have your say

Draft Annual Business Plan and Budget 2025-2026





 2

1 repost



 Like

 Comment

 Repost

 Send

 Home


 My Network


 Post

 3 Notifications



 Jobs


LinkedIn Post 2





 Adelaide Hills Council


Home About **Posts** Jobs People






**Adelaide Hills Council** ...
5,033 followers
5d • 

Feedback closes next Wednesday.  Our draft Annual Business Plan 2025–26 and Long-Term Financial Plan 2026–40 are open for ...more

Have your say
**Draft Annual Business Plan
and Budget 2025-2026**



 4

 Like  Comment  Repost  Send

**ADELAIDE HILLS COUNCIL
ORDINARY COUNCIL MEETING
Tuesday 24 June 2025
AGENDA BUSINESS ITEM**

Item: 12.2.

Responsible Officer: Gary Lewis
Director
Corporate Services

Subject: Draft 2025-26 Fees and Charges for Adoption

For: Decision

SUMMARY

Prior to the adoption of the Annual Business Plan each year a review is undertaken of all fees and charges to enable budgeted income to be adjusted if necessary.

As a result of undertaking this process, the recommended schedule of fees and charges to apply from 1 July 2025 is attached (***Appendix 1***).

The proposed base line increase for all fees and charges has been set in line with the Adelaide All Groups annual change to March 2025 CPI (2.2%), where relevant, and as far as this is practical.

In applying the increase, fees have been rounded to the nearest dollar for ease of application, which may have resulted in a movement that varies from CPI.

RECOMMENDATION

Council resolves:

1. That the report Draft 2025-26 Fees and Charges for Adoption be received and noted.
 2. To adopt the 2025-26 Fees and Charges Schedule included at ***Appendix 1*** to apply on and from 1 July 2025.
 3. To authorise the Chief Executive Officer to approve minor changes to the Fees and Charges Schedule during the 2025-26 financial year, as required.
-

1. BACKGROUND

Council reviews its fees and charges each year in conjunction with the development of the annual budget. As part of this process, a detailed review has been undertaken to ensure that the fees proposed:

- I. reflect more accurately, the cost of the services being provided.

- II. are comparable with market rates, where appropriate.
- III. consider the benefit derived by users of community facilities.
- IV. are consistent with Council directions articulated through Council's Strategic Plan, existing strategies, policies, and plans.
- V. are in accordance with legislative requirements, where relevant.
- VI. are consistent with Council's Long Term Financial Plan assumptions.

As a result of this review, the recommended fees and charges register to apply from 1 July 2025 is attached (**Appendix 1**).

The recent *2025-26 Draft Annual Business Plan* for community consultation indicated that it was proposed to increase fees and charges with reference to CPI.

The relevant CPI referenced for fees and charges is 2.2% which is the Adelaide All Groups annual change to March 2025. Where considered appropriate rounding has been applied for ease of payment and therefore may have resulted in a movement that varies from CPI (2.2%).

Council has delegated the powers to set or waive fees and charges to the Chief Executive Officer (CEO) subject to conditions and a policy is currently being developed.

In addition to fees set and determined by Council, Council also applies several Statutory Fees as set by the State Government under the following Acts.

- *Planning, Development, and Infrastructure Act 2016*
- *Expiation of Offences Act 1996*
- *Food Act 2001*
- *Freedom of Information Act 1991*
- *Land and Business (Sale and Conveyancing) Regulations 2010.*
- *Local Government Act 1999 pursuant to section 169(9)(c) Objections to valuations made by Council and section 187 (3)(e) Certificate of Liabilities*
- *Private Parking Areas Act 1986*
- *Private Parking Areas Regulations 2014*
- *SA Public Health Act 2011*
- *Valuation of Land Act 1971*

As they are set by the State Government, Council has no discretion in determining those fees.

These statutory fees and charges are determined by an Act of Parliament or by Local Government Regulations and are normally gazetted in June and July of each year and often after the adoption of the Council set fees and charges.

However, several statutory fees set by the State Government for 2025-26 have already been gazetted during early June 2025. To make it easier for the Community to be aware of all fees and charges, including those of a statutory nature, the Fees and Charges Register has already been updated for their inclusion.

Further, under section 155 of the *Local Government Act 1999* (the Act), Council also imposes Community Wastewater Management System (CWMS) annual service charges based on the nature of the service and the level of usage of the service.

These service charges are not fees and charges under section 188 of the Act. However, these charges will also be included within the Fees and Charges Schedule so that a single reference document is available to the community for all Council charges.

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 through long term financial planning and annual budget setting which aligns with adopted targets.

An annual review of all fees and charges seeks to contribute to the ongoing financial sustainability through ensuring the organisation operates within its means and assists in keeping rate increases as low as possible.

Fees and charges are generally adjusted in line with market conditions, to make common fees comparable across localities or are in line with the cost to provide the service.

Generally, fees and charges are set at a level to ensure cost recovery, and hence sustainability of those discretionary services provided by Council on a user-pays basis.

This has resulted in proposed fee increases that are in line with the forecast CPI (2.2%) where relevant, and as far as this is practical.

Each fee is reviewed by staff members responsible for that fee or charge to ensure that users are paying an amount that is fair and reasonable and reflects the consumption of the program or service provided.

➤ Legal Implications

Section 188 of the *Local Government Act 1999* (the Act) provides for Council to impose fees and charges:

- (a) for the use of any property or facility owned, controlled, managed, or maintained by the council.
- (b) for services supplied to a person at his or her request.
- (c) for carrying out work at a person's request.
- (d) for providing information or materials, or copies of, or extracts from, council records.
- (e) in respect of any application to the council.
- (f) in respect of any authorisation, licence or permit granted by the council.
- (g) in respect of any matter for which another Act provides that a fee fixed under this Act is to be payable.
- (h) in relation to any other prescribed matter.

The power to set fees and charges under S188 has been delegated to the CEO and sub-delegated to other members of the Administration with functional responsibilities.

Nevertheless, it is customary that the proposed fees and charges for the 2025-26 financial year are provided to Council for adoption.

In addition, Council applies statutory fees as set by the State Government under several Acts.

These statutory fees and charges are determined by an Act of Parliament or by Local Government Regulations and are normally gazetted in June and July of each year and in some cases after the adoption of the Council set fees and charges.

As they are set by the State Government, Council has no discretion in determining those fees.

Fees for dog and cat registrations are determined by Council in accordance with the *Dog and Cat Management Act 1995*.

➤ **Risk Management Implications**

Undertaking an annual review of Council's fees and charges, and informing the community of the endorsed changes will assist in mitigating the risk of:

Undercharging and misleading service users as to the cost of Council services, resulting in inaccurate budgets, un-forecasted deficits, and inadequate resourcing for current and future activities.

Inherent Risk	Residual Risk	Target Risk
Medium (4D)	Low (2E)	Low (2E)

Fees and charges are set at a level that reflects current market conditions, or to ensure cost recovery where possible, and hence sustainability of those discretionary services provided by Council.

➤ **Financial and Resource Implications**

Failing to adopt updated fees and charges could increase the burden on Council's rate income to subsidise services which should be self-funding or attract a reasonable contribution charge from the service users.

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

Customers expect to be able to look up and locate Council's fees and charges and for the information to be current.

➤ **Sustainability Implications**

Not Applicable

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

Consultation on the development of this report was as follows:

Council Committees: Not Applicable
Council Workshops: Not Applicable
Advisory Groups: Not Applicable

<i>External Agencies:</i>	Not Applicable
<i>Community:</i>	The community was informed of the proposal to generally increase fees and charges in line with CPI as far as this is practicable as part of the draft <i>2025-26 Annual Business Plan</i> document endorsed by Council at its meeting held 21 May 2025.

➤ **Additional Analysis**

Fees and charges (including statutory charges) will contribute approximately \$2.697m to Council's income stream being in the order of 4% of total operating income for 2025-26.

Specific points of note relevant to the consideration of overall fees and charges are as follows.

Access to Development Records Fees

The application fee has been increased to \$63 to include the initial search fee. An ongoing processing fee of \$29 remains for any additional processing time performed. Additional processing is charged in 30-minute blocks.

CWMS Fees

Council continues to review the operational efficiency of the service in conjunction with the ESCOSA Water Pricing Principles. Operational efficiencies have been passed on to the customers by reducing the pricing for the 2025-26 Financial Year.

Woodside Library Meeting Room

The Woodside Library meeting room has been made available for hire to community groups, Not for Profit Groups, Government agencies, and other business organisations.

Community Centres Hire Fees

Room hires to Government agencies, other business organisations, and private hire is not a core community centre service. Fees have been increased above CPI to reflect the preference for community areas to be used by community and not-for-profit groups.

Cemetery Fees

Cemetery fees have been indexed by CPI in most instances. However, the following new or amended fees have been introduced following a review of current service requirements:

- The memorial only plaque fees have been reduced due to the separation of the instalment fee due to GST implications. The installation of plaque fee is not exempt from GST.
- A \$492 fee has been introduced for the removal of cremated remains from burial or memorial sites.
- The after-hours surcharge has been increased beyond CPI to cover the cost of the 2 staff required for attendance at a burial or interment of ashes for a minimum of 3 hours. Normal hours are Monday to Friday between 9am and 5pm.

- An application for removal of cremated remains from burial or memorial sites fee of \$194 has been introduced.
- A fee of \$194 for the application for a memorial only has been introduced.
- Fees for burials on private land have been introduced. These include Application for a Burial on Private Land, Preparation of a Land Management Agreement (LMA) for Burial on Private Land, and Lodgement of an LMA for Burial on Private Land.
- An additional clause has been added to the Interment Right – Non Resident Fee to the effect that this fee of \$4,255 will not be applied to natural burial plots in Kersbrook Cemetery to support this service.

FABRIK

A new fee structure has been established for the booking of FABRIK's available venues. This fee structure details the fees charged for normal availability hours, after hours availability on weekdays and after-hours availability on weekends.

The following additional fees apply to all FABRIK venues as per their terms and conditions:

- Security Fee per hour.
- Cleaning Fee per hour.
- Equipment Usage Fee (flat fee) – Sound System, smart screen or overhead projector.
- Tea and Coffee Fee per person.
- Photocopying Fee.
- Bond.
- Additional Staffing after 6pm Weekdays and Weekends Fee per hour.
- Loss and Damages Fee (these will be assessed and charged accordingly).

Internal review of decision

The Internal Review of Council Decision Application fee has been increased to \$40 to recognise the administrative burden of a s270 review, as well as the cost when legal advice is required.

3. OPTIONS

Council has the following options:

- I. Adopt the recommended 2025-26 Fees and Charges Register to apply on and from 1 July 2025 (Recommended), or
- II. Defer adopting one or more of the recommended fees and charges to allow further review or consultation to be conducted, or

- III. Adjust one or more of the recommended fees and charges noting that there may be revenue implications and therefore an adjustment to the relevant fee income budget required.

4. APPENDICES

- (1) Draft 2025-26 Fees and Charges Register for Adoption

Appendix 1

Draft 2025-26 Fees and Charges for Adoption



ADELAIDE HILLS COUNCIL

FEES AND CHARGES REGISTER

2025-26

Table of Contents

	Page
1. STATUTORY RELATED FEES	2
1.1 Development Act 1993	2
1.1a Planning Development and Infrastructure Act 2016	2
1.2 Local Government Act 1999	2
1.3 Land & Business (Sale and Conveyancing) Act 1994	2
1.4 Dog & Cat Management Act 1995 - <i>(fees are set by Council up to the limit set by State Government)</i>	2
1.5 By-Laws and Local Government Act 1999 - <i>(fees are set by Council)</i>	3
1.6 South Australian Public Health Act 2011	3
1.7 Freedom of Information Act 1991	3
1.8 Food Act 2001	3
2. COMMUNITY	4
2.1 Library Services	4
2.2 Halls and Community Centres Hire	5
2.3 Cemeteries Fees	5
2.4 Reserves and Sporting Facilities	6
2.5 Outdoor Dining	7
2.6 Use of Public Road for Business Purpose - Townships and Urban Area	7
2.7 Temporary Road Closures	7
2.8 FABRIK	7
3. CORPORATE SERVICES	9
3.1 Access to Public Records	9
3.2 Other	9
4. OTHER CHARGES	9
4.1 Fire Prevention	9
4.2 General Inspectors	9
4.3 Traffic Control	9
4.4 Road Rents & Encroachment Permits	9
5. WORKS AND INFRASTRUCTURE	10
5.1 Private Works	10
5.2 Waste and Resource Recovery	10

ADELAIDE HILLS COUNCIL

FEES AND CHARGES REGISTER

2025-26

DESCRIPTION	GST TAXABLE	Unit	Adopted Fees & Charges 2024/25 (incl. GST)	DRAFT Fees & Charges 2025/26 (incl. GST)	% Increase	Comments
1. STATUTORY RELATED FEES						
1.1 Development Act 1993						
Development Application Fees						
Public Notification Fee for Development Application	Yes		\$780.00	\$797.00	2.2%	
Certificate of Title search (SALIS)	Yes		\$51.00	\$52.00	2.0%	
Access to Development Records (<i>Reduction for pensioners and other concession card holders may be applicable</i>)						
Application Fee (includes initial search)	Yes		\$33.00	\$63.00	90.9%	Previously both fees where charged individually for the application and initial search, now these have been joined. Any additional processing is charged in 30 minute blocks
Ongoing processing fee (for each 30 minute block or part there of)	Yes		\$28.00	\$29.00	3.6%	
File Retrieval Fee (per file)	Yes		\$55.00	\$56.00	1.8%	
Development Records Copying A4 / A3 / A1 / A0	Yes	per sheet	Refer to Library Services Photocopying	Refer to Library Services Photocopying	0.0%	
1.1a Planning, Development and Infrastructure Act 2016						
Development Application Fees						
Sign on Land Fee	Yes		\$427.00	\$436.00	2.1%	
Additional sign - A3	Yes		\$36.00	\$37.00	2.8%	
Certificate of Title search (SALIS)	Yes		\$51.00	\$52.00	2.0%	
Lodgement by Council of Development Applications on the PlanSA Portal on behalf of Applicants (Regulated Fee)	n.a		\$87.00	\$89.00	2.3%	
Amendment of Land Management Agreement (administration charge excludes legal costs)	Yes		\$193.00	\$197.00	2.1%	
1.2 Local Government Act 1999						
Community Wastewater Management System (CWMS) - Section 155						
CWMS Capital Connection fee	GST Free		\$6,300.00	\$5,800.00	-7.9%	Council operates this service as a licenced water entity under the Water Industry Act 2012. Councils ongoing business efficiency in the delivery of the service and review of inputs and a review of price setting modelling by external parties has allowed Council to pass these operational efficiencies onto the customers in line with ESCOSA national water pricing principles. There will be no reduction in service levels.
CWMS Occupied Annual Service Charge	GST Free		\$826.00	\$770.00	-6.8%	
CWMS Vacant Annual Service Charge	GST Free		\$415.00	\$360.00	-13.3%	
(Refer to CWMS Pricing Policy Statement on Council website)						
Certificate of liabilities - Section 187						
Certificate of Liabilities search	Exempt	per request	\$40.25	\$41.50	3.1%	Statutory Fee
Fees and Charges - Section 188						
Application Fee	Yes		\$33.00	\$34.00	3.0%	Accepted
Search and processing fee (for each 30 minute block or part there of)	Yes		\$28.00	\$29.00	3.6%	Accpeted
Fee for copying the documents	Yes		Refer to Library Services Photocopying	Refer to Library Services Photocopying		Accepted
1.3 Land & Business (Sale and Conveyancing) Act 1994 - Section 7						
Contracts for sale of land or business (in relation to 1 strata unit)	Exempt	per request	\$28.50	\$29.50	3.5%	Statutory Fee - prices vary dependant on search requirements
1.4 Dog & Cat Management Act 1995						
Fees are set by Council						
Dangerous dog sign	Yes		\$45.00	\$46.00	2.2%	
Dog expiation & fine (legislative charge)	n.a		As per legislation	As per legislation		
Dog impounding fee (business hours)	Exempt		\$95.00	\$97.00	2.1%	
Dog impounding fee (after hours)	Exempt		\$124.00	\$127.00	2.4%	
Daily holding fee	Exempt		\$53.00	\$54.00	1.9%	
Dog Registration						
Standard dog (desexed AND microchipped)	Exempt		\$55.00	\$56.00	1.8%	
Non-standard dog	Exempt		\$110.00	\$112.00	1.8%	
Concession standard dog (desexed AND microchipped)	Exempt		\$27.50	\$28.00	1.8%	
Concession non-standard dog	Exempt		\$55.00	\$56.00	1.8%	

ADELAIDE HILLS COUNCIL

FEES AND CHARGES REGISTER

2025-26

DESCRIPTION	GST TAXABLE	Unit	Adopted Fees & Charges 2024/25 (incl. GST)	DRAFT Fees & Charges 2025/26 (incl. GST)	% Increase	Comments
Puppy fee (dogs less than 6 months of age that are not yet desexed)	Exempt		\$43.00	\$44.00	2.3%	
Other						
Standard working dog (desexed AND microchipped)	Exempt		\$55.00	\$56.00	1.8%	
Council approved standard working dog	Exempt		\$43.00	\$44.00	2.3%	
Non-standard working dog	Exempt		\$111.00	\$112.00	0.9%	
Accredited Guide, Hearing or Assistance dog *	Exempt		Nil	Nil		
Replacement disc/tag	Exempt		\$12.00	\$12.00	0.0%	
Businesses Involving Dogs (per dog)	Exempt		\$111.00	\$112.00	0.9%	
Annual inspection of kennels	Exempt		Nil	Nil		
SES, search & rescue, military dogs	Exempt		Nil	Nil		
* Accredited body includes: the Board, Royal Society for the Blind of SA Inc, Guide Dogs Association of SA & NT Inc, Lions Hearing Dogs Inc						
Rebate for Partial Year Registration						
Registrations of new dogs to the area after 1 May attract a 50% rebate (this does not apply where the dog has resided in the area for longer than one month or the dog has been detected as being unregistered.	Exempt	of initial fee	50%	50%		
Registrations of new dogs to the area after 1 June	Exempt		Nil	Nil		
Penalty fee for late registrations	Exempt		\$22.00	\$22.00	0.0%	
Impounding livestock	Exempt		As per contractor cost	As per contractor cost		
Cat Registration (amended D&CMA 1995)						
Standard cat (desexed AND microchipped)	Exempt		\$33.00	\$34.00	3.0%	
Non-standard cat	Exempt		\$113.00	\$115.00	1.8%	
Concession standard cat (desexed AND microchipped)	Exempt		\$16.50	\$17.00	3.0%	
Concession non-standard cat	Exempt		\$56.50	\$58.00	2.7%	
Cat trap - Deposit (Refundable)	n.a		\$60.00	\$61.00	1.7%	
Cat trap - Hire Fee (per week or part thereof)	Yes		\$29.00	\$30.00	3.4%	
1.5 By-Laws and Local Government Act 1999						
Expiation Fees are set by Council						
By Law No.1 - Permits and Penalties	Exempt		As per legislation	As per legislation		
By Law No.2 - Moveable Signs	Exempt		As per legislation	As per legislation		
By-Law No.3 - Local Government Land	Exempt		As per legislation	As per legislation		
By-Law No.4 - Roads	Exempt		As per legislation	As per legislation		
By-Law No.5 - Dogs	Exempt		As per legislation	As per legislation		
By-Law No.6 - Cats	Exempt		As per legislation	As per legislation		
1.6 South Australian Public Health Act 2011						
Wastewater Application (1 Inspections)	Yes		\$272.00	\$280.00	2.9%	
Wastewater Application (2 Inspections)	Yes		\$415.00	\$427.00	2.9%	
Wastewater Application (3 Inspections)	Yes		\$558.00	\$574.00	2.9%	
Wastewater Application (4 Inspections)	Yes		\$701.00	\$721.00	2.9%	
Wastewater Application Variation fee	Yes		\$129.00	\$133.00	3.1%	
Wastewater Application Extension fee	Yes		\$129.00	\$133.00	3.1%	
1.7 Freedom of Information Act 1991						
Application fee for access to document(s)	Exempt		\$42.00	\$43.30	3.1%	Statutory Fee
Information concerning personal affairs of the applicant - first 2 hours	Exempt		no charge	no charge		
Information concerning personal affairs of the applicant - each 15 minutes spent by agency subsequent to first 2 hours	Exempt		\$15.90	\$16.40	3.1%	Statutory Fee
Information not concerning personal affairs of the applicant - each 15 minutes spent by agency	Exempt		\$15.90	\$16.40	3.1%	Statutory Fee
Access in form of photocopy	Exempt	per page	\$0.25	\$0.30	20.0%	Statutory Fee
Access in form of written transcript	Exempt	per page	\$9.35	\$9.70	3.7%	Statutory Fee
Access in other form such as photograph, xray, DVD or other medium	Exempt	per item	actual cost	actual cost		Statutory Fee
Postage or delivery of document(s)	Exempt		actual cost	actual cost		Statutory Fee
Application for internal review of the agencies determination	Exempt		\$42.00	\$43.30	3.1%	Statutory Fee
1.8 Food Act 2001						
Food Audit (desktop hourly rate)	Exempt		\$95.50	\$98.00	2.6%	
Food Audit (inspection hourly rate)	Exempt		\$191.00	\$197.00	3.1%	
Food Audit (follow up inspection)	Exempt		\$191.00	\$197.00	3.1%	
Food Business Inspection Fee (Small <20 FTE)	Exempt		\$144.00	\$148.00	2.8%	

ADELAIDE HILLS COUNCIL

FEES AND CHARGES REGISTER

2025-26

DESCRIPTION	GST TAXABLE	Unit	Adopted Fees & Charges 2024/25 (incl. GST)	DRAFT Fees & Charges 2025/26 (incl. GST)	% Increase	Comments
Food Business Inspection Fee (Large >20 FTE)	Exempt		\$361.00	\$372.00	3.0%	
1st Follow Up Inspection Fee	Exempt		\$72.00	\$74.00	2.8%	
2nd Follow Up Inspection Fee	Exempt		\$144.00	\$148.00	2.8%	
Charitable Organisation	Exempt		\$0.00	\$0.00	0.0%	
Not for Profit (tax exempt) Organisation	Exempt		\$0.00	\$0.00	0.0%	
Event Inspection Fee (Large > 20 FTE)	Exempt		\$361.00	\$372.00	3.0%	
Sharps Containers (at cost-not statutory)						
Sale of Sharps (needle) containers (2.8L container)	Yes		\$10.00	\$10.00	0.0%	
Sale of Sharps (needle) containers (1.4L container)	Yes		\$6.00	\$6.00	0.0%	
2. COMMUNITY						
2.1 Library Services						
Computer print out / Photocopying B&W A4	Yes	per sheet side	\$0.20	\$0.20	0.0%	
Photocopying / Printing B&W A3	Yes	per sheet side	\$0.30	\$0.30	0.0%	
Photocopying / Printing Colour A4 /A3	Yes	per sheet side	\$1.00 / \$2.00	\$1.00 / \$2.00	0.0%	
3D printing	Yes		\$5.00 plus cost of filament used (by weight)	\$0.20 per gram of filament used.	0.0%	Change to \$0.20 per gram of filament used (change description for remove per item printed)
Replacement library card	Yes		\$2.00	\$2.00	0.0%	remove
Miscellaneous minor items (under \$15)	Yes		As determined by staff based on fair value and cost recovery.	As determined by staff based on fair value and cost recovery.		remove (no longer small stock items held by library)
Second hand books	Yes		As determined by staff based on fair value.	As determined by staff based on fair value.		
Other fees						
Inter Library fees	Yes		as per fee charged	as per fee charged		remove (no longer a fee charged by PLS)
Lost / damaged library material (once debt collection notices have been issued Council will not accept return of lost / damaged material)	Yes		assessed at replacement cost	assessed at replacement cost		
Processing Fee for lost/damaged library material	Yes		\$6.00	\$6.00	0.0%	
Exam supervision	Yes	per hour	\$18.00	\$18.00	0.0%	remove (no longer a service able to be offered)
Faxes - First Page	Yes		\$1.00	\$1.00	0.0%	
Faxes - Subsequent Page	Yes		\$1.00	\$1.00	0.0%	
A4 Laminating	Yes		\$5.00	\$5.00	0.0%	
A3 laminating	Yes		\$6.00	\$6.00	0.0%	
Coventry Library (Stirling) Meeting Room and Venue Hire						
Community Room (per hour of hire)						
Community Group	Yes		Nil	Nil		
Not For Profit Group	Yes		\$10.00	\$10.00	0.0%	
Government Agency / Business	Yes		\$20.00	\$20.00	0.0%	
Training Room (per hour of hire)						
Community Group	Yes		Nil	Nil		
Not For Profit Group	Yes		\$10.00	\$10.00	0.0%	
Government Agency / Business	Yes		\$20.00	\$20.00	0.0%	
Glass Room (per hour of hire)						
Community Group	Yes		Nil	Nil		remove
Not For Profit Group	Yes		\$5.00	\$5.00	0.0%	remove
Government Agency / Business	Yes		\$10.00	\$10.00	0.0%	remove
Foyer (Not available during library/service centre operating hours)						
Community Member or Group	Yes	flat fee	\$200.00	\$200.00	0.0%	No increase suggested
Embrasures (Not available during library/service centre operating hours)						
Community Member or Group	Yes	flat fee	\$200.00	\$200.00	0.0%	No increase suggested
Staff Attendance						
Hourly fee for attendance outside of operating hours	Yes	per hour	\$50.00	\$50.00	0.0%	No increase suggested
Woodside Library Meeting Room (per hour of hire)						
Community Group	Yes			Nil		Add item
Not For Profit Group	Yes	per hour		\$5.00		
Government Agency / Business	Yes	per hour		\$10.00		
Coventry Library Art Wall						
	n.a		Nil	Nil		
Coventry Library Display Cabinet						
	n.a		Nil	Nil		remove (cabinet no longer available for use)

ADELAIDE HILLS COUNCIL

FEES AND CHARGES REGISTER

2025-26

DESCRIPTION	GST TAXABLE	Unit	Adopted Fees & Charges 2024/25 (incl. GST)	DRAFT Fees & Charges 2025/26 (incl. GST)	% Increase	Comments
2.2 Halls and Community Centres Hire						
Torrens Valley Community Centre (Rates listed are per session. 1 x session = 4 hours)						
Community Room						
Community Groups	Yes		\$22.00	\$22.00	0.0%	No change suggested
Not For Profit Groups	Yes		\$40.00	\$40.00	0.0%	No change suggested
Government Agency / Business	Yes		\$100.00	\$100.00	0.0%	No change suggested
Private hire (functions, etc)	Yes		\$220.00	\$230.00	4.5%	Agree, higher suggested to accomodate no changes in comunity group or NFP Groups
Small Meeting Room						
Community Groups	Yes		\$15.00	\$15.00	0.0%	No change suggested
Not For Profit Groups	Yes		\$30.00	\$30.00	0.0%	No change suggested
Government Agency / Business	Yes		\$65.00	\$70.00	7.7%	Higher increase with limited impact to community
Kitchen usage (flat fee)	Yes		\$25.00	\$25.00	0.0%	No change suggested
Equipment usage (flat fee) - sound system, retractable screen and overhead projector	Yes		\$70.00	\$70.00	0.0%	No change suggested
Key Deposit (if applicable & refundable as per T&C's)	n.a		\$65.00	\$65.00	0.0%	No change suggested
Bond (if applicable & refundable as per T&C's)	n.a		\$540.00	\$540.00	0.0%	No change suggested
The Summit Community Centre (Rates listed are per session. 1 x session = 4 hours)						
Community Room						
Community Groups	Yes		\$22.00	\$22.00	0.0%	No change suggested
Not For Profit Groups	Yes		\$40.00	\$40.00	0.0%	No change suggested
Government Agency / Business	Yes		\$100.00	\$105.00	5.0%	Higher increase with limited impact to community
Private hire (functions, etc)	Yes		\$225.00	\$230.00	2.2%	Agree, higher suggested to accomodate no changes in comunity group or NFP Groups
Small Meeting Room						
Community Groups	Yes		\$15.00	\$15.00	0.0%	No change suggested
Not For Profit Groups	Yes		\$30.00	\$30.00	0.0%	No change suggested
Government Agency / Business	Yes		\$65.00	\$70.00	7.7%	Higher increase with limited impact to community
Kitchen usage (flat fee)	Yes		\$25.00	\$25.00	0.0%	No change suggested
Equipment usage (flat fee) - smart board with overhead projector	Yes		\$70.00	\$70.00	0.0%	No change suggested
Key Deposit (if applicable & refundable as per T&C's)	n.a		\$65.00	\$65.00	0.0%	No change suggested
Bond (if applicable & refundable as per T&C's)	n.a		\$540.00	\$540.00	0.0%	No change suggested
Council owned Community Halls that are managed by Community Associations - fees are determined by the Association Management Committee						
2.3 Cemeteries Fees						
Interment Right - Burial Plots (Excluding Lawn Plots) *						
Stirling Cemetery						
Interment Right - 50 year	Exempt		\$3,974.55	\$4,062.00	2.2%	
Interment Right - 100 year	Exempt		\$7,950.00	\$8,125.00	2.2%	
Interment Right - in perpetuity	Exempt		\$19,873.64	\$20,311.00	2.2%	
All other cemeteries						
Interment Right - 50 year	Exempt		\$3,213.64	\$3,284.00	2.2%	
Interment Right - 100 year	Exempt		\$6,416.36	\$6,558.00	2.2%	
Interment Right - in perpetuity	Exempt		\$16,042.73	\$16,396.00	2.2%	
Interment Right crypt (Summertown)	Yes		\$5,722.00	\$5,848.00	2.2%	
Interment Right - Lawn Burial Plots *						
Interment Right - 50 year	Exempt		\$4,327.27	\$4,422.00	2.2%	
Interment Right - 100 year	Exempt		\$8,641.82	\$8,832.00	2.2%	
Interment Right - in perpetuity	Exempt		\$21,605.45	\$22,081.00	2.2%	
Interment Right - Natural Burial Plots - Kersbrook Cemetery *						
Interment Right - 100 year	Exempt		\$3,213.64	\$3,284.00	2.2%	
Interment Right - Cremated Remains (not including plaque and pedestal)						
Garden - double - 50 year	Exempt		\$2,781.82	\$2,843.00	2.2%	
Garden - double - 100 year	Exempt		\$5,564.55	\$5,687.00	2.2%	
Garden - double - in perpetuity	Exempt		\$11,549.09	\$11,803.00	2.2%	
Niche Wall/Beam - single - 50 year	Exempt		\$1,737.27	\$1,775.00	2.2%	
Niche Wall/Beam - single -100 year	Exempt		\$3,463.64	\$3,540.00	2.2%	
# Interment Rights will not be charged for new or renewed burial plots in Council owned and managed cemeteries for those people who have received distinguished services medals: the Victoria Cross, Conspicuous Gallantry Cross and the Royal Red Cross.						

ADELAIDE HILLS COUNCIL

FEES AND CHARGES REGISTER

2025-26

DESCRIPTION	GST TAXABLE	Unit	Adopted Fees & Charges 2024/25 (incl. GST)	DRAFT Fees & Charges 2025/26 (incl. GST)	% Increase	Comments
Interment Right - Non Resident Fee (Non-Refundable) *						
Non-resident fee (in addition to cost of interment right above)	Yes		\$4,255.00	\$4,350.00	2.2%	
* The Non resident fee applies if the person to be buried is not a resident of the Adelaide Hills Council area. Refer to Council's Cemetery Operating Policy for further information. The non-resident fee does not apply to Natural Burial Plots in Kersbrook Cemetery						Additional clause
Memorial Only						
Plaque on Stirling Garden Beam - 50 year <i>(includes standard plaque)</i>	Exempt		\$1,235.00	\$1,069.00	-13.4%	Fee reduced as separate Installation fee due to GST implications
Plaque on Cemetery Memorial Seat - 25 years <i>(includes standard plaque)</i>	Exempt		\$820.00	\$770.00	-6.1%	Fee reduced as separate Installation fee due to GST implications
Installation of Plaque	Yes		\$189.00	\$193.00	2.1%	
Curator Fees (Curator Fees are waived for interments of children 16yrs and under)						
Attendance at Burial (Mon-Fri)	Yes		\$318.00	\$325.00	2.2%	
Interment of Cremated Remains (Mon-Fri) - <i>includes installation of plaque/pedestal</i>	Yes		\$481.00	\$492.00	2.3%	
Removal of Cremated Remains from burial or memorial site (Mon-Fri)	Yes			\$492.00		NEW
After hours surcharge	Yes		\$385.00	\$480.00	24.7%	larger increase to cover cost of two staff x 3 hours
Concrete cutting for interment or removal of ashes	Yes		\$189.00	\$193.00	2.1%	
Installation of plaque and/or pedestal only (no interment)	Yes		\$189.00	\$193.00	2.1%	
Pegging of plot for burial or memorial	Yes		\$318.00	\$325.00	2.2%	
Memorial Permits (Memorial Permit Fees will not be charged for memorial work commissioned by The Office of Australian War Graves)						
Permit for a new monument	Yes		\$355.00	\$363.00	2.3%	
Permit for additional inscription on existing monument	Yes		\$118.00	\$121.00	2.5%	
Permit for other memorial works	Yes		\$118.00	\$121.00	2.5%	
Administration Fees (Administration Fees are waived for interments of children 16yrs and under)						
Application for a Interment Right (new or renewal)	Yes		\$190.00	\$194.00	2.1%	
Application for a Transfer or Surrender of Interment Right	Yes		\$190.00	\$194.00	2.1%	
Application for a Burial or Interment of Cremated Remains*	Yes		\$190.00	\$194.00	2.1%	
Application for Removal of Cremated Remains from burial or memorial site	Yes			\$194.00		NEW
Application for a Memorial Only	Yes			\$194.00		NEW
Application for a Refund	Yes		\$190.00	\$194.00	2.1%	
* Fee not charged when interment/burial is undertaken at time of purchasing new Interment Right						
Burial on Private Land						
Application for a Burial on Private Land	Yes			\$380.00		NEW - approx double other application fees as double work
Preparation of LMA for Burial on Private Land	Yes			\$1,650.00		NEW
Lodgement of LMA for Burial on Private Land	Yes			per PEXA & Land Services SA Fees		NEW
Other Fees						
Bud Vase (for niche wall)	Yes		\$120.00	\$123.00	2.5%	
Plaque & Pedestal	Exempt		at cost	at cost		
2.4 Reserves and Sporting Facilities						
Hiring of Bushland Park						
Day & a half (9am to 1pm the following day)	Yes		\$475.00	\$485.00	2.1%	
Full Day (9am to Midnight)	Yes		\$318.00	\$325.00	2.2%	
Half Day (8am to 1pm or 1pm to 6pm)	Yes		\$159.00	\$162.00	1.9%	
Bond (refundable)	Exempt		\$540.00	\$552.00	2.2%	
Not for Profit Community Group use (per 3 hour session)	Yes		\$34.00	\$35.00	2.9%	
Hiring of Stirling Oval						
Key Deposit (casual hirer) (refundable)	n.a		\$65.00	\$66.00	1.5%	
Key Deposit (seasonal hirer - per key) (refundable)	n.a		\$65.00	\$66.00	1.5%	
General Oval Hire (per 3 hour session)	Yes		\$34.00	\$35.00	2.9%	
Deposit (refundable) for General Oval Hire where vehicles have been approved on Oval (if turf remediation is required after event)	Exempt		\$540.00	\$552.00	2.2%	
Hiring of Gillman Reserve						
Key Deposit (refundable)	n.a		\$65.00	\$66.00	1.5%	
General Hiring (per 3 hour session)	Yes		\$34.00	\$35.00	2.9%	
Hiring of Woorabinda						
Note: the Woorabinda Building is managed by The Hut and all booking enquiries should be directed to them.						
Toilets Only Per Day	Yes		\$20.00	\$20.00	0.0%	

ADELAIDE HILLS COUNCIL

FEES AND CHARGES REGISTER

2025-26

DESCRIPTION		GST TAXABLE	Unit	Adopted Fees & Charges 2024/25 (incl. GST)	DRAFT Fees & Charges 2025/26 (incl. GST)	% Increase	Comments
	Key Deposit (refundable)	n.a		\$65.00	\$66.00	1.5%	
	Toilet Use Bond (refundable)	Exempt		\$175.00	\$179.00	2.3%	
Hiring of Aldgate Oval							
	Key Deposit (casual hirer) (refundable)	n.a		\$65.00	\$66.00	1.5%	
	Key Deposit (seasonal hirer - per key) (refundable)	n.a		\$65.00	\$66.00	1.5%	
	General Oval Hire (per 3 hour session)	Yes		\$34.00	\$35.00	2.9%	
	Hire of Long Room on a season licence	Yes	per month	\$35.00	\$36.00	2.9%	
2.5 Outdoor Dining							
	Outdoor Café Licence Application Fee	Exempt		\$196.00	\$200.00	2.0%	
	Fee per snack bars/pizza shops etc outdoor seat	Exempt		\$52.00	\$53.00	1.9%	
	Fee per restaurant/café outdoor seat	Exempt		\$67.00	\$68.00	1.5%	
	Fee per hotel outdoor seat	Exempt		\$81.00	\$83.00	2.5%	
2.6 Use of Public Road for Business Purpose - Townships and Urban Area							
Display and sale of horse manure adjacent to a residential property							
	Small temporary/seasonal from adjacent property			Nil	Nil		
	Small temporary/imported			Nil	Nil		
	Large temporary/seasonal from adjacent property or imported - annual fee	Yes		\$268.00	\$274.00	2.2%	
	Small permanent			Nil	Nil		
	Large permanent - annual fee	Yes		\$268.00	\$274.00	2.2%	
Display and sale of seasonal goods & produce adjacent to a residential property (flowers, fruit & vegetables, hay, firewood, jams, other).							
	Small temporary/seasonal from adjacent property			Nil	Nil		
	Small temporary/imported - annual fee	Yes		\$144.00	\$147.00	2.1%	
	Large temporary/seasonal from adjacent property or imported - annual fee	Yes		\$276.00	\$282.00	2.2%	
	Small permanent - annual fee	Yes		\$143.00	\$146.00	2.1%	
	Large permanent - annual fee	Yes		\$276.00	\$282.00	2.2%	
Display and sale of manufactured or imported goods, or use of road for promotional purposes and other similar purposes adjacent to commercial premises (includes itinerant traders).							
	Day (one day only, maximum five days per annum)			Nil	Nil		
	Week (up to one week at a time) – weekly fee	Yes		\$143.00	\$146.00	2.1%	
	Month (up to one month at a time) – monthly fee	Yes		\$276.00	\$282.00	2.2%	
	Year (up to daily) – annual fee	Yes		\$553.00	\$565.00	2.2%	
Fundraising stalls		n.a		Nil	Nil		
Mobile food vending Business permits							
	Monthly Permit Fee	Exempt		\$151.00	\$154.00	2.0%	
	Annual Permit Fee	Exempt		\$1,506.00	\$1,539.00	2.2%	
2.7 Temporary Road Closures							
Application Fee (commercial applicants only) and fee for each additional day of closure							
	Local Streets	Exempt		\$1,032.00	\$1,055.00	2.2%	
	Major Roads	Exempt		\$1,698.00	\$1,735.00	2.2%	
Set-up, management and removal of traffic control		Yes		at cost	at cost		
2.8 FABRIK							
Upper Workspace							
			Per Hour				
	Government Agency / Business	Yes		NA	\$63.00	NA	FABRIK has newly established fee structure
	Not For Profit Groups & Artists	Yes		NA	\$38.00	NA	
	Community Groups	Yes		NA	\$16.00	NA	
	AHC	NA		NA	\$0.00	NA	
	Government Agency / Business Weekday after 6pm	Yes		NA	\$75.00	NA	AHC included at \$0 for SpacetoCo set-up (all FABRIK Venues)
	Not For Profit Groups & Artists Weekday after 6pm	Yes		NA	\$46.00	NA	
	Community Groups Weekday after 6pm	Yes		NA	\$19.00	NA	
	AHC Council Weekday after 6pm	NA		NA	\$0.00	NA	
	Government Agency / Business Weekend after 6pm	Yes		NA	\$86.00	NA	
	Not For Profit Groups & Artists Weekend after 6pm	Yes		NA	\$53.00	NA	
	Community Groups Weekend after 6pm	Yes		NA	\$22.00	NA	
	AHC Weekend after 6pm	NA		NA	\$0.00	NA	
Lower Workspace							
	Government Agency / Business	Yes		NA	\$25.00	NA	
	Not For Profit Groups & Artists	Yes		NA	\$15.00	NA	
	Community Groups	Yes		NA	\$7.00	NA	

ADELAIDE HILLS COUNCIL

FEES AND CHARGES REGISTER

2025-26

DESCRIPTION	GST TAXABLE	Unit	Adopted Fees & Charges 2024/25 (incl. GST)	DRAFT Fees & Charges 2025/26 (incl. GST)	% Increase	Comments
AHC	NA		NA	\$0.00	NA	
Government Agency / Business Weekday after 6pm	Yes		NA	\$30.00	NA	
Not For Profit Groups & Artists Weekday after 6pm	Yes		NA	\$18.00	NA	
Community Groups Weekday after 6pm	Yes		NA	\$8.00	NA	
AHC Council Weekday after 6pm	NA		NA	\$0.00	NA	
Government Agency / Business Weekend after 6pm	Yes		NA	\$35.00	NA	
Not For Profit Groups & Artists Weekend after 6pm	Yes		NA	\$21.00	NA	
Community Groups Weekend after 6pm	Yes		NA	\$10.00	NA	
AHC Weekend after 6pm	NA		NA	\$0.00	NA	
Catering Kitchen (only available with other venue bookings)						
Government Agency / Business	Yes		NA	\$15.00	NA	
Not For Profit Groups & Artists	Yes		NA	\$9.00	NA	
Community Groups	Yes		NA	\$4.00	NA	
AHC	NA		NA	\$0.00	NA	
Government Agency / Business Weekday after 6pm	Yes		NA	\$15.00	NA	
Not For Profit Groups & Artists Weekday after 6pm	Yes		NA	\$11.00	NA	
Community Groups Weekday after 6pm	Yes		NA	\$5.00	NA	
AHC Council Weekday after 6pm	NA		NA	\$0.00	NA	
Government Agency / Business Weekend after 6pm	Yes		NA	\$21.00	NA	
Not For Profit Groups & Artists Weekend after 6pm	Yes		NA	\$13.00	NA	
Community Groups Weekend after 6pm	Yes		NA	\$6.00	NA	
AHC Weekend after 6pm	NA		NA	\$0.00	NA	
The Courtyard						
Government Agency / Business	Yes		NA	\$50.00	NA	
Not For Profit Groups & Artists	Yes		NA	\$30.00	NA	
Community Groups	Yes		NA	\$13.00	NA	
AHC	NA		NA	\$0.00	NA	
Government Agency / Business Weekday after 6pm	Yes		NA	\$60.00	NA	
Not For Profit Groups & Artists Weekday after 6pm	Yes		NA	\$36.00	NA	
Community Groups Weekday after 6pm	Yes		NA	\$16.00	NA	
AHC Council Weekday after 6pm	NA		NA	\$0.00	NA	
Government Agency / Business Weekend after 6pm	Yes		NA	\$70.00	NA	
Not For Profit Groups & Artists Weekend after 6pm	Yes		NA	\$42.00	NA	
Community Groups Weekend after 6pm	Yes		NA	\$18.00	NA	
AHC Weekend after 6pm	NA		NA	\$0.00	NA	
The Reading Room Not Available Out of Hours						
Government Agency / Business	Yes		NA	\$40.00	NA	
Not For Profit Groups & Artists	Yes		NA	\$24.00	NA	
Community Groups	Yes		NA	\$10.00	NA	
AHC	NA		NA	\$0.00	NA	
The Mill Shed - Available 2026						
Government Agency / Business	Yes		NA	\$75.00	NA	
Not For Profit Groups & Artists	Yes		NA	\$45.00	NA	
Community Groups	Yes		NA	\$19.00	NA	
AHC	NA		NA	\$0.00	NA	
Government Agency / Business Weekday after 6pm	Yes		NA	\$90.00	NA	
Not For Profit Groups & Artists Weekday after 6pm	Yes		NA	\$54.00	NA	
Community Groups Weekday after 6pm	Yes		NA	\$23.00	NA	
AHC Council Weekday after 6pm	NA		NA	\$0.00	NA	
Government Agency / Business Weekend after 6pm	Yes		NA	\$105.00	NA	
Not For Profit Groups & Artists Weekend after 6pm	Yes		NA	\$63.00	NA	
Community Groups Weekend after 6pm	Yes		NA	\$27.00	NA	
AHC Weekend after 6pm	NA		NA	\$0.00	NA	
Additional: Charges Applicable to All Venues						
Security Fee (if applicable) as per Ts&Cs)	Yes	per hour	NA	\$80.00	NA	
Cleaning Fee (if required as per Ts&Cs)	Yes	per hour	NA	\$70.00	NA	
Equipment usage (flat fee) - sound system, smart screen or overhead projector	Yes	n.a	NA	\$20.00	NA	
Tea & Coffee	Yes	per person	NA	\$2.00	NA	
Photocopying	Yes	n.a	NA	Refer to Library Services Photocopying		NA
Bond (if applicable & refundable as per T&C's) Refundable	Exempt	n.a	NA		NA	

ADELAIDE HILLS COUNCIL

FEES AND CHARGES REGISTER

2025-26

DESCRIPTION	GST TAXABLE	Unit	Adopted Fees & Charges 2024/25 (incl. GST)	DRAFT Fees & Charges 2025/26 (incl. GST)	% Increase	Comments
Additional staffing after 6pm weekdays and weekends	Yes	per hour	NA	\$53.00	NA	
Loss & Damages will be assessed & charged accordingly (as per Ts& Cs)		n.a	NA		NA	
3. CORPORATE SERVICES						
3.1 Access to Public Records						
Annual Report (digital copy of)	Exempt		\$0.00	\$0.00	0.0%	
Annual Report (printed copy of)	Exempt		\$19.00	\$19.00	0.0%	
Assessment Book - copy of an entry in the assessment record	Exempt	per assessment	\$10.00	\$10.00	0.0%	
Internal Review of Council Decision Application Fee	Exempt		\$23.00	\$40.00	73.9%	Larger increase to recognise the administrative burden of a s270 review, as well as the cost when legal advice is required.
<u>Rate Notice reprint</u>						
Current financial year - via email	n.a		\$0.00	\$0.00	0.0%	
Prior financial year - via email	n.a		\$10.00	\$10.00	0.0%	
Salaries Register	Exempt		\$0.00	\$0.00	0.0%	
<u>Voters Roll</u>						
Candidates are provided with one (1) free copy of relevant voters roll	n.a		\$0.00	\$0.00	0.0%	
Reprint (per ward)	n.a		\$33.00	\$34.00	3.0%	
3.2 Other						
Photocopying						
Photocopying B&W A4/A3	Yes	per sheet side	Refer to Library Services	Refer to Library Services		
Photocopying Colour A4/A3	Yes	per sheet side	Refer to Library Services	Refer to Library Services		
Hiring of Council Meeting Rooms						
Hire per day	Yes		\$159.00	\$162.00	1.9%	
4. OTHER CHARGES						
4.1 Fire Prevention						
Administration Fee - Block Slashing Properties not complied with Section 105 Notice	Yes		\$174.00	\$178.00	2.3%	
Block Slashing Costs - Properties not complied with Section 105 Notice	Yes		Cost of works	Cost of works		
4.2 General Inspectors						
Abandoned Vehicles						
Impounding Fee	n.a		\$309.00	\$316.00	2.3%	
Holding Fee (per day)	n.a		\$19.00	\$19.00	0.0%	
Administration and Release Fee	n.a		\$92.00	\$94.00	2.2%	
Rubbish						
Clearing of Dumped Rubbish - Administration Charge	Yes		\$70.00	\$72.00	2.9%	
Clearing of Dumped Rubbish	Yes		at cost	at cost		
Signs						
Impound portable signs	n.a		\$77.00	\$79.00	2.6%	
Mini Skips/Containers on Council Land						
Application Fee (includes permit fee for first week)	Yes		\$74.00	\$76.00	2.7%	
Permit Fee for Occupation of Land per week thereafter	Yes		\$39.00	\$40.00	2.6%	
4.3 Traffic Control						
Local Streets	Yes		at cost	at cost		
Major Roads	Yes		at cost	at cost		
4.4 Road Rent & Encroachment Permits						
Application Fee for Road Rent or Encroachment Permits (S221/222)	Yes		\$128.00	\$131.00	2.3%	
Road Rents (\$ per hectare or part thereof)	Yes		\$97.00	\$99.00	2.1%	
Petaluma - Smokes Hill Road (per annum)	n.a		\$244.00	\$249.00	2.0%	
Purchasing Application Fee - Road Reserve	Yes		\$1,548.00	\$1,582.00	2.2%	
Purchasing Application Fee - Unmade Public Road	Yes		\$1,548.00	\$1,582.00	2.2%	
Encroachment Permit Residential (annual fee)	Exempt		\$97.00	\$99.00	2.1%	
Encroachment Permit Business or Commercial (annual fee)	Exempt		\$699.00	\$714.00	2.1%	

ADELAIDE HILLS COUNCIL

FEES AND CHARGES REGISTER

2025-26

DESCRIPTION	GST TAXABLE	Unit	Adopted Fees & Charges 2024/25 (incl. GST)	DRAFT Fees & Charges 2025/26 (incl. GST)	% Increase	Comments
5. WORKS AND INFRASTRUCTURE						
5.1 Private Works						
Alterations to Road Reserves - Section 221 Applications (includes the items listed below)	Yes		\$49.00	\$50.00	2.0%	
* Access applications	Yes					
* Underground electrical/water pipes	Yes					
* Application to lay water pipes in roads	Yes					
Construction of bitumen crossovers	Yes		at cost + 20% (inc overheads)	at cost + 20% (inc overheads)		
Construction of concrete crossovers including kerb and water table	Yes		at cost + 20% (inc overheads)	at cost + 20% (inc overheads)		
Other works	Yes		at cost + 20% (inc overheads)	at cost + 20% (inc overheads)		
5.2 Waste and Resource Recovery						
Hard Waste Collection Service Contribution	Exempt		\$53.00	\$54.00	1.9%	
Mattress Collection Service Contribution	Exempt		\$28.00	\$29.00	3.6%	
Additional set of Bins (delivery, collection and disposal of any 2 bin combination)	Exempt		Nil	Nil		
Additional 140 Litre Blue bin collection (per year)	Exempt		\$124.00	\$130.00	4.8%	Recommend increasing to \$130
Additional 240 Litre Yellow bin (per year)	Exempt		\$76.00	\$78.00	2.6%	
Additional 240 Litre Green bin (per year)	Exempt		\$62.00	\$63.00	1.6%	
Commercial Premises, green bin, annual fee. Initial bin only	Exempt		Nil	Nil		
Bin replacement any size/colour	Exempt		\$62.00	\$63.00	1.6%	
Kitchen caddy	Yes		Nil	Nil		
Compostable bags - 75 bags/roll	Yes		\$5.00	\$5.00	0.0%	
Tow Ball Hitches for waste bins	Yes		\$58.00	\$59.00	1.7%	

**ADELAIDE HILLS COUNCIL
ORDINARY COUNCIL MEETING
Tuesday 24 June 2025
AGENDA BUSINESS ITEM**

Item: 12.3

Responsible Officer: Jess Charlton
Director Community and Development
Community and Development

Subject: Draft By-laws

For: Decision

SUMMARY

The purpose of this report is to seek Council's endorsement to commence public consultation on the draft By-Laws.

Section 246 of the *Local Government Act 1999* (the Act) gives Councils the power to make By-laws . By-laws are local laws designed for the good rule and government of Council areas, and for the convenience, comfort and safety of the community.

By-laws remain in force for a period of seven years. Council's current suite of By-Laws expire on 1 January 2026 and there is a need to review them and to adopt new By-laws. The following draft By-laws have been developed to replace the existing By-laws and to commence the required public consultation process as required by the Act.

- No. 1 – Permits and Penalties
- No. 2 – Moveable Signs
- No. 3 – Local Government Land
- No. 4 – Roads
- No. 5 – Dogs
- No. 6 – Cats
- No. 7 – Domestic Livestock and Bee Management

RECOMMENDATION

Council resolves:

1. That the report be received and noted.
2. The draft By-laws contained within Appendix 1 through to Appendix 7 (inclusive) be released for community consultation for a period of at least twenty one clear days.
3. To authorise the Chief Executive Officer to make any minor changes to the draft By-laws that the Chief Executive Officer deems fit prior to the commencement of community consultation.

1. BACKGROUND

Council's current By-laws were made by resolution at the 23 August 2011 meeting and expire on 1 January 2026 pursuant to the Act. Failure to endorse the new draft By-laws for community consultation may result in Council not having By-laws in place after 1 January 2026.

12.1. By-Laws

Cimon Burke, Kelledy Jones Lawyers, was present to respond to questions from Council Members.

Moved Cr Linda Green
S/- Cr Kirrilee Boyd

164/18

1. That the report be received and noted.
2. In exercise of the powers contained in section 246 of the *Local Government Act 1999*, having satisfied the consultation requirements of the Act and having regard to the submissions received from the public, the National Competition Policy Report, the Certificates of Validity provided by the Council's legal practitioner and the comments from the Dog and Cat Management Board in relation to By-laws number 5 and 6, the majority of Council in the presence of at least two thirds of its members, hereby makes and passes the following By-laws as attached and marked as *Appendices 1 to 6* of this report.
3. That the Chief Executive officer be authorised to undertake all steps necessary to finalise the By-law review process and to give effect to the newly adopted By-laws.

Carried Unanimously

In accordance with community feedback received (via Council's Customer Request system), provisions have been included in the draft By-laws in relation to nuisance, alterations to road as well as a general update in line with any legislation changes.

Council By-laws need to be reviewed and formally approved by the Legislative Review Committee. Legal advice has confirmed that Council will need to provide an estimated five months lead time to the Legislative Review Committee to ensure the new By-laws can be published in the Gazette prior to the expiration of the current By-laws on 1 January 2026.

2. ANALYSIS

➤ Strategic Management Plan/Functional Strategy/Council Policy Alignment

Strategic Plan 2020-24 – A brighter future

Goal 4 Organisation

Objective O2 Operate with integrity using best practice governance processes

Priority O2.2 Support decision making through the use of timely data-driven analysis and reporting.

By endorsing the draft By-laws for agency and public consultation Council will ensure the community's views are considered before making a final decision in this regard. Council's Public Consultation Policy provides that Council will consult for at least 21 clear days.

Effective By-laws are essential to ensure the good governance of the Council's area and the comfort, convenience and safety of the community.

➤ **Legal Implications**

Chapter 12, Part 1 of the Act provides councils with the ability to make By-laws for the benefit of the community as a whole.

The Act outlines the scope of the Council's By-Law making powers and prescribes the procedure that the Council must observe when making By-laws. This includes that any By-laws made by the Council must comply with the rules and principles contained in sections 247 and 248 of the Act.

➤ **Risk Management Implications**

Council resolving to release the draft By-laws for community consultation will assist in mitigating the risk of:

Council not resolving to release the draft By-laws for community consultation leading to less desirable community outcomes and delays in the By-law review process.

Inherent Risk	Residual Risk	Target Risk
Extreme (4A)	Extreme (3A)	Low

The report recommendation results in the creation of new draft By-laws to achieve community outcomes in specific service areas and to enable community consultation to occur to alleviate the abovementioned risk. Resolving to release the draft By-laws for community consultation also ensures compliance with the Council's obligations under the Act.

➤ **Budget, Financial and Resource Implications**

Not applicable

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

Undertaking community consultation on the proposed draft By-laws as recommended by this report will ensure community views are considered and where appropriate, incorporated in the development of the By-laws.

➤ **Sustainability Implications**

Community consultation on the draft By-laws does not have any environmental implications. The By-laws themselves, particularly the Local Government Land, Dogs and Cats By-laws, do have provisions that have beneficial environmental outcomes.

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

Consultation on the development of this report was as follows:

Council Committees: Not Applicable

<i>Council Workshops:</i>	17 June 2025
<i>Advisory Groups:</i>	Not Applicable
<i>External Agencies:</i>	Dog and Cat Management Board
<i>Community:</i>	Feedback received through via Council's customer request system has been used to form the draft By-laws for community consultation.

➤ **Additional Analysis**

The overarching intent of Council's suite of By-Laws is to provide for the good rule and government of the Council area. The By-laws have the following objectives in common:

- Prevent and mitigate nuisance
- Protect the convenience, comfort and safety of members of the public
- Enhance the amenity of an area
- Prevent nuisance, interference and damage.

In addition to the above, each by-law contains subject specific objectives such as encouraging responsible dog ownership within the Dogs By-law and preventing damage to buildings and structures on roads within the Roads By-law.

The enforcement of any breach of the By-laws is at the Council's discretion and informed by the *Enforcement Policy*. If the conduct giving rise to the offence occurred in mitigating circumstances, then this may support a decision not to take any enforcement action or, to simply issue a warning or use the opportunity to educate and inform the persons involved.

A number of key changes are being proposed to each by-law. The purpose and key changes are described below and it is noted all of the By-laws have undergone a legal review.

By-law No. 1 - Permits and Penalties By-law

The Permits and Penalties By-law (*refer Appendix 1*) provides a system for the issuing of permits for those activities within the suite of by-laws that require permission and also provides for the enforcement of breaches of Council's By-laws and the fixing of penalties.

Proposed Key Changes

- Section 5.2.3: Whilst Council does not have any permit vending machines within its area, the legal advice was to include clause 5.2.3 within the by-law as it allows the vending machines to come into operation over the next eight years without the need to make amendments to the by-law.
- Section 7: This relates to the liability of vehicle owners (as opposed to drivers) Essentially, it mirrors the *Road Traffic Act* and allows the Council to create a liability to the owner without a statutory declaration or nomination from that individual.

By-law No. 2 – Moveable Signs

The purpose of the Moveable Signs By-law (*refer Appendix 2*) is to set standards for moveable signs.

The Moveable Signs By-law gives blanket permission for the placement of moveable signs that comply with the requirements of the by-law. The Council can still give permission for the placement of a sign contrary to a requirement of the By-law (e.g. allow a business to display

more than one sign), where it is satisfied such permission is appropriate having regard to the location in which the sign is proposed to be placed.

No changes are proposed to this By-Law.

By-law No. 3 – Local Government Land

The purpose of the Local Government Land By-law (**refer Appendix 3**) is to regulate the access to and use of Council land (excluding roads and certain public places). The By-law lists those activities that require Council permission (Section 4) and those activities that are prohibited (Section 5).

No changes are proposed to this By-Law.

By-law No. 4 – Roads

The Roads By-law (**refer Appendix 4**) provides for the management, control and regulation of the prescribed uses of roads.

Proposed Key Changes

- Section 4.16: Under the existing Roads By-Law there is no enforcement mechanism for waste bin management. This additional section allows Council to manage placement of bins and a timeframe for residential bins to be removed from the Council road reserve.
Section 4.9: Under the existing Roads By-law there is no enforcement mechanism for people being able to plant, damage, pick, cut, disturb, interfere with or remove any plant, tree or flower from the road reserve. This additional section allows Council to be able to expiate these types of offences, for example where people have removed trees or undertaken planting within the road reserve without permission.

By-law No 5 – Roads

The Local Government Dogs By-law (**refer Appendix 5**) provides for the control and management of dogs in the Council area.

No changes are proposed to this By-Law.

By-law No. 6 – Cats

The Local Government Cats By-law (**refer Appendix 6**) provides for the control and management of cats in the Council area.

The By-law has changed to remove any reference to implementation of the previous By-law. It is noted that this By-law has been a positive influence on Cat ownership in the Adelaide Hills Council area and other Councils are exploring the implementation of similar By-laws.

By-law No. 7 – Domestic Livestock and Bee Management

The Local Government Domestic Livestock and Bee Management By-law (**refer Appendix 7**) provides for the control and management of livestock and bees in the Council area.

This is a proposed new By-law to help Council manage these types of complaints, particularly roosters and bees within township areas. This By-law does not look to restrict livestock or bees in primary production areas but requires residents to gain permission to have roosters, hoofed animals and bees in townships. the introduction of this draft By-law is due to ongoing complaints regarding noise and nuisance. While the *Local Nuisance and Litter Control Act 2016* is currently used to administer complaints about these matters, it is considered that a By-Law would more clearly define rules and expectations. It would also make investigation of complaints and any enforcement more efficient and timely.

3. OPTIONS

Council has the following options:

- I. To approve the draft By-laws contained within **Appendix 1 to 7** for public consultation. This option is recommended so that timelines can be met to ensure the new By-laws can be adopted and reviewed prior to the expiration of the current By-laws on 1 January 2026. (Recommended)
- II. To approve the draft By-laws contained within **Appendix 1 to 7**, with any minor amendments considered necessary by Council.
- III. To not approve the draft By-laws contained within **Appendix 1 to 7** for public consultation. This option is not recommended and it would create a risk that the new By-laws would not be adopted and reviewed prior to the expiration of the current By-laws on 1 January 2026. (Not recommended)

4. APPENDICES

- (1) Draft By-law 1 Permits and Penalties
- (2) Draft By-law 2 Moveable Signs
- (3) Draft By-law 3 Local Government Land
- (4) Draft By-law 4 Roads
- (5) Draft By-law 5 Dogs
- (6) Draft By-law 6 Cats
- (7) Draft By-law 7 Domestic Livestock and Bee Management

Appendix 1

Draft By-law 1 Permits and Penalties



By-law made under the Local Government Act 1999

PERMITS AND PENALTIES BY-LAW 2025

By-law No. 1 of 2025

To provide for a permit system, to fix maximum penalties in Council by-laws, to clarify the construction of such by-laws, and to repeal certain by-laws.

Part 1 – Preliminary

1. Short Title

This by-law may be cited as the *Permits and Penalties By-law 2025*.

2. Commencement

This by-law will come into operation four months after the day on which it is published in the *Gazette* in accordance with Section 249(5) of the *Local Government Act 1999*.

3. Definitions

3.1 In any by-law of the Council, unless the contrary intention is clearly indicated:

- 3.1.1 **authorised person** means a person appointed as an authorised person pursuant to Section 260 of the *Local Government Act 1999*;
- 3.1.2 **Council** means the Adelaide Hills Council;
- 3.1.3 **drive** a vehicle means to be in control of the steering, movement or propulsion of the vehicle;
- 3.1.4 **driver** of a vehicle means the person driving the vehicle;
- 3.1.5 **motor vehicle** has the same meaning as in the *Road Traffic Act 1961*;
- 3.1.6 **person** includes a natural person, a body corporate or incorporated association;
- 3.1.7 **road** has the same meaning as in the *Local Government Act 1999*;
- 3.1.8 **vehicle** has the same meaning as in the *Road Traffic Act 1961* and the *Australian Road Rules* and includes a motor vehicle.

3.2 In this by-law:

3.2.1 **owner** has the same meaning as in the *Road Traffic Act 1961*;

3.2.2 **prescribed offence** means an offence against a by-law of the Council relating to the driving, parking or standing of vehicles.

4. **Construction**

Every by-law of the Council shall be subject to any Act of Parliament and Regulations made thereunder.

Part 2 – Permits

5. **Council May Grant Permits**

If any by-law of the Council states that a person needs a 'permit' or 'permission' to do a specified thing, then the following provisions apply:

5.1 the permit must be in writing;

5.2 a person may apply for permission by:

5.2.1 making a written application for permission to the Council or its duly authorised agent;

5.2.2 making application by way of a website established by the Council for the purpose of issuing a permit of a particular kind;

5.2.3 obtaining a permit from a permit vending-machine installed and maintained by the Council that has been designated by the Council for the purposes of issuing a permit of a particular kind;

5.3 the Council may:

5.3.1 provide that the permit applies for a particular term;

5.3.2 attach conditions to the permit the Council considers appropriate;

5.3.3 change or revoke a condition, by notice in writing; or

5.3.4 add new conditions, by notice in writing;

5.4 a person who holds a permit must comply with every condition attached to it. Failure to do so constitutes a breach of this by-law;

5.5 the Council may revoke a permit, by notice in writing, if:

5.5.1 the holder of the permit fails to comply with a condition attached to it; or

5.5.2 the permit is of a continuing nature, and the Council has reasonable grounds for revoking it;

- 5.6 the Council may, by resolution, fix, vary or revoke fees or charges for the granting of a permit to do a specified thing;
- 5.7 a person who applies for permission by way of subparagraph 5.2.1, 5.2.2 or 5.2.3 is taken to have been granted permission when the following steps have been completed:
 - 5.7.1 the person pays the permit fee (if any) by (as the case may be):
 - 5.7.1.1 inserting sufficient coins or notes into the permit vending-machine;
 - 5.7.1.2 credit or debit card; or
 - 5.7.1.3 such other method of payment that may be approved by the Council by resolution;
 - 5.7.2 the person receives a notice identifying itself as a permit from the Council to undertake the activity specified in the permit.

Part 3 – Enforcement

6. Penalties

- 6.1 A person who contravenes or fails to comply with any by-law of the Council, is guilty of an offence and is liable to a maximum penalty, being the maximum penalty referred to in the *Local Government Act 1999* which may be fixed for offences against a by-law.
- 6.2 A person who is guilty of an offence against any by-law of the Council in respect of a continuing act or omission is liable, in addition to the penalty otherwise applicable, to a further penalty, being the maximum penalty referred to in the *Local Government Act 1999* which may be fixed for offences of a continuing nature against a by-law.

7. Liability of Vehicles Owners and Expiation of Certain Offences

- 7.1 Without derogating from the liability of any other person, but subject to this paragraph, if a vehicle is involved in a prescribed offence, the owner of the vehicle is guilty of an offence and liable to the same penalty as is prescribed for the principal offence and the expiation fee that is fixed for the principal offence applies in relation to an offence against this paragraph.
- 7.2 The owner and driver of a vehicle are not both liable through the operation of this paragraph to be convicted of an offence arising out of the same circumstances, and consequently conviction of the owner exonerates the driver and conversely conviction of the driver exonerates the owner.
- 7.3 An expiation notice or expiation reminder notice given under the *Expiation of Offences Act 1996* to the owner of a vehicle for an alleged prescribed offence involving the vehicle must be accompanied by a notice inviting the owner, if they were not the driver at the time of the alleged prescribed offence, to provide the Council or officer specified in the notice, within the period specified in the notice, with a statutory declaration:

- 7.3.1 setting out the name and address of the driver; or
 - 7.3.2 if they had transferred ownership of the vehicle to another prior to the time of the alleged offence and has complied with the *Motor Vehicles Act 1959* in respect of the transfer - setting out details of the transfer (including the name and address of the transferee).
- 7.4 Before proceedings are commenced against the owner of a vehicle for an offence against this section involving the vehicle, the Informant must send the owner a notice:
- 7.4.1 setting out particulars of the alleged prescribed offence; and
 - 7.4.2 inviting the owner, if he or she was not the driver at the time of the alleged prescribed offence, to provide the Informant, within 21 days of the date of the notice, with a statutory declaration setting out the matters referred to in subparagraph 7.3.
- 7.5 Subparagraph 7.4 does not apply to:
- 7.5.1 proceedings commenced where an owner has elected under the *Expiation of Offences Act 1996* to be prosecuted for the offence; or
 - 7.5.2 proceedings commenced against an owner of a vehicle who has been named in a statutory declaration under this section as the driver of the vehicle.
- 7.6 Subject to subparagraph 7.7, in proceedings against the owner of a vehicle for an offence against this paragraph, it is a defence to prove:
- 7.6.1 that, in consequence of some unlawful act, the vehicle was not in the possession or control of the owner at the time of the alleged prescribed offence; or
 - 7.6.2 that the owner provided the Informant with a statutory declaration in accordance with an invitation under this paragraph.
- 7.7 The defence in paragraph 7.6.2 does not apply if it is proved that the owner made the declaration knowing it to be false in a material particular.
- 7.8 If:
- 7.8.1 an expiation notice is given to a person named as the alleged driver in a statutory declaration under this paragraph; or
 - 7.8.2 proceedings are commenced against a person named as the alleged driver in such a statutory declaration,
- the notice or summons, as the case may be, must be accompanied by a notice setting out particulars of the statutory declaration that named the person as the alleged driver.
- 7.9 The particulars of the statutory declaration provided to the person named as the alleged driver must not include the address of the person who provided the statutory declaration.

8. Evidence

In proceedings for a prescribed offence, an allegation in an Information that:

- 8.1 a specified place was a road or local government land; or
- 8.2 a specified vehicle was driven, parked or left standing in a specified place; or
- 8.3 a specified vehicle was parked or left standing for the purposes of soliciting business from a person or offering or exposing goods for sale; or
- 8.4 a specified place was not formed or otherwise set aside by the Council for the purposes of the driving, parking or standing of vehicles; or
- 8.5 a specified person was an authorised person; or
- 8.6 a specified provision was a condition of a specified permit granted under paragraph 5 of this by-law; or
- 8.7 a specified person was the owner or driver of a specified vehicle; or
- 8.8 a person named in a statutory declaration under paragraph 7 of this by-law for the prescribed offence to which the declaration relates was the driver of the vehicle at the time at which the alleged offence was committed; or
- 8.9 an owner or driver of a vehicle for a prescribed offence was given notice under paragraph 7 of this by-law on a specified day,

is proof of the matters so alleged in the absence of proof to the contrary.

Part 4 – Miscellaneous

9. Revocation

Council's *Permits and Penalties By-law 2018*, published in the *Gazette* on 9 August 2018, is revoked on the day on which this by-law comes into operation.

The foregoing by-law was duly made and passed at a meeting of the Council of the Adelaide Hills Council held on the day of 2025 by an absolute majority of the members for the time being constituting the Council, there being at least two thirds of the members present.

.....
Mr Greg Georgopoulos
Chief Executive Officer

Appendix 2

Draft By-law 2 Moveable Signs



By-law made under the Local Government Act 1999

MOVEABLE SIGNS BY-LAW 2025

By-law No. 2 of 2025

To set standards for moveable signs on roads, to provide conditions for and the placement of such signs, to protect public safety and to protect or enhance the amenity of the area of the Council.

Part 1 – Preliminary

1. Short Title

This by-law may be cited as the *Moveable Signs By-law 2025*.

2. Commencement

This by-law will come into operation four months after the day on which it is published in the *Gazette* in accordance with Section 249(5) of the *Local Government Act 1999*.

3. Definitions

In this by-law:

- 3.1 **banner** means a moveable sign constituted of a strip of cloth, plastic or other material hung or attached to a pole, fence or other structure;
- 3.2 **business premises** means premises from which a business is being conducted, excluding any place where a home activity (as defined in the *Planning, Development and Infrastructure (General) Regulations 2017*) is being conducted;
- 3.3 **footpath** means:
 - 3.3.1 a footway, lane or other place made or constructed for the use of pedestrians; or
 - 3.3.2 that part of road between the property boundary of the road and the edge of the carriageway on the same side as that boundary;
- 3.4 **moveable sign** has the same meaning as the *Local Government Act 1999*;

3.5 **road** has the same meaning as in the *Local Government Act 1999*;

3.6 **road related area** has the same meaning as in the *Road Traffic Act 1961*.

Part 2 – Provisions Applicable to Moveable Signs

4. Design and Construction

A moveable sign displayed on a road must:

- 4.1 be constructed so as not to present a hazard to any member of the public;
- 4.2 be constructed so as to be stable when in position and to be able to keep its position in adverse weather conditions;
- 4.3 not be unsightly or offensive in appearance;
- 4.4 not contain flashing or moving parts;
- 4.5 be not more than 900mm high, 600mm in width or 600mm in depth;
- 4.6 not have a display area on any side exceeding 1m²;
- 4.7 in the case of an 'A' frame or sandwich board sign:
 - 4.7.1 be hinged or joined at the top;
 - 4.7.2 be of such construction that its sides can be and are securely fixed or locked in position when erected;
 - 4.7.3 not have a base area in excess of 0.6 square metres;
- 4.8 in the case of an inverted 'T' sign, contain no struts or members than run between the display area of the sign and the base of the sign.

5. Placement

A moveable sign displayed on a road must:

- 5.1 not be placed anywhere except on the footpath;
- 5.2 not be placed on a footpath that is less than 2.5m wide;
- 5.3 not be placed on a sealed footpath, unless the sealed part is wide enough to contain the sign and still leave a clear thoroughfare at least 1.8m wide;
- 5.4 not be placed on a footpath, unless there is at least 2m between the sign and any structure above the sign;
- 5.5 be placed at least 1.5m from the kerb (or if there is no kerb, from the edge of the roadway);
- 5.6 not be placed on a landscaped area, other than on landscaping that comprises only lawn;

- 5.7 not be placed on a designated parking area or within 1m of an entrance to any premises;
- 5.8 not be fixed, tied or chained to, leaned against or placed closer than 2m to any other structure, object or plant (except another moveable sign);
- 5.9 not be fixed, tied or chained to, leaned against or placed closer than 2m to another moveable sign;
- 5.10 not be placed in a position that puts the safety of any person at risk;
- 5.11 not be placed on a median strip, traffic island or on a carriageway;
- 5.12 not be placed within 10m of an intersection of a road.

6. Restrictions

- 6.1 A moveable sign displayed on a road must:
 - 6.1.1 only contain material which advertises a business being conducted on business premises adjacent to the sign, or the goods and services available from that business;
 - 6.1.2 be limited to one per business premises;
 - 6.1.3 not be displayed unless the business premises to which it relates is open to the public;
 - 6.1.4 be securely fixed in position such that it cannot be blown over or swept away;
 - 6.1.5 not be displayed during the hours of darkness unless it is clearly visible.
- 6.2 If in the opinion of the Council a footpath area is unsafe for a moveable sign to be displayed, the Council may by resolution prohibit or restrict the display of a moveable sign on that footpath area on such conditions as the Council thinks fit.

7. Appearance

A moveable sign displayed on a road must:

- 7.1 be painted or otherwise detailed in a competent and professional manner;
- 7.2 be legible and simply worded to convey a precise message;
- 7.3 be of such design and contain such colours that are compatible with the architectural design of the premises adjacent to the sign and are compatible with the townscape and overall amenity of the locality in which the sign is situated;
- 7.4 contain a combination of colours and typographical styles that blend in with and reinforce the heritage qualities of the locality and the buildings in which the sign is situated;

7.5 not have any balloons, flags, streamers or other things attached to it.

8. Banners

A person must not erect or display a banner on a building or structure on a road without the Council's permission.

Part 3 – Enforcement

9. Removal of Unauthorised Moveable Signs

9.1 If:

- 9.1.1 a moveable sign has been placed on any road or footpath in contravention of this by-law or of Section 226 of the *Local Government Act 1999*, an authorised person may order the owner of the sign to remove the moveable sign from the road or footpath;
- 9.1.2 the authorised person cannot find the owner, or the owner fails to comply immediately with the order, the authorised person may remove and dispose of the sign;
- 9.1.3 a moveable sign is removed under subparagraph 9.1.2 of this by-law and is not claimed within 30 days of such removal the authorised person may sell, destroy or otherwise dispose of the moveable sign as the authorised person thinks fit.

9.2 Any person who displays an unauthorised moveable sign or who is the owner of an unauthorised moveable sign which has been removed under subparagraph 9.1 of this by-law must pay the Council any reasonable costs incurred in removing, storing or attempting to dispose of the moveable sign before being entitled to recover the moveable sign.

10. Removal of Authorised Moveable Signs

A moveable sign must be removed or relocated by the person who placed the moveable sign on a road or footpath or the owner of the sign, at the request of an authorised person if:

- 10.1 in the opinion of the authorised person, and notwithstanding compliance with this by-law, there is any hazard or obstruction or there is likely to be a hazard or obstruction arising out of the location of the moveable sign; or
- 10.2 so required by the authorised person for the purpose of special events, parades, road or footpath works or any other circumstances which, in the opinion of the authorised person, requires relocation or removal of the moveable sign.

Part 4 – Miscellaneous

11. Specified Exemptions

11.1 This by-law does not apply to a moveable sign which:

- 11.1.1 is a moveable sign that is placed on a public road pursuant to an authorisation under the *Local Government Act 1999* or another Act;
 - 11.1.2 directs people to the open inspection of any land or building that is available for purchase or lease;
 - 11.1.3 directs people to a garage sale that is being held on residential premises;
 - 11.1.4 directs people to a charitable function;
 - 11.1.5 is related to a State or Commonwealth election and is otherwise authorised to be exhibited under Sections 226 and 226A of the *Local Government Act 1999* or the *Electoral Act 1985*;
 - 11.1.6 is related to an election held under the *Local Government Act 1999* or the *Local Government (Elections) Act 1999* and is otherwise authorised to be exhibited under Section 226 of the *Local Government Act 1999*;
 - 11.1.7 is related to a referendum and is displayed during the course and for the purpose of that referendum;
 - 11.1.8 is displayed with permission of the Council and in accordance with any conditions attached to that permission; or
 - 11.1.9 is a sign of a class prescribed in regulations.
- 11.2 Paragraphs 6.1.1, 6.1.2 and 6.1.3 of this by-law do not apply to a flat sign containing only the banner or headlines of a newspaper or magazine.
- 11.3 Paragraphs 4, 6.1.1, 6.1.2, 6.1.3 and 7 of this by-law do not apply to a directional sign to an event run by a charitable body.

12. Revocation

Council's *Moveable Signs By-law 2018*, published in the *Gazette* on 9 August 2018, is revoked on the day on which this by-law comes into operation.

The foregoing by-law was duly made and passed at a meeting of the Council of the Adelaide Hills Council held on the _____ day of _____ 2025 by an absolute majority of the members for the time being constituting the Council, there being at least two thirds of the members present.

.....
Mr Greg Georgopoulos
Chief Executive Officer

Appendix 3

Draft By-law 3 Local Government Land



By-law made under the Local Government Act 1999

LOCAL GOVERNMENT LAND BY-LAW 2025

By-law No. 3 of 2025

For the management and regulation of the use of and access to all land vested in or under the control of the Council including the prohibition and regulation of particular activities on local government land.

Part 1 – Preliminary

1. Short Title

This by-law may be cited as the *Local Government Land By-law 2025*.

2. Commencement

This by-law will come into operation four months after the day on which it is published in the *Gazette* in accordance with Section 249(5) of the *Local Government Act 1999*.

3. Definitions

In this by-law:

- 3.1 **animal** includes birds, insects and fish;
- 3.2 **aquatic life** means any animal or plant living or growing in water including, but not limited to, yabbies, molluscs, fish, insects, insect pupa or larvae and water plants;
- 3.3 **aquatic reserve** means an area of local government land (including any waters) declared by the Council, by resolution, to be an aquatic reserve for the purposes of this by-law;
- 3.4 **boat** includes a raft, houseboat, canoe, personal watercraft or any other similar device;
- 3.5 **boat ramp** means a facility constructed, maintained and operated for the launching and retrieval of a boat;

- 3.6 **camp** includes setting up a camp, or cause a self-contained vehicle to remain on the land for the purpose of staying overnight, whether or not any person is in attendance or sleeps on the land;
- 3.7 **cemetery** means any fenced premises within the Council area constructed, set aside or dedicated by the Council as a place for the internment of deceased persons;
- 3.8 **children's playground** means any enclosed area in which there is equipment, apparatus or other installed devices for the purpose of children's play (or within 5 metres of such devices if there is no enclosed area);
- 3.9 **community garden** means an area of land set aside by the Council for the purposes of being gardened collectively by a group of people;
- 3.10 **domestic animal** includes any duck, reptile or fish;
- 3.11 **e-cigarette** means:
- 3.11.1 a device that is designed to generate or release an aerosol or vapour for inhalation by its user in a manner similar to the inhalation of smoke from an ignited tobacco product; or
- 3.11.2 a device of a kind resolved by the Council and notified by notice in the *Gazette* to be an e-cigarette;
- 3.12 **electoral matter** has the same meaning as in the *Electoral Act 1985* provided that such electoral matter is not capable of causing physical damage or injury to any person within its immediate vicinity;
- 3.13 **emergency worker** has the same meaning as in the *Road Traffic (Road Rules – Ancillary and Miscellaneous Provisions) Regulations 2014*;
- 3.14 **foreshore** means land extending from the edge of any navigable waterway or body of water in the Council's area to the nearest road or Section boundary or for a distance of 50 metres (whichever is the lesser);
- 3.15 **funeral ceremony** means a ceremony only (ie, a memorial service) and does not include a burial;
- 3.16 **inflatable castle** includes a bouncy castle, jumping castle and any other inflatable structure used for recreational purposes;
- 3.17 **liquor** has the same meaning as defined in the *Liquor Licensing Act 1997*;
- 3.18 **local government land** has the same meaning as in the *Local Government Act 1999*, but does not include any road;
- 3.19 **model aircraft** includes a drone;
- 3.20 **open container** means a container which:
- 3.20.1 after the contents thereof have been sealed at the time of manufacture and:

- 3.20.1.1 being a bottle, has had its cap, cork or top removed (whether or not it has since been replaced);
 - 3.20.1.2 being a can, it has been opened or punctured;
 - 3.20.1.3 being a cask, has had its tap placed in a position to allow it to be used;
 - 3.20.1.4 being any form of container, it has been opened, broken, punctured or manipulated in such a way as to allow access to the contents thereof; or
- 3.20.2 is a flask, glass or mug or other container used for drinking purposes;
- 3.21 **personal watercraft** means a device that:
 - 3.21.1 is propelled by a motor; and
 - 3.21.2 has a fully enclosed hull; and
 - 3.21.3 is designed not to retain water if capsized; and
 - 3.21.4 is designed to be operated by a person who sits astride, stands, or kneels on the device,and includes the device commonly referred to as a jet ski;
- 3.22 **self-contained vehicle** means a recreational self-contained vehicle including a caravan, motorhome or similar vehicle that includes plumbing facilities for plumbed grey and/or black water but not including portable waste collection systems or buckets;
- 3.23 **smoke** means:
 - 3.23.1 in relation to a tobacco product, smoke, hold, or otherwise have control over, an ignited tobacco product; or
 - 3.23.2 in relation to an e-cigarette, to inhale from, hold or otherwise have control over, an e-cigarette that is in use;
- 3.24 **traffic control device** has the same meaning as in the *Road Traffic Act 1961*;
- 3.25 **variable message sign** includes a permanent, portable or vehicle mounted electronic sign (except when the sign is used as a traffic control device);
- 3.26 **waters** means any body of water including a pond, lake, river, creek or wetlands under the care, control and management of Council;
- 3.27 **wheeled recreational device** has the same meaning as in the *Road Traffic Act 1961*.

Part 2 – Management of Local Government Land

4. Activities Requiring Permission

A person must not on any local government land, without the permission of Council:

4.1 Advertising & Signage

4.1.1 display any sign for the purpose of commercial advertising;

4.1.2 erect, install, place or display a variable message sign;

4.2 Aircraft

subject to the *Civil Aviation Act 1988* (Cth), land or take off any aircraft on or from the land;

4.3 Alteration to Local Government Land

make an alteration to the land, including:

4.3.1 altering the construction or arrangement of the land to permit or facilitate access from an adjacent property; or

4.3.2 erecting or installing a structure (including pipes, wires, cables, pavers, fixtures, fittings and other objects) in, on, across, under or over the land; or

4.3.3 changing or interfering with the construction, arrangement or materials of the land; or

4.3.4 changing, interfering with or removing a structure (including pipes, wires, cables, fixtures, fittings or other objects) associated with the land; or

4.3.5 planting a tree or other vegetation on the land, interfering with the vegetation on the land or removing vegetation from the land;

4.4 Amplification

use an amplifier or other device whether mechanical or electrical for the purpose of amplifying sound;

4.5 Animals

4.5.1 cause or allow any animal to stray onto, move over, graze or be left unattended;

4.5.2 cause or allow any animal under his or her control to enter, swim or bathe in any waters where the Council has, by resolution, determined this restriction will apply;

4.5.3 release or leave any domestic animal;

4.6 Aquatic Life

- 4.6.1 introduce any aquatic life to any waters;
- 4.6.2 take, interfere with or disturb any aquatic life in any waters to which the Council has determined this subparagraph applies;

4.7 Attachments

attach anything to a tree, plant, structure or fixture on local government land;

4.8 Bees

place, or allow to remain, any bee hive;

4.9 Boats

- 4.9.1 hire or offer for hire a boat, raft, pontoon or other watercraft;
- 4.9.2 launch or retrieve a boat, raft, pontoon, model boat or other watercraft to or from any waters to which the Council has resolved this subparagraph will apply;
- 4.9.3 moor any boat, raft, pontoon, model boat or other watercraft to or on local government land or any waters to which the Council has resolved this subparagraph will apply;
- 4.9.4 propel, float or otherwise use any boat, raft, pontoon, model boat or other watercraft on any waters to which the Council has resolved this subparagraph will apply;
- 4.9.5 propel, float or otherwise use any boat, raft, pontoon, model boat or other watercraft otherwise than in accordance with any such conditions that the Council has resolved apply to that use;

4.10 Bridge Jumping

jump from or dive from a bridge;

4.11 Buildings & Structures

- 4.11.1 erect or install a building;
- 4.11.2 use a building or structure other than for its intended purpose;

4.12 Burials and Memorials

- 4.12.1 bury or inter any human or animal remains;
- 4.12.2 erect any memorial or monument;
- 4.12.3 spread the ashes of any human or animal remains;

4.13 Camping and Tents

4.13.1 erect any tent or other structure of calico, canvas, plastic or similar material as a place of habitation;

4.13.2 camp or sleep overnight;

except where a sign or signs erected by the Council indicate that camping on the land is permitted and in accordance with any conditions determined by resolution of the Council contained in such signage, or where the person is in a caravan park (the proprietor of which has been given permission to operate the caravan park on that land);

4.14 Canvassing and Preaching

preach, canvass, harangue or otherwise solicit for religious purposes except on any land or part thereof where the Council has, by resolution, determined this restriction shall not apply;

4.15 Ceremonies and Special Events

4.15.1 conduct or participate in a marriage ceremony, funeral service or special event;

4.15.2 erect a marquee, stage or structure for the purpose of holding or conducting a wedding, funeral service or special event;

4.15.3 hold or conduct any filming where the filming is for a commercial purpose;

4.16 Closed Lands

enter or remain on any part of the land:

4.16.1 at any time during which the Council has declared that it shall be closed to the public, and which is indicated by a sign to that effect; or

4.16.2 where the land is enclosed with fences and/or walls and gates, at any time when the gates have been closed and locked; or

4.16.3 where admission charges are payable, without paying those charges;

4.17 Defacing Property

deface, remove, paint, spray, write upon, cut names, letters or make marks on any tree, rock, gate, fence, object, monument, building, sign, bridge or property of the Council;

4.18 Distribution

give out or distribute to any bystander or passer-by, or place on a vehicle without the consent of the owner, any handbill, book, notice, or other printed matter;

4.19 Donations

ask for or receive or indicate that he or she desires a donation of money or any other thing;

4.20 Entertainment and Displays

4.20.1 sing, busk or play a musical instrument for the apparent purpose of either entertaining others or receiving money;

4.20.2 conduct or hold any concert, festival, show, public gathering, circus, performance or any other similar activity;

4.20.3 erect or inflate any inflatable castle;

4.20.4 cause any public exhibitions or displays;

4.21 Fires

light any fire except:

4.21.1 in a place provided by the Council for that purpose; or

4.21.2 in a portable barbeque, as long as the barbeque is used in an area that is clear of flammable material for a distance of at least four metres; and

in accordance with the *Fire and Emergency Services Act 2005*;

4.22 Fireworks

discharge any fireworks;

4.23 Fishing

4.23.1 fish in any waters on local government land to which the Council has resolved this subparagraph shall apply; or

4.23.2 fish from any bridge or other structure on local government land to which the Council has resolved this subparagraph shall apply;

4.24 Flora, Fauna and Other Living Things

subject to the *Native Vegetation Act 1991* and the *National Parks and Wildlife Act 1972*:

4.24.1 except in a community garden, damage, pick, or interfere with any plant, fungi or lichen thereon; or

4.24.2 remove, interfere with, tease, disturb or cause harm to any animal or bird or the eggs or young of any animal or bird or aquatic life;

4.24.3 use, possess or have control of any device for the purpose of killing or capturing any animal, bird or aquatic life;

- 4.24.4 plant, damage, pick, cut, disturb, interfere with or remove any plant, tree or flower;
- 4.24.5 cause or allow an animal to be present on any flowerbed or garden plot;
- 4.24.6 deposit, dig, damage, disturb, interfere with or remove any soil, stone, wood, clay, gravel, pebbles, timber, bark, shells or fossils or any part of the land;
- 4.24.7 disturb, interfere, damage or remove any burrow, nest or habitat of any animal, bird or aquatic life;
- 4.24.8 burn any timber or dead wood;

4.25 **Golf**

play or practice golf on any land to which the Council has resolved this subparagraph will apply;

4.26 **Lighting**

- 4.26.1 use or operate any fixed floodlight;
- 4.26.2 use or operate any portable floodlight between sunrise and sunset on land to which this subparagraph applies;

4.27 **Liquor**

- 4.27.1 consume, carry or be in possession or charge of any liquor on any local government land to which this subparagraph applies (provided the land constitutes a park or reserve);
- 4.27.2 excepting sealed containers, consume, carry or be in possession or charge of any liquor in an open container on any local government land to which this subparagraph applies (provided the land constitutes a park or reserve);

4.28 **Model Aircraft, Boats and Vehicles**

- 4.28.1 subject to the *Civil Aviation Act 1988*, fly or operate a model aircraft or drone aircraft;
- 4.28.2 operate a model or remote control boat or vehicle;

in a manner which may cause or be likely to cause injury, discomfort or annoyance to a person being in the vicinity of the land or waters or detract from or be likely to detract from another person's lawful use or enjoyment of the land or waters;

- 4.28.3 fly or operate a model, drone or remote control aircraft, boat or vehicle on any land or waters to which the Council has resolved this subparagraph applies;

4.29 Obstructions

obstruct:

4.29.1 any path or cycle track;

4.29.2 any door, entrance, stairway or aisle on any building; or

4.29.3 any gate or entrance to the land;

4.30 Overhanging Articles or Displaying Personal Items

suspend or hang an article or object from a building, veranda, pergola, post or other structure on local government land or waters where it might present a nuisance, annoyance or danger to a person using the land or be of an unsightly nature;

4.31 Picking of Fruit, Nuts or Berries

except in any community garden, pick flowers, fruit, nuts, seeds or berries from any plant;

4.32 Playing Area

use or occupy any playing area:

4.32.1 in such a manner as is likely to or does damage the surface of the playing area and/or infrastructure (above or below ground level);

4.32.2 in any manner contrary to the purpose for which the playing area was intended to be used or occupied; or

4.32.3 contrary to the directions of the Council made by resolution and indicated on a sign displayed adjacent to the playing area;

4.33 Preaching and Canvassing

preach, canvass, harangue or otherwise solicit for religious purposes except on any land or part thereof where the Council has, by resolution, determined this restriction shall not apply;

4.34 Pontoons

install or maintain a pontoon, fixed floating jetty, or other jetty or similar structure;

4.35 Rubbish Dumps and Rubbish Bins

4.35.1 interfere with, remove or take away any rubbish that has been discarded at any rubbish dump;

4.35.2 remove, dispense or interfere with any rubbish (including bottles, newspapers, cans, containers or packaging) that has been discarded in a Council rubbish bin;

4.36 Selling and Trading

- 4.36.1 sell, buy, offer or display anything for sale or hire or lease any goods, merchandise, commodity, article or thing;
- 4.36.2 carry on, promote or advertise any business;
- 4.36.3 set up a vehicle, stall, stand, table, tray, device or other structure for the apparent purpose of buying, selling, offering, displaying or exposing for sale or the hiring or leasing of any goods, merchandise, commodity, article, service or thing;

4.37 Swimming

- 4.37.1 swim, bathe or enter any waters to which the Council has resolved this subparagraph will apply; and
- 4.37.2 in accordance with any conditions that the Council may have determined by resolution apply to such use which are exhibited on any signage on land adjoining the body of water;

4.38 Vehicles

- 4.38.1 drive or propel a motor vehicle thereon, unless on an area or road constructed or set aside by the Council for the parking or travelling of motor vehicles;
- 4.38.2 except on an area properly constructed for the purpose, promote, organise or take part in any race, test or trial of any kind in which motor vehicles, motor cycles, motor scooters or bicycles take part;
- 4.38.3 repair, wash, paint, panel beat or carry out other work to a vehicle except for running repairs in the case of a break down;

4.39 Wetlands

subject to the *Landscape South Australia Act 2019*, where that land constitutes a wetland or aquatic reserve:

- 4.39.1 operate a model boat;
- 4.39.2 fish, or take any aquatic creature;
- 4.39.3 introduce any fish or aquatic creature;
- 4.39.4 take or draw water.

5. Prohibited Activities

A person must not, on any local government land:

5.1 Animals

- 5.1.1 cause or allow any animal to enter, swim, bathe or remain in any waters to the inconvenience, annoyance or danger of any other person bathing or swimming;
- 5.1.2 cause or allow an animal in that persons control, charge or ownership to damage Council property;

5.2 Annoyances

unreasonably annoy or interfere with any other person's use of the land by making a noise or creating a disturbance that has not been authorised by the Council;

5.3 Children's Playgrounds

use any device, equipment or apparatus installed in a children's playground if that person is of or over the age indicated by sign or notice as the age limit for using such equipment, apparatus or other installed device;

5.4 Fishing

- 5.4.1 return any noxious species including European carp (*Cyprinus carpio*) or redfin perch (*Perca fluviatilis*) caught by the person to any land or waters;
- 5.4.2 deposit or leave any dead fish (in part or whole) or offal;

5.5 Glass

wilfully break any glass, china or other brittle material;

5.6 Interference with Permitted Use

interrupt, disrupt or interfere with any other person's use of local government land which is permitted or for which permission has been granted;

5.7 Playing Games

- 5.7.1 play or practice a game in any area where a sign indicates that the game is prohibited;
- 5.7.2 promote, organise or take part in any organised athletic sport or organised group fitness activity or training in any area to which this subparagraph applies;
- 5.7.3 play any organised competition sport, as distinct from organised social play, in any area to which this subparagraph applies;

5.8 Public Conveniences

in any public convenience:

- 5.8.1 urinate other than in a urinal or pan or defecate other than in a pan provided for that purpose;
- 5.8.2 smoke tobacco or any other substance;
- 5.8.3 deposit anything in a pan, urinal or drain which is likely to cause a blockage;
- 5.8.4 use it for a purpose for which it was not designed or constructed;
- 5.8.5 subject to paragraph 5.8.6, enter the public convenience unless the person is of the gender indicated in writing or on a sign located on the public convenience;
- 5.8.6 paragraph 5.8.5 does not apply:
 - 5.8.6.1 in a genuine emergency; or
 - 5.8.6.2 to a vulnerable person being assisted by the vulnerable person's caregiver, parent or guardian; or
 - 5.8.6.3 to a person that is intersex, transgender or gender diverse; or
 - 5.8.6.4 to a person with a disability; or
 - 5.8.6.5 to a person assisting a person with a disability;

5.9 **Smoking**

smoke:

- 5.9.1 in any building or part of any building; or
 - 5.9.2 on any local government land;
- to which the subparagraph applies;

5.10 **Use of Equipment**

use any item of equipment or property belonging to the Council other than in the manner and for the purpose for which it was designed or set aside;

5.11 **Wheeled Recreational Devices**

subject to the *Road Traffic Act 1961* and the *Local Government Act 1999*, ride a wheeled recreational device on any local government land to which this subparagraph applies.

5.12 **Waste**

deposit any domestic or commercial waste or other rubbish emanating from domestic or commercial premises in any Council rubbish bin.

Part 3 – Miscellaneous

6. Removal of Encroachment or Interference

Any person who encroaches onto or interferes with local government land contrary to this by-law must, at the request of an authorised person, whether verbal or written, cease the encroachment or interference and remove the source of the encroachment or interference and reinstate the land to the same standard as the state of the land prior to the encroachment or interference.

7. Council May Do Work

If a person fails to remove an encroachment or interference on local government land in accordance with a request of an authorised person pursuant to paragraph 6 of this by-law, the Council may:

- 7.1 undertake the work itself; and
- 7.2 recover the cost of doing so from that person.

8. Directions

A person must comply with any reasonable direction or request from an authorised person relating to:

- 8.1 that person's use of the land;
- 8.2 that person's conduct and behaviour on the land;
- 8.3 that person's safety on the land;
- 8.4 the safety and enjoyment of the land by other persons.

9. Removal of Animals and Directions to Persons

- 9.1 If any animal is found on local government land, foreshore or waters in breach of this by-law:
 - 9.1.1 any person in charge of the animal shall forthwith remove it from that land, riverfront or waters on the reasonable request of an authorised person; and
 - 9.1.2 any authorised person may remove any animal from the land, foreshore or waters if the person fails to comply with the request, or if no person is in charge of the animal.
- 9.2 An authorised person may direct any person who is reasonably considered to be committing, or has committed, a breach of this by-law to leave local government land, riverfront or waters.

10. Exemptions

- 10.1 The restrictions in this by-law do not apply to any Police Officer, Council Officer or Council employee acting in the course and within the scope of that person's normal duties, or to a contractor while performing work for the Council and while acting under the supervision of a Council Officer, or to an emergency worker performing emergency duties.
- 10.2 The restriction in paragraph 4.16.3 does not apply to any filming conducted for the purposes of gathering or reporting the news.
- 10.3 The restrictions in paragraph 4.1.2, 4.4, 4.7, 4.19, 4.21.1, 4.21.2 and 4.21.4 of this by-law do not apply to:
- 10.3.1 electoral matters authorised by a candidate and which relate to a State or Commonwealth election and are otherwise authorised to be exhibited under Sections 226 and 226A of the *Local Government Act 1999* or the *Electoral Act 1985*; or
 - 10.3.2 electoral matters authorised by a candidate and which relate to an election held under the *Local Government Act 1999* or the *Local Government (Elections) Act 1999* and is otherwise authorised to be exhibited under Section 226 of the *Local Government Act 1999*; or
 - 10.3.3 matters which relate to and occur during the course of and for the purpose of a referendum.

11. Application

Any of paragraphs 4.5.2, 4.6.2, 4.9.2, 4.9.3, 4.9.4, 4.23, 4.25, 26.2, 4.27, 4.28.3, 4.37.1, 5.7.2, 5.7.3, 5.9 and 5.11 of this by-law shall apply only in such portion or portions of the area as the Council may by resolution direct from time to time in accordance with Section 246(3)(e) of the *Local Government Act 1999*.

12. Revocation

Council's *Local Government Land By-law 2018*, published in the *Gazette* on 9 August 2018, is revoked on the day on which this by-law comes into operation.

The foregoing by-law was duly made and passed at a meeting of the Council of the Adelaide Hills Council held on the _____ day of _____ 2025 by an absolute majority of the members for the time being constituting the Council, there being at least two thirds of the members present.

.....
Mr Greg Georgopoulos
Chief Executive Officer

Appendix 4

Draft By-law 4 Roads



By-law made under the Local Government Act 1999

ROADS BY-LAW 2025

By-law No. 4 of 2025

For the management of public roads.

Part 1 – Preliminary

1. Short Title

This by-law may be cited as the *Roads By-law 2025*.

2. Commencement

This by-law will come into operation four months after the day on which it is published in the *Gazette* in accordance with Section 249(5) of the *Local Government Act 1999*.

3. Definitions

In this by-law, unless the contrary intention appears:

- 3.1 **adjacent land** has the same meaning as in the *Australian Road Rules*;
- 3.2 **animal** includes birds and poultry but does not include a dog;
- 3.3 **camp** includes setting up a camp, or cause a self-contained vehicle to remain on the land for the purpose of staying overnight, whether or not any person is in attendance or sleeps on the road;
- 3.4 **dog** has the same meaning as in the *Dog and Cat Management Act 1995*;
- 3.5 **electoral matter** has the same meaning as in the *Electoral Act 1985* provided that such electoral matter is not capable of causing physical damage or injury to any person within its immediate vicinity;
- 3.6 **emergency worker** has the same meaning as in the *Road Traffic (Road Rules – Ancillary and Miscellaneous Provisions) Regulations 2014*;
- 3.7 **road** has the same meaning as in the *Local Government Act 1999*.

Part 2 – Management of Roads

4. Activities Requiring Permission

A person must not on any road, without the permission of the Council:

4.1 Advertising

display any sign for the purpose of commercial advertising, other than a moveable sign which is displayed on a public road in accordance with the Council's *Moveable Signs By-law 2025*;

4.2 Amplification

use an amplifier or other device whether mechanical or electrical for the purposes of amplifying sound;

4.3 Animals

4.3.1 cause or allow any animal, to stray onto, graze, wander on or be left unattended on any road;

4.3.2 lead, drive or exercise any animal in such a manner as to endanger the safety of any person;

4.4 Bridge Jumping

jump from or dive from a bridge;

4.5 Camping

4.5.1 erect any tent or other structure of calico, canvas, plastic or similar material as a place of habitation;

4.5.2 camp or sleep overnight;

4.5.3 camp or sleep overnight in a motorhome, except where a sign or signs erected by the Council indicate that camping on the road in such a vehicle is permitted;

4.6 Donations

ask for or receive or indicate that he or she desires a donation of money or any other thing;

4.7 Driving on Formed Surface

drive a motor vehicle other than on a portion of the road that has been formed or otherwise set aside by the Council for the driving of motor vehicles, unless it is not reasonably practical to do so;

4.8 **Fishing**

fish from any bridge or other structure on a road to which the Council has resolved this subparagraph shall apply;

4.9 **Flora, Fauna and Other Living Things**

subject to the *Native Vegetation Act 1991* and the *National Parks and Wildlife Act 1972*:

- 4.9.1 damage, pick, or interfere with any plant, fungi or lichen thereon; or
- 4.9.2 remove, interfere with, tease, disturb or cause harm to any animal or bird or the eggs or young of any animal or bird or aquatic life;
- 4.9.3 use, possess or have control of any device for the purpose of killing or capturing any animal, bird or aquatic life;
- 4.9.4 plant, damage, pick, cut, disturb, interfere with or remove any plant, tree or flower;
- 4.9.5 cause or allow an animal to be present on any flowerbed or garden plot;
- 4.9.6 deposit, dig, damage, disturb, interfere with or remove any soil, stone, wood, clay, gravel, pebbles, timber, bark, shells or fossils or any part of the land;
- 4.9.7 disturb, interfere, damage or remove any burrow, nest or habitat of any animal, bird or aquatic life;
- 4.9.8 burn any timber or dead wood;

4.10 **Obstructions**

erect, install or place or cause to be erected, installed or placed any structure, object or material of any kind so as to obstruct a road, footway, water channel or water course;

4.11 **Preaching**

preach or harangue;

4.12 **Public Exhibitions and Displays**

- 4.12.1 sing, busk or play a recording or use a musical instrument for the apparent purpose of either entertaining others or receiving money;
- 4.12.2 conduct or hold any concert, festival, show, public gathering, circus, meeting, performance or any other similar activity;
- 4.12.3 cause any public exhibitions or displays;

4.13 Soliciting

ask for or receive or do anything to indicate a desire for a donation of money or any other thing;

4.14 Working on Vehicles

perform the work of repairing, washing, painting, panel beating or other work of any nature on or to any vehicle, except for running repairs in the case of breakdown;

4.15 Waste

deposit any domestic or commercial waste or other rubbish emanating from domestic or commercial premises in any Council rubbish bin;

4.16 Waste Collection

4.16.1 an occupier of premises must facilitate the collection and removal of domestic waste, recyclables or green organics from the premises by placing the container on the kerbside by 6:00am on the day of waste collection and not before 4:00pm the day prior to collection;

4.16.2 ensure that, prior to the time appointed by the Council (but not outside the times provided in subparagraph 4.16.1) for the collection of a particular kind of domestic waste, recyclables or green organics from the premises, the container containing that kind of waste is placed out for collection in a position:

4.16.2.1 on the street in front of and on the same side as the premises, abutting the edge of (but not on) the carriageway and positioned so that the side of the container on which the hinges of the lid are situated faces the premises; or

4.16.2.2 as otherwise approved by the Council; and

4.16.2.3 it is not under the overhanging branches of street trees; and

4.16.2.4 the container is removed from that position on the kerbside within 24 hours of being emptied.

5. Prohibited Activities

A person who owns or is in charge of any horse or cattle must, if the horse or cattle defecates on a road, immediately remove the faeces and dispose of them in a lawful and suitable manner.

Part 3 – Miscellaneous**6. Directions**

A person must comply with any reasonable direction or request from an authorised person relating to:

- 6.1 that person's use of the road;
- 6.2 that person's conduct and behaviour on the road;
- 6.3 that person's safety on the road;
- 6.4 the safety and enjoyment of the road by other persons.

7. Removal of Animals

If any animal is found on a road in breach of this by-law:

- 7.1 any person in charge of the animal shall forthwith remove it from that land on the request of an authorised person; and
- 7.2 any authorised person may remove any animal from the road if the person fails to comply with the request, or if no person is in charge of the animal.

8. Exemptions

- 8.1 The restrictions in this by-law do not apply to any Police Officer, Council Officer or Council employee acting in the course and within the scope of that person's normal duties, or to a contractor while performing work for the Council and while acting under the supervision of a Council Officer, or to an emergency worker performing emergency duties.
- 8.2 The restrictions in paragraphs 4.12 and 4.13 of this by-law do not apply to:
 - 8.2.1 electoral matters authorised by a candidate and which relate to a State or Commonwealth election and are otherwise authorised to be exhibited under Sections 226 and 226A of the *Local Government Act 1999* or the *Electoral Act 1985*; or
 - 8.2.2 electoral matters authorised by a candidate and which relate to an election held under the *Local Government Act 1999* or the *Local Government (Elections) Act 1999* and is otherwise authorised to be exhibited under Section 226 of the *Local Government Act 1999*; or
 - 8.2.3 matters which relate to, and occur during the course of and for the purpose of a referendum.
- 8.3 Paragraph 4.7 of this by-law does not apply to a motor vehicle being driven to or from adjacent land by the shortest practical route.

9. Application

Paragraph 4.8 of this by-law shall apply only in such portion or portions of the area as the Council may by resolution direct from time to time in accordance with Section 246(3)(e) of the *Local Government Act 1999*.

10. Revocation

Council's *Roads By-law 2018*, published in the *Gazette* on 9 August 2018, is revoked on the day on which this by-law comes into operation.

The foregoing by-law was duly made and passed at a meeting of the Council of the Adelaide Hills Council held on the day of 2025 by an absolute majority of the members for the time being constituting the Council, there being at least two thirds of the members present.

.....
Mr Greg Georgopoulos
Chief Executive Officer

DRAFT

Appendix 5

Draft By-law 5 Dogs



*By-law made under the Local Government Act 1999
and the Dog and Cat Management Act 1995*

DOGS BY-LAW 2025

By-law No. 5 of 2025

For the management and control of dogs within the Council's area.

Part 1 – Preliminary

1. Short Title

This by-law may be cited as the *Dogs By-law 2025*.

2. Commencement

This by-law will come into operation four months after the day on which it is published in the *Gazette* in accordance with Section 249(5) of the *Local Government Act 1999*.

3. Definitions

In this by-law:

- 3.1 **approved kennel establishment** means a building, structure or area approved by the relevant authority, pursuant to the *Planning, Development and Infrastructure Act 2016* for the keeping of dogs on a temporary or permanent basis;
- 3.2 **assistance dog** means a dog trained and used for the purpose of assisting a person who is wholly or partially disabled and includes a dog undergoing training of a kind approved by the Dog and Cat Management Board for assistance dogs;
- 3.3 **children's playground** means any enclosed area in which there is equipment, apparatus or other installed devices for the purpose of children's play (or within 5 metres of such devices if there is no enclosed area);
- 3.4 **control**, in relation to a dog, includes the person having ownership, possession or charge of, or authority over, the dog;
- 3.5 **dog** has the same meaning as in the *Dog and Cat Management Act 1995*;

- 3.6 **effective control** means a person exercising effective control of a dog either:
- 3.6.1 by means of a physical restraint;
 - 3.6.2 by command, the dog being in close proximity to the person, and the person being able to see the dog at all times;
- 3.7 **keep** includes the provision of food or shelter;
- 3.8 **leash** includes any chain, cord or leash;
- 3.9 **local government land** has the same meaning as in the *Local Government Act 1999*;
- 3.10 **park** has the same meaning as in the *Dog and Cat Management Act 1995*;
- 3.11 **premises** includes:
- 3.11.1 land;
 - 3.11.2 a part of any premises or land;
- 3.12 **public place** has the same meaning as in the *Dog and Cat Management Act 1995*;
- 3.13 **small dwelling** means a self-contained residence that is:
- 3.13.1 a residential flat building;
 - 3.13.2 contained in a separate strata unit or community title;
 - 3.13.3 on an allotment less than 400 square meters in area; or
 - 3.13.4 without a secure yard of at least 100 square metres in area;
- 3.14 **township** has the same meaning as in the *Local Government Act 1999*;
- 3.15 **wetland area** includes any park, reserve, scrub, trail or other land adjacent to a wetland;
- 3.16 **working livestock dog** has same meaning as in *Dog and Cat Management Act 1995*.

Part 2 – Dog Management and Control

4. Dog Prohibited Areas

- 4.1 A person must not allow a dog in that person's control to be in, or remain in, a dog prohibited area.
- 4.2 For the purposes of this paragraph, a dog prohibited area is any:
- 4.2.1 local government land or public place to which the Council has resolved this sub-paragraph applies; or

4.2.2 children's playground.

4.3 The restrictions in subparagraph 4.1 do not apply to any assistance dog.

5. **Dog on Leash Areas**

5.1 A person must not allow a dog under that person's control to be in, or remain in, a dog on leash area unless the dog is secured by a strong leash not exceeding two metres in length which is either:

5.1.1 tethered securely to a fixed object capable of securing the dog; or

5.1.2 held by a person capable of controlling the dog and preventing it from being a nuisance or a danger to other persons.

5.2 For the purposes of this paragraph, a dog on leash area is any:

5.2.1 local government land or public place to which the Council has resolved that this sub-paragraph applies;

5.2.2 park when organised sport is being played; or

5.2.3 wetland area.

6. **Dog Off Leash Areas**

6.1 Subject to paragraphs 4 and 5, a person may enter any dog off leash area for the purpose of exercising a dog under his or her control.

6.2 For the purposes of this paragraph, a dog off leash area is any:

6.2.1 park; or

6.2.2 local government land that the Council has resolved is a dog off leash area.

6.3 A person must ensure that any dog under their control remains under effective control while the dog is in a dog off leash area.

7. **Limit on Dog Numbers**

7.1 A person must not, without permission, keep any dog on any premises where the number of dogs on the premises exceeds the prescribed limit.

7.2 Subject to subparagraph 7.3, the prescribed limit on the number of dogs to be kept on premises:

- 7.2.1 within a township, more than one dog in a small dwelling; or
 - 7.2.2 within a township, more than two dogs in any premises other than a small dwelling; or
 - 7.2.3 outside of a township shall be three dogs (other than any working livestock dog) on any premises.
- 7.3 The prescribed limit does not apply to:
- 7.3.1 an approved kennel establishment;
 - 7.3.2 a veterinary practice;
 - 7.3.3 a pet shop;
 - 7.3.4 any dog that is under three months of age;
 - 7.3.5 any premises that the Council has exempted from the requirements of this paragraph; or
 - 7.3.6 any business involving dogs provided that the business is registered in accordance with the *Dog and Cat Management Act 1995*.

Part 3 – Miscellaneous

8. Application

- 8.1 The Council may from time to time, by resolution, identify local government land as a dog off leash area in accordance with subparagraph 6.2.2 of this by-law.
- 8.2 Any of paragraphs 4.2.1 and 5.2.1 of this by-law shall apply only in such portion or portions of the area as the Council may from time to time, by resolution, direct in accordance with Section 246 of the *Local Government Act 1999*.
- 8.3 Where the Council makes a resolution under either of subparagraphs 8.1 or 8.2, the Council's Chief Executive Officer must ensure that:
 - 8.3.1 the area is denoted by signs erected by the Council; and
 - 8.3.2 information is provided to the public on the Council's website and in any other manner determined by the Council's Chief Executive Officer.

9. Revocation

Council's *Dogs By-law 2018*, published in the *Gazette* on 9 August 2018, is revoked on the day on which this by-law comes into operation.

The foregoing by-law was duly made and passed at a meeting of the Council of the Adelaide Hills Council held on the day of 2025 by an absolute majority of the members for the time being constituting the Council, there being at least two thirds of the members present.

.....
Mr Greg Georgopoulos
Chief Executive Officer

DRAFT

Appendix 6

Draft By-law 6 Cats



*By-law made under the Local Government Act 1999
and the Dog and Cat Management Act 1995*

CATS BY-LAW 2025

By-law No. 6 of 2025

For the management and control of cats within the Council's area.

Part 1 – Preliminary

1. Short Title

This by-law may be cited as the *Cats By-law 2025*.

2. Commencement

This by-law will come into operation four months after the day on which it is published in the *Gazette* in accordance with Section 249(5) of the *Local Government Act 1999*.

3. Definitions

In this By-law:

- 3.1 **authorised person** has the same meaning as in the *Dog and Cat Management Act 1995*;
- 3.2 **cattery** means a building, structure, premises or area approved by the relevant authority pursuant to the *Planning, Development and Infrastructure Act 2016* for the keeping of cats on a temporary or permanent basis;
- 3.3 **cat** means an animal of the species '*Felis catus*' over three months of age;
- 3.4 **keep** includes the provision of food or shelter;
- 3.5 **owner** of a cat has the same meaning as in Section 5 of the *Dog and Cat Management Act 1995*;
- 3.6 **premises** includes:
 - 3.6.1 land;
 - 3.6.2 a part of any premises or land;

- 3.7 **prescribed manner** means the manner in which a cat is to be identified at all times while the cat is not effectively confined to premises of which the owner of the cat is the occupier is by means of a collar around its neck to which a tag is attached legibly setting out:
- 3.7.1 the name of the owner of the cat, or of a person entitled to possession of the cat; and
 - 3.7.2 either:
 - 3.7.2.1 the address of the owner or other person; or
 - 3.7.2.2 the telephone number of the owner or other person;
- 3.8 **prescribed premises** means:
- 3.8.1 a cattery;
 - 3.8.2 a veterinary practice;
 - 3.8.3 a pet shop; or
 - 3.8.4 any premises for which the Council has granted an exemption.

Part 2 – Cat Management

4. Limit on Cat Numbers

- 4.1 Subject to subparagraphs 4.3 and 4.4, the limit on the number of cats to be kept on any premises is two.
- 4.2 A person must not, without permission, keep a cat on any premises where the number of cats being kept on those premises exceeds the limit.
- 4.3 Permission under subparagraph 4.2 may be given if the Council is satisfied that:
- 4.3.1 no insanitary condition exists on the premises as a result of the keeping of cats; and
 - 4.3.2 a nuisance is not caused to any neighbour as a result of the keeping of cats on the premises.
- 4.4 Subparagraph 4.1 does not apply to a cattery.

5. Identification of Cats

- 5.1 Every cat must be identified in the prescribed manner at all times while the cat is not effectively confined to premises of which the owner of the cat is the occupier.
- 5.2 If a cat is not identified in the prescribed manner required by paragraph 5.1, any person who owns or is responsible for the control of the cat is guilty of an offence.

- 5.3 A person is not guilty of an offence by reason of the fact that the cat is not identified in the prescribed manner if:
- 5.3.1 the cat:
 - 5.3.1.1 is travelling with the person; and
 - 5.3.1.2 is not usually kept within the area of the Council; or
 - 5.3.2 the person is responsible for the control of the cat only by reason of the cat being kept, for business purposes, at prescribed premises; or
 - 5.3.3 the Council has granted the owner of the cat an exemption from the requirements of this paragraph or an extension of time within which to comply with the requirements.

6. **Effective Confinement of Cats**

- 6.1 The owner or person responsible for the control of a cat must take steps to ensure that the cat is confined at all times to the premises occupied by that person unless the cat is under effective control by means of physical restraint.
- 6.2 For the purposes of this paragraph 6, cat means an animal of the species *felis catus* (of any age).

7. **Registration of Cats**

- 7.1 Where the Council has resolved to adopt a registration scheme for cats, a person must not keep a cat in the Council's area for more than 14 days unless the cat is registered in accordance with this By-law.
- 7.2 An application for registration of a cat must:
- 7.2.1 be made to the Council in the manner and form (if any) and accompanied by the fee (if any) as prescribed by the Council; and
 - 7.2.2 nominate a person of or over 16 years of age who consents to the cat being registered in his or her name; and
 - 7.2.3 identify with reference to an address the premises at which the cat is kept; and
 - 7.2.4 otherwise comply with any other requirements determined by the Council.
- 7.3 Registration under this By-law remains in force until 30 June next following the grant of registration and may be renewed from time to time for further periods of up to 12 months.
- 7.4 Subparagraph 7.1 does not apply to premises comprising an approved cattery.
- 7.5 The Council may, by resolution, revoke a resolution to adopt a registrations scheme under subparagraph 7.1 should it see fit to do so.

Part 3 – Miscellaneous**8. Notices**

- 8.1 The Council may serve notice on the occupier of premises or the owner of a cat requiring action to be taken to ensure compliance with this by-law.
- 8.2 The person to whom notice is given must comply with the notice.
- 8.3 If the person to whom notice was given does not comply with the notice, an authorised person of the Council may carry out the terms of the notice and recover the costs of so doing from that person.

9. Revocation

Council's *Cats By-law 2018*, published in the *Gazette* on 9 August 2018, is revoked on the day on which this by-law comes into operation.

The foregoing by-law was duly made and passed at a meeting of the Council of the Adelaide Hills Council held on the _____ day of _____ 2025 by an absolute majority of the members for the time being constituting the Council, there being at least two thirds of the members present.

.....
Mr Greg Georgopoulos
Chief Executive Officer

Appendix 7

Draft By-law 7 Domestic Livestock and Bee Management

**ADELAIDE HILLS COUNCIL**

By-law made under the Local Government Act 1999

DOMESTIC LIVESTOCK AND BEE MANAGEMENT BY-LAW 2025**By-law No. 7 of 2025**

For the management, control and regulation of the keeping of livestock and bees on residential premises within townships, and for related purposes.

Part 1 – Preliminary**1. Short Title**

This by-law may be cited as the *Domestic Livestock and Bee Management By-law 2025*.

2. Commencement

This by-law will come into operation four months after the day on which it is published in the *Gazette* in accordance with Section 249(5) of the *Local Government Act 1999*.

3. Definitions

In this by-law:

- 3.1 **keep** includes care, feed, control or possess, whether temporary or permanent;
- 3.2 **livestock** has the same meaning as in the *Livestock Act 1997* but does not include poultry, bees, dogs or cats;
- 3.3 **road** has the same meaning as in the *Local Government Act 1999*;
- 3.4 **township** has the same meaning as in the *Local Government Act 1999*.

Part 2 – Bee Keeping

4. Bee Keeping in Townships

A person must not, without permission, undertake bee keeping on premises within a township.

Part 3 – Livestock Management

5. Permission to be Obtained to Keep Livestock

A person must not, without permission, keep or permit to be kept any livestock on premises within a township.

Part 4 – Specific Requirements for Roosters and Pigeons

6. Keeping Roosters

6.1 A person must not, without permission, keep a rooster on premises within a township.

7. Keeping Pigeons

7.1 A person must not, without permission, keep a pigeon on premises within a township.

Part 5 – Miscellaneous

8. Exemptions

The restrictions in this by-law do not apply to livestock for which the Council has granted a specific exemption from the restriction.

The foregoing by-law was duly made and passed at a meeting of Adelaide Hills Council held on the _____ day of _____ 2025 by an absolute majority of the members for the time being constituting the Council, there being at least two thirds of the members present.

.....
Mr Greg Georgopoulos
Chief Executive Officer

**ADELAIDE HILLS COUNCIL
ORDINARY COUNCIL MEETING
Tuesday 24 JUNE 2025
AGENDA BUSINESS ITEM**

Item: 12.4

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

Subject: Status Report - Council Resolutions Update

For: Decision

SUMMARY

This report provides an update on the current status of Council Resolutions as at June 2025. In some cases, actions can take months or years to be completed due to the complexity and/or the level of influence Council has in the matter.

RECOMMENDATION

Council resolves:

1. That the report be received and noted.
 2. That the completed items in Appendix 1 be removed from the Action List.
-

1. BACKGROUND

At its meeting of 24 March 2015 Council resolved:

Status Report – Outstanding Council Resolutions

Moved Cr Malcolm Herrmann
S/- Cr Val Hall

54

That the CEO provides a report to the 28 April 2015 Council meeting in relation to outstanding resolutions passed before 31 March 2013 outlining the reasons why the resolutions have not been completed, detailing what actions have been taken and an estimated date of completion.

Carried Unanimously

The intent of the Council's resolution has been carried forward as a prudent accountability mechanism.

At its meeting of 27 August 2024 Council resolved to report on a quarterly basis:

Council Resolutions Update

Moved Cr Malcolm Herrmann
S/- Cr Mark Osterstock

298/24

Council resolves:

- 1. That the report be received and noted.**
- 2. That the completed items in Appendix 1 be removed from the Action List.**
- 3. That from 27 August 2024 until the end of the current Council term the Administration deliver a status update on a quarterly basis.**

Carried Unanimously

As a result of this resolution, the administration will deliver this report to Council on a quarterly basis moving forward.

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.

The timely completion of Council resolutions assists in meeting legislative and good governance responsibilities and obligations.

➤ **Legal Implications**

Not applicable.

➤ **Risk Management Implications**

Regular reporting on outstanding action items will assist in mitigating the risk of:

Actions arising from Council resolutions may not be completed in a timely manner

Inherent Risk	Residual Risk	Target Risk
High (4C)	Medium (4E)	Medium (4E)

➤ **Budget, Financial and Resource Implications**

Not applicable.

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

Not applicable.

➤ **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>	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**

The Action list has been updated to provide Council with information regarding outstanding actions. Completed resolutions are identified in the recommendation for removal from the Action List.

3. OPTIONS

Council has the following options:

- I. Note the status of the outstanding items and the proposed actions.
- II. Resolve that other actions are required.
- III. Not enable the removal of completed items.

4. APPENDICES

- (1) Council Resolutions Action List – Completed items as of June 2025
- (2) Action List as at June 2025

Appendix 1

*Council Resolutions Action List – Completed items as of
June 2025*

Meeting Date	Meeting	Res No.	Item Name	Responsible Director	Status
22/03/2022	Ordinary Council	53/22	Removal of Remoteness Sculpture, Stirling	Jess Charlton	Completed
23/05/2023	Ordinary Council	141/23	Electricity Tenders Post 30 June 2023 – Confidential Item	Gary Lewis	Completed
27/06/2023	Ordinary Council	177/23	Dog & Cat Pound Facilities	Jess Charlton	Completed
25/07/2023	Ordinary Council	196/23	Road Safety Analysis Lobethal	David Waters	Completed
8/08/2023	Ordinary Council	214/23	Corporate Carbon Management Plan	David Waters	Completed
12/09/2023	Ordinary Council	239/23	Delegations Review	Zoe Gill	Completed
28/05/2024	Ordinary Council	170/24	Crafrers Village Pedestrian Connections	David Waters	Completed
11/06/2024	Ordinary Council	195/24	Grants Policy	Jess Charlton	Completed
11/06/2024	Ordinary Council	203/24	Enforcement Review – Fire, Wastewater and Animal Management	Jess Charlton	Completed
11/06/2024	Ordinary Council	210/24	CEO Review Process - Confidential	Zoe Gill	Completed
23/07/2024	Ordinary Council	268/24	MWON - Cr Parkin - Leave of Absence workshop	Zoe Gill	Completed
23/07/2024	Ordinary Council	272/24	Land Management Agreement - Burial on Private Land - Confidential Item	David Waters	Completed
27/08/2024	Ordinary Council	292/24	Development of a Board of Directors for FABRIK – Cr Kirsty Parkin	Jess Charlton	Completed
12/11/2024	Ordinary Council	386/24	Period Poverty	David Waters	Completed
12/11/2024	Ordinary Council	389/24	Community Bushfire Reference Group	Jess Charlton	Completed
12/11/2024	Ordinary Council	390/24	Community Bushfire Reference Group	Jess Charlton	Completed
12/11/2024	Ordinary Council	393/24	Draft Representation Review Report	Zoe Gill	Completed
12/11/2024	Ordinary Council	403/24	Community Renewables Program	David Waters	Completed
26/11/2024	Ordinary Council	415/24	Community Development Grant Recommendations	Jess Charlton	Completed
28/01/2025	Ordinary Council	6/25	International Women’s Day 2025 – Cr Mark Osterstock	Gary Lewis	Completed
28/01/2025	Ordinary Council	9/25	Funding – Stormwater Upgrade Junction Road, Balhannah	David Waters	Completed
28/01/2025	Ordinary Council	28/25	19.2.1Motion on Notice – Behavioural Matter – Cr Nathan Daniell – Confidential Item	Zoe Gill	Completed
28/01/2025	Ordinary Council	37/25	19.5.1CEO PRP Recommendations – 2024 CEO Remuneration Review Process – Confidential Item	Gary Lewis	Completed
28/01/2025	Ordinary Council	38/25	19.5.1CEO PRP Recommendations – 2024 CEO Remuneration Review Process – Confidential Item	Zoe Gill	Completed
11/02/2025	Ordinary Council	57/25	Confidential Items Register	Zoe Gill	Completed
25/02/2025	Ordinary Council	66/25	12.322 Wright Road Stirling - Licence to Save our Wildlife Foundation Inc	David Waters	Completed
25/02/2025	Ordinary Council	68/25	Innovate Reconciliation Action Plan	Jess Charlton	Completed
25/02/2025	Ordinary Council	70/25	CFS Review into Bushfire Safer Places and Last Resort Refuges	David Waters	Completed
25/02/2025	Ordinary Council	74/25	Adelaide Hills Tourism Funding Agreement	Jess Charlton	Completed
25/02/2025	Ordinary Council	76/25	Review of policies referencing the mayor	Zoe Gill	Completed
11/03/2025	Ordinary Council	89/25	Leave of Absence	Zoe Gill	Completed
11/03/2025	Ordinary Council	91/25	Acknowledgement for Mr Don Herrmann	Jess Charlton	Completed
11/03/2025	Ordinary Council	92/25	Review of Volunteer Engagement Policy	Jess Charlton	Completed
11/03/2025	Ordinary Council	93/25	12.2Adelaide Hills Region Waste Management Authority Deputy Board Member Appointment	Zoe Gill	Completed
11/03/2025	Ordinary Council	94/25	12.3Eastern Waste Management Authority Deputy Board Member Appointment	Zoe Gill	Completed
11/03/2025	Ordinary Council	95/25	Status Report – Council Resolutions Update	Zoe Gill	Completed
11/03/2025	Ordinary Council	96/25	Representation Review (Community Consultation Outcomes)	Zoe Gill	Completed
11/03/2025	Ordinary Council	98/25	MWON - Water for Stock	David Waters	Completed
11/03/2025	Ordinary Council	100/25	Technology Risk and Opportunities Review	Gary Lewis	Completed
25/03/2025	Ordinary Council	108/25	Elector Representation Review (Ward Names)	Zoe Gill	Completed
25/03/2025	Ordinary Council	109/25	Audit Committee Terms of Reference Review	Zoe Gill	Completed
25/03/2025	Ordinary Council	112/25	Acting Deputy Mayor	Zoe Gill	Completed
8/04/2025	Ordinary Council	119/25	Towards zero emissions - A Carbon Management Plan for the Adelaide Hills	Greg Georgopoulos	Completed
8/04/2025	Ordinary Council	120/25	Delegations under the Local Government Act 1999 and other changed legislation (excluding the Development Act)	Zoe Gill	Completed
8/04/2025	Ordinary Council	212/25	Delegations made under Planning, Development and Infrastructure Act 2016, Regulations, Planning & Design Code	Zoe Gill	Completed
8/04/2025	Ordinary Council	122/25	Policy Review – Code of Practice for Council Meeting Procedures	Zoe Gill	Completed
22/04/2025	Ordinary Council	131/25	CFS Review into Bushfire Safer Places and Last Resort Refuges	Greg Georgopoulos	Completed
22/04/2025	Ordinary Council	133/25	Treasury Policy Update	Gary Lewis	Completed
22/04/2025	Ordinary Council	134/25	Council Members Work Health Safety Policy and Procedure	Zoe Gill	Completed
22/04/2025	Ordinary Council	135/25	Easement consent over Crown Land – South Ridge Road, Woodside	Greg Georgopoulos	Completed
22/04/2025	Ordinary Council	138/25	LGA Draft Strategic Plan 2025-29	Zoe Gill	Completed
22/04/2025	Ordinary Council	147/25	CEO Performance Review Panel Recommendations (CEO Review Report)	Zoe Gill	Completed
13/05/2025	Ordinary Council	157/25	Behavioural Standards Contact Officer	Zoe Gill	Completed
13/05/2025	Ordinary Council	158/25	Congratulations to the Albanese Labor Government and Local Federal Representatives – Cr Leith Mudge.	Zoe Gill	Completed
13/05/2025	Ordinary Council	160/25	Attendance at the National General Assembly of Local Government 2025	Greg Georgopoulos	Completed
13/05/2025	Ordinary Council	161/25	AHRWMA Draft Annual Business Plan 2025-26	Zoe Gill	Completed
13/05/2025	Ordinary Council	162/25	Confidential Item – Renewal of Duration	Zoe Gill	Completed
13/05/2025	Ordinary Council	163/25	Draft Long Term Financial Plan 2026-2040 and Draft Annual Business Plan 2025-26 for Consultation	Gary Lewis	Completed
13/05/2025	Ordinary Council	169/25	Adelaide Hills Region Waste Management Authority Independent Chair Appointment	Zoe Gill	Completed
27/05/2025	Ordinary Council	175/25	Appointment of Building Fire Safety Committee	Jess Charlton	Completed
27/05/2025	Ordinary Council	176/25	The Hut Community Centre Inc. Funding Agreement Extension	Jess Charlton	Completed
27/05/2025	Ordinary Council	179/25	Draft 2025-26 Easte Waste Annual Business Plan and Budget	Zoe Gill	Completed
27/05/2025	Ordinary Council	180/25	Submission to support Council’s request to withdraw from the Gawler River Floodplain Management Authority	Zoe Gill	Completed
10/06/2025	Ordinary Council	202/25	Gawler River Floodplain Management Authority (GRFMA) – Draft 2025-26 Annual Business Plan and Budget	Zoe Gill	Completed
10/06/2025	Ordinary Council	203/25	Regional Development Australia – Funding Agreement	Jess Charlton	Completed
10/06/2025	Ordinary Council	204/25	Audit and Risk Committee Council Member Appointment	Zoe Gill	Completed
10/06/2025	Ordinary Council	205/25	Audit and Risk Committee Council Member to Selection Panel	Zoe Gill	Completed
10/06/2025	Ordinary Council	206/25	Confidential Items Review	Zoe Gill	Completed

Appendix 2

Action List as at June 2025

Meeting Date	Meeting	Res No.	Item Name	Previously Declared COI	Action Required (Council Resolution)	Responsible Director	Status	Status (for Council reporting)	Confidential
11/09/2018	Special Council	229/18	Road Exchange McBeath Drive, Skye Horsnell Gully	None declared	<p>In accordance with sections 12 and 15 of the Roads (Opening and Closing) Act 1991, as regards the land within the Adelaide Hills Council area, enter into an Agreement for Exchange with Boral Resources (SA) Ltd and issue a Road Process Order to open as road portions of Section 506 Hundred of Adelaide numbered "1", "2" and "3" on Preliminary Plan No. 17/0066 (Appendix 1) and in exchange to close portions of McBeath Drive marked "A", "B", "C" and "D" on Preliminary Plan No. 17/0066, subject to the following Boral Resources (SA) Ltd agreeing to pay all costs associated with the road exchange process including but not limited to all survey, valuation and reasonable legal costs; Boral Resources (SA) Ltd agreeing to pay all costs associated with a Council boundary adjustment between Adelaide Hills Council and the City of Burnside to rectify the resulting Council boundary anomaly from the road exchange process.</p> <p>The closed road is excluded as Community Land pursuant to the Local Government Act 1999.</p> <p>Council approves the sale of the differential between the total area of closed road and the total area of opened road of approximately 1,242m2 to Boral Resources (SA) Ltd for the amount of \$6,210 as determined by an independent valuation.</p> <p>Subject to the successful completion of the road exchange process, Council undertakes a process in conjunction with the City of Burnside to realign the local government boundary along the new location of McBeath Drive to the south side of pieces 42, 52 and 62 of the proposed residential allotments in accordance with the provisions of the Local Government (Boundary Adjustment) Amendment Act 2017 (to commence on 1 January 2019) and/or Part 2 of Chapter 3 of the Local Government Act 1999.</p> <p>The Mayor and Chief Executive Officer be authorised to sign all documents necessary, including affixation of the common seal, to give effect to this resolution.</p>	David Waters	In Progress	<p>June 25 - no further update from Commission</p> <p>May 25 - no update since Dec that Commission will enquire into the proposal.</p>	FALSE
23/07/2019	Ordinary Council	188/19	LED Street Lighting Upgrade	None declared	<p>That the report be received and noted.To approve an increase of \$365k in Council's 2019/20 capital budget to commence the transition of 900 P – category public streetlights to LED with the funding source to be recommended to Council at its next budget review.That Council engage SAPN to commence the changeover of P-Category lights to LED public lighting on Council roads and that authority is given to the CEO to finalise a contract with SAPN and sign that agreement.That Council enter into a PLC tariff agreement for public lighting with SAPN until 30 June 2020 and subsequently move to the tariff set by the Australian Energy Regulator from July 2020. That Council continues to liaise with SAPN and DPV1 on the changeover of Council public lighting on roads under the care and control of the State Government. That a further report be provided to Council on the outcome of the continued discussions with SAPN and DPV1.</p>	David Waters	In Progress	<p>Item 1 - 4 of the resolution have been complete for some time.</p> <p>Item 5 regarding the change over of Council held public lighting on DIT roads is on-going.&nbsp;&nbsp;& The Minister has requested that the Department to establish a working group with LGA representatives to investigate options for long term ownership of Council lighting on DIT maintained roads. Adelaide Hills Council is represented on this working group with the group starting in June 2021. Meetings ongoing by the LGA and DIT but unlikely that DIT will take on Council lighting assets on DIT road with upgrades to current standards.&nbsp;&nbsp;& This would be a high costs for limited benefit/ saving</p> <p>Note that there are only about 100 Council public lights on DIT roads across the Council area and hence the benefits of having this as a priority are minimal in the overall scheme of investment options for energy use reduction. The current status of LED lighting as it relates to items 1 - 4 • 767 LED 17 were rolled out as a bulk rollout program with a \$ 353k investment. Council has entered into PLC tariffs for these lights, that is, Council funds the capital investment and receives a lower tariff fee and associated reduced electricity use that provides long term operational costs for providing this service • A further 29 lights have been upgraded to LED – Located in Aldgate Main Street, Summertown, and Uralda. • 280 have been changed over by SAPN as part of routine maintenance operations – SAPN policy to change public lights with LED equivalents when existing stocks are depleted • 324 remain to be converted – cost in the order of 600k – 700k as these are vertical mounted (technical challenges with existing assemblies) or higher-class V Category. The remaining approximately 324 lights are more challenging with higher costs and a lower cost benefit. • We have had 73 additional LED lights transferred to Council by Developers (Crest and Hamilton Hill)</p>	FALSE
15/12/2020	Ordinary Council	300/20	Road Exchange Pomona Road Stirling	None declared	<p>1. That the report be received and noted. In accordance with sections 12 and 15 of the Roads Opening and Closing) Act 1991, enter into an Agreement for Exchange with the owner of the land of 21 Pomona Road Stirling and issue a Road Process Order to open as public road the area identified as "Road to be opened 1" on the Preliminary Plan No 20/0038 and in exchange to close a portion of Pomona Road as identified on the Preliminary Plan No 20/0038 as "Public Road A", subject to the owner of the land at 21 Pomona Road Stirling agreeing to pay all costs associated with the road exchange process including but not limited to all survey, valuation and reasonable legal costs</p> <p>3. The closed road be excluded as Community Land pursuant to the Local Government Act 1999.</p> <p>The Mayor and Chief Executive Officer be authorised to sign all documents necessary, including affixation of the common seal, to give effect to this resolution</p>	David Waters	In Progress	<p>June 2025 - awaiting on Surveyor General to approve the road process.</p>	FALSE
23/03/2021	Ordinary Council	52/21	Crown Land Revocation	None declared	<p>1. That the report be received and noted</p> <p>2. That the consultation report (Appendix 1) be received and noted</p> <p>3. To apply to the Minister for Planning to revoke the Community Land classification of the following parcels of land:-</p> <p>i. CR 5752/186, Lot 32 Fullgrabe Road, Crafters</p> <p>ii. CR 5753/725, Section 1609 Illert Road, Mylor</p> <p>iii. CR 5753/729, Section 1607 Scott Creek Road, Scott Creek</p> <p>iv. CR 5753/741, Sections 13 and 54 Sandy Waterhole Road, Woodside</p> <p>v. CR 5753/742, Section 547 Schuberts Road, Lobethal</p> <p>vi. CR 5753/744, Section 553 Pedrare Park Road, Woodside</p> <p>vii. CR 5753/745, Section 556 Tiers Road, Woodside</p> <p>viii. CR 5753/746, Section 565 Old Carey Gully Road, Stirling</p> <p>ix. CR 5753/754, Section 511 North East Road, Ingleswood</p> <p>x. CR 5753/758, Section 262 Reserve Road, Forrester</p> <p>xi. CR 5763/631, Section 1591 Silver Road, Bridgewater</p> <p>xii. CR 5763/634, Section 71 Magarey Road, Mount Torrens</p> <p>xiii. CR 5763/635, Section 72 Magarey Road, Mount Torrens</p> <p>xiv. CR 5763/636, Section 84 Forrester Road, Forrester</p> <p>xv. CR 6142/329, Lot 501 Greenhill Road, Balhamah</p> <p>xvi. CR 5926/487, Lot 20 Bell Springs Road Charleston (for redemption to the Department of Environment & Water)</p> <p>xvii. CR 5753/718, Section 1544 Reserve Terrace Aldgate (for redemption to Meals on Wheels)</p> <p>xviii. CR 5753/753, Section 495 off Kersbrook Road Kersbrook (for redemption to Forestry SA)</p> <p>4. That a further report be presented to Council once a response from the Minister for Planning is received.</p>	David Waters	In Progress	<p>June 25 - report deferred</p>	FALSE
24/08/2021	Ordinary Council	170/21	Road Exchange Aldi Development Pomona Road Stirling	None declared	<p>That the report be received and noted in accordance with sections 12 and 15 of the Roads (Opening and Closing) Act 1991, enter into an Agreement for Exchange with the owner of the land of 3-5 Pomona Road Stirling and issue a Road Process Order to open as public road the area identified as "Road to be opened 1" on the Preliminary Plan No 21/0011 and in exchange to close a portion of Pomona Road as identified on the Preliminary Plan No 21/0011 as "Public Road A", subject to the owner of the land at 3-5 Pomona Road Stirling and Council agreeing to share all costs associated with the road exchange process including but not limited to all survey, valuation and reasonable legal costs. The closed road be excluded as Community Land pursuant to the Local Government Act 1999.</p> <p>The Mayor and Chief Executive Officer be authorised to sign all documents necessary, including affixation of the common seal, to give effect to this resolution.</p>	David Waters	In Progress	<p>June 2025 - waiting on approval from Minister for road closure</p>	FALSE
24/08/2021	Ordinary Council	178/21	Operational Workplace Review	None declared	<p>1. That the report be received and noted</p> <p>2. That Council take up commercial lease space in Stirling at 85 Mount Barker Road Stirling, and the associated costs for the leasehold premises detailed in Appendix 2 be adjusted in the 2021-22 financial year at Budget Review 1</p> <p>3. Further detailed scoping be undertaken on the proposed renewal and energy efficiency upgrades to the Stirling Office, Heathfield Depot, Gumeracha Depot and Woodside Offices (current Development and Building Team offices) and presented to Council for consideration where appropriate within the 2021-22 Budget Review 1 and the next review of the Long Term Financial Plan</p> <p>4. Subject to endorsement of the detailed scoping identified in 3 above, the Development and Building Team be relocated from Woodside to Stirling</p> <p>5. To include budget provision in the draft Annual Business Plan for the 2022-23 financial year to undertake a feasibility study on the medium to long term needs for community and operational sites and where greater efficiencies may be obtained through consolidation of sites.</p>	David Waters	In Progress	<p>June 25 - under internal review</p>	FALSE
26/10/2021	Ordinary Council	220/21	Charleston Cemetery Compulsory Acquisition	None declared	<p>1. That the report be received and noted.</p> <p>2. To revoke the resolution of Council of 22 May 2001, B129.</p> <p>3. To commence a process to compulsorily acquire, under the Land Acquisition Act 1969, the Charleston Cemetery being the land contained in Certificate of Title Volume 5066 Folio 740 located at 36 Newman Road Charleston from The Charleston Cemetery Trust Inc. To continue to manage the Charleston Cemetery on behalf of The Charleston Cemetery Trust Inc in the interim from the date of this resolution until the completion of the land acquisition process. To authorise the Mayor and Chief Executive Officer to undertake all necessary actions, including execution of documents, including under the common seal of Council, to give effect to this resolution.</p>	David Waters	In Progress	<p>June 25 - compulsory acquisition steps have commenced</p>	FALSE

22/03/2022	Ordinary Council	52/22	Response to MON Bore Use	Nil	<ol style="list-style-type: none"> 1. That the report be received and noted 2. To negotiate an agreement with the Summertown Village Water Company for access to the Council bore located on Anya Crescent Reserve at Summertown for a defined period, being not more than 3 years, on terms and conditions to be agreed whereby by the end of the agreement term, the Summertown Village Water Company has established an independent water supply for its shareholders and current use of the Council bore ceases 3. To negotiate an in principle agreement with the Summertown Community Centre Inc. for a land exchange at Tregarthen Reserve Summertown that would see the public infrastructure located on land owned by the Council and the sport and recreation infrastructure on land owned by the Summertown Community Centre Inc. with the Council being responsible for the provision of water to Tregarthen Reserve 4. To negotiate an agreement with the owner of 30 Stonehenge Avenue Stirling, for access to and use of the bore located on Council land at 28 Stonehenge Avenue Stirling, for a defined reasonable period of time, say 18 – 24 months, on terms and conditions to be agreed whereby by the end of the agreement, the landowner has established an independent water supply for its land and use of the Council bore ceases 5. To undertake further investigations in relation to the Mylor bore and tanks and to which properties it supplies water 6. The CEO further reports to Council on an annual basis of progress being made on points 2-5. 	David Waters	In Progress	<p>June 25 - workshop and Council report deferred May 25 - actions progressing as per resolution - update report to be presented to Council in June 2025 with workshop scheduled for 2 June 2025</p> <p>Resolution items 1 and 2 have been completed (sculpture removed). Options relating to items 3 and 4 are currently being explored. Hills Tourism have been provided with information and 3D images of the sculpture in order to update the website and maintain its legacy. Options for use of the remaining materials continue to be explored.</p> <p>Hills Sculpture Trail website has now been updated</p> <p>A representative of Hills Sculptors has been to view the stone and is considering options to use this collectively fromm Silvio Aponyls property in Oakbank The Hills Sculptors group has arranged storage of the stone at a members property in Maccesfield and arrangements are in process to move the stone</p> <p>The stone has now been moved to Maccesfield for use by Adelaide Hills Sculptors. This action is now completed</p>	FALSE
22/03/2022	Ordinary Council	53/22	Removal of Remoteness Sculpture, Stirling	Nil	<ol style="list-style-type: none"> 1. That the report be received and noted. 2. That the sculpture known as <i>The Remoteness</i>, be removed from the area in front of the Coventry Library, Stirling. 3. That best endeavours should be made to retain suitable elements of the sculpture for placement in the surrounding landscape in a manner appropriate to the setting, such as for informal seating. 4. That the Council works with the Stirling Business Association and stakeholders from the former Adelaide Hills International Sculpture Symposium Inc to identify and implement appropriate means of recognising the sculpture and ensuring its legacy is not lost to the precinct in which it is presently situated and the overall Hills Sculpture Trail. 	Jess Charlton	Completed		FALSE
24/01/2023	Ordinary Council	3/23	Questions adjourned - Options to reduce traffic congestion and improve child safety adjacent to Bridgewater Pk	Nil	<ol style="list-style-type: none"> 1. That the report be received and noted. 2. That following the completion of the Child Care development, and in liaison with the Department for Education, Council Staff undertake a Traffic Monitoring Study of the local road network in the vicinity of Bridgewater Primary School including Lezayre Avenue, Morella Grove, Trenouth Street and Shannon Road. 3. That a report be brought back to Council within 6 months of the opening of the Childcare Centre. 	David Waters	In Progress	<p>Report to be brought back to Council within 6 months of the opening of the Childcare Centre.</p> <p>Staff will progress at the appropriate time once child care centre has been in operation for six months.</p> <p>Planning Consent Valid to September 2025, awaiting lodgement of Building Consent for continued review.</p>	FALSE
14/02/2023	Ordinary Council	26/23	Preserving Randell's Workers Cottages 1 Beavis Ct Gumeracha	Nil	<ol style="list-style-type: none"> 1. That the report be received and noted. 2. That the amount of \$20,000 be considered as part of the 2023/24 budget preparation process to prevent further deterioration of Randell's Cottages at 1 Beavis Court, Gumeracha. 3. That Council explores another submission to the State Government in an attempt to excise this parcel of land from the Environmental Food Production Zone. 	Jess Charlton	In Progress	<p>Funds have been allocated in the draft 23/24FY budget for this project. The State Government reviews the EPPA every 4 years, with the last review being undertaken in 2022. The next review will be due in 2026. A request for review will not be considered until the next review in 2026.</p> <p>Works have been undertaken to the building including roof sheets secured, entry points secured, build up of debris and trees/bushes removed from close to the structure, stormwater swales put it to direct water away from the structure and sign created and installed with the assistance of the Gumeracha Historical Society</p>	FALSE
28/02/2023	Ordinary Council	45/23	Parking and Road Safety Wattle Tree Road Bridgewater	Nil	<p>That the report be received and noted to implement the recommended signage addition and vegetation management outlined in the report in addition to the recommended signage, to investigate and implement advisory speed signage in the vicinity of the crest, or other appropriate traffic control mechanisms aimed at reducing vehicle speeds That Council ensure the road siding of section 2 is maintained through the regular application of appropriate fill That parking, access and safety considerations on Wattle Tree Road be monitored again once current residential development on the street is complete.</p>	David Waters	In Progress	<p>New advisory signage has been installed, and cement treated shoulder works have been complete, along with other minor maintenance activities as required.</p> <p>The action can not be finalised until a report is returned to Council following completion of residential development within the street, which could be many years away.</p> <p>As of 26/02/25 HAS officially in place for: Stone Quarry Reserve, Smith Road/Stone Quarry Road, Kersbrook CRS754/939 MOA 2024/1009 HA1722</p> <p>The Deaneys, Kain Avenue, Aldgate CRS324/743 MOA 2024/1010 HA1723</p> <p>Heathfield/Longwood Reserve, Heathfield/Longwood Roads, Heathfield CRS752/187 MOA2024/1011 HA1724</p> <p>Heron Reserve, Bridgewater CRS753/739 MOA 2024/1012 HA1725</p> <p>Hilcrest (RAA Tower) Reserve, 21 Hilcrest Avenue, Crafters West MOA 2024/1013 CRS753/709 HA1726</p> <p>Variation to Mylor Parklands HA to include Hampton Reserve (on the same CR) signed by CEO and sent to Native Vegetation Council for counter-signing February 2025.</p> <p>Application to amend the dedication of Pitt Road Reserve from stone to conservation purposes submitted to Crown Lands February 2025. This can take 1 - 3 years to finalise.</p>	FALSE
14/03/2023	Ordinary Council	52/23	Heritage Agreements	Nil	<ol style="list-style-type: none"> 1. the report be received and noted. 2. Council acknowledges the fundraising efforts by Ms Jan Verrall and Ms Denise Elland. 3. In view of advice by letter dated 21 February 2023 received from the CFS Regional Commander Region 2, summarised as follows the whole of the land is needed for CFS volunteers to exercise and train the tank would not be used or maintained by the CFS, and the Upper Hermitage site is a dangerous location to place a community water tank for use during a time of fire; 4. That Council staff continue to work with the CFS across the Regions to support firefighting, fire prevention and fire educational efforts. 5. That the CEO or his delegate formalises the use of the land described as allotment 5 in Filed Plan 218343 and contained in Certificate of Title S854 Folio 841, commonly known as the Upper Hermitage tennis courts and CFS land, to the SA Country Fire Service (CFS) for its purposes. <p>Council respectfully declines the offer for the donation and placement of a fire water tank at the corner of Range Road North and Warner Road Upper Hermitage.</p> <p>That Council staff continue to work with the CFS across the Regions to support firefighting, fire prevention and fire educational efforts.</p> <p>That the CEO or his delegate formalises the use of the land described as allotment 5 in Filed Plan 218343 and contained in Certificate of Title S854 Folio 841, commonly known as the Upper Hermitage tennis courts and CFS land, to the SA Country Fire Service (CFS) for its purposes.</p>	David Waters	In Progress		FALSE
28/03/2023	Ordinary Council	64/23	Fire Water Tank Upper Hermitage	<p>General - Cr Pauline Gill General - Cr Malcolm Herrmann General - Cr Adrian Chester</p>	<p>That the report be received and noted. That the CEO progress preliminary investigations including pre-engagement with affected residents and landowners, to inform Council's position on whether a formal Code Amendment process for the Adelaide Hills Subzone will be initiated, with the CEO to table a report for Council's consideration on the matter by 23 May 2023. To instruct the CEO to inform the State Planning Commission and the Minister of Planning of Council's intention to progress preliminary investigations in preparation for a Code Amendment process for the Adelaide Hills Subzone, including the rationale.</p>	David Waters	In Progress	<p>June 25 - Lease has been executed by AHC, confirmation of registration for this lease is being finalised.</p> <p>Will recommence at the beginning of 2025-26 following structure finalisation and resourcing of strategic policy planner role</p>	FALSE
28/03/2023	Ordinary Council	67/23	Adelaide Hills Subzone Code Amendment	<p>General - Cr Nathan Daniel General - Cr Leith Mudge</p>		Jess Charlton	In Progress		FALSE

11/04/2023	Ordinary Council	78/23	Illegal Native Vegetation Clearance	Nil	<p>1. Condemns the unapproved and excessive clearance of remnant native vegetation at 104 Mount Lofty Road, Crafers.</p> <p>2. Reaffirms its unwavering commitment to protecting and restoring the Adelaide Hills natural environment.</p> <p>3. Requests the Mayor write to the Minister for Climate, Environment and Water, Hon Dr Susan Close MP to request:</p> <p>a. The <i>Native Vegetation Act 1991</i> be amended to increase penalties associated with the illegal clearance of native vegetation;</p> <p>b. The budget allocated to the <i>Native Vegetation Council</i> be increased to enable appropriate resources to be allocated to compliance and enforcement</p> <p>4. Requests the CEO review legislative options available to strengthen Council's compliance and enforcement efforts in preventing and addressing illegal clearance of native vegetation. That as part of this review:</p> <p>a. A workshop be conducted with elected members.</p> <p>b. A report be provided to Council by 30 June 2023 including options that would improve Council's ability to ensure prevention, compliance, and enforcement, associated with the illegal clearance of native vegetation.</p> <p>5. Requests the CEO investigate any scope for the inclusion of additional Council owned properties to be assessed for suitability to be encumbered by a Heritage Agreement for the additional protection of native vegetation on that land. That as part of this investigation:</p> <p>a. A workshop be conducted with elected members (at the same time as 4(a) above).</p>	Greg Georgopoulos	In Progress	<p>Public consultation for Draft Policy opened Wednesday 4/12/24 - Tuesday 21/1/25. Dedicated resolution for consultation endorsement - no. 282/24.</p> <p>Council in process of reviewing feedback received by community and making adjustments to draft policy where required. Once modifications to draft completed the Administration will table the policy for final Council review and endorsement.</p>	FALSE
26/04/2023	Ordinary Council	94/23	Development of Behavioural Support Policy for Council Members	Nil	<p>1. That the report be received and noted.</p> <p>2. To determine not to develop a Behavioural Support Policy at this point in time.</p> <p>3. To request the Chief Executive Officer to prepare a report on the operation of the Behavioural Management Framework, specifically as it relates to the Adelaide Hills Council, for its April 2024 meeting.</p> <p>4. That the Chief Executive Officer (or another person delegated by them) may make public comment and/or statements to the media on behalf of the Council relating to the policy of Council, its position on particular issues, and operational matters.</p>	Zoe Gill	In Progress	<p>Parts 1 and 2 - completed</p> <p>Part 3 - item will stay open on the action list until report provided to Council. Have postponed item until after the mid-term professional development for elected members. 26 August 24 IOBS on Working Together.</p> <p>17 Sept - leadership mid-term training workshop held. Administration in discussion with providers regarding further work in 2025, including in terms of developing a behavioural support policy. Will need to seek resources through budget review process.</p> <p>4/3/25 - a budget bid has been submitted to support the further professional development of elected members and the development of a behavioural support policy or similar.</p> <p>10/6/25 - intend to run workshop when three new elected members are on board.</p> <p>Part 4 - completed - CEO has advised staff that media responses regarding enquiries on policy, political or Council decisions will come from the Principal Spokesperson and comment on operational matters will be from the CEO only.</p>	FALSE
9/05/2023	Ordinary Council	110/23	Building Upgrade Finance	Nil	<p>1. That the report be received and noted.</p> <p>2. To undertake a two year pilot program of Environmental Upgrade Agreements, nominally commencing 1 July 2023.</p> <p>3. To appoint Sustainable Australia Fund, trading as Better Building Finance, to work collaboratively with Council to establish, administer and support the delivery of Environmental Upgrade Agreements.</p> <p>4. To delegate the power to the Chief Executive Officer to finalise the commencement date for the pilot programmer into an Environmental Upgrade Agreement on behalf of Council and declare and levy an environmental upgrade charge.</p> <p>5. To report back to Council on the outcomes of the two year pilot by 30 June 2025.</p>	Jess Charlton	In Progress	<p>Service agreement documentation has been finalised and signed by AHC CEO and BBF.</p> <p>There has been some delays from Building Better Finance which may impact implementation.</p>	FALSE
9/05/2023	Ordinary Council	111/23	Revocation of Community Land - Bridgewater Retirement Village	Nil	<p>That the report be received and noted.</p> <p>That the Community Land classification over the land comprised in Certificate of Title Volume 5488 Folio 788 being Allotment 220 in filed plan 8131, known as the Bridgewater Retirement Village, be revoked.</p> <p>That a report be provided to Council which:</p> <p>a. Includes the outcomes of the 2021 consultation process regarding the Proposed upgrades for Carpool Park</p> <p>b. Provides options for the upgrade of Carpool Park or another Park in Bridgewater.</p> <p>Refer confidential minutes for full resolution.</p> <p>Council resolved to enter into a number of electricity contracts.</p> <p>Council also resolved that:</p> <p>Prior to entering into any future agreement regarding electricity with the LGAP, Council undertakes a broad and detailed analysis regarding electricity use and alternate options for electricity procurement, with a focus on renewable energy.</p>	David Waters	In Progress	<p>June 25 - report to come to Council shortly</p> <p>After discussions with a number of Councils, Council groups and procurement specialists, the Administration has initiated a stand alone tender for electricity supply. This has advantages in that it gives the Council full control, can be implemented quickly and will leave Council open to develop future initiatives.</p>	FALSE
23/05/2023	Ordinary Council	141/23	Electricity Tenders Post 30 June 2023 – Confidential Item	Nil	<p>That Council develop and implement a Tree Strategy. The Tree Strategy should include actions which help Council positively impact on the environment, for example, actions may be established for the following: Plantings to replace trees removed by Council to ensure a net positive impact is achieved (i.e. more trees planted than removed); increasing the quality and quantity of tree canopy within Council townships and major tourist thoroughfares; increased species diversity which complements nearby remnant vegetation; Strategies to save existing trees, particularly regulated and significant trees; A strategic and data driven tree planting program. Consideration be given for endemic species to be a priority where appropriate. That a Council workshop be held with elected members to seek their input into the preparation of the draft Tree Strategy. That a draft Tree Strategy be put out to public consultation prior to the final version being endorsed by Council.</p>	Gary Lewis	Completed	<p>The tender has been awarded and the new contract commences 1 July 2025</p>	FALSE
13/06/2023	Ordinary Council	146/23	MON Establishing a Tree Strategy	Nil		Greg Georgopoulos	In Progress		FALSE
27/06/2023	Ordinary Council	177/23	Dog & Cat Pound Facilities	Nil	<p>1. That the report be received and noted.</p> <p>2. To commit a portion of the capital funding included in the 2023-24 Annual Business Plan for a New Dog and Cat Facility, to make upgrades to the current facilities at Heathfield to provide immediate additional capacity to hold dogs and cats whilst medium to long term options are further explored.</p> <p>3. To delegate to the CEO and Mayor to write to both the Local Government Association, the Dog & Cat Management Board and all State Members of Parliament advocating for their leadership to develop a solution to the current issues impacting the whole of the Local Government sector in relation to the housing and rehoming of dogs and cats.</p> <p>4. To delegate to the CEO (or his delegate) to commence formal discussions with Council's immediate adjoining Councils, or other Councils or stakeholders, to investigate options for a regional solution should there be no solution put forward by either the Local Government Association or the Dog & Cat Management Board.</p>	Jess Charlton	Completed	<p>Jan 24 - works continue the Heathfield site for the temporary facility</p> <p>December 23 - Preliminary site works have started for cat holding facilities as well as site works to create dog enrichment area to be able to hold dogs for longer periods</p> <p>Letters have been sent per resolution No. 3 which have been acknowledged.</p> <p>March 24 - initial upgrade works at Heathfield Depot holding facility have been completed. Council has commenced trying to rehome animals direct rather than relying on shelters (where appropriate).</p> <p>June 24 - In discussion with District Council of Mount Barker regarding possible feasibility study for regional facility.</p>	FALSE
25/07/2023	Ordinary Council	196/23	Road Safety Analysis Lobethal	Nil	<p>The Chief Executive Officer arranges for staff to undertake an in-house road safety assessment into speeding and increased road use on Ridge Road and Mill Road, Lobethal, both of which are becoming used as a thoroughfare for road users attempting to avoid traffic on Main Street. If the outcomes of the road safety assessment deem it necessary, that options to discourage road users from choosing these roads instead of the Main Street and combat speeding be explored using an external professional (including but not limited to the installation/construction of chicanes, speed bumps or additional signage). The Chief Executive engages with the Department for Education and Child Development regarding increased road usage and speeding vehicles on Mill Road, which affects all traffic and pedestrians to and from the primary school. A report be prepared detailing the outcomes of this assessment for Council's consideration at the ordinary meeting scheduled for 24 October 2023.</p> <p>10/6/2025 - Update 25th February 2025</p> <p>- Report to Council endorsed for installation of traffic calming devices and safety crossing installation.</p> <p>- Budget consideration for 25/26 ABP to deliver endorsed project - \$98k</p> <p>New Action Tracker Item Created - Closing this item.</p>	David Waters	Completed	<p>Draft report from the traffic consultant has been received and being reviewed by staff, and finalising Traffic Management Plan.</p> <p>Report being prepared to Council, also seeking funding from Dept of Education through Way2Go as part of review.</p> <p>Process complete, additional tracker item created for outcome.</p>	FALSE

					<p>1. That AHC recognises that climate change is already having a negative impact on AHC communities and this will continue with increasing severity;</p> <p>2. That AHC recognises local government has a leadership role to play in reducing greenhouse gas emissions as a matter of urgency, as well as attempting to address the effects of climate change on our community; and;</p> <p>3. That staff hold workshops with elected members to explore options available to address both the causes and effects of climate change, including: How we can incorporate actions to address the causes and effects of climate change in our Strategic Plan;</p> <p>Present progress in implementing the recommended actions in the Corporate Carbon Management Plan in the time since that plan was adopted;</p> <p>Present planned actions and other feasible options, with timelines and cost benefit analyses, that can reduce the carbon footprint of the AHC and the AHC area;</p> <p>Present planned actions and other feasible options, with timelines and cost benefit analyses, that can reduce the impacts of climate change on our communities; and</p> <p>Discuss the best strategy to continue to progress AHC action on this urgent issue.</p>	David Waters	Completed	Towards Net Zero - A Carbon Management Plan for the Adelaide Hills was endorsed by Council on Tuesday 8 April 2025.	FALSE
8/08/2023	Ordinary Council	214/23	Corporate Carbon Management Plan	Nil	<p>Council convenes an inaugural gathering of our local community groups whose primary focus is to assist and promote a vibrant and thriving community for their local area. The inaugural gathering has two key objectives, to provide: An opportunity for information sharing between different community groups; To provide both the administration and elected members with insight into how the community groups are supporting their local area, along with current opportunities and challenges they face. Council engages with local community groups to inform the format of the event. Once the event has been held the CEO prepare a report which Reviews and reports on the success (or otherwise) of the event; Considers the merits and feasibility of holding semi-regular events such as this into the future.</p>			<p>The event was held at the Lobethal Bierhaus of 16th November 2023. Representatives of well-established and newly formed Community groups with a broader focus, known to Adelaide Hills Council staff were personally invited to attend. Twenty representatives from the following areas/groups were in attendance: Activating Bridgewater/Gumeracha Community Association/Hamilton Hill Woodforde Community Group/Kingslight Overal/Imagined Unadorned/Forest Range Community Association/Lobethal Community Association/Lowe Woodside/Morilla Residents Association/Mount Torrens District Community Association/Woodside Commerce Association. After an introduction from Mayor Jan-Claire Wisdom and Adelaide Hills Council CEO Greg Georgopoulos all groups were allocated two minutes to introduce their group to the wider audience. Groups then had the chance to connect with others over food and participate in the activities around the room. There were five table themes, each hosted by an Adelaide Hills Council staff member. There was overwhelmingly positive feedback that groups would like to continue to connect with other groups across the Adelaide Hills Council area in the new year - we will work with groups to establish frequency, content and how meetings will be hosted. All groups consented to their contact details being shared and groups have been encouraged to connect with each other independent of any Council organised forums. Community groups and Council Members have received a report summarising findings. Following further discussions with groups a final report will be prepared for Council.</p> <p>The report to Council has been scheduled to align with Strategic Plan and Organisational Structure outcomes so that we can advise on a long term approach.</p> <p>New Sub Delegations being developed due to new positions approved.</p>	FALSE
22/08/2023	Ordinary Council	222/23	MON Bringing Community Groups Together	General - Cr Mudge, Cr Selwood, Cr Daniell		Jess Charlton	In Progress	Delegations report scheduled for April 2025.	FALSE
12/09/2023	Ordinary Council	239/23	Delegations Review	Nil	Refer to 230912 Delegation Review Report for appropriate information.	Zoe Gill	Completed	Report came to Council.	FALSE
26/09/2023	Ordinary Council	250/23	Consideration of bike lockers for personal use	NO	<p>That the report be received and noted.</p> <p>That Council approve a survey of cyclist and public transport users be undertaken in conjunction with Bike SA to understand needs, demand, and final priority sites for consideration in this Public Transport Amenity Program.</p> <p>Subject to the results of the survey, that Council considers a Public Transport Amenity Program, that includes the installation of bike lockers or bike cages as part of the 2024/25 Annual Business Planning process.</p> <p>1. That the report be received and noted.</p> <p>2. The land marked "A" in Preliminary Plan No. 22/0043 (known as the Road Land) be closed and declared surplus to Council's requirements.</p> <p>3. That upon deposit of the Road Closure, the land will be excluded from the classification of Community Land and not be included in Council's Community Land Register.</p> <p>4. That the Chief Executive, or his delegate, be authorised to negotiate with the owners of 205 Pedare Park Road for the sale and transfer of the piece marked "A" in Preliminary Plan No. 22/0043 for nil consideration given the initial construction of Pedare Road on the adjoining property potentially contributed to the encroachment, on the proviso that the owners agree to pay fees associated with the administrative process of the land transfer.</p> <p>5. That the Chief Executive, or his delegate, be authorised to purchase from the owners of 340 Tiers Road Woodside, the piece marked "L" in Preliminary Plan No. 22/0043 for the sum of \$108,000 plus GST (if applicable).</p> <p>6. That the net capital cost required to fund the road exchanges be included into the 2023/24 Budget as part of the next available Budget Review.</p> <p>7. That the Chief Executive Officer is authorised to finalise and sign all necessary documentation pursuant to this resolution.</p>	David Waters	In Progress	<p>Consultation undertaken from September 2024. Consultation feedback being collated for a report to Council. The trails officer position has become vacant and finishing the assessment and report has been delayed.</p>	FALSE
10/10/2023	Ordinary Council	257/23	Pedare Park Road Woodside - Road Opening and Closure	Nil COI		David Waters	In Progress	<p>June 25 - Approval by Surveyor General and new Certificate of Titles issued. Acquisition of piece of road has been finalised</p>	FALSE
10/10/2023	Ordinary Council	259/23	37 Yanagin Road Greenhill - Revocation of Community Land Classification	Nil	<p>1. That the report be received and noted.</p> <p>2. That the Community Land classification over portion of Allotment 7 in File Plan 129661 in Certificate of Title Volume 5636 Folio 762 as hatched in purple in proposed Plan of Division dated 14/10/2022 be revoked</p> <p>3. The land swap to proceed with the areas hatched in green to be amalgamated in Allotment 7 in File Plan 129661 in Certificate of Title Volume 5636 Folio 762, known as Yanagin Reserve. The area hatched in purple to be amalgamated into the adjoining owners land parcel in Certificate of Title Volume 5350 Folio 424 as shown in Appendix 4 of this Report.</p> <p>4. Council to apply to vary the Heritage Agreement currently over Yanagin Reserve showing the land swap variations accordingly.</p> <p>Council research and develop a draft Boundary Encroachment Policy to bring the chamber for review by 29 February 2024.</p>	David Waters	In Progress	<p>June 25 - land swap has been completed and update to Heritage Agreement being worked on</p> <p>June 25 - still under investigation</p>	FALSE
10/10/2023	Ordinary Council	261/23	Draft Boundary Encroachment Policy	Nil		David Waters	In Progress	<p>Implementation of Action Plan in progress - immediate actions completed.</p> <p>Biannual Report presented to Audit Committee and Council at May meeting.</p> <p>Update provided at the October 2024 Audit Committee.</p>	FALSE
31/10/2023	Audit Committee	AC39/23	Development Services Service Review - Implementation Plan	Nil	<p>1. That the report be received and noted.</p> <p>2. To receive and note the Management Review and Action Plan in response to the Service Review 2022-23 - Development Services, as contained in Appendix 4.</p> <p>3. To note that the implementation status of the agreed actions will be reported to Audit Committee and Council on a biannual basis, nominally March and August.</p>	Jess Charlton	In Progress	Current biannual reporting schedule suspended until October 2025 pending service review outcomes - per Council Resolution 388/24	FALSE
14/11/2023	Ordinary Council	282/23	Integrated Strategy - Electric Vehicles	Nil	<p>1. The CEO develop, for council consideration, an integrated Electric Vehicle Strategy to support the rollout of electric vehicles (EV) and EV charging infrastructure for Adelaide Hills Council including, but not limited to, the following: Detailed analysis of the current and future vehicle fleet, including types of vehicles, usage patterns, and energy requirements; The development of Net Present Value analysis to quantify the financial and environmental impact of the transition to electric vehicles; Assessment of current solar panel infrastructure and its capacity to support the EV fleet considering capacity, efficiency, and potential upgrades; Assessment of battery storage solutions to optimise energy utilisation and charging capabilities, including current market opportunities for such infrastructure outside of the council's existing LGAP energy agreement; and exploration of government and private sector incentives, grants, and subsidies available for transitioning to EVs and renewable energy integration. The required charging infrastructure for a fleet transition to EV, with consideration for a public access initiative. Assessment of potential vehicle manufacturers fleet management, serviceability and availability performance.</p> <p>2. An immediate cessation of internal combustion vehicle acquisition for light fleet vehicles that are primarily used to transport passengers (noting this does not include light commercial vehicles at this time), with discretionary authority of the CEO should an appropriate EV be available.</p> <p>3. That key outcomes captured within the Electric Vehicle Strategy be presented to a workshop of Council concurrently with the Carbon Management Plan.</p> <p>4. That funding of \$10,000 be included as part of 2023/24 Budget Review 1 to undertake the development of the Integrated Electric Vehicle Strategy.</p>	Greg Georgopoulos	In Progress	<p>Council continues to take steps to electrify its fleet with the recent delivery of 4 additional electric passenger vehicles received in March 2025 to replace various ICE vehicles.</p> <p>Ongoing works being undertaken to improve reporting of operational vehicle usage, fuel / energy consumption and real time reporting expansions of in Vehicle tracking software underway.</p> <p>Progressive targets have been set for electrification of further vehicles within 25/26 fleet renewal program. These targets have been set and accounted for within proposed 25/26 budget. Budgetary requirements to continue to renew ICE vehicles have been factored into LTP.</p> <p>Council is working with an external consultant to progress options to enable expansion of EV infrastructure. Council's ability to expand electrification to heavy vehicles subject to new investment of charging infrastructure</p>	FALSE

					1. That the report be received and noted. 2. That Council proceeds with the process for considering landowner consent for the development of a pavilion at Stirling Oval and delegates authority to the Chief Executive Officer, or their delegate, to enter into a Framework Agreement document with the Stirling Pavilion Foundation Inc. 3. That the Framework document include, amongst other matters, the steps required to consider landowner consent for the development of a Pavilion on Stirling Oval, possible terms of any arrangements for the leasing or licensing of the Stirling Oval for the proposed development, statutory requirements that need to be followed, and any cost sharing arrangements. 4. The CEO provides an interim report on progress on the project by the end of 31 May 2024 5. That following the negotiation of a Framework document a report be submitted to Council that provides an update on the terms of the Framework document. 6. That a further report be submitted to Council that considers the Community Land implications including community consultation on any proposed changes to the Community Land Management Plan for Stirling Oval as required under Section 198 of the Local Government Act 1999. 7. That the further report in (5) above also considers the requirements of Section 202 of the Local Government Act 1999 regarding the alienation of Community Land by lease or license including but not limited to community consultation requirements.	David Waters	In Progress	June 25 - Framework Agreement still with Pavilion Committee for consideration and sign off	FALSE
28/11/2023	Ordinary Council	308/23	Stirling Pavilion Proposal	General - Cr Nathan Daniell, Cr Leith Mudge, Cr Kirsty Parkin	1. That the report be received and noted. 2. That Council allocates a further \$350,000 in capital funding towards the Adelaide Hills War Memorial Swimming Centre Splash Park Project in the 2024/2025 financial year, bringing the total budget available for the project to \$750,000, with the nominal funding breakdowns as follows: Council general funding \$150,000 Council from Commonwealth LCIP Phase 3 \$200,000 Council from Commonwealth LCIP Phase 4 \$200,000 AHWMSC Inc \$200,000 TOTAL \$750,000 3. That the Commitment of Council's additional \$350,000 in capital funding towards the Splash Park is conditional a contribution of \$200,000 from the Adelaide Hills War Memorial Swimming Centre Committee. 4. That a draft standalone Asset Management Plan be prepared for the Adelaide Hills War Memorial Swimming Centre (AHWMSC). 5. That Council discuss the summary report findings and AHWMSC draft Asset Management Plan at a future workshop and consider allocation of additional funding in the Long Term Financial Plan review process to implement other short, medium and long term recommendations coming out of the Adelaide Hills War Memorial Swimming Centre Feasibility Study. 6. Note that Administration is currently processing the return of the Adelaide Hills War Memorial Swimming Centre Committee's \$200,000 funding allocation to the Splash Pad Project until a successful tenderer has been selected for the larger \$750,000 Splash Park. Council resolves:	David Waters	In Progress	Construction of the Splash Park has commenced the week of the 7 April. With the pool season now complete, there were be little impact on the community. Construction is due to be complete by 30 June 2025.	FALSE
13/02/2024	Ordinary Council	19/24	Adelaide Hills Woodside Memorial Swimming Centre Feasibility Study Outcomes	Nil	1. That the report be received and noted. 2. That the Council endorse the Building Insurance Grant Guidelines for Community Owned Halls as contained in Appendix 3. That the Chief Executive Officer be authorised to make changes to the Guidelines, not affecting the substantive intent and direction, as may be required from time to time, to ensure the issuing of grants remains in line with the intent of the Community and Recreation Facilities Framework. 4. That the Building Insurance Grant Guidelines are reviewed in 12 months.	David Waters	In Progress	A draft AMP for the Pool & associated assets is scheduled to be presented to a Council Workshop in due course.	FALSE
13/02/2024	Ordinary Council	20/24	CRRF Community Halls Insurance Grant Guidelines Report	Nil	1. The Adelaide Hills Council organises and runs at least four Community Meetings a year in different locations across Adelaide Hills Council to give community members, Council staff and Elected Members the opportunity to connect, hear the voices of community members on current issues and help ensure community members are aware of Council Initiatives. 2. This schedule of quarterly events should commence in the first financial quarter of next financial year – from July 2024 – to give staff time to plan and schedule events.	David Waters	In Progress	June 25 - Actions in progress. Guidelines to be reviewed shortly	FALSE
27/02/2024	Ordinary Council	40/24	Community Meetings	Nil	Administration report findings from the play space communication board pilot projects back to Council upon completion. Administration further investigates communication access and physical access for play spaces in the region, in line with the Disability Access and Inclusion Plan review. Findings and costings are reported back to Council upon completion and are included in future iterations of The Play Space Policy and Annual Business Plan and Budgeting processes. Play spaces upgrades continue to consider inclusive and accessible elements in designs. That the report be received and noted. To approve the draft Management of Built Heritage Policy as contained in Appendix 1 for community consultation.	Gary Lewis	In Progress	The finalised communication board designs have been installed. QR codes have been included on the boards, providing an opportunity for the community to provide feedback. Administration are working with AHC's Access & Inclusion Advisory group to develop a meaningful way to evaluate the project, using the information collected from the QR code survey before reporting back to Council. Play space access and inclusion concepts are expected to be considered in the upcoming review of Council's Play Space Framework. Council Members can expect a workshop to discuss this further.	FALSE
12/03/2024	Ordinary Council	65/24	Creating more accessible and inclusive play spaces	Nil	That the report be received and noted. To approve the draft Management of Built Heritage Policy as contained in Appendix 1 for community consultation.	David Waters	In Progress	Engagement on this policy will be aligned to the preliminary engagement process associated with the Local Heritage Code Amendment	FALSE
12/03/2024	Ordinary Council	70/24	Revised Policy for Community Consultation – Management of Built Heritage	Nil	That the report be received and noted. In conjunction with The Synod of the Diocese of Adelaide of the Anglican Church of Australia ("the Church"), undertake a boundary realignment to alter the boundaries between the land located at 2 St John Road Norton Summit owned by Council and the land located at 8 St John Road Norton Summit owned by the Church, with the effect of Council purchasing from the Church an area of approximately 1369m ² for the amount of \$94,000 exclusive of GST. To allocate funding in 2024-25 budget for the purchase of the land in the amount of \$94,000 exclusive of GST (if applicable) plus Council's proportion of purchase and land division costs estimated at \$15,000 plus GST, plus fencing costs estimated at \$5,000 plus GST. To update the Council's Community Land Register to reflect the additional area of land vesting in Council and to develop a Community Land Management Plan for the site. To delegate to the CEO to all do things necessary, including sign all documents to give effect to this resolution. The CEO consults the Norton Summit CPS Brigade and/or the Hall Committee in regard to the configuration of any potential carparking spaces. To authorise the Mayor and CEO to apply the Council's seal, if required, in the execution of any documents related to this resolution.	Jess Charlton	Not Started		FALSE
12/03/2024	Ordinary Council	71/24	Proposed Norton Summit Land Purchase	General Conflict of Interest, Cr Leith Mudge – Item 13.2 Proposed Norton Summit Land Purchase Under section 75B of the Local Government Act 1999 Cr Leith Mudge disclosed a General (section 74) Conflict of Interest in Item 13.2.General Conflict of Interest, Cr Adrian Cheater – Item 13.2 Proposed Norton Summit Land Purchase Under section 75B of the Local Government Act 1999 Cr Adrian Cheater disclosed a General (section 74) Conflict of Interest in Item 13.2.	David Waters	In Progress	June 25 - Steps have commenced to finalise the certified survey and conveyancers have been engaged to assist with settlement of the matter. Anticipated that land transfer will settle early in new financial year.	FALSE	
23/04/2024	Ordinary Council	127/24	Teringie Residents Association – Traffic hazard of speeding along residential streets in Teringie	Nil	1. That the petition signed by 50 signatories requesting Council to undertake an investigation and provide a solution to the traffic hazard of speeding along Teringie Drive and Woodland Way Teringie be received and noted. 2. A traffic count be carried out to ascertain the current traffic volumes and speed of vehicles travelling along Teringie Drive and Woodland Way Teringie. 3. That should prevailing speeds be found to be excessive, that further action be taken including, but not limited to: Consideration of measures to calm traffic and/or increase driver awareness, referral of the matter to SA Police for speed enforcement 4. Any additional budget allocations associated with the above should be referred to the Council's normal budget processes for consideration. 5. That the CEO advise the principal signatory of the Council's noting of the petition and of any resolutions relating to the matter.	David Waters	In Progress	Traffic counters to be deployed to Woodland Way and Teringie Drive the week commencing 20 May 2024 and initial analysis completed by 30 June 2024. Traffic Impact Statement is in progress, and report on formal request for speed limit reduction with traffic engineering consultant. Internally Council has endorsed the Traffic Impact Statement and has provided DIT with appropriate TIS to implement.	FALSE
20/05/2024	Audit Committee	AC33/24	Internal Financial Controls Update	Nil	1. That the Internal Financial Controls report be received and noted. 2. To note the further developments and improvements that have been made to Council's internal controls environment. 3. Request the CEO to prepare a remediation plan for controls rated three (3) or lower by either the reviewer or the assessor.	Gary Lewis	In Progress	This has been considered by the Finance team in Q1 2025. A technology driven solution is being investigated in relation to the control deficiencies relating to Procurement, including reporting and analysis. The solution likely involves better utilisation of tools which AHC already has. It is likely that this will be implemented by Q4 2025.	FALSE
20/05/2024	Audit Committee	AC34/24	Public Interest Disclosure Arrangements and Compliance	Nil	The Audit Committee resolves that the Public Interest Disclosure Arrangements and Compliance report be received and notes that there have been no Public Interest disclosures made since May 2023.	Zoe Gill	In Progress	Similarly, a technology driven solution is being investigated in relation to the control deficiencies relating to Payroll. This however is less advanced and may require development from the Payroll solution provider which might have a cost attached. This will be further investigated during Q3 2025.	FALSE
28/05/2024	Ordinary Council	170/24	Crafters Village Pedestrian Connections	Nil	1. Council notes the Crafters Village Design Guidelines, adopted by Council on 15 December 2020, includes an opportunity to "improve pedestrian connections across the main street and between key destinations" and specifically identifies the potential for raised pedestrian crossings on the main street. 2. Council notes that a range of changes impacting traffic and pedestrian movements since that time have occurred, including the addition of a third lane on the South Eastern Freeway between Stirling and Crafters and the Park and Ride facility currently under construction. 3. The CEO engage with the Department for Infrastructure and Transport, to establish the feasibility of, and requirements to deliver a raised pedestrian crossing on the Crafters Main Street, including at the location conceptualised in Appendix 1. 4. The CEO report back on the outcome of the above, including an estimate of cost of any feasible options and an appraisal of potential external sources of funding, by 30 December 2024.	David Waters	Completed	PID Training completed by staff. PID Policy review to be completed in August 2025 DIT has announced that the crossing is a proposed project and the 40km/h speed limit will be reviewed as part of that project.	FALSE

28/05/2024	Ordinary Council	173/24	Local Heritage Code Amendments – Approach and Preliminary Engagement	Nil	<p>1. That the report on the Local Heritage Code Amendments – Approach and Preliminary Engagement be received and noted.</p> <p>2. That the administration proceed with investigations that explore the opportunities, to further strengthen the heritage policy framework within the Planning and Design Code as it applies to the Torrens Valley and the Onkaparinga Valley, including consideration of Local Heritage Place and Historic Area Overlay.</p> <p>3. That the administration proceed with a thematically aligned approach to the Torrens Valley and the Onkaparinga Valley Heritage Code Amendments which will allow for staging.</p> <p>4. That the administration undertake preliminary engagement with property owners directly affected by a proposed Local Heritage Place listing associated with the Torrens Valley or the Onkaparinga Valley Heritage Code Amendment process.</p> <p>5. That the CEO write to the Minister for Planning seeking assistance, where eligible, for grant funding via the Heritage Code Amendment Grant.</p>	Jess Charlton	Not Started	Preliminary investigations and engagement with property owners will commence in 2025-26 after finalising directorate structure and resourcing of strategic policy planning.	FALSE
28/05/2024	Ordinary Council	175/24	Fabrik Business Implementation Plan	Nil	<p>1. That the report on the Fabrik Business and Implementation Plan be received and noted.</p> <p>2. To receive and note the Fabrik Business and Implementation Plan 2024.</p> <p>3. To support the continued operation of Fabrik Arts and Heritage in line with the Fabrik Business and Implementation Plan 2024.</p> <p>4. That regular reporting on Fabrik be provided to Council through the Quarterly Performance Report, including financial, tourism, community and arts support metrics as outlined in the Fabrik Business and Implementation Plan 2024 evaluation and monitoring.</p> <p>5. That the CEO provide a progress report on the implementation of the Fabrik Business and Implementation Plan 2024 within 12 months of the redeveloped Fabrik Arts and Heritage becoming operational.</p>	Jess Charlton	In Progress	<p>A progress update on the implementation of the Business Plan was provided to Council at the meeting on 25 March 2025, including a review of Fabrik's operations and achievements against the programs and work streams in the Plan, and reporting against the evaluation and measures criteria in the Business Plan, including financial, tourism, community and arts indicators.</p> <p>Quarterly reporting will be updated from July 2025 to include the evaluation and measures criteria in the Business Plan.</p>	FALSE
11/06/2024	Ordinary Council	195/24	Grants Policy	Nil	<p>1. Council notes that the Grant Giving Policy is due for renewal;</p> <p>2. The CEO undertakes a review of the Grant Giving Policy and current grant programs;</p> <p>3. The review includes a workshop for Council Members to provide feedback on the current grant offerings and suggestions for future opportunities.</p> <p>4. The review consider the following: Eligibility criteria is sufficient for the diversity of potential applicants in our communities;The level of funding provided per grant type;Categories of grants;Alignment with strategic objectives;Assessment processes;Consultation with groups and associations likely to access the grant programs;Opportunities for additional grant provisions when the applicant is successful in securing state and/or Federal grants</p> <p>5. Recommendations be provided to Council by the end of January 2025.</p>	Jess Charlton	Completed	<p>Workshop for Council members held on 28 October 2024.</p> <p>Council received the outcome of the completed review at its meeting on 28 February 2024.</p>	FALSE
11/06/2024	Ordinary Council	203/24	Enforcement Review – Fire, Wastewater and Animal Management	Nil	<p>1. That the report be received and noted.</p> <p>2. That the Enforcement Review Fire, Wastewater and Animal Management in Appendix 1 be noted.</p> <p>3. That the CEO increase the level of service to facilitate year-round education and enforcement relating to fire prevention on private land and make any necessary resourcing changes to enable the provision of this service.</p> <p>4. To adopt the revised Enforcement Policy in Appendix 2.</p>	Jess Charlton	Completed	Enforcement Policy adopted and implemented. Planning how to implement additional education and enforcement with regards to Fire Prevention.	FALSE
11/06/2024	Ordinary Council	210/24	CEO Review Process - Confidential	Nil	<p>as per confidential minute</p> <p>1. That the report be received and noted.</p> <p>2. That the administration encourage the club to explore and, if appropriate, apply for the other grant program opportunities outlined in the report.</p> <p>3. That the project be reconsidered as part of the 2025/26 budget process.</p>	Zoe Gill	Completed	Item completed.	FALSE
17/06/2024	Special Council	215/24	Onkaparinga Valley Football Club Changerooms	Nil		David Waters	In Progress	<p>Administration is continuing to work with the associated clubs to progress their project.</p> <p>As per the resolution, the matter has been added into Council's draft Annual Business Planning process for consideration.</p>	FALSE
23/07/2024	Ordinary Council	257/24	Review of Road Closure Fees	Nil	<p>I move that a report be prepared for Council's consideration regarding:</p> <p>1. The appropriate level at which to set fees for road closures for commercial applicants in the Fees and Charges Register. The report should identify fee levels that are commensurate with:</p> <p>a. The cost to ratepayers in terms of staff time and resources associated with the application and the event itself</p> <p>b. The amount of disruption, inconvenience and loss road resources cause for affected businesses and the community, and</p> <p>c. The true commercial value of such an exclusive use of a public asset.</p>	Jess Charlton	In Progress	Responsibility for this item has moved to Community Development.	FALSE
23/07/2024	Ordinary Council	258/24	Levels of Service	Nil	<p>I move that:A report be prepared for Council's consideration in conjunction with the existing services review, detailing the "levels of service" being provided by Council, including, but not restricted to infrastructure asset management in a manner that allows the Chamber to identify the "Level of Service" being provided in order to assess what is affordable, equitable and appropriate.</p> <p>As part of the review of the 'Code of Practice for Meeting Procedures' the approval process for leave of absences for elected members be a focus for a workshop.</p> <p>As per confidential minute</p>	Gary Lewis	In Progress	<p>A workshop was held with Elected Members on 3/2 to discuss the opportunities to progress the service review.</p> <p>The Administration finalised the Funtion/Service m apping document. An initial version was brought to the March workshop with draft financial figures.</p> <p>When the 2025/26 budget is complete the schedule will be updated with current budget and the final document will be distributed, this should be complete in July. Following this the schedule will be brought back to Council with a procons to set out how EM's can select a service for review and what that will entail.</p>	FALSE
23/07/2024	Ordinary Council	268/24	MWON - Cr Parkin - Leave of Absence workshop	Nil		Zoe Gill	Completed	Included in Workshop on Code of Practice for Meeting Procedures in May 2025.	FALSE
23/07/2024	Ordinary Council	272/24	Land Management Agreement - Burial on Private Land - Confidential Item	Nil		David Waters	Completed	LMA has been finalised and registered against the title.	FALSE
13/08/2024	Ordinary Council	281/24	Upper Hermitage CFS Site – Lease Proposal	<p>Under section 75B and 75C of the Local Government Act 1999 Cr Makolm Herrmann disclosed a General and Material Conflict of Interest (75A(3)) in Item 12.3.I am the Presiding Member of the Birdwood CFS Brigade.</p> <p>Under section 75B and 75C of the Local Government Act 1999 Cr Adrian Cheater disclosed a General and Material Conflict of Interest (75A(3)) in Item 12.3.I am a member of the CFS.</p> <p>Under section 75B and 75C of the Local Government Act 1999 Cr Chris Grant disclosed a General and Material Conflict of Interest (75A(3)) in Item 12.3.</p> <p>I am a member of the CFS and this decision will cause the CFS to gain a benefit or suffer a detriment</p>		David Waters	In Progress	June 25 - lease executed by council and has been returned for certification	FALSE
13/08/2024	Ordinary Council	282/24	Draft Native Vegetation Protection and Conservation Policy	Nil	<p>1. That the report be received and noted.</p> <p>2. To approve the release of the Draft Native Vegetation Protection and Conservation Policy for public consultation, as contained in Appendix 1.</p> <p>3. That the CEO be authorised to: Make any formatting, nomenclature or other minor changes to the draft prior to being released for public consultation and;Determine the consultation timings, media and processes while ensuring consistency and compliance with the provisions of Council's Public Consultation Policy</p> <p>4. That a report detailing the outcomes of the consultation and a revised draft Policy be brought back to the Council for consideration and adoption as soon as practicable after consultation closes.</p>	David Waters	In Progress	<p>Public consultation ran 4/12/2024 - 21/2/25.</p> <p>Outcomes report under preparation, scheduled for August 26 Council Agenda.</p>	FALSE

					<div>1. That the report be received and noted.</div> <div>2. That Council commits, in principle, \$38,000 towards upgrading and re-surfacing the access road and oval ring road including the Urailda Primary School and Urailda and Hills Community Kindy drop-off and pick-up area within the Urailda District Soldiers Memorial Park site as part of the 2025-26 Annual Business Plan and Budget with maintenance patching carried out immediately under existing operational budgets at an approximate cost of \$10,000.</div> <div>3. That Council's in-principle contribution of \$38,000 is contingent on:</div> <div>a. the Department for Education also contributing \$38,000 towards the upgrade and resurfacing project and entering into a tripartite upgrade and maintenance agreement.</div> <div>b. the remaining necessary funds be contributed by or sourced by Urailda District Soldiers Memorial Park Inc.</div> <div>4. That Council authorises the Chief Executive Officer (CEO) to negotiate and enter into a tripartite upgrade and maintenance agreement with The Urailda District Soldiers Memorial Park Inc and Department for Education for the maintenance of the access road and oval ring road including the Urailda Primary School and Urailda and Hills Community Kindy drop-off and pick-up area within Urailda District Soldiers Memorial Park site, based on the upgrade contribution specified above (\$38,000 in 2025-26) and a one-third ongoing maintenance cost contribution by the Council (approximately \$1,000 per annum).</div> <div>5. That this decision should not be taken to imply any particular commitment to future upgrade or renewal of the access road and oval ring road, including the Urailda Primary School and Urailda and Hills Community Kindy drop-off and pick-up area within Urailda District Soldiers Memorial Park site, and that any future upgrade or renewal work proposal should be considered by the Council at the time it is proposed.</div> <div>The CEO prepare a report that explores and provides options for the structure and formation of a Board to provide ongoing strategic, cultural, commercial, tourism and financial advice regarding the Fabrik Arts and Heritage Hub, and bring this report back to Council by December 2024.</div>	David Waters	In Progress	June 25 - Funding Deed has been executed by council and returned to Dept for Education to arrange the Ministers execution.	FALSE
27/08/2024	Ordinary Council	289/24	Urailda Districts Soldiers Memorial Park – Request for Funding	nil		Jess Charlton	Completed	Report provided at the meeting on 10 December.	FALSE
27/08/2024	Ordinary Council	292/24	Development of a Board of Directors for FABRIK – Cr Kirsty Parkin	Nil					
24/09/2024	Ordinary Council	343/24	12.2 Adelaide Hills Council Roadside Vegetation Management Plan	Nil	<div>That the report be received and noted.</div> <div>The Roadside Vegetation Management Plan as contained in Appendix 1 and accompanying documents contained in Appendices 2 – 10 are endorsed for submission to the Native Vegetation Council.</div> <div>That the Chief Executive Officer is authorised to make any minor changes to the Roadside Vegetation Management Plan arising from the review by the Native Vegetation Council in order to ensure it is acceptable for their approval.</div>	David Waters	In Progress	Report has been submitted to Native Vegetation Branch (DEW) to seek Native Vegetation Council (NVC) endorsement on 11/10/2024. Advice from Department is that it is on the agenda to be reviewed at the May 2025 NVC meeting. Damian Brennan and Tonia Brown will be attending on behalf of Council.	FALSE
24/09/2024	Ordinary Council	344/24	12.3Proposed Road Widening of Council Road Corridor – Intersection Tiers Road and Vickers Road, Lenswood	Nil	<div>That the report be received and noted.</div> <div>That Council agrees to purchase the piece of land road totalling approximately 268m2 outlined in red and identified as Allotment 101, Tiers Road on the New Land Acquisition Survey Plan attached as Annexure 2, from the adjoining landowner of 447 Tiers Road, Lenswood, for the purchase price of \$6,700 (inclusive of GST) That Council agrees to pay all reasonable costs for the process to west the subject land as a public road. That the Chief Executive Officer (and Mayor if necessary) be authorised to finalise, sign, and seal (if necessary), all necessary documentation pursuant to this resolution.</div> <div>1. That the report be received and noted.</div> <div>2. Notes the success of the Council's Food Organic Garden Organic trial in achieving: (a) Significantly improved landfill diversion rates and reductions in the total amount of waste consigned to landfill (b) Reduced landfill greenhouse gas emissions (c) Reduced exposure to the SA solid waste levy (d) Increased recycling of food waste</div> <div>3. Acknowledges the participation of Food Organic Garden Organic Trial participants, notes the feedback provided by participants and thanks them for their involvement and contribution.</div> <div>4. That the properties within the Woodside East and Tiers/Swamp Road trial areas return to the pre-trial service of weekly waste collection and fortnightly comingled recycling collection from 1 November 2024.</div> <div>5. That the properties within the Woodside Township trial area maintain a weekly food organic garden organic collection, fortnightly waste collection and fortnightly comingled recycling collection until 31 July 2025.</div> <div>6. That subject to funding allocation in the 2025/26 budget, the township and urban areas default kerbside bin collection service change to weekly 240 litre Food Organic Garden Organic and fortnightly 140 litre waste collection commencing in a staged rollout from August 2025. This arrangement be accompanied by suitable arrangements for those property owners who wish to opt out of the new arrangement so as to receive weekly waste collection, as required under law, and those with special circumstances necessitating increased waste collection.</div> <div>7. Supports the Chief Executive Officer (or delegate) applying for grant funding to support the change to township and urban areas bin collection if available and applicable at time of the proposed rollouts.</div> <div>8. A review of the Waste and Resource Recovery Services Policy be undertaken prior to August 2025 which includes the necessary changes to ensure the Policy aligns with the new kerbside bin collection model within landfill</div>	David Waters	In Progress	June 25 - Final Plan lodged at the Lands Title Office, Conveyancer working on documents	FALSE
15/10/2024	Ordinary Council	368/24	Kerbside Bin System Results	Nil	<div>That Council notes the residents of Inverbrackie have concerns around their ability to safely walk or cycle to Woodside;</div> <div>Council acknowledges that connecting Woodside to Inverbrackie with pedestrian and cycling infrastructure would be beneficial for the residents of Inverbrackie;</div> <div>The CEO writes to the Department for Infrastructure and Transport to advocate for improved pedestrian and cycling safety along Naime Road, in particular for safe throughfare behind guard rails along Naime/Woodside Road at army barracks so the residents of Crest estate can access the Woodside township and public bus stop via walking or bike without the current significant safety risks ;</div> <div>That the CEO begins preliminary discussions with the Department for Infrastructure and Transport regarding options to improve connectivity with Woodside for pedestrians and cyclists; and</div> <div>That a preliminary report be presented to Council by the end of March 2025, to give Council the opportunity to decide whether budget allocation should be included in the 2025/26 Annual Business Plan for further work into this matter</div>	David Waters	In Progress	Planning in progress to transition township properties to weekly FOGO and fortnightly waste within the Tuesday collection area is underway.	FALSE
22/10/2024	Ordinary Council	376/24	Pedestrian and cycle access Inverbrackie to Woodside – Cr Melanie Selwood	Nil		David Waters	In Progress	The matter has been raised with DIT and followed up in writing in February 2025. At the time of update, staff were still awaiting a response. A subsequent meeting with DIT officers has occurred and a letter is expected.	FALSE
22/10/2024	Ordinary Council	380/24	Proposal for adoption of a new Community Land Management Plan for Johnston Memorial Park, Balhannah	Cr Malcolm Herrmann declared an interest.	<div>That the report be received and noted.</div> <div>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.</div> <div>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.</div> <div>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.</div>	David Waters	In Progress	June 25 - community consultation complete, further report to council was submitted on 27 May 2025	FALSE

12/11/2024	Ordinary Council	386/24	Period Poverty	Nil	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.	David Waters	Completed	June 25 - Report went to Council on 27 May 2025 - item actioned/completed.	FALSE
12/11/2024	Ordinary Council	389/24	Community Bushfire Reference Group	Cr Melanie Selwood - General Cr Malcolm Herrmann - General	Decision 1 That the report be received and noted.2. To note that the CEO will establish the Community Bushfire Reference Group according to the Terms of Reference as per Appendix 1.	Jess Charlton	Completed	Group membership finalised and first meeting held Wednesday 18 June 2025.	FALSE
12/11/2024	Ordinary Council	390/24	Community Bushfire Reference Group	Cr Chris Grant - Material	To appoint Cr Chris Grant as the Council's representative on the Community Bushfire Reference Group for a term to commence from 12 November 2024 and conclude in November 2026 at the end of the council term. 1. To receive and note the report titled "Draft Representation Review Report" (Agenda item 12.5, 12 November 2024 Council Meeting). 2. To approve the draft representation report in Appendix 1 of the Draft Representation Review Report (Agenda item 12.5, 12 November 2024 Council Meeting) for public consultation, in compliance with the provisions of Section 12 (7) of the Local Government Act 1999. 3. To delegate to the Chief Executive Officer the discretion to make any formatting, nomenclature or other minor changes to the draft Representation Review Report for consultation purposes. 4. To delegate to the Chief Executive Officer the discretion to determine the final consultation dates, for a period not less than three (3) weeks.	Jess Charlton	Completed	First meeting of the CBRG anticipated to be held mid-June	FALSE
12/11/2024	Ordinary Council	393/24	Draft Representation Review Report	Nil	As per confidential minutes.	Zoe Gill	Completed	Public consultation completed. Final report submitted.	FALSE
12/11/2024	Ordinary Council	403/24	Community Renewables Program	Nil	As per confidential minutes.	David Waters	Completed	Has been incorporated within the draft Towards Net Zero-A Carbon Management Plan for the Adelaide Hills and a Project Brief has been prepared for budget consideration.	FALSE
26/11/2024	Ordinary Council	415/24	Community Development Grant Recommendations	Cr Nathan Danieli - General Cr Malcolm Herrmann - General	1. That the report be received and noted. 2. That Council approve the awarding of Community Development Grants totalling \$ 43,725.40 as follows:	Jess Charlton	Completed	Grants have been awarded to the recipients.	FALSE
26/11/2024	Ordinary Council	430/24	Behavioural Standards Complaint – Determination of Action	Nil	1. To note that it has received and noted the Final Investigation Report, legal advice and presentation, in item 19.1. 2. To note that it has adopted the findings that the Mayor breached the following clauses of the Behavioural Standards for Council Members: a) 1.1 Show commitment and discharge duties conscientiously. b) 1.4 Act in a reasonable, just, respectful and non-discriminatory way. c) 2.2 Take all reasonable steps to provide accurate information to the community and the Council. d) 2.3 Take all reasonable steps to ensure that the community and the Council are not knowingly misled. e) 2.5 Act in a manner consistent with their roles, as defined in section 59 of the Act. f) 3.1 Establish and maintain relationships of respect, trust, collaboration, and cooperation with all Council members. g) 4.1 Establish and maintain relationships of respect, trust, collaboration, and cooperation with all Council employees. h) 4.2 Not bully Council employees. 3. That the Mayor's series of inappropriate behaviour and conduct and the findings of multiple breaches warrant the making of the following determinations pursuant to section 262C of the Local Government Act 1999 : a) That Council formally censures the Mayor. b) That Council declares it has no confidence in the Mayor and her capacity to continue as Mayor of the Council for the remainder of the Council term. c) That Council calls on the Mayor to resign by close of business Friday, 29 November 2024. d) That the Mayor is required to make an unconditional (and unserved) public apology to the Council, the CEO, and the Administration at the next ordinary meeting of Council or by 10 December 2024 expressly apologising for the breaches identified in the Final Investigation Report, including explicitly her non-compliance with the Mayor Seeking Legal Advice Policy, and in a form approved by the Deputy Mayor. e) That the Mayor is required to make a private written apology to the identified victim or victims of bullying in a form approved by the Deputy Mayor by the 10 December 2024. f) That the Mayor is required to attend a program of training and education (organised by the Administration) directed towards: i. re-building the working relationship between the Mayor, elected members, the CEO and the Administration, ii. workplace bullying and harassment.	Gary Lewis	In Progress	Parts 1-1,4-5 completed Parts 3(a)-(c) (h)-(l) Part 3(f)-(g) not completed 3(m)-(n) ongoing	FALSE
10/12/2024	Ordinary Council	443/24	Mount Torrens Signs – Cr Melanie Selwood	Nil	1. Council notes that Mount Torrens is listed as a state heritage area. 2. The CEO undertake the required process with the Department for Infrastructure and Transport (DIT) and the Department for Environment and Water, in conjunction with Adelaide Hills Tourism, to replace the existing timber town entry signs at each of the main entrances to Mount Torrens with town attraction signs asprovided for in the DIT's Road Sign Guidelines: Guide to visitor and service road signs in South Australia. 3. Feedback on potential listings on the signs be sought from the Mount Torrens and Districts Community Association. 4. Any projected expenditure over \$3000 required for the signage is brought back to Council for consideration.	Jess Charlton	In Progress	Draft signage with DIT for comment before commencing consultation with relevant community groups.	FALSE
10/12/2024	Ordinary Council	444/24	Fabrik Board Options	Nil	1. The report be received and noted. 2. After the Fabrik Arts and Heritage Hub has operated for 12 months in the redeveloped building, a report be brought back to Council for consideration regarding advisory bodies including a gap analysis to determine the best approach for such a body. 3. That a workshop be held prior to receiving a report.	Jess Charlton	Not Started		FALSE
10/12/2024	Ordinary Council	445/24	Proposal for Adoption of a New Community Land Management Plan for Heathfield Oval	Nil	1. That the report be received and noted. 2. That the Mount Lefly District Community Sports Club be thanked for their proposal and be advised that Council wishes to consider the broader aspect of commercial uses of land and facilities on land contained in the Council's community land register (community land) before further considering a detailed proposal by the Club. 3. That the Chief Executive Officer bring back a report to Council by 30 April 2025 that explores: a. A broad overview of existing commercial activities, uses and opportunities of community land. b. A high-level analysis of risks and opportunities associated with further commercial uses. c. An overview of what legislative, policy, framework, by-law or other instruments affect potential commercial uses of community land and what actions Council might need to take in order to contemplate further commercial uses under those instruments. d. Potential approaches to considering further commercial uses, including cost estimates of same and community engagement options.	David Waters	In Progress	June 2025 update - report has been drafted and scheduled for Council meeting in July 2025	FALSE
28/01/2025	Ordinary Council	6/25	International Women's Day 2025 – Cr Mark Osterstock	Nil	Council notes that International Women's Day (IWD) is a day to focus the world's attention on gender equality and the empowerment of women. Council supports IWD noting that it is a global day to reflect on progress, call for change and to celebrate the courage and determination of those who have changed the face of gender equality. Council recognizes that the aim of the IWD 2025 "March Forward" theme is to commemorate thirty years since the United Nations' Beijing Declaration and Platform for Action while acknowledging that it is time to turn those promises into progress. Council requests that the CEO bring IWD 2025 and the March Forward Campaign to the attention of our community through a range of communication channels including the website, e-newsletter and social media with a view to celebrating women's achievements and raising awareness about gender inequality.	Gary Lewis	Completed	IWD was promoted on all our channels with a photo of staff at the Stirling Library and a short video. It was well received with very positive engagement from our community.	FALSE

					<p>1. That the Funding – Stormwater Upgrade Junction Road, Balhannah report be received and noted.</p> <p>2. To accept the State Government's offer to contribute \$380,233 toward the cost of upgrading stormwater drainage on Junction Road, Balhannah with thanks.</p> <p>3. To reaffirm Council's allocation of \$381,152 from the Federal Local Roads and Community Infrastructure Program toward the works.</p> <p>4. The Chief Executive officer is authorised to finalise negotiations and enter into a suitable funding arrangement with the State Government.</p> <p>5. That, if necessary, the Mayor and Chief Executive Officer are authorised to apply the Council's common seal to the funding agreement.</p> <p>6. That any significant and regulated trees needing removal be communicated to council via a report prior to removal.</p> <p>7. To minimise the number of trees impacted by the works wherever possible.</p>			Administration has signed the funding agreement the State.. Minimal tree removal (4) and no significant or regulated removals. Construction works are completed.	FALSE
28/01/2025	Ordinary Council	9/25	Funding – Stormwater Upgrade Junction Road, Balhannah	Nil		David Waters	Completed		
					<p>1. That the report be received and noted.</p> <p>2. That the Stirling Community Shop be thanked for their generous offer to fund up to \$50,000 in accessibility initiatives and be advised that it is gratefully accepted.</p> <p>3. That the funding be used to undertake the following work which complements work recently undertaken by Council to improve accessibility in the vicinity: The installation of a standards compliant accessible parking space in the Steamroller Park carparkThe installation of an accessible picnic setting in Steamroller Parkimprovements to accessibility of the bus stop outside the Stirling Community Shop</p> <p>4. That work proceed in the current financial year if possible and that the Council's budget be amended accordingly to reflect the income and expenditure.</p> <p>5. That the Chief Executive Officer be authorised to finalise the funding arrangements between the Council and the Stirling Community Shop.</p> <p>6. That appropriate recognition of the Stirling Community Shop be made on completion of the works.</p>			Council is currently working the OP Shop to facilitate their requests.	FALSE
28/01/2025	Ordinary Council	10/25	Acceptance of Funding from Stirling Community Shop	Nil		David Waters	In Progress	Works are being planned for delivery before 30th June 2025	FALSE
					<p>Council resolves:</p> <p>1. That the report be received and noted.</p> <p>2. That Council approves commencement of public consultation on the proposed twenty-one (21) year lease with the CFS, at a rental of \$1 per annum if demanded with a further option to renew for an additional twenty-one (21) years at the Ashton/Norton Summit CFS site situated at 5 Colonial Drive, Norton Summit SA 5136. The Land is contained within Certificate of Title Volume 5624 Folio 6.</p> <p>3. That this report forms part of the Community Consultation report.</p> <p>4. That the following community consultation is in accordance with Council's Community Consultation Policy:</p> <p>a. That if there is substantive community objections to the proposed Lease, a further report will be submitted to Council providing information on the outcomes of the consultation and proposed process to deal with the proposal moving forward.</p> <p>b. That if there are no substantive community objections, Council approves the signing of the twenty-one (21) year Lease.</p> <p>5. That in the event that 4(b) applies, the Mayor and/or Chief Executive Officer or his delegate be authorised to sign all documents necessary, including affixation of the common seal if necessary, to give effect to this resolution.</p>			June 2025 - Public consultation to commence shortly	FALSE
11/02/2025	Ordinary Council	47/25	Ashton/Norton Summit CFS Site Lease Proposal	Nil		David Waters	In Progress		FALSE
					<p>Council resolves:</p> <p>1. That the report be received and noted.</p> <p>2. That Council approves commencement of public consultation on the proposed twenty-one (21) year lease with the CFS, at a rental of \$1 per annum if demanded with a further option to renew for an additional twenty-one (21) years at the Ashton/Norton Summit CFS site situated at 5 Colonial Drive, Norton Summit SA 5136. The Land is contained within Certificate of Title Volume 5624 Folio 6.</p> <p>3. That this report forms part of the Community Consultation report.</p> <p>4. That the following community consultation is in accordance with Council's Community Consultation Policy:</p> <p>a. That if there is substantive community objections to the proposed Lease, a further report will be submitted to Council providing information on the outcomes of the consultation and proposed process to deal with the proposal moving forward.</p> <p>b. That if there are no substantive community objections, Council approves the signing of the twenty-one (21) year Lease.</p> <p>5. That in the event that 4(b) applies, the Mayor and/or Chief Executive Officer or his delegate be authorised to sign all documents necessary, including affixation of the common seal if necessary, to give effect to this resolution.</p> <p>That the CEO undertake a process that enables elected members to proactively review items currently listed on our 'Confidential Items Register'.</p> <p>That a workshop be held by May 2025 to provide feedback in relation to the questions raised through this process. Consider any improvements that can be made to procedures for elected members to review items in confidence.</p>			June 2025 - public consultation to commence shortly	FALSE
11/02/2025	Ordinary Council	48/25	Woodside CFS Site Proposal	Nil		David Waters	In Progress		FALSE
							Completed	Workshop scheduled for May 2025.	FALSE
11/02/2025	Ordinary Council	57/25	Confidential Items Register	Nil		Zoe Gill	Completed	Workshop completed. Updates made to process as per EM feedback.	FALSE
17/02/2025	Audit Committee	AC4/25	Implementation of Audit Actions progress report	NA	To request that future audit action progress reports include the number and percentage of actions completed by the original/review due dates	Zoe Gill	In Progress	First report will be provided to the Audit and Risk Committee at their August Meeting. Action will then be marked as completed.	FALSE
								<p>1. An update on Unsolicited proposals will be provided to the Audit Committee in August. Any further matters arising out of this report will be considered.</p> <p>2. Procurement reporting has been placed on the audit committee's workplan for reporting in Feb and Aug.</p> <p>Additionally, a technology driven solution is currently being investigated which not only tracks the status of each procurement but generates reporting.</p> <p>This is however a complex project with a long implementation timeline.</p>	FALSE
17/02/2025	Audit Committee	AC11/25	Procurement Policy	NA	<p>1. That the Audit Committee requests a review of Councils approach to unsolicited proposals and any recommendations be brought back to Audit Committee</p> <p>2. That the CEO provides a report to the Audit Committee on a 6 monthly basis on procurement.</p>	Gary Lewis	In Progress		FALSE

					That the petition signed by 43 signatories requesting the Adelaide Hills Council take urgent action regarding the recent erection of barricade fencing at the end of Branch Road, which has restricted access to Woorabinda Bushland Reserve be received and noted. That costs for a new set of complaint stairs at this location be considered as part of the 2025-26 budget process. That the CEO advise the principal signatory of the Council's noting of the petition and of any resolutions relating to the matter.				
25/02/2025	Ordinary Council	63/25	Restore safe access to Woorabinda Bushland Reserve from Branch Road	Nil	10/4/2025 - Budget brief for 25/26 has been included in the Annual Business Planning Process.	David Waters	In Progress	Awaiting ABP inclusion, budget and endorsement.	FALSE
25/02/2025	Ordinary Council	64/25	Textile Recycling	Nil	1. The CEO or his delegate request AHRWMA to consider textile waste streams and opportunities to provide options for residents to recycle textiles, including the provision of a textile recycling collection point at the Heatfield Resource Recovery Centre or other suitable locations within the Adelaide Hills Council area; 2. That AHRWMA's response be reported to Council for consideration.	David Waters	In Progress	The AHRWMA finalising report following review of the draft report by the Administration. High Level estimate has been undertaken by external consultant.	FALSE
25/02/2025	Ordinary Council	65/25	Lenswood Main Street Beautification Program	Cr Chris Grant - General	1. Council acknowledges the Deputation made to Council by Mr Steve Smith on behalf of the Lenswood and Forest Range Community Association proposing works to improve the amenity, beauty and safety of the Lenswood precinct, the Lenswood Beautification Project, including: footpath widening and paving in the vicinity of the post office; passive traffic calming measures to slow traffic and improve safety such as tree planting, hard and soft landscaping, planter boxes and/or signage; reduction of the speed limit in Lenswood from 60kph to 50kph; pedestrian access on the north side of Lobethal Road between Lenswood Centennial Park and the Lenswood general store; e. construction of a pedestrian crossing point of some sort on Lobethal Road to increase the safety of children crossing the main road; f. provision of a bike lane or widened shoulder on the north side of Lobethal Road between the Post Office and Lenswood Cold Store to separate cyclists from heavy vehicle traffic. 2. That a high-level estimate of costs for further development and implementation of the project (potentially staged over multiple years) be developed for consideration as part of the Long Term Financial Plan and 2025-26 Annual Business Plan and budget setting process. 3. That the CEO promotes the beautification project to the Department of Infrastructure and Transport with a view to undertaking a consolidated effort to further the project.	David Waters	In Progress	Project has been considered within the LTFF discussions 1. Council acknowledges the Deputation made to Council by Mr Steve Smith on behalf of the Lenswood and Forest Range Community Association proposing works to improve the amenity, beauty and safety of the Lenswood precinct, the Lenswood Beautification Project, including: a. footpath widening and paving in the vicinity of the post office; b. passive traffic calming measures to slow traffic and improve safety such as tree planting, hard and soft landscaping, planter boxes and/or signage; c. reduction of the speed limit in Lenswood from 60kph to 50kph; d. pedestrian access on the north side of Lobethal Road between Lenswood Centennial Park and the Lenswood general store; e. construction of a pedestrian crossing point of some sort on Lobethal Road to increase the safety of children crossing the main road; f. provision of a bike lane or widened shoulder on the north side of Lobethal Road between the Post Office and Lenswood Cold Store to separate cyclists from heavy vehicle traffic. 2. That a high-level estimate of costs for further development and implementation of the project (potentially staged over multiple years) be developed for consideration as part of the Long Term Financial Plan and 2025-26 Annual Business Plan and budget setting process. 3. That the CEO promotes the beautification project to the Department of Infrastructure and Transport with a view to undertaking a consolidated effort to further the project.	FALSE
25/02/2025	Ordinary Council	66/25	12 322 Wright Road Stirling - Licence to Save our Wildlife Foundation Inc	Nil	1. That the report be received and noted. 2. That Council undertakes community consultation on the SOWFI proposal to establish a wildlife finishing school at 22 Wright Road, Stirling, being a portion of the Evelyn Halliday Reserve including the existing dwelling and immediate surrounds with a lease/license period of up to 5 years. The consultation should include updating the community land management plan for the site to include this use. 3. That the outcome of the consultation be reported back to Council in order for a decision to be made concerning leases and licences applicable to the proposal.	David Waters	Completed	June 25 - Community Consultation completed and report considered by Council on 10 June 2025. Item actioned/ completed.	FALSE
25/02/2025	Ordinary Council	68/25	Innovate Reconciliation Action Plan	Nil	1. That the Innovate Reconciliation Action Plan report be received and noted. 2. That Council adopt the Innovate Reconciliation Action Plan 2025 - 2026 as contained in Appendix 1. 3. That the Chief Executive Officer be authorised to make any formatting, nomenclature or other minor changes to the Innovate Reconciliation Action Plan 2025-2026 as per Appendix 1.	Jess Charlton	Completed	Innovate RAP launched officially on 31 May at Fabrik. Implementation in progress and continuing.	FALSE
25/02/2025	Ordinary Council	70/25	CFS Review into Bushfire Safer Places and Last Resort Refuges	Cr Adrian Cheater - Material Cr Malcolm Hermann - General	That the Council request an extension from the CFS for AHC's response to the CFS Survey into Bushfire Safer Places and Last Resort Refuges to allow Council the time to ensure the submission accurately reflects community feeling and concerns on Bushfire Safer Places and Last Resort Refuges.	David Waters	Completed	A report and draft submission into the CFS survey on Bushfire Safer Places and Last Resort Refuges was considered at the 22 April Council meeting.	FALSE
25/02/2025	Ordinary Council	71/25	Road Safety Analysis Lobethal	Nil	1. That the report be received and noted. 2. To consider funding the installation of traffic control and calming devices, at an approximate cost of \$57,000, as indicated in Appendix 2 as part of the 2025-26 Annual Business Plan and Budget development. 3. To consider funding the installation of an emu school crossing at School Road, Lobethal, at an approximate cost of \$42,000, to improve safety within M81 Road vicinity as part of the 2025-26 Annual Business Plan and Budget development.	David Waters	In Progress	Concept design Formulation reaching completion. Approached for support for funding from Way2Go funding from State Department	FALSE
25/02/2025	Ordinary Council	74/25	Adelaide Hills Tourism Funding Agreement	Nil	That the one-year funding agreement, as contained in Appendix 1 including a contribution of \$115,669, with the Adelaide Hills Tourism be approved and that the Chief Executive Officer be authorised to make any minor changes or variations to the Agreement before execution by both parties or during the life of the Agreement.	Jess Charlton	Completed	Agreement executed in March 2025 The embedding of the updates into the organisation is dependent upon a broader organisation wide delegations update. This update went to Council on 22 April 2025. Following this update, new delegations are being prepared for CEO approval. Internal communications regarding the changes are being distributed in the week commencing 26 May, with proposed changes to take effect in June 2025.	FALSE
25/02/2025	Ordinary Council	75/25	Procurement Policy Update	Nil	That the Procurement Policy update be received and noted. With an effective date of 1 March 2025, to adopt the amendments as presented in the Procurement Policy as per Appendix 1.3. That the Chief Executive Officer be authorised to make any formatting, nomenclature or other minor changes to the Policy as per Appendix 1.	Gary Lewis	In Progress	Finance continue to work with ELT to update the delegations schedule in anticipation of CEO approval thereof in late June.	FALSE
25/02/2025	Ordinary Council	76/25	Review of policies referencing the mayor	Cr Nathan Daniel - Material	With an effective date of 4 March 2025, to revoke the Council Members Allowance and Support Policy and to adopt the revised Council Member Allowance and Support Policy at Appendix 4. That the Chief Executive Officer be authorised to make any formatting, nomenclature or other minor changes to the above policies. That the changes listed in the policy which remove powers from the Mayor and allocate them to the Deputy Mayor, are current until the end of this current Council term.	Zoe Gill	Completed		FALSE
25/02/2025	Ordinary Council	80/25	Ashton Landfill	nil	See confidential resolution	David Waters	In Progress	The confidential resolution of Council is being progressed.	FALSE

																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					</
--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	----

					<p>1. Council develop and distribute an Amenity Survey to seek feedback and input from Adelaide Hills Council community on:</p> <p>Their vision for the look and feel of townships, localities, and suburbs, with a focus on the natural, rural and built environmentsimproving development outcomes, including retention of trees and preserving streetscapes and farmscapesways to enhance character and amenity</p> <p>2. The Amenity Survey should be designed and conducted to maximise and encourage participation and communicate how the data will be used.</p> <p>3. That the data collected from the survey be used to inform initiatives to nurture the unique character of the Adelaide Hills Council area, including:</p> <p>Identifying the potential initiation of Code Amendments to the Planning and Design CodeTown and precinct planning projectsRecommendations for new initiatives to enhance the built environment, such as verge and planting guides</p> <p>4. Council recognise the importance of the feedback and commit to reporting back to the community on the findings of the survey and the actions Council will take as a result.</p>	Jess Charlton	In Progress	The Amenity Survey questions form part of the 2025 Community Survey, closing on 9 June.	FALSE
25/03/2025	Ordinary Council	106/25	Amenity Survey for the Adelaide Hills Council community	Nil	<p>Council notes resolution 96/25 from the 11 March 2025 Council Meeting relating to the Elector Representation Review, namelyCouncil revokes part 3 of resolution 96/25 and replaces it with the following:</p> <p>The following proposal for the future composition and structure of the Adelaide Hills Council be carried into effect as follows:</p> <p>The principal member of Council continues to be a Mayor, elected by the electors for the area.The Council elected body comprise a Mayor and twelve councillors.The Council area be divided into three wards (as per the structure presented in the Representation Review Report dated November 2024 at Appendix 2).The proposed wards be identified as North (for the Ward identified as Ward 1 in the Representation Review Report), Central (for the Ward identified as Ward 2 in the Representation Review Report) and South (for the Ward identified as Ward 3 in the Representation Review Report), with each Ward being represented by four Councillors.</p>				
25/03/2025	Ordinary Council	108/25	Elector Representation Review (Ward Names)	Nil	<p>1. To receive and note the report titled Audit Committee Terms of Reference Review</p> <p>2. With an effective date of 26 March 2025, to revoke the Audit Committee Terms of Reference dated 14 February 2023 and to adopt the draft Audit and Risk Committee Terms of Reference as per Appendix 1 with the following amendments:</p> <p>a) Delete clauses 5.2, 5.3 and 5.4 as below:</p> <p>5.2 A selection panel will be formed by the Chief Executive Officer of the Council to assess applications and recommend to Council the preferred candidate for appointment to the Committee, and the term for which they should be appointed.</p> <p>5.3 Senior Council Staff and Council Members and/or Independent Members of the Committee may be included on the selection panel. The selection panel is not a committee of the Council and will conduct its proceedings as the Chief Executive Officer sees fit.</p> <p>On the panel completing its assessment, a selection panel assessment and recommendation report will be prepared by the Chief Executive Officer and put to Council for a decision. Appointments of Independent Members shall be made by resolution of Council.</p> <p>Replace with clauses 5.2, 5.3 and 5.4 and add clause 5.5 as below:</p> <p>5.2 A selection panel will be formed by the Council to assess applications and recommend to Council the preferred candidate for appointment to the Committee, and the term for which they should be appointed.</p> <p>5.3 Senior Council Staff and Council Members and/or Independent Members of the Committee may be included on the selection panel. The selection panel is not a committee of the Council and will conduct its proceedings as it sees fit.</p>	Zoe Gill	Completed	Information provided to consultant to inform final report.	FALSE
25/03/2025	Ordinary Council	109/25	Audit Committee Terms of Reference Review	Cr Melanie Selwood - General Cr Malcolm Herrmann - Material	<p>To appoint Cr Adrian Cheater to the position of Acting Deputy Mayor to commence 26 March 2025 and conclude on 30 September 2025 inclusive. To note that the Deputy Mayor has a number of roles and functions under Council's policies. That, for the avoidance of doubt the Acting Mayor, as the substantive Deputy Mayor, retains the roles and functions of the Deputy Mayor under Council's policies unless the Deputy Mayor is unavailable or unable to perform the roles and functions or delegates these roles and functions the Acting Deputy Mayor only takes on the roles and functions of the Deputy Mayor under Council's policies if the Acting Mayor is unavailable or unable to perform the roles or functions or is delegated these roles and functions.</p>	Zoe Gill	Completed	ToR updated as per resolution.	FALSE
25/03/2025	Ordinary Council	112/25	Acting Deputy Mayor	Cr Adrian Cheater - Material	<p>1. That the report be received and noted.</p> <p>2. To adopt the Towards zero emissions - A Carbon Management Plan for the Adelaide Hills contained within Appendix 1 of this report.</p> <p>3. That the programs and actions within the Towards zero emissions - A Carbon Management Plan be considered as part of the long term financial plan.</p> <p>4. That the CEO be authorised to make any formatting, nomenclature, or other minor changes to the Plan.</p> <p>2. The Adelaide Hills Council (Council) delegates each function or power of the Council:</p> <p>a. as an administering agency under the Environment Protection Act 1993 are delegated pursuant to section 18C of the Environment Protection Act;</p> <p>3. The delegations are granted pursuant to section 44 of the Local Government Act 1999, excepting that the functions and powers of the Council:</p> <p>a. as an administering agency under the Environment Protection Act 1993 are delegated pursuant to section 18C of the Environment Protection Act;</p> <p>4. The delegations granted pursuant to: a. the Local Government Act to the Council's Chief Executive Officer (CEO) may be sub-delegated by the Chief Executive Officer in accordance with sections 44(4)(b) and 101 of the Local Government Act, but subject to section 44(3a) of the Local Government Act;</p> <p>5. If two or more delegates are nominated in respect of a power or function, then each nominated person is granted a delegation and may exercise the power or function independently of any other delegate.</p> <p>6. The delegations are granted subject to the following conditions and limitations:</p> <p>a. the delegate must exercise a delegated function or power in accordance with: i. applicable legislative and other legal requirements; and</p> <p>ii. due regard to relevant policies and guidelines adopted by the Council;</p> <p>iii. all other conditions and limitations noted in the instrument of delegations (Appendix 2)</p> <p>b. in regard to the following delegations under the Local Government Act: i. section 133: the power to obtain funds does not extend to imposing rates, borrowing money or obtaining other forms of financial accommodation or fixing or varying fees under sections 188(1)(d) to 188(1)(h) of the Local Government Act; ii. section 137: the power to expend funds in the performance or discharge of the council's powers, functions or duties in accordance is limited to funds allocated as part of a budget adopted by the council;</p> <p>iii. section 142(1): the power to write off debts is limited to debts not exceeding \$5000;</p> <p>iv. section 188(3): the powers in regard to fees and charges are limited to fees and charges imposed under sections 188(1)(a), 188(1)(b) and 188(1)(c);</p> <p>7. The delegations are granted with the following amendments to provisions in the Instrument of Delegation (Appendix 2):</p> <p>• Local Government Act 1999 – Section 126A (1) provision is not delegated.</p> <p>• Local Government Act 1999 – Section 158(1) provision is not delegated.</p> <p>• Local Government Act 1999 – Section 256 (3)(b) provision is not delegated.</p> <p>• Local Government Act 1999 – Section 45(2) and 45 (3) in the conditions and limitations replace "Director</p>	Greg Georgopoulos	Completed	Completed Towards zero emissions-A Carbon Management Plan for the Adelaide Hills and included initiatives within the budget considerations.	FALSE
8/04/2025	Ordinary Council	120/25	Delegations under the Local Government Act 1999 and other changed legislation (excluding the Development A Nil		<p>1. That the report be received and noted.</p> <p>2. To adopt the Towards zero emissions - A Carbon Management Plan for the Adelaide Hills contained within Appendix 1 of this report.</p> <p>3. That the programs and actions within the Towards zero emissions - A Carbon Management Plan be considered as part of the long term financial plan.</p> <p>4. That the CEO be authorised to make any formatting, nomenclature, or other minor changes to the Plan.</p> <p>2. The Adelaide Hills Council (Council) delegates each function or power of the Council:</p> <p>a. as an administering agency under the Environment Protection Act 1993 are delegated pursuant to section 18C of the Environment Protection Act;</p> <p>3. The delegations are granted pursuant to section 44 of the Local Government Act 1999, excepting that the functions and powers of the Council:</p> <p>a. as an administering agency under the Environment Protection Act 1993 are delegated pursuant to section 18C of the Environment Protection Act;</p> <p>4. The delegations granted pursuant to: a. the Local Government Act to the Council's Chief Executive Officer (CEO) may be sub-delegated by the Chief Executive Officer in accordance with sections 44(4)(b) and 101 of the Local Government Act, but subject to section 44(3a) of the Local Government Act;</p> <p>5. If two or more delegates are nominated in respect of a power or function, then each nominated person is granted a delegation and may exercise the power or function independently of any other delegate.</p> <p>6. The delegations are granted subject to the following conditions and limitations:</p> <p>a. the delegate must exercise a delegated function or power in accordance with: i. applicable legislative and other legal requirements; and</p> <p>ii. due regard to relevant policies and guidelines adopted by the Council;</p> <p>iii. all other conditions and limitations noted in the instrument of delegations (Appendix 2)</p> <p>b. in regard to the following delegations under the Local Government Act: i. section 133: the power to obtain funds does not extend to imposing rates, borrowing money or obtaining other forms of financial accommodation or fixing or varying fees under sections 188(1)(d) to 188(1)(h) of the Local Government Act; ii. section 137: the power to expend funds in the performance or discharge of the council's powers, functions or duties in accordance is limited to funds allocated as part of a budget adopted by the council;</p> <p>iii. section 142(1): the power to write off debts is limited to debts not exceeding \$5000;</p> <p>iv. section 188(3): the powers in regard to fees and charges are limited to fees and charges imposed under sections 188(1)(a), 188(1)(b) and 188(1)(c);</p> <p>7. The delegations are granted with the following amendments to provisions in the Instrument of Delegation (Appendix 2):</p> <p>• Local Government Act 1999 – Section 126A (1) provision is not delegated.</p> <p>• Local Government Act 1999 – Section 158(1) provision is not delegated.</p> <p>• Local Government Act 1999 – Section 256 (3)(b) provision is not delegated.</p> <p>• Local Government Act 1999 – Section 45(2) and 45 (3) in the conditions and limitations replace "Director</p>	Zoe Gill	Completed	Dels and Sub-Dels updated.	FALSE

					<p>1. That the report be received and noted.</p> <p>2. Delegations made under Planning, Development and Infrastructure Act 2016, Regulations, Planning & Design Code and Practice Directions of Powers of a Council as a Council, a Designated Authority and a Designated Entity – (Instrument A)</p> <p>a. In exercise of the power contained in Section 44 of the Local Government Act 1999 the powers and functions under the Planning, Development and Infrastructure Act 2016 and statutory instruments made thereunder contained in the proposed Instrument of Delegation (contained in the attachment of this Report) are hereby delegated this 14 April 2025 to the person occupying or acting in the office of Chief Executive Officer of the Council subject to the conditions and/or limitations, if any, specified herein or in the Schedule of Conditions in the proposed Instrument of Delegation.</p> <p>b. Such powers and functions may be further delegated by the Chief Executive Officer in accordance with Sections 44 and 101 of the Local Government Act 1999 as the Chief Executive Officer sees fit, unless otherwise indicated herein or in the Schedule of Conditions contained in the proposed Instrument of Delegation.</p> <p>3. Delegations made under the Planning, Development and Infrastructure Act 2016, Regulations, Planning & Design Code and Practice Directions of Powers of a Council as a Relevant Authority – (Instrument B)</p> <p>a. In exercise of the power contained in Section 44 of the Local Government Act 1999 the powers and functions under the Planning, Development and Infrastructure Act 2016 and statutory instruments made thereunder contained in the proposed Instrument of Delegation (contained in the attachment to this Report) are hereby delegated this 14 April 2025 to the person occupying or acting in the office of Chief Executive Officer of the Council subject to the conditions and/or limitations, if any, specified herein or in the Schedule of Conditions in the proposed Instrument of Delegation.</p> <p>b. Such powers and functions may be further delegated by the Chief Executive Officer in accordance with Sections 44 and 101 of the Local Government Act 1999 as the Chief Executive Officer sees fit, unless otherwise indicated herein or in the Schedule of Conditions contained in the proposed Instrument of Delegation.</p> <p>4. If two or more delegates are nominated in respect of a power or function, then each nominated person is granted a delegation and may exercise the power or function independently of any other delegate.</p> <p>5. The delegations are granted subject to the following conditions and limitations:</p> <p>a. the delegate must exercise a delegated function or power in accordance with: i. applicable legislative and other legal requirements; and</p>	Zoe Gill	Completed	Deis and Sub-deis updated.	FALSE
8/04/2025	Ordinary Council	212/25	Delegations made under Planning, Development and Infrastructure Act 2016, Regulations, Planning & Design C Nil						
8/04/2025	Ordinary Council	122/25	Policy Review – Code of Practice for Council Meeting Procedures	Nil	<p>1. That the report on the revised Code of Practice for Council Meeting Procedures be received and noted.</p> <p>2. To adopt the amendments as presented in the Code of Practice for Council Meeting Procedures as per Appendix 1, with an effective date of when Council adopts the Council Members Work Health and Safety Policy and with the following changes:</p> <p>a. in section 3.2.2 d. delete “...in limited circumstances.”</p> <p>b. Replace section 3.2.3 with “A direction to not attend a meeting may only be given if there are no other reasonable directions considered appropriate in the circumstances to ensure health and safety.”</p> <p>c. Section 3.3.2 a/d. Delete “...in limited circumstances.”</p> <p>d. Replace section 3.3.3 with “A direction to not attend a meeting may only be given if there are no other reasonable directions considered appropriate in the circumstances to ensure health and safety.”</p> <p>3. That the Chief Executive Officer be authorised to make any formatting, nomenclature or other minor changes to the Code as per Appendix 1.</p>	Zoe Gill	Completed	Policy updated.	FALSE
14/04/2025	Audit Committee	NA	Internal Audit workplan	NA	Bring to Audit and Risk Committee how we will report on internal audits	Zoe Gill	In Progress	To be included in next internal audit report (Oct).	FALSE
22/04/2025	Ordinary Council	129/25	MON- Heavy Road Freight Bypass of Adelaide Hills Region – Cr Leith Mudge	Nil	<p>Welcomes the commitment of both Federal Government and Opposition parties to funding for the High Productivity Vehicle Network Project which includes funding for a Greater Adelaide Freight Bypass. This includes an allocation in the recent Federal budget towards this project. Notes that the Greater Adelaide Freight Bypass has the potential to reduce large freight vehicles by a significant amount down the South Eastern Freeway, Portrush, Glen Osmond and Cross Roads, including areas that pass through and/or are used by Adelaide Hills Council residents and businesses. Notes that a reduction of large freight vehicles along the Freeway, Portrush, Glen Osmond and Cross Roads will reduce congestion, accidents and noise while improving safety for all road users. Directs the Acting Mayor and CEO to write to other greater eastern Adelaide councils that will benefit from this project including the District Council of Mt Barker, City of Burnside, City of Unley and City of Norwood, Payneham and St Peters, asking them to join with us in advocating for the completion of this project. Directs the Acting Mayor and CEO to write to the Prime Minister, Federal Leader of the Opposition, Federal Minister for Transport and Infrastructure, Premier, State Minister for Transport and Infrastructure, State Leader of the Opposition, Federal Member for Maya and candidates, and State Members for Heyden and Karel, and the Local Government Association and Southern and Hills Local Government Association informing them of Council's support for the Greater Adelaide Freight Bypass and asking them to provide advocacy and resources necessary for the completion of this project. Provides material on the Council website for residents and businesses on the scope and benefits of this project for the Adelaide Hills Council district.</p>	Greg Georgopoulos	In Progress	16/06/2025 Point 4 of the resolution complete to write to other greater eastern Adelaide councils. Point 5. of resolution still in progress BP 16/06	FALSE
22/04/2025	Ordinary Council	130/25	MON - Kenton Valley Road Kenton Valley – Cr Malcolm Herrmann	Nil	<p>4/06/2025 That the CEO requests the Chief Executive, Department of Infrastructure and Transport investigate the speed limits applying to and maintenance of Kenton Valley Road - between Gumbracha and Lobethal.</p>	Greg Georgopoulos	Not Started	CEO has a meeting with CE Dit on Wednesday 4 June 2025 to discuss this item.	FALSE
22/04/2025	Ordinary Council	131/25	CFS Review into Bushfire Safer Places and Last Resort Refuges	Under section 75C of the Local Government Act 1999 Cr Adrian Cheater disclosed a Material (section 75) Conflict of Interest in Item 12.4. Under section 75B of the Local Government Act 1999 Cr Malcolm Herrmann disclosed a General (section 74) Conflict of Interest in Item 12.4. Under section 75B of the Local Government Act 1999 Cr Kirsty Parkin disclosed a General (section 74) Conflict of Interest in Item 12.4.	<p>That the report be received and noted. To adopt Adelaide Hills Council's response to the CFS Survey into Bushfire Safer Places and Last Resort Refuges as contained in Appendix 2. That the CEO is authorised to send the survey response contained in Appendix 2 and the correspondence contained in Appendix 3 to the CFS Chief Officer.</p>	Greg Georgopoulos	Completed	In accordance with the resolution of Council the survey response into Bushfire Safer Places / Last Resort Refuges and the covering correspondence have been sent to the CFS Chief Officer.	FALSE
22/04/2025	Ordinary Council	132/25	Audit Committee Independent Member Recruitment	Under section 75B of the Local Government Act 1999 Cr Melanie Selwood disclosed a General (section 74) Conflict of Interest in Item 12.7.	<p>That the report be received and noted. To undertake a recruitment process for the selection of one Independent Member for the Audit and Risk Committee, with the term commencing prior to 30 June 2025. To appoint Cr Melanie Selwood, Pamela Lee, and the CEO (or delegate/s) as members of the Audit and Risk Committee Independent Member Selection Panel.</p>	Zoe Gill	In Progress	Interviews have been scheduled.	FALSE
22/04/2025	Ordinary Council	133/25	Treasury Policy Update	Nil	<p>That the Treasury Policy update be received and noted. With an effective date of 1 May 2025, to revoke the 13 February 2024 Treasury Policy and to adopt the 22 April 2025 Treasury Policy as per Appendix 1. That the Chief Executive Officer be authorised to make any formatting, nomenclature, or other minor changes to the Policy as per Appendix 1.</p>	Gary Lewis	Completed	The updated Policy has been added to the website	FALSE
22/04/2025	Ordinary Council	134/25	Council Members Work Health Safety Policy and Procedure	Nil	<p>1. That the Council Members Work Health Safety Policy report be received and noted. With an effective date of 23 April 2025 to adopt the draft Council Members Work Health Safety Policy as per Appendix 1 with the following changes Page 1, change effective date from "14 Days after Council Meeting" to "23 April 2025" Clause 11.3 – remove the word "be" from the chapeau and add the word "be" to the start of sub-clause (a), (b) and (c) To note that the Administration will be circulating a short training module on the Council Members Work Health and Safety Policy for completion prior to the 30 April 2025. That the Chief Executive Officer be authorised to make any formatting, nomenclature or other minor changes to the Council Members Work Health Safety Policy as per Appendix 1.</p>	Zoe Gill	Completed	New policy has been published and training module completed. Next stage the procedure is currently in development.	FALSE
22/04/2025	Ordinary Council	135/25	Easement consent over Crown Land – South Ridge Road, Woodside	Nil	<p>That the report be received and noted. To approve the granting of an easement for 11 South Ridge Road, Woodside contained in Whole of Crown Record Volume 5496 Folio 388; Whole of Crown Record Volume 5488 Folio 471; Whole of Crown Record Volume 5480 Folio 510 and Portion of Crown Record Volume 5496 Folio 403. The Acting Mayor and/or Chief Executive Officer or his designate be authorised to sign all documentation necessary, including affixation of the common seal if necessary, to give effect to this resolution.</p>	Greg Georgopoulos	Completed	June 2025 - easement documents executed and is now complete	FALSE
22/04/2025	Ordinary Council	136/25	Bush Kindy/School Programs – Bushland Park – Lobethal Community Kindergarten and Lobethal Primary School	Nil	<p>That the Bush Kindy - School Programs – Bushland Park – Lobethal Community Kindergarten and Lobethal Primary School – Hire fees for 2025 report be received and noted. That Council approves the discounted hire fee of \$25 per day in lieu of \$14 per three-hour block of time be granted and no bond to be charged to the Lobethal Community Kindergarten for their Nature Connect Bush Kindy Program for 2025. That Council approves the discounted hire fee of \$25 per day in lieu of \$25 per three-hour block of time be granted and no bond to be charged to the Lobethal Primary School for their Bush School Program for 2025.</p> <p>4. That a report be brought back to Council that considers a review of delegations or a fees and charges policy, whichever is more appropriate, to enable the CEO to vary or waive adopted fees and charges during the financial year including parameters around how minor fees may be varied or waived under delegation.</p> <p>That the Woodforde Infrastructure Maintenance report be received and noted to note the interim Community Engagement Plan - Woodforde Community Connect as per Appendix 1, noting it is a live and iterative document.</p>	Zoe Gill	In Progress	May 2025 - first three items have been actioned. Report to come to Council in Q3 for delegations for fees/charges.	FALSE
22/04/2025	Ordinary Council	137/25	Woodforde Infrastructure Maintenance	Under section 75B of the Local Government Act 1999 Cr Louise Pascale disclosed a General (section 74) Conflict of Interest in Item 12.6.		Greg Georgopoulos	Not Started		FALSE

22/04/2025	Ordinary Council	138/25	LGA Draft Strategic Plan 2025-29	Nil	That the report be received and noted.To authorise the CEO to prepare and lodge a submission on the LGA's draft Strategic Plan 2025-2029 on behalf of Council. Elected members are invited to provide comment to the CEO by 28 April 2025 to be considered as part of the submission.	Zoe Gill	Completed	Submission has been lodged.	FALSE
22/04/2025	Ordinary Council	147/25	CEO Performance Review Panel Recommendations (CEO Review Report)	Nil	See confidential minute.	Zoe Gill	Completed	Item completed.	FALSE
13/05/2025	Ordinary Council	157/25	Behavioural Standards Contact Officer	Nil	That the report be received and noted.To appoint the Chief Executive Officer or their delegate, as the Behavioural Standards Panel Contact Officer and to amend the Behavioural Management Policy accordingly. With an effective date of 20 May 2025, to revoke the current Behavioural Management Policy, and to adopt the revised Behavioural Management Policy as per Appendix 1.For the avoidance of doubt, this resolution does not revoke resolution 28/25 (28 January 2025 Council Meeting). That the Chief Executive Officer be authorised to make any formatting, nomenclature or other minor changes to the Behavioural Management Policy.	Zoe Gill	Completed		FALSE
13/05/2025	Ordinary Council	158/25	Congratulations to the Albanese Labor Government and Local Federal Representatives – Cr Leith Mudge.	Nil	Congratulates the Albanese Labor Government on its successful re-election in the recent Federal Election.2. Congratulates Centre Alliance MP Rebekha Sharkie on her re-election as the Member for Mayo and acknowledges her continued service to the Adelaide Hills community. 3. Congratulates Claire Clutterham on her election as the new Labor Member for Sturt and welcomes her to Federal Parliament.4. Acknowledges the continuing commitment of the Federal Government to the priorities of local government, including road infrastructure investment, climate action, health, education, and regional development. 5. Notes the importance of a stable and collaborative Federal Government in delivering on long-term projects and reforms that benefit communities, such as those in the Adelaide Hills Council district.6.Requests the Acting Mayor write to the Prime Minister, Rebekha Sharkie MP, Claire Clutterham MP, and other relevant Federal Members of Parliament including returned and newly elected SA Senators, conveying Council's congratulations and reaffirming our willingness to collaborate on projects of mutual benefit to the region.7.Publishes a brief congratulatory statement on the Council website and social media channels, recognising the re-election of the Federal Government and local representatives, and their stated commitments to community-focused governance.	Zoe Gill	Completed		FALSE
13/05/2025	Ordinary Council	159/25	Station Road Woodside – Proposal to enter into 99 year lease with Commissioner of Highways	Nil	That the report be received and noted.That, subject to consultation with the Community in accordance with its Public Consultation Policy, Council in principle supports entering into a 99 year Lease with the Commissioner of Highways over the land described in Certificate of Title Volume 6250 Folio 934 (being more particularly the whole of Abotments 9, 10, 11, 12, 13, 14, 15, 18 and 19 in Filed Plan 15916), the whole of Abotment 6 in Deposited Plan 58584 and the whole of Abotment 2 in deposited Plan 93007) and the whole of the land comprised and described in Certificate of Title Volume 5686 Folio 19 (being more particularly the whole of Abotment 88 in Filed Plan 156723), generally comprising land adjacent Station Road, Woodside, between Tiers Road and the end of Station Road as shown in Appendix 1. That Council undertake community consultation including direct consultation with the Woodside Commerce Association Incorporated and Love Woodside with regards to its intention to enter into a 99-year Lease with the Commissioner of Highways in accordance with its Public Consultation Policy;That following public consultation on the proposal to enter into the 99-year lease, a further report be brought back to Council to allow it to make a final decision on entering into a 99 year Lease with the Commissioner of Highways.	Greg Georgopoulos	In Progress	June 2025 - community consultation to commence shortly.	FALSE
13/05/2025	Ordinary Council	160/25	Attendance at the National General Assembly of Local Government 2025	Under section 75C of the Local Government Act 1999 Cr Adrian Cheater disclosed a Material (section 75) Conflict of interest in Item 12.4.	That the report be received and noted.Notes that Cr Louise Pascale is attending the conference at her own personal cost.To approve Acting Deputy Mayor Adrian Cheaters attendance in a representative capacity at the National General Assembly of Local Government in Canberra in June 2025 and coverage of related costs estimated at \$4,700 in accordance with the Council Member Training and Development Policy.	Greg Georgopoulos	Completed	Tickets and other costs booked.	FALSE
13/05/2025	Ordinary Council	161/25	AHRWMA Draft Annual Business Plan 2025-26	Nil	That the report be received and noted.To receive and note the Adelaide Hills Region Waste Management Authority 2025/26 Annual Business Plan and Budget and updated Long-Term Financial Plan.To note that it has considered the Adelaide Hills Region Waste Management Authority 2025/26 Annual Business Plan and Budget and updated Long-Term Financial Plan.To approve the Adelaide Hills Region Waste Management Authority 2025/26 Annual Business Plan and Budget and updated Long-Term Financial Plan.That the CEO is to advise the Adelaide Hills Region Waste Management Authority Board that Council has reviewed and approved the Adelaide Hills Region Waste Management Authority 2025/26 Annual Business Plan and Budget and updated Long-Term Financial Plan.	Zoe Gill	Completed	AHRWMA Advised of resolution.	FALSE
13/05/2025	Ordinary Council	162/25	Confidential Item – Renewal of Duration	Nil	1.To receive and note the report titled "Confidential Item – Renewal of Duration" (Agenda Item 12.4, 13 May 2025 Council Meeting). 2. Pursuant to Section 91(7) of the Local Government Act 1999, Council orders that the following document(s) (or part) shall be kept confidential, being document(s) (or part) relating to a matter dealt with by the Council on a confidential basis under Sections 90(2) and 90.3(j)(6) of the Act: The related attachment (appendix 1) of 23 August 2022, Item No. 12.4, Revised East Waste 2022-23 Annual Business Plan & Budget, 234/22 unless previously released, remain confidential until further order and that this order be reviewed every twelve (12) months. On the grounds that the document(s) (or part) relates to commercial information of a confidential nature (not being a trade secret) the disclosure of which could reasonably be expected to prejudice the commercial position of the business who supplied the information. 3.Pursuant to section 91(9)(c) of the Local Government Act 1999, Council delegates the power to revoke the confidentiality order either partially or in full to the Chief Executive Officer. 1.That the Long Term Financial Plan 2026-2040 and Annual Business Plan 2025-26 Draft for Consultation report be received and noted. 2. To endorse 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%) 3. To endorse 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. 4. That the CEO be authorised to: a.Make any formatting, nomenclature or other minor changes to the ABP prior to being released for public consultation and b.Determine the consultation timings, media and processes while ensuring consistency and compliance with the provisions of applicable legislation and Council's Public Consultation Policy.	Zoe Gill	Completed	Confidential duration updated.	FALSE
13/05/2025	Ordinary Council	163/25	Draft Long Term Financial Plan 2026-2040 and Draft Annual Business Plan 2025-26 for Consultation	Nil	1. That the CEO write to Kite Property,requesting an update on the impact of Xtraordinary Construction Pty Ltd liquidation on current and future builds in Hamilton Hill, Woodforde,seeking reassurance that current construction companies contracted to Kite Property in Hamilton Hill are solvent and will complete their contracted works. 2. See confidential minute.	Gary Lewis	Completed	The Draft ABP and LTFP were approved by Council for consultation on the 13 of May 2025. Consultation commenced on 21 May and closes on the 11 June 2025.	FALSE
13/05/2025	Ordinary Council	164/25	Letter to Kite Property	Under section 75D of the Local Government Act 1999 Cr Louise Pascale disclosed a General (section 74) Conflict of Interest in Item 16.1.	That the CEO write to Kite Property,requesting an update on the impact of Xtraordinary Construction Pty Ltd liquidation on current and future builds in Hamilton Hill, Woodforde,seeking reassurance that current construction companies contracted to Kite Property in Hamilton Hill are solvent and will complete their contracted works.	Greg Georgopoulos	Not Started		FALSE
13/05/2025	Ordinary Council	166/25	Sustainable Infrastructure Systems (SIS) – Commence winding up proceedings	Nil	See confidential minute.	Greg Georgopoulos	Not Started	In Progress	FALSE
13/05/2025	Ordinary Council	169/25	Adelaide Hills Region Waste Management Authority Independent Chair Appointment	Nil	That the Adelaide Hills Region Waste Management Authority Independent Chair Appointment report be received and noted.That Council endorse Mr Paul Sandercock being appointed as the next Independent Chair of the Adelaide Hills Region Waste Management Authority (AHRWMA) for a term of three (3) years, as per clause 3.4.2 of the AHRWMA Charter.That the CEO advises the AHRWMA of Councils resolution prior to 20 May 2025.	Zoe Gill	Completed	AHRWMA advised of the resolution.	FALSE
27/05/2025	Ordinary Council	175/25	Appointment of Building Fire Safety Committee	Nil	1.That the report be received and noted. 2. To appoint the following members to the Adelaide Hills Building Fire SafetyCommittee as the appropriate Authority for the purposes of Section 157(17) of thePlanning, Development & Infrastructure Act 2016 for a three (3) year termcommencing 1 June 2025 and expiring on 31 May 2028: a.Louis Palumbo, Team Leader Building Services, being a person with expertisein the area of fire safety and as a person who holds prescribed qualificationsin building surveying, and b.Tom Warneke, Senior Building Officer, being a person with expertise in thearea of fire safety and as a person who holds prescribed qualifications inbuilding surveying, and c.Brittany Coventry, (Deputy Member) Accredited Professional Building, beinga person selected by the Council who holds prescribed qualifications inbuilding surveying. 3. To note that Damien Roland, Fire Safety Officer – Country Fire Service, being anauthorised officer under Part 3 Division 1 or Section 86 of the Fire and EmergencyServices Act 2005, has been approved by the Chief Officer of the Country FireService to participate as a member of the Building Fire Safety Committee. 4. To appoint Louis Palumbo as the Presiding Member of the Building Fire SafetyCommittee. 5. That the Building Fire Safety Committee may determine its own procedures(including as to quorum).	Jess Charlton	Completed		FALSE
27/05/2025	Ordinary Council	176/25	The Hut Community Centre Inc. Funding Agreement Extension	Under section 75D of the Local Government Act 1999 Cr Adrian Cheater disclosed a General (section 74) Conflict of Interest in Item 12.2.	1. That the report be received and noted. 2. To approve an extension of The Hut Community Centre Inc. Funding Agreement2022 for one year with a new expiry date of 30 June 2026 and a grant of \$140,000with all conditions of the agreement unchanged. 3.Council notes that, in addition to the funding of \$140,000, council providesadditional support of approx. \$26,000,000 for the operation of the two communitybuses and a further \$11,500 for coordinating Home Support Programs	Jess Charlton	Completed	Agreement Executed.	FALSE

27/05/2025	Ordinary Council	177/25	Period Product Review	Nil	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.	Greg Georgopoulos	Not Started		FALSE
27/05/2025	Ordinary Council	178/25	Proposal for adoption of a new Community Land Management Plan for Johnston Memorial Park	Nil	That the report be received and noted. 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. 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. 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) That camping be provided for in the Community Land Management Plan with the prior express approval of the CEO	Greg Georgopoulos	Not Started		FALSE
27/05/2025	Ordinary Council	179/25	Draft 2025-26 East Waste Annual Business Plan and Budget	Nil	That the report on the Draft 2025-26 Eastern Waste Management Authority (EastWaste) Annual Business Plan and Budget be received and noted. To receive and note the Draft 2025-26 Eastern Waste Management Authority (EastWaste) Annual Business Plan and Budget To provide consent to the East Waste 2025/26 Annual Business Plan and Budget. That the CEO is to advise East Waste that Council has provided consent to the EastWaste 2025/26 Annual Business Plan and Budget.	Zoe Gill	Completed	East Waste advised as per resolution.	FALSE
27/05/2025	Ordinary Council	180/25	Submission to support Council's request to withdraw from the Gawler River Floodplain Management Authority	Under section 758 of the Local Government Act 1999 Cr Malcolm Herrmann disclosed a General (section 74) Conflict of Interest in Item 12.6	That the report be received and noted. To approve that the draft submission at Appendix 1 be provided to the Minister for Local Government to support Council's request to withdraw from the Gawler River Flood Management Authority. To approve that the draft submission at Appendix 2 be provided to the Minister for Climate, Environment and Water, the GRFMA and the Constituent Councils. 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.	Zoe Gill	Completed	Submission has been completed.	FALSE
27/05/2025	Ordinary Council	181/25	2024-25 Budget Review 3	Nil	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%)	Gary Lewis	Not Started		FALSE
10/06/2025	Ordinary Council	198/25	Save our Wildlife Foundation Inc Lease Proposal – 22 Wright Road	Nil	That the petition signed by 100 signatories requesting the Adelaide Hills Council note the desire that the Evelyn Halliday Reserve continues to be utilised exclusively as a Recreation Reserve for the general benefit of the Community, as set out in the trust and in line with the wishes of the late Ms Evelyn Halliday be received and noted. That the CEO advise the principal signatory of the Council's noting of the petition and of any resolutions relating to the matter. Council notes that Item 12.1 of this meeting considers community engagement outcomes regarding the use of 22 Wright Road Stirling.	Greg Georgopoulos	Not Started		FALSE
10/06/2025	Ordinary Council	199/25	Save our Wildlife Foundation, 22 Wright Road, Stirling Lease Proposal – Community Engagement Outcomes Rep	Nil	That the Save our Wildlife Foundation, 22 Wright Road, Stirling Lease Proposal – Community Engagement Outcomes Report be received and noted. That the Save our Wildlife Foundation's lease proposal and draft Evelyn Halliday Reserve Community Land Management Plan is agreed to in principle. That the lease and community land management plan is brought back to Council for final approval. That Council acknowledge the findings from the community engagement exercise, and that the Chief Executive Officer offers to engage with local community and key stakeholders of the Evelyn Halliday Reserve to understand their vision for the site.	Greg Georgopoulos	Not Started		FALSE
10/06/2025	Ordinary Council	200/25	Round 2 Community Energy Upgrade Fund	Nil	1. That the report be received and noted. 2. To apply for Round 2 of the Community Energy Upgrades Fund (CEUF) for the Expansion of the operational Electric Vehicle (EV) charging infrastructure at the Heathfield Depot project with a total estimated value of \$1,100,000, with funding comprising: a. \$550,000 from the CEUF b. \$550,000 from Council funds 3. To incorporate this funding requirement within the Council's Annual Business Plan and budget for 2025-26 and 2026-27 should the grant application be successful. 4. That the Chief Executive Officer be authorised to finalise the detail of the funding proposal between now and the funding application deadline, and, if necessary, adjust aspects of the application and scope of work to ensure the project can be accommodated within the funding allocation outlined.	Greg Georgopoulos	Not Started		FALSE
10/06/2025	Ordinary Council	201/25	Stirling Market Road Closure Permit Renewal	Nil	That the report be received and noted. That a permit to use a public road for business purposes under Section 222 of the Local Government Act 1999 be issued to Stirling Market Incorporated for a five-year period for use of a portion of Druid Avenue, Stirling and the service lane between Martha Street and Mount Barker Road, from 8:00am – 5:00pm, one Sunday of every month (on the fourth Sunday in each month from January to November and on the third Sunday in December) from July 2025 to June 2030, to enable operation of the Stirling monthly market. That pursuant to Section 33(2) of the Road Traffic Act 1962 the Council provides consent to the making of a road closure order by the Minister, or delegate, to enable the closure of Druid Avenue between Mount Barker Road and Martha Street, Stirling, as per permit conditions for the same five (5) year period covered by the Business Use Permit issued to Stirling Market Inc. That the Chief Executive Officer be authorised to act for and on behalf of the Council to consider and provide or refuse consent to any minor changes to the permit conditions or road closure order in response to legislative changes, the results of annual permit reviews or for special road closure orders, such as if the market is rescheduled to another Sunday in a particular month, or if a special once-off market is held, over the same five (5) year period. That the following Special Condition be added as an additional clause to Avenue B of the Permit: The Council may also provide food organics (green) and recycling (yellow) bins for use at the Market. The Market must ensure that these bins are used for the separation and disposal of organic and recyclable waste generated during Market operations and that all stakeholders, vendors, and attendees use the bins in accordance with the Council's waste separation and contamination minimisation guidelines, as notified from time to time.	Jess Charlton	In Progress		FALSE
10/06/2025	Ordinary Council	202/25	Gawler River Floodplain Management Authority (GRFMA) – Draft 2025-26 Annual Business Plan and Budget	Under section 758 of the Local Government Act 1999 Cr Malcolm Herrmann disclosed a General (section 74) Conflict of Interest in Item 12.4.	To note and receive the report. To note that Council's request to withdraw from the Gawler River Floodplain Management Authority (GRFMA) is currently under consideration by the Minister for Local Government. To note that under clause 19 of the GRFMA Charter Council has a responsibility to ensure the proper conduct of the affairs of the GRFMA until a withdrawal becomes effective. To approve the 2025-26 GRFMA Annual Business Plan and Annual Budget in light of this responsibility. To notify the Authority that should the Minister approve Council's request to withdraw from the GRFMA before 30 June 2025, Council will not be liable to pay its contribution of approximately \$27,000 to the annual business plan and budget. That the Chief Executive Officer advises the Gawler River Floodplain Management Authority of Council's resolution.	Zoe Gill	Completed	GRFMA have been advised as per resolution.	FALSE
10/06/2025	Ordinary Council	203/25	Regional Development Australia – Funding Agreement	Nil	That the report be received and noted. To endorse the three-year partnership agreement, as contained in Appendix 2, between Regional Development Australia – Adelaide Hills, Fleurieu and Kangaroo Island and the Adelaide Hills Council for a three-year period commencing 1 July 2025, with an annual funding amount of \$88,160, plus CPI each year of the agreement. That the Chief Executive Officer be authorised to make any minor changes to the funding agreement as required, to finalise the matter. That the Mayor and CEO be authorised to sign and seal the funding agreement on behalf of Council.	Jess Charlton	Completed	Agreement Executed.	FALSE
10/06/2025	Ordinary Council	204/25	Audit and Risk Committee Council Member Appointment	Under section 758 of the Local Government Act 1999 Cr Leith Mudge disclosed a General (section 74) Conflict of Interest in Item 12.6.	That the report be received and noted To appoint Cr Leith Mudge as member of the Audit and Risk Committee from 11 June 2025 to 30 November 2025.	Zoe Gill	Completed	Council Member appointed.	FALSE
10/06/2025	Ordinary Council	205/25	Audit and Risk Committee Council Member to Selection Panel	Nil	That the report be received and noted To appoint Cr Adrian Cheater as a member of the Audit and Risk Committee Independent Member Selection Panel.	Zoe Gill	Completed	Council Member appointed to Panel.	FALSE

10/06/2025	Ordinary Council	206/25	Confidential Items Review	Nil	To receive and note the report titled "Confidential Items Review" (Agenda item 12.8, 10 June 2025 Council Meeting). To note the items held as confidential in the Confidential Items Register (Appendix 1 of Agenda item 12.3, 10 June 2025 Council Meeting).	Zoe Gill	Completed	Confidential items register has been updated and applicable items released.	FALSE
------------	------------------	--------	---------------------------	-----	---	----------	-----------	---	-------

**ADELAIDE HILLS COUNCIL
ORDINARY COUNCIL MEETING
Tuesday 24 June 2025
AGENDA BUSINESS ITEM**

Item: 12.5

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

Subject: Confidential Items Renewal

For: Decision

SUMMARY

An interim review of the Register of Confidential Items has been undertaken and there are:

- three (3) items that require a new confidentiality order

NB: If the meeting wishes to discuss the status of any item in a manner that will result in the disclosure of information currently under an s91(7) confidentiality order, it should first consider making a s90 order to move into confidence.

RECOMMENDATION

Council resolves:

DECISION 1

1. To receive and note the report titled “Confidential Items Review” (Agenda item 12.8, 10 June 2025 Council Meeting).

DECISION 2 – 165/22 – Warren Road Birdwood Blackspot

1. Pursuant to Section 91(7) of the *Local Government Act 1999*, Council orders that the following document(s) (or part) shall be kept confidential, being document(s) (or part) relating to a matter dealt with by the Council on a confidential basis under Sections 90(2) and 90(3)(d) of the Act:
 - The report, related attachments and minutes of 28 June 2022, Item No. 18.1, Warren Road Birdwood Blackspot, 165/22 unless previously released, remain confidential until further order and that this order be reviewed every twelve (12) months.

On the grounds that the document(s) (or part) relates to information relating to commercial information of a confidential nature (not being a trade secret) the disclosure of which could

reasonably be expected to prejudice the commercial position of the person who supplied the information.

2. Pursuant to section 91(9)(c) of the *Local Government Act 1999*, Council delegates the power to revoke the confidentiality order either partially or in full to the Chief Executive Officer.

DECISION 3 –403/24 Community Renewables Program

1. Pursuant to Section 91(7) of the *Local Government Act 1999*, Council orders that the following document(s) (or part) shall be kept confidential, being document(s) (or part) relating to a matter dealt with by the Council on a confidential basis under Sections 90(2) and 90(3)(h) of the Act:
 - The report, related attachments and minutes of 12 November 2024, Item No. 19.1, Community Renewables Program, 403/24 unless previously released, remain confidential until further order and that this order be reviewed every twelve (12) months.

On the grounds that the document(s) (or part) relates to information relating to:

- to commercial information of a confidential nature (not being a trade secret) the disclosure of which could reasonably be expected to prejudice the commercial position of the person who supplied the information.
 - legal advice the disclosure of which could reasonably be expected to prejudice Council's position in future legal proceedings.
2. Pursuant to section 91(9)(c) of the *Local Government Act 1999*, Council delegates the power to revoke the confidentiality order either partially or in full to the Chief Executive Officer.

DECISION 4 – 207/24 Event Opportunity Santos Tour Down Under 2025

1. Pursuant to Section 91(7) of the *Local Government Act 1999*, Council orders that the following document(s) (or part) shall be kept confidential, being document(s) (or part) relating to a matter dealt with by the Council on a confidential basis under Sections 90(2) and 90(3)(j) of the Act:
 - The report, related attachments and minutes of 11 June 2024, Item No. 19.1, Event Opportunity Santos Tour Down Under 2025, 207/24 unless previously released, remain confidential until further order and that this order be reviewed every twelve (12) months.

On the grounds that the document(s) (or part) relates to information the disclosure of which –

- (i) would divulge information provided on a confidential basis by or to a Minister of the Crown, or another public authority or official (not being an employee of the council, or a person engaged by the council); and
- (ii) would, on balance, be contrary to the public interest.

2. Pursuant to section 91(9)(c) of the *Local Government Act 1999*, Council delegates the power to revoke the confidentiality order either partially or in full to the Chief Executive Officer.

1. **BACKGROUND**

An Extract of the Confidential Items Register is contained on Council's website and is reviewed on a quarterly basis. Items that have progressed to the specified point and are no longer of a confidential nature are released in accordance with the respective council resolution. Items that remain in confidence are displayed on the Register. The CEO also considers his discretion to release confidential items where appropriate.

2. **ANALYSIS**

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

Strategic Plan 2024 – Your place, your space

Goal 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.

The review of Council's *Confidential Items Register* is an important element of Council's commitment to open and transparent decision making which facilitates public accountability.

➤ **Legal Implications**

Section 91(7) of the *Local Government Act 1999* sets out the provisions regarding the making of orders to retain documents and discussions considered at Council and Council Committees in confidence.

Section 91(9) requires that these orders must specify the duration of the order or the circumstances in which the order will cease to apply or must be reviewed. Any order that operates for a period exceeding 12 months must be reviewed at least once in every year. To enable management of any order made under Section (90) a Confidential Orders Register is maintained.

➤ **Risk Management Implications**

Reviewing confidentiality orders assists with mitigating the risks of:

Confidential information is released which prejudices Council's and/or third parties' interests.

Inherent Risk	Residual Risk	Desired Risk
Extreme (3A)	Low (3E)	Low (3E)

Information scheduled for release under a confidentiality order is not duly released resulting in a breach of legislation and depriving the community of public information.

Inherent Risk	Residual Risk	Desired Risk
Extreme (3A)	Low (3E)	Low (3E)

Note: there are a number of other controls that assist with managing these risks.

➤ **Budget, Financial and Resource Implications**

Not applicable.

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

There is a high expectation that Council has appropriate corporate governance processes in place including effective management and regular review of the Confidential Items Register.

➤ **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>	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**

Confidential documents are available for review on the Council Members Portal. Refer to the below table for relevant items that have been reviewed at this Confidential Items Review:

Register Number:	Item Name:	Resolution Number:	Action:
393	Warren Road Birdwood Blackspot	165/22	Reviewed, remain in confidence.
468	Community Renewables Program	403/24	Reviewed, remain in confidence.
449	Event Opportunity Tour Down Under 2025	207/24	Reviewed, remain in confidence.

Administration notes that further details on the confidential item register have been requested and these will be provided to Council at the next full quarterly Confidential Items Review.

3. OPTIONS

Council has the following options:

- I. To extend the period of confidentiality as per the recommendations.
- II. Determine an alternative period of confidentiality.
- III. Allow the confidentiality order to expire thus releasing the information.

NB: If the meeting wishes to discuss the status of any item in a manner that will result in the disclosure of information currently under an s91(7) confidentiality order, it should first consider making a s90 order to move into confidence.

4. APPENDICES
Nil

Administration Reports Information Items

**ADELAIDE HILLS COUNCIL
ORDINARY COUNCIL MEETING
Tuesday 24 June 2025
AGENDA BUSINESS ITEM**

Item: 13.1.

Responsible Officer: Gary Lewis
Director
Corporate Services

Subject: Discretionary Rate Rebate Report

For: Information only

SUMMARY

In accordance with Council's *Rating Policy*, a summary of all discretionary rate rebates identified in Section 166(1) of the *Local Government Act 1999* (the Act) is required to be reported to Council on an annual basis for information purposes only.

In considering discretionary rebates Council's *Rating Policy* position has a key principle that all ratepayers should contribute an amount towards basic service provision. The policy specifies a maximum discretionary rebate of 75%, except in very specific circumstances such as for Community Halls and organisations that undertake services to the community that would otherwise be provided by Council.

To ensure discretionary rebates are reviewed regularly, approval for a discretionary rate rebate is only granted for a maximum of four (4) years in line with each Council term.

The 2023-24 financial year was the first full year of the new Council after the November 2022 Council elections when a reconsideration of all discretionary rate rebates was undertaken by Council at its meeting held on 27 June 2023. Discretionary rate rebates were granted for the rating years from 2023-2024 until 2026-2027, aligning to the current Council term.

RECOMMENDATION

Council resolves:

1. That the report be received and noted.
-

1. BACKGROUND

The *Local Government Act 1999* (the Act) has provision for the application of discretionary rate rebates under Section 166.

In recent years, Council has updated its discretionary rate rebate position within its *Rating Policy* to provide greater clarity in relation to determining the eligibility for a discretionary rate rebate in accordance with the:

- Requirements of the *Local Government Act 1999* (the Act),
- Rating principles in relation to fairness, equity and consistency, and
- Approval of discretionary rebates only being granted for a maximum period of the Council term (4 years).

In granting a rebate, Council's revenue, and hence its capacity to provide services will be reduced. As such, the amount that must be collected from other ratepayers will need to be increased. The principles of equity dictate that Council remains diligent in only awarding rebates where they are warranted.

Section 166 covers a number of different rebate categories. This includes rebates made under Section 166(1)(d) to (j) covering activities linked to community services or need and assistance or relief provided to disadvantaged persons.

Due to the complexities involved in the application of discretionary rate rebates under Section 166(1)(l) to (o), any application relating to these elements is subject to a separate report to Council to consider the appropriateness of such a rebate or dealt with as part of the Annual Business Plan and Budget process.

This report deals only with discretionary rate rebate applications. Mandatory rebates are applied in accordance with legislative requirements.

At its meeting held on 27 June 2023, Council resolved to grant discretionary rebates from 2023-2024 until 2026-2027, aligning to the current Council term:

Moved Cr Leith Mudge
S/- Cr Chris Grant

172/23

Council resolves:

1. That the report be received and noted.
2. That the following assessments be granted a 75% discretionary rate rebate under Section 166 (1) (d) of the Local Government Act 1999 for the rating years from 2023-24 until 2026-27:
 - Assessment No. 6589 Scout Association of Australia (SA Branch) 9 Pye Road Balhannah
 - Assessment No. 12628 Scout Association of Australia (SA Branch) 99 Milan Terrace Stirling
3. That the following assessments be granted a 100% discretionary rate rebate under Section 166 (1) (j) of the Local Government Act 1999 for the rating years from 2023-24 until 2026-27:
 - Assessment No 1904 Piccadilly Community Hall 171 Piccadilly Road, Piccadilly
 - Assessment No 2649 Basket Range War Memorial Hall Inc 5 Burdetts Road, Basket Range
 - Assessment No 5729 Verdun Fighting Forces Memorial Hall Inc 17 Onkaparinga Valley Road, Verdun
 - Assessment No 6948 Lobethal RSL 8 Wattle Street, Lobethal
 - Assessment No 8037 Upper Sturt Soldiers Memorial Hall 171-173 Upper Sturt Road, Upper Sturt
 - Assessment No 10075 Scott Creek Progress Association 517 Scott Creek Road, Scott Creek
 - Assessment No 10546 The Hut Community Centre Inc SA Nation Ridge Road, Aldgate
 - Assessment No 12087 Aldgate Memorial Hall Inc 2/24 Fenchurch Road, Aldgate
 - Assessment No 12824 Aldgate RSL 2 Kemp Road, Aldgate
 - Assessment No 15037 Mount Torrens Memorial Hall 34 Townsend Street, Mount Torrens
 - Assessment No 15812 Forreston Community Centre Inc 231 Forreston Road, Forreston
 - Assessment No 16424 Cudlee Creek Soldiers Memorial Ground Inc 4 Redden Drive, Cudlee Creek
 - Assessment No 17920 Charleston Community Centre Inc 1 Newman Road, Charleston
 - Assessment No 18395 AHC - leased to Hills Community Toy Library 1/24 Fenchurch Road, Aldgate
 - Assessment No 18741 Kersbrook Public Hall Inc 13 Scott Street, Kersbrook
 - Assessment No 18934 Oakbank Soldier's Memorial Hall 210 Onkaparinga Valley Road, Oakbank
4. That a discretionary rate rebate request by Clayton Church Homes under Section 166 of the Local Government Act 1999 for 104 retirement vintage assessments in the Council area be declined on the basis that they do not meet the criteria set out in Council's Rating Policy.
5. That the CEO be delegated the authority to assess and grant CWMS rebates in the limited circumstances where the service charge relates specifically to toilets used by the general public upon application based on confirmation that the service to the general public is provided.
6. That the applicants be formally advised of Council's decision.

Carried Unanimously

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 O5.1	Undertake a high-level review which considers the effectiveness, efficiency and opportunities of all council services.

➤ Legal Implications

The primary legislative provisions in the *Local Government Act 1999* relating to discretionary rate rebates is:

Section 166 – Discretionary rebates of rates detailed in **Appendix 1**.

Council has adopted a *Rating Policy* that provides direction and guidance to the Administration on discretionary rate rebates. The relevant section of the *Rating Policy* covering Rates Rebate is Section 11 and this has been included as **Appendix 2**.

In considering discretionary rate rebates Council’s *Rating Policy* position has a key principle that all ratepayers should contribute an amount towards basic service provision.

As such the Policy specifies a maximum discretionary rebate of 75% will be applied, except in specific circumstances such as Community Halls and organisations that undertake services to the community that would otherwise need to be provided by Council.

➤ Risk Management Implications

Managing discretionary rate rebates in accordance with its *Rating Policy* will assist in mitigating the risks of:

Failure to manage, improve and develop financial resources available to Council and failure to provide for the welfare, well-being and interests of the community.

Inherent Risk	Residual Risk	Target Risk
Extreme	Medium	Medium

➤ Financial and Resource Implications

Applications for a discretionary rate rebate relating to Section 166 are required to be received on or before 30 April prior to the rating year so that the financial impact of any rebate granted can be considered when setting rates for the next financial year.

Council has previously granted a discretionary rate rebate to seventeen (17) organisations relating to Section 166 for the period to 2026-27 aligning to the current Council term, as detailed in **Appendix 3**.

For 2025-26 these rebates total \$30,947.79.

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

Not applicable.

➤ **Sustainability Implications**

Not applicable.

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

Consultation on the development of this report was as follows:

Council Committees: Not Applicable

Council Workshops: Not Applicable

Advisory Groups: Not Applicable

External Agencies: Not Applicable

Community: Not Applicable.

➤ **Additional Analysis**

Assessment 10546, known as the Aldgate Valley Community Hall located at 38 Nation Ridge Road, Aldgate and owned by The Hut Community Centre Inc SA, previously received a 100% discretionary rebate.

On 15 September 2024 the property was sold to a private owner and the rebate was withdrawn.

3. OPTIONS

Council has the following options:

- I. Receive the report (Recommended)
- II. Determine alternative options or recommendations for the Administration to consider.

4. APPENDICES

- (1) Legislation – Section 166 of the *Local Government Act 1999*
- (2) Extract from Council's Current Rating Policy – Section 11 Rate Rebates
- (3) Summary of Discretionary Rate Rebates

Appendix 1

Legislation – Section 166 of the Local Government Act 1999

166—Discretionary rebates of rates

- (1) A council may grant a rebate of rates or service charges in any of the following cases (not being cases that fall within a preceding provision of this Division):
 - (a) where the rebate is desirable for the purpose of securing the proper development of the area (or a part of the area);
 - (b) where the rebate is desirable for the purpose of assisting or supporting a business in its area;
 - (c) where the rebate will conduce to the preservation of buildings or places of historic significance;
 - (d) where the land is being used for educational purposes;
 - (e) where the land is being used for agricultural, horticultural or floricultural exhibitions;
 - (f) where the land is being used for a hospital or health centre;
 - (g) where the land is being used to provide facilities or services for children or young persons;
 - (h) where the land is being used to provide accommodation for the aged or disabled;
 - (i) where the land is being used for a residential aged care facility that is approved for Commonwealth funding under the *Aged Care Act 1997* (Cwlth) or a day therapy centre;
 - (j) where the land is being used by an organisation which, in the opinion of the council, provides a benefit or service to the local community;
 - (k) where the rebate relates to common property or land vested in a community corporation under the *Community Titles Act 1996* over which the public has a free and unrestricted right of access and enjoyment;
 - (l) where the rebate is considered by the council to be appropriate to provide relief against what would otherwise amount to a substantial change in rates payable by a ratepayer due to—
 - (i) a redistribution of the rates burden within the community arising from a change to the basis or structure of the council's rates; or
 - (ii) a change to the basis on which land is valued for the purpose of rating, rapid changes in valuations, or anomalies in valuations;
 - (m) where the rebate is considered by the council to be appropriate to provide relief in order to avoid what would otherwise constitute—
 - (i) a liability to pay a rate or charge that is inconsistent with the liabilities that were anticipated by the council in its annual business plan; or

- (ii) a liability that is unfair or unreasonable;
 - (n) where the rebate is to give effect to a review of a decision of the council under Chapter 13 Part 2;
 - (o) where the rebate is contemplated under another provision of this Act.
- (1a) A council must, in deciding whether to grant a rebate of rates or charges under subsection (1)(d), (e), (f), (g), (h), (i) or (j), take into account—
- (a) the nature and extent of council services provided in respect of the land for which the rebate is sought in comparison to similar services provided elsewhere in its area; and
 - (b) the community need that is being met by activities carried out on the land for which the rebate is sought; and
 - (c) the extent to which activities carried out on the land for which the rebate is sought provides assistance or relief to disadvantaged persons, and may take into account other matters considered relevant by the council.
- (2) A rebate of rates or charges under subsection (1) may be granted on such conditions as the council thinks fit.
- (3) A rebate of rates or charges under subsection (1)(a), (b) or (k) may be granted for a period exceeding one year, but not exceeding 10 years.
- (3a) A rebate of rates or charges under subsection (1)(l) may be granted for a period exceeding one year, but not exceeding three years.
- (3b) A council should give reasonable consideration to the granting of rebates under this section and should not adopt a policy that excludes the consideration of applications for rebates on their merits.
- (4) A council may grant a rebate under this section that is up to (and including) 100 per cent of the relevant rates or service charge.

Appendix 2

*Extract from Council's Current Rating Policy – Section
11 Rate Rebates*

Extract from Council's Current Rating policy 2025-2026 covering Rate Rebates

11. RATE REBATES

The Act provides for ratepayers to apply for a mandatory and/or discretionary rebate on council rates as follows:

Mandatory rebates

A rebate of rates will be granted to ratepayers who satisfy the eligibility criteria for a mandatory rebate under Section 159 to Section 165 of the Act.

A 100% rebate must be applied to land used for:

- Health services
- Religious purposes
- Public cemeteries
- The Royal Zoological Society.

A 75% rebate must be applied to land used by:

- Community services
- Educational purposes.

Where a "community services organisation" is eligible for the mandatory rebate, and Council has declared a distinct residential rate, then the residential rate must be applied to the land to which the rebate applies in accordance with Section 161(2) of the Act.

Where the Council is satisfied from its own records, or from other sources, that a person or body meets the necessary criteria for a mandatory rate rebate, the Council will grant the rebate accordingly.

Where the Council is not satisfied based upon the information in its possession or otherwise does not hold relevant information it will require the person or body to lodge an application form with such information as stipulated and any other information that the Council may reasonably require.

Applicants who satisfy the criteria for a mandatory rebate will be granted the rebate at any time provided the application is lodged prior to 30 June of the rating year and entitlement to the rebate existed at 1 July of the rating year.

Council will confirm the continuation of a person or body's eligibility for a mandatory rebate on a regular basis (at least biennially) to ensure that rebates are only granted where they are warranted.

This will require the relevant person or body to lodge another application form with such information as stipulated and any other information that the Council may reasonably require to confirm the continuation of eligibility.

Where applications do not meet the eligibility criteria for a mandatory rebate, an applicant may apply for a rebate of rates under the discretionary rebate criteria.

Discretionary rebates

As identified in Section 166 of the Act, Council may grant a discretionary rebate of rates up to and including 100% of the relevant rates under a number of criteria and for a period not exceeding the timeframes.

Having considered this, Council is of the view that except in very specific circumstances outlined below, the maximum discretionary rebate should be 75% to ensure ratepayers contribute an amount towards basic service provision.

Section 166 covers a large number of different rebate categories, referred to as cases in the Act. Council in determining its rates structure has considered the following cases are relevant in setting its policy position.

Assisting or supporting a business in its area.

Council has determined pursuant to Section 166(1)(b) that those primary production properties genuinely in the business of primary production but not benefitting from a notional capital value for their property can apply for a 10% rebate on the differential rate.

Council considers this primary production rebate as part of its Annual Business Plan and Budget process.

As this rebate was implemented in 2008-09 to address the removal of a primary production differential rate, it is considered that this rebate should continue to be made to those ratepayers in the business of primary production who do not have a notional capital value assessment of their property and who have applied for and been granted this rebate in the previous year.

Community Service or Need or Disadvantaged Persons

Section 166(1) identifies a number of discretionary rebates of rates made under Section 166(1)(d) to (j) covering activities linked to community services, need or assistance or relief to disadvantaged persons.

Council has determined that applications in relation to those rebates identified under Section 166(1) should be brought to Council for decision and also that Council would receive a listing of these discretionary rate rebates for the next rating period annually.

Council in accordance with Section 166(1) will take the following matters into account in deciding whether to grant a discretionary rebate for land uses covered by Section 166 (1) (d to j):

- (a) the nature and extent of Council services provided in respect of the land for which the rebate is sought in comparison to similar services provided elsewhere in the Council's area; and
- (b) the community need that is being met by activities carried out on the land for which the rebate is sought; and
- (c) the extent to which activities carried out on the land for which the rebate is sought provides assistance or relief to disadvantaged persons and
- (d) specific policy positions considered relevant by Council.

Council's specific policy positions to meet discretionary rate rebates eligibility are as follows:

- An organisation needs to meet one of the criteria listed under Section 166 d) to j).
- An organisation needs to be not-for-profit.
- A rebate of 100% will only be granted where a community organisation seeking a rebate provides a service that would be required to be provided by Council if not undertaken by the organisation.
- A rebate of 75% will be granted if the organisation provides a community service that supports the disadvantaged or sections of the community that require assistance, as defined,
- Where an organisation does not meet the above criteria, it is still eligible for a 75% rebate where it meets all of the following criteria:
 - limited capacity to raise funds;
 - meets a "community need", as defined; and
 - undertakes services and activities that are not primarily the responsibility of Federal or State Government.

Special Discretionary Rebate

Council can use a discretionary rate rebate to address properties with substantial valuation increases under Section 166 (1)(l) of the Act where the rebate is considered by the Council to be appropriate to provide relief against what would otherwise amount to a substantial change in rates payable by a ratepayer due to:

- (i) a redistribution of the rates burden within the community arising from a change to the basis or structure of the council's rates; or
- (ii) a change to the basis on which land is valued for the purpose of rating, rapid changes in valuations, or anomalies in valuations.

Council has determined that a rebate will be applied to cap any increase in the general rates payable at 15% subject to specific criteria:

- The rebate applies to only residential and primary production land use categories.
- The rebate will be automatically applied to eligible assessments in order to minimise the administrative effort required.
- Adjusting the exclusion of change of ownership properties (excluding family transfers) to those properties sold after 30 June 2024.

The rebate will not apply where the increase in rates payable is the result of:

- An increase in valuation relating to new development, alteration or improvement made to the property since the 2024-25 valuation being those properties with a valuation change as a result of a Revisit Growth, Creation or Cancellation as defined by the Valuer-General (regardless of when the development was undertaken), unless

the ratepayer is located within the Cudlee Creek bushfire scar or the January 2021 Cherry Gardens Bushfire scar as determined by Council or,

- Where there has been a change in land use of the property or,
- A change in ownership or licence to occupy during the previous financial year.

A capital improvement includes any addition, alteration or new development on the property.

As per the Act, a rebate may be granted for a period exceeding one year, but not exceeding three years. After three years, the rebate will be removed and the rates payable will reset to levels that would ordinarily apply in the absence of the rebate.

All Discretionary Rate Rebates

Persons who, or bodies which, seek a discretionary rebate will be required to submit an application form to the Council and provide the necessary supporting documentation.

All persons who or bodies which wish to apply to the council for a discretionary rebate of rates must do so on or before 30 April prior to the rating year unless the application is a result of a change in eligibility for a mandatory rebate or rate exemption.

In those circumstances where an application relates to a change in rebate/rate exemption in a relevant rating year, then the application will be applied for the full rating year if received within 2 months of the change in rebate/exemption being advised. The Council reserves the right to refuse to consider applications received after the specified date.

Persons or bodies who previously received a discretionary rebate greater than 75% may apply for a phasing in period (up to 2 years) in circumstances where the above change impacts significantly on the persons or bodies' financial capacity. In these circumstances, an application will be considered if received within 2 months of the change in rebate being advised. The Council reserves the right to refuse to consider applications received after the specified date.

Where there is no maximum timeframe specified for a rebate provided under Section 166, Council will grant a discretionary rebate to the last rating period commencing within a Council term to allow for a regular review of discretionary rate rebates.

A summary of all discretionary rebates applied for under Section 166 (1) (d) to (j), including whether they have been successful or not and the associated reasons will be reported to Council on an annual basis.

Each rebate that is granted either reduces the Council's revenue and hence its capacity to provide services, or else it effectively increases the amount that must be collected from other ratepayers. The principles of equity dictate that Council remains diligent in only awarding rebates and exemptions where they are warranted.

If a ratepayer wishes to apply for a discretionary rate rebate, they may apply by contacting the Council's Rate Administrator.

CWMS Service Charges

Council's CWMS service charges are set to recover the cost to the council of establishing, operating, maintaining, improving and replacing infrastructure (taking into account

depreciation of any assets and including future capital works). As such, no rebates are provided by Council except for the very limited circumstances where the CWMS service charge relates to toilets used by the general public for Community Halls. In these circumstances a 100% rebate will be granted upon application.

All rebates

If an entitlement to a rebate ceases or no longer applies during the course of a financial year, council will recover rates proportionate to the remaining part of the financial year.

If a person or body has the benefit of a rebate of rates and the grounds on which the rebate has been granted cease to exist, the person or body must immediately inform the Council of that fact and (whether or not the Council is so informed) the entitlement to a rebate ceases.

If a person or body fails to do so that person or body is guilty of an offence.

The Council will, in writing, advise an applicant for the rebate of its determination of that application. The advice will state:

- if the application has been granted, the amount of the rebate; or
- if the application has not been granted, the reasons why.

Any person or body who is aggrieved by a determination of the delegated officer in respect of an application for a rebate may seek a review of that decision in accordance with Council's Internal Review of Council Decisions Policy.

Appendix 3

Summary of Discretionary Rate Rebates

Asst No.	LG Act Section	Type	Owners Name	Property Address	Land Use	Levy Code	2025/26 Rebate Amount (exc Regional Landscape Levy)	Rebate Type	% Discretionary Rebate for 2024/25	% Discretionary Rebate for 2025/26
6589	166 (1) (g) Services for Children	Scout Hall	The Scout Assoc. of Australia SA Branch & AHC	9 Pye Road, Balhannah	Rates - Other	106	-\$1,241.06	75% Discretionary Rebate	75%	75%
12628	166 (1) (g) Services for Children	Scout Hall	The Scout Assoc. of Australia SA Branch & AHC	99 Milan Terrace, Stirling	Rates - Other	106	-\$1,930.59	75% Discretionary Rebate	75%	75%
1904	166 (1) (j) Local Community	Hall	Piccadilly Community Hall	171 Piccadilly Road, Piccadilly	Rates - Other	106	-\$1,435.77	100% Discretionary Rebate	100%	100%
2649	166 (1) (j) Local Community	Hall	Basket Range War Memorial Hall Inc.	5 Burdetts Road, Basket Range	Rates - Other	106	-\$2,243.56	100% Discretionary Rebate	100%	100%
5729	166 (1) (j) Local Community	Hall	Verdun Fighting Forces Memorial Hall Inc.	17 Onkaparinga Valley Road, Verdun	Rates - Other	106	-\$1,778.71	100% Discretionary Rebate	100%	100%
6948	166 (1) (j) Local Community	Hall	Lobethal RSL	8 Wattle Street, Lobethal	Rates - Commercial	103	-\$1,667.64	100% Discretionary Rebate	100%	100%
8037	166 (1) (j) Local Community	Hall	Upper Sturt Soldiers Memorial Hall	171-173 Upper Sturt Road, Upper Sturt	Rates - Other	106	-\$2,429.50	100% Discretionary Rebate	100%	100%
10075	166 (1) (j) Local Community	Hall	Scott Creek Progress Assoc.	517 Scott Creek Road, Scott Creek	Rates - Other	106	-\$1,582.44	100% Discretionary Rebate	100%	100%
12087	166 (1) (j) Local Community	Hall	Aldgate Memorial Hall Inc.	2/24 Fenchurch Road, Aldgate	Rates - Other	106	-\$2,346.86	100% Discretionary Rebate	100%	100%
12824	166 (1) (j) Local Community	Hall	Aldgate RSL	2 Kemp Road, Aldgate	Rates - Other	106	-\$1,778.71	100% Discretionary Rebate	100%	100%
15037	166 (1) (j) Local Community	Hall	Mount Torrens Memorial Hall	34 Townsend Street, Mount Torrens	Rates - Other	106	-\$1,499.80	100% Discretionary Rebate	100%	100%
15812	166 (1) (j) Local Community	Hall	Forreston Community Centre Inc.	231 Forreston Road, Forreston	Rates - Other	106	-\$1,334.52	100% Discretionary Rebate	100%	100%
16424	166 (1) (j) Local Community	Hall	Cudlee Creek Soldiers Memorial Ground Inc.	4 Redden Drive, Cudlee Creek	Rates - Other	106	-\$1,882.01	100% Discretionary Rebate	100%	100%
17920	166 (1) (j) Local Community	Hall	Charleston Community Centre Inc.	1 Newman Road, Charleston	Rates - Other	106	-\$2,574.12	100% Discretionary Rebate	100%	100%
18395	166 (1) (j) Local Community	Toy Library	AHC - Leased to Hills Community Toy Library	1/24 Fenchurch Road, Aldgate	Rates - Other	106	-\$1,313.86	100% Discretionary Rebate	100%	100%
18741	166 (1) (j) Local Community	Hall	Kersbrook Public Hall Inc.	13 Scott Street, Kersbrook	Rates - Other	106	-\$1,809.70	100% Discretionary Rebate	100%	100%
18934	166 (1) (j) Local Community	Hall	Oakbank Soldier's Memorial Hall	210 Onkaparinga Valley Road, Oakbank	Rates - Other	106	-\$2,098.94	100% Discretionary Rebate	100%	100%
							-\$30,947.79			

Reports of Committees

**ADELAIDE HILLS COUNCIL
MINUTES OF COUNCIL ASSESSMENT PANEL MEETING
WEDNESDAY 11 JUNE 2025
63 MOUNT BARKER ROAD, STIRLING
AND
ZOOM VIRTUAL MEETING ROOM**

[Please Note: These minutes are unconfirmed until 9 July 2025]

In Attendance

Presiding Member

Geoff Parsons

Members

Ross Bateup
Paul Mickan
Myles Somers
Leith Mudge

In Attendance

Jess Charlton	Director Community & Development
James Booker	Assessment Manager
Blake O'Neil	Team Leader Statutory Planning
Tim Mason	Statutory Planner
Sebastien Paraskevopoulos	Senior Statutory Planner
Mike O'Donnell	ICT Support Officer
Sarah Kimber	Minute Secretary

1. Commencement

The meeting commenced at 6:30pm

2. Opening Statement

"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".

3. Apologies/Leave of Absence

3.1 Apologies
Nil

3.2 Leave of Absence
Nil

**ADELAIDE HILLS COUNCIL
MINUTES OF COUNCIL ASSESSMENT PANEL MEETING
WEDNESDAY 11 JUNE 2025
63 MOUNT BARKER ROAD, STIRLING
AND
ZOOM VIRTUAL MEETING ROOM**

[Please Note: These minutes are unconfirmed until 9 July 2025]

4. Previous Minutes

4.1 Meeting held 9 April 2025

The minutes were adopted by consensus of all members (9)

That the minutes of the meeting held on 9 April 2025 be confirmed as an accurate record of the proceedings of that meeting.

5. Presiding Member's Report

Nil

6. Declaration of Interest by Members of Panel

Cr Leith Mudge:

With respect to the application for 10 Kemp Road, Aldgate. The applicant is Dominic Burchell who I believe is one of the owners of Cleveland Nursery along with his wife Sarah Burchell. As a local councillor I have become acquainted with Sarah in her former capacity as chair of the Stirling Business Association. As this is only a professional acquaintance and I have never discussed this particular development proposal with Sarah, I intend to stay in the room and consider this application when it is addressed.

7. Matters Lying on the Table/Matters Deferred

7.1 Matters Lying on the Table

Nil

7.2 Matters Deferred

Nil

**ADELAIDE HILLS COUNCIL
MINUTES OF COUNCIL ASSESSMENT PANEL MEETING
WEDNESDAY 11 JUNE 2025
63 MOUNT BARKER ROAD, STIRLING
AND
ZOOM VIRTUAL MEETING ROOM**

[Please Note: These minutes are unconfirmed until 9 July 2025]

8. Development Assessment Applications – Planning, Development and Infrastructure Act

8.1 Development Application Number 24015639 by The Hills Christian Community School Inc. for a change in use to include place of worship on a temporary basis (retrospective) at Lot 4 Sandow Road Verdun

8.1.1 Representations

Name of Representor	Address of Representor	Nominated Speaker
Daniel Edwards	26 Onkaparinga Valley Road, Verdun	Self

The applicant's representative, Marcus Rolfe (URPS) addressed the Panel, Dave Sheperd and Steve Edmonds answered questions from the Panel.

8.1.2 Decision of Panel

The following was adopted by consensus of all members (10)

The Council Assessment Panel resolved that:

- 1) Pursuant to Section 107(2)(c) of the Planning, Development and Infrastructure Act 2016, and having undertaken an assessment of the application against the Planning and Design Code, the application is NOT seriously at variance with the provisions of the Planning and Design Code; and**
- 2) Development Application Number 24015639 by The Hills Christian Community School Inc. for a change in use to include place of worship on a temporary basis at Lot 4 Sandow Road Verdun is GRANTED Planning Consent subject to the following conditions:**

CONDITIONS

Planning Consent

**ADELAIDE HILLS COUNCIL
MINUTES OF COUNCIL ASSESSMENT PANEL MEETING
WEDNESDAY 11 JUNE 2025
63 MOUNT BARKER ROAD, STIRLING
AND
ZOOM VIRTUAL MEETING ROOM**

[Please Note: These minutes are unconfirmed until 9 July 2025]

- 1) The development granted shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below (if any).

- 2) The hours of operation of the herein approved uses shall be as follows:

7:30am to 11:30am on Sunday

Deliveries to the subject land are to be undertaken during the operating hours granted herein.

- 3) At any one time, the overall capacity of the place of worship shall be limited to a maximum of 250 people.

This includes outdoor areas.

- 4) The sound level at 1m from each speaker is to be limited to values as outlined in Table 3: Maximum allowable C-weighted sound pressure levels at 1m from the speaker as outlined in the associated Music Noise Assessment (Rev. 01 dated 21/08/2024) prepared by BESTEC Pty Ltd.

- 5) Music shall be contained within the place of worship building during the operating hours. Windows and doors of the building shall be kept closed during times when music is played, and worship services occur.

- 6) The sound from each speaker must be adjusted so that the sound levels at the residential boundary are below the music noise criterion nominated in Table 4: Predicted Noise levels at the nearest residential boundary as outlined in the associated Music Noise Assessment (Rev. 01 dated 21/08/2024) prepared by BESTEC Pty Ltd.

- 7) The development granted herein shall expire on 31 December 2026.

ADVISORY NOTES

General Notes

**ADELAIDE HILLS COUNCIL
MINUTES OF COUNCIL ASSESSMENT PANEL MEETING
WEDNESDAY 11 JUNE 2025
63 MOUNT BARKER ROAD, STIRLING
AND
ZOOM VIRTUAL MEETING ROOM**

[Please Note: These minutes are unconfirmed until 9 July 2025]

- 1) No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Decision Notification Form, you must not start any site works or building work or change of use of the land until you have received notification that Development Approval has been granted.
- 2) Appeal rights – General rights of review and appeal exist in relation to any assessment, request, direction or act of a relevant authority in relation to the determination of this application, including conditions.
- 3) This Planning Consent is valid for a period of twenty-four (24) months commencing from the date of the decision, subject to the below or subject to an extension having been granted by the relevant authority. If applicable, Building Consent must be obtained prior to expiration of the Planning Consent.
- 4) Where an approved development has been substantially commenced within 2 years from the operative date of approval, the approval will then lapse 3 years from the operative date of the approval (unless the development has been substantially or fully completed within those 3 years, in which case the approval will not lapse).

8.2 Development Application Number 25006366 by Medallion Homes for a two storey detached dwelling, retaining walls, fence, swimming pool and associated safety fence at 16 Highlands Court, Woodforde

8.2.1 Representations

Name of Representer	Address of Representer	Nominated Speaker
Hugh Marquis	15 Highlands Court, Woodforde	Self

Note: prior to the meeting Hugh Marquis withdrew his representation

The applicant's representatives David Munday and Mark Olsen (Medallion Homes) answered questions from the Panel.

**ADELAIDE HILLS COUNCIL
MINUTES OF COUNCIL ASSESSMENT PANEL MEETING
WEDNESDAY 11 JUNE 2025
63 MOUNT BARKER ROAD, STIRLING
AND
ZOOM VIRTUAL MEETING ROOM**

[Please Note: These minutes are unconfirmed until 9 July 2025]

8.2.2 Decision of Panel

The following was adopted by consensus of all members (11)

The Council Assessment Panel resolved that:

- 1) Pursuant to Section 107(2)(c) of the Planning, Development and Infrastructure Act 2016, and having undertaken an assessment of the application against the Planning and Design Code, the application is NOT seriously at variance with the provisions of the Planning and Design Code; and**
- 2) Development Application Number 25006366 by Medallion Homes for a two storey detached dwelling, retaining walls, fence, swimming pool and associated safety fence at 16 Highlands Court, Woodforde is GRANTED Planning Consent subject to the following conditions and reserved matter:**

RESERVED MATTER

- 1) Pursuant to section 102 (3) of the *Planning, Development and Infrastructure Act of 2016*, the following matter(s) shall be reserved for further assessment prior to the granting of Development Approval. The Assessment Manager is delegated to undertake this further assessment:**

A detailed landscaping plan shall be prepared by a suitably qualified professional and submitted with further plant species, locations, plant numbers and plant spacing, irrigation and mulching detail.

Pursuant to Section 127(1) of the *Planning, Development and Infrastructure Act 2016*, the power to impose further conditions of consent in respect of the reserved matter above is delegated to the Assessment Manager.

Planning Consent

**ADELAIDE HILLS COUNCIL
MINUTES OF COUNCIL ASSESSMENT PANEL MEETING
WEDNESDAY 11 JUNE 2025
63 MOUNT BARKER ROAD, STIRLING
AND
ZOOM VIRTUAL MEETING ROOM**

[Please Note: These minutes are unconfirmed until 9 July 2025]

- 1) The development granted shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below (if any).
- 2) Tree(s) must be planted and/or retained in accordance with DTS/DPF 1.1 of the Urban Tree Canopy Overlay in the Planning and Design Code (as at the date of lodgement of the application). New trees must be planted within 12 months of occupation of the dwelling(s) and maintained.
- 3) All external materials and finishes shall be of subdued colours and of a low-light reflective nature which blend with the natural features of the landscape.

NOTE: browns, greys, greens and beige are suitable and galvanised iron and zincalume are not suitable.

- 4) All roof runoff generated by the development hereby approved shall be directed to a rainwater tank with overflow to the street (via a pump if necessary) or a Council drainage easement to the satisfaction of Council within one month of the roof cladding being installed. All roof and hard surface runoff shall be managed to prevent trespass onto adjoining properties and into the effluent disposal area where an on-site waste control system exists.
- 5) Prior to commencement of work, straw bales (or other soil erosion control methods as approved by Council) shall be placed and secured below areas of excavation and fill to prevent soil moving off the site during construction.
- 6) Rainwater tank(s) must be installed in accordance with DTS/DPF 1.1 of the Stormwater Management Overlay in the Planning and Design Code (as at the date of lodgement of the application) within 12 months of occupation of the dwelling(s).
- 7) All external lighting shall be directed away from residential development and shielded if necessary to prevent light spill causing nuisance to the occupiers of those residential properties.
- 8) The balcony of the dwelling shall be fitted with fixed screening to a minimum height of 1.5 metres above the balcony floor level. The screening shall be installed prior to occupation and be maintained in good condition at all times.

**ADELAIDE HILLS COUNCIL
MINUTES OF COUNCIL ASSESSMENT PANEL MEETING
WEDNESDAY 11 JUNE 2025
63 MOUNT BARKER ROAD, STIRLING
AND
ZOOM VIRTUAL MEETING ROOM**

[Please Note: These minutes are unconfirmed until 9 July 2025]

- 9) The upper level windows of the dwelling shall be glazed with fixed obscure glass to a minimum height of 1.5 metres above finished floor level. The glazing of these windows shall be installed prior to occupation and be maintained in good condition at all times.

ADVISORY NOTES

General Notes

- 1) No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Decision Notification Form, you must not start any site works or building work or change of use of the land until you have received notification that Development Approval has been granted.
- 2) Appeal rights – General rights of review and appeal exist in relation to any assessment, request, direction or act of a relevant authority in relation to the determination of this application, including conditions.
- 3) This Planning Consent is valid for a period of twenty-four (24) months commencing from the date of the decision, subject to the below or subject to an extension having been granted by the relevant authority. If applicable, Building Consent must be obtained prior to expiration of the Planning Consent.
- 4) Where an approved development has been substantially commenced within 2 years from the operative date of approval, the approval will then lapse 3 years from the operative date of the approval (unless the development has been substantially or fully completed within those 3 years, in which case the approval will not lapse).

8.3 Development Application Number 24005354 by Dominic Burchell for a Change of use to include an outdoor store for plants and trees, store building (shipping container), and water tank (retrospective) at 10 Kemp Road, Aldgate

8.3.1 Representations

Name of Representor	Address of Representor	Nominated Speaker
Paul Vinton	19 Pine Street, Stirling	Self

**ADELAIDE HILLS COUNCIL
MINUTES OF COUNCIL ASSESSMENT PANEL MEETING
WEDNESDAY 11 JUNE 2025
63 MOUNT BARKER ROAD, STIRLING
AND
ZOOM VIRTUAL MEETING ROOM**

[Please Note: These minutes are unconfirmed until 9 July 2025]

The applicant/landowner, Dominic Burchell answered questions from the Panel.

8.3.2 Decision of Panel

The following was adopted by consensus of all members (12)

The Council Assessment Panel resolved that:

- 1) Pursuant to Section 107(2)(c) of the Planning, Development and Infrastructure Act 2016, and having undertaken an assessment of the application against the Planning and Design Code, the application is NOT seriously at variance with the provisions of the Planning and Design Code; and
- 2) Development Application Number 24005354 by Dominic Burchell for a Change of use to include an outdoor store for plants and trees, store building (shipping container), and water tank (retrospective) at 10 Kemp Road, Aldgate is GRANTED Planning Consent subject to the following conditions:

CONDITIONS

Planning Consent

- 1) The development granted shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below.
- 2) The external finishes to the store building (shipping container) herein approved shall be of subdued colours and of a low-light reflective nature which blend with the natural features of the landscape.

NOTE: browns, greys, greens and beige are suitable and galvanised iron and zincalume are not suitable.

- 3) All roof runoff generated by the development hereby approved shall be managed on-site to the satisfaction of Council within one month of the roof cladding being installed using design techniques such as:
 - Rainwater tanks
 - Grassed swales
 - Stone filled trenches
 - Small infiltration basins

**ADELAIDE HILLS COUNCIL
MINUTES OF COUNCIL ASSESSMENT PANEL MEETING
WEDNESDAY 11 JUNE 2025
63 MOUNT BARKER ROAD, STIRLING
AND
ZOOM VIRTUAL MEETING ROOM**

[Please Note: These minutes are unconfirmed until 9 July 2025]

Stormwater overflow management shall be designed so as to not permit trespass into the effluent disposal area. All stormwater including hard surface runoff shall be managed on site with no stormwater to trespass onto adjoining properties.

- 4) All external lighting associated with the depot use shall be restricted to that necessity for security purposes only and shall be directed away from residential development and, shielded if necessary to prevent light spill causing nuisance to the occupiers of nearby residential properties.
- 5) No bulk storage of chemicals, oils or lubricants associated with the approved use is to occur on-site.
- 6) Movement of the truck and/or vehicles (including employee vehicles) associated with the plant nursery business shall be limited to 7:00am to 5:00pm, Monday to Friday. Vehicles must not be started earlier than 7:00am.

ADVISORY NOTES

General Notes

- 1) No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Decision Notification Form, you must not start any site works or building work or change of use of the land until you have received notification that Development Approval has been granted.
- 2) Appeal rights – General rights of review and appeal exist in relation to any assessment, request, direction or act of a relevant authority in relation to the determination of this application, including conditions.
- 3) This Planning Consent is valid for a period of twenty-four (24) months commencing from the date of the decision, subject to the below or subject to an extension having been granted by the relevant authority. If applicable, Building Consent must be obtained prior to expiration of the Planning Consent.

**ADELAIDE HILLS COUNCIL
MINUTES OF COUNCIL ASSESSMENT PANEL MEETING
WEDNESDAY 11 JUNE 2025
63 MOUNT BARKER ROAD, STIRLING
AND
ZOOM VIRTUAL MEETING ROOM**

[Please Note: These minutes are unconfirmed until 9 July 2025]

- 4) Where an approved development has been substantially commenced within 2 years from the operative date of approval, the approval will then lapse 3 years from the operative date of the approval (unless the development has been substantially or fully completed within those 3 years, in which case the approval will not lapse).
- 5) This consent is strictly limited to works on the subject land. This consent does not permit any alteration to road verge. Works including tree pruning/removal, earthworks, kerbing, storage of material or any alteration to the verge or a reserve requires a separate approval under Section 221 of the Local Government Act 1999. For more information regarding this process please visit:
<https://www.ahc.sa.gov.au/development/roads-and-construction/authorisation-to-alter-a-public-road>
- 6) The applicant is reminded of their general environmental duty, as required by Section 25 of the Environment Protection Act 1993, to take all reasonable and practical measures to ensure that the activities on the whole site, including during construction, do not pollute the environment in a way which causes, or may cause, environmental harm.

- 9. **Development Assessment Applications – Development Act**
Nil
- 10. **Development Assessment Applications – Review of Decisions of Assessment Manager**
Nil
- 11. **ERD Court Appeals**
James Booker updated the panel regarding the OTR Appeal Hearing
- 12. **Policy Issues for Advice to Council**
Nil
- 13. **Other Business**
 - 13.1 Superannuation

**ADELAIDE HILLS COUNCIL
MINUTES OF COUNCIL ASSESSMENT PANEL MEETING
WEDNESDAY 11 JUNE 2025
63 MOUNT BARKER ROAD, STIRLING
AND
ZOOM VIRTUAL MEETING ROOM**

[Please Note: These minutes are unconfirmed until 9 July 2025]

13.2 Objective Connect

13.3 July's CAP Meeting

14. Order for Exclusion of the Public from the Meeting to debate Confidential Matters
Nil

15. Confidential Item
Nil

16. Next Meeting
The next ordinary Council Assessment Panel meeting will be held on Wednesday 9 July 2025.

17. Close meeting
The meeting closed at 8:09pm on 11 June 2025.

Confidential Items

**ADELAIDE HILLS COUNCIL
ORDINARY COUNCIL MEETING
Tuesday 24 June 2025
CONFIDENTIAL AGENDA BUSINESS ITEM**

Item: 19.1.

Responsible Officer: Gary Lewis
Director
Corporate Services

Subject: Event Opportunity – Santos Tour Down Under 2026

For: Decision

1. Event Opportunity – 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 and Risk Officer, Zoë Gill
- Minute Secretary, Brittany Priwer
- Governance and Risk Officer, Skye Ludzay
- Manager Communications, Engagement & Events, Jennifer Blake

be excluded from attendance at the meeting for Agenda Item: 19.1 (Event Opportunity – Santos Tour Down Under 2026) 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:

Section 90(3)(j) 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 –

- (i) would divulge information provided on a confidential basis by or to a Minister of the Crown, or another public authority or official (not being an employee of the council, or a person engaged by the council); and
- (ii) would, on balance, be contrary to the public interest.

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 and discussion confidential.

2. Event Opportunity – Confidential Item

3. Event Opportunity Santos Tour Down Under 2026 – 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)(j) 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	Until Council receives written confirmation from the South Australian Tourism Commission that the event information is no longer confidential, but not longer than 30 June 2027.
Related Attachments	Not Applicable
Minutes	Until Council receives written confirmation from the South Australian Tourism Commission that the event information is no longer confidential, but not longer than 30 June 2027.
Other (discussion and considerations of the subject matter)	Until Council receives written confirmation from the South Australian Tourism Commission that the event information is no longer confidential, but not longer than 30 June 2027.

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.