



ORDINARY COUNCIL MEETING

NOTICE OF MEETING

To: Mayor Nathan Daniell

Councillor Kirrilee Boyd
Councillor Adrian Cheater
Councillor Chris Grant
Councillor Malcolm Herrmann
Councillor Lucy Huxter
Councillor Leith Mudge
Councillor Mark Osterstock
Councillor Kirsty Parkin
Councillor Alex Trescowthick
Councillor Lisa Clare Woolcock
Councillor Richard Gladigau
Councillor Georgia McDonnell

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 14 July 2026
6.30pm
4 Crescent Drive, Norton Summit

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

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

A handwritten signature in black ink, appearing to read 'Jade Ballantine', is displayed on a light gray rectangular background.

Jade Ballantine
Acting Chief Executive Officer



ORDINARY COUNCIL MEETING

AGENDA FOR MEETING

Tuesday 14 July 2026

6.30pm

4 Crescent Drive, Norton Summit

ORDER OF BUSINESS

1. COMMENCEMENT

2. OPENING STATEMENT

2.1. Acknowledgement of Country

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

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

3. APOLOGIES/LEAVE OF ABSENCE

3.1. Apology

3.2. Leave of Absence

3.2.1 Request – Cr Chris Grant

3.3. Absent

4. MINUTES OF PREVIOUS MEETINGS

Council Meeting – 23 June 2026

That the minutes of the ordinary meeting held on 23 June 2026 as supplied, be confirmed as an accurate record of the proceedings of that meeting.

Council Meeting – 8 July 2026

That the minutes of the ordinary meeting held on 8 July 2026 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
- 8.2. Deputations
- 8.3. Public Forum

9. PRESENTATIONS (by exception)

Nil

10. QUESTIONS ON NOTICE

Nil

11. MOTIONS ON NOTICE

Nil

12. ADMINISTRATION REPORTS – DECISION ITEMS

- 12.1. Adoption of Budget and Annual Business Plan
 - 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 2027, 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 2027, as laid before the Council at this meeting, be adopted.*
 - 1.2.1 *To support the ongoing financial sustainability of Council, the CEO is directed to identify a minimum of \$250,000 in ongoing operational efficiencies.*
 - 1.3 *Determination and Adoption of Valuations 2026-27*

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 2027, totalling \$19,808,602,420.

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 2027 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 2027 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 0.1955 cents in the dollar.

1.4.2 category (b) Commercial - Shop, a rate of 0.2658 cents in the dollar.

1.4.3 category (c) Commercial - Office, a rate of 0.2658 cents in the dollar.

1.4.4 category (d) Commercial - Other, a rate of 0.2658 cents in the dollar.

1.4.5 category (e) Industry - Light, a rate of 0.2658 cents in the dollar.

1.4.6 category (f) Industry - Other, a rate of 0.3150 cents in the dollar.

1.4.7 category (g) Primary Production, a rate of 0.1958 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 0.2560 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 0.2166 cents in the dollar.

1.4.10 category (i) Other, a rate of 0.1969 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 \$940 in respect of all rateable land in the Council area for the financial year ending 30 June 2027.

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 2027:

1.6.1 0.0088 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 2027 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 2027 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 2027, 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 2023-24, 2024-25 and/or the 2025-26 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 2027 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 2025-26 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; or*
- (iv) a valuation from the Valuer-General changing from Notional Capital Value (NCV) to Capital Value (CV); or*

- (v) *the property no longer being contiguous and the fixed charge is applied in the current rating year.*

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 2026-27 financial year and the amount of general rates in monetary terms (before any rebate was applied) for the 2025-26 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 2027 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 0.0782 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 \$318 (affecting all properties within the area to which the separate rate applies where the capital value is below \$406,442).*
- 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 \$3,132 (affecting all properties within the area to which this separate rate applies where the capital value is in excess of \$4,003,067).*

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 2027 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 2026 and March and June 2027.*

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 2026-27 Annual Business Plan in Appendix 1 of this report, effective from 1 July 2026.*

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 \$5.0m for the purpose of funding the 2026-27 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 Mayor and the Chief Executive Officer.*

2. *That the CEO is authorised to:*

- finalise the Draft Corporate Performance Indicators (Appendix D of the Annual Business Plan) following consideration of feedback received from Elected Members;*
- 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. *Increase in Debt Facilities*

3. *That the Increase in Debt Facilities report be received and noted.*

4. *That, if the Annual Business Plan and Budget is not endorsed by the 14th of July 2026, Council is authorised to negotiate with the Local Government Finance Authority for additional loan borrowings of up to \$3.0m.*
 5. *That the Mayor and the Chief Executive be authorised to execute any relevant documents in relation to the borrowings for and on behalf of Council and affix the Council's common seal thereto.*
- 12.3. Draft 2026-27 Fees & Charges Report
1. *That the report Draft 2026-27 Fees and Charges report be received and noted.*
 2. *To adopt the 2026-27 Fees and Charges Schedule included at Appendix 1 to apply on and from 15 July 2026.*
 3. *To authorise the Chief Executive Officer to approve minor changes to the Fees and Charges Schedule during the 2026-27 financial year, as required.*
- 12.4. Adelaide Hills Rally Road Closure Approval
1. *That the report be received and noted.*
 2. *That, in relation to the 2026 Adelaide Hills Rally, Council supports the event contingent on the organisers, to the satisfaction of the Chief Executive Officer:*
 - a. *Complying with Council's Festivals and Events Policy – Guideline No. 1 for Competitive Motoring Events*
 - b. *Paying an Application Fee as per the Council's Fees and Charges Register for Temporary Road Closures*
 - c. *Providing evidence of satisfactory insurance to cover any damage to third party property caused by the event*
 - d. *Entering into a road repair agreement with Council to cover any rectification works required as a result of damage caused by the event*
 - e. *Providing confirmation that the affected business owners are aware of the proposed road closures*
 - f. *Providing written confirmation that the concerns raised by affected residents and businesses have been addressed (noting that not all concerns can necessarily be addressed to the satisfaction of all residents and businesses) and that the event organisers will make their best endeavours to arrange for egress*

and ingress to those properties within the event where possible where a pressing need has been advised in advance

- g. Providing written confirmation that they will erect advance notice of road closures on the affected roads, at least three weeks prior to the event*
 - h. Providing evidence of satisfactory procedures for enabling emergency services access to properties on the event route at all times*
 - 3. That subject to the requirements of Item 2 being undertaken, Council provides consent for road closure orders in relation to the event, to be held on Sunday 4 October 2026 as follows:*
 - a. Retreat Valley Stage (Cudlee Creek and Kenton Valley)
Closure 7:00am – 12:30pm
Retreat Valley Road, Odea Road, Berry Hill Road and Langley Road – from Gorge Road to Cudlee Creek Road*
 - b. Kenton Valley Stage (Kenton Valley and Mt Torrens)
Closure 7:20am – 12:50pm
Turner Road, Maidment Road, Lihou Road and Schocroft Road – from Burfords Hill Road to Schuberts Road*
 - c. Charligate West Stage (Charleston)
Closure 7:40am – 1:10pm
Harrison Road, Kings Road, Burnley Road, Teakles Road, Lewis Road, Bell Springs Road, Warmington Run – from Quarry Road to Bird in Hand Road*
 - 4. That the Council confirms that the Chief Executive Officer may use existing powers under delegation to consider, and determine whether or not to provide consent to, any proposals for changes to the road closures in the lead up to the event, so long as the overall scope of the event road closures remains similar to the proposal described above.*
- 12.5. Road Closure – Pomona Road, Stirling
- 1. That the Road Closure Pomona Road, Stirling report be received and noted.*
 - 2. That the land marked “A” in Preliminary Plan 26/0016 be declared surplus to Councils requirements.*
 - 3. Council note the resolution from the Council Meeting on 15 December 2020, for a road exchange, recognising that this requested road closure is to finalise the previously agreed exchange.*
 - 4. Recognise that the owner of 21 Pomona Road, Stirling has paid for all costs to date for this proposed exchange process and will continue to do so, therefore no monies will be exchanged with Council.*

5. *Subject to an agreement with the owner of 21 Pomona Road, Stirling a Road Process Order be agreed to be made in pursuant with the Roads (Opening and Closing) Act 1991, to close and merge the piece of Pomona Road, Stirling identified as "A" in Preliminary Plan 26/0016, attached to this report, with the adjacent property at 21 Pomona Road, Stirling, known as Allotment 10 Deposited Plan 135124 and comprised in Certificate of Title Volume 6324 Folio 417.*
6. *That upon the deposit of the Road Closure, the land will be excluded from the classification of Community Land and not be included in Councils Community Land Register.*
7. *That the Chief Executive Officer and Mayor be authorised to finalise and sign all necessary documentation to close and dispose of the above portion of closed road, pursuant to this resolution.*

13. ADMINISTRATION REPORTS – INFORMATION ITEMS

- 13.1. Discretionary Rate Rebate Report
That the report be received and noted.

14. CORRESPONDENCE FOR NOTING

- 14.1. Ombudsman SA – Complaints regarding the treatment of council legal advice

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 – 8 July 2026
That the minutes of the meeting held on 8 July 2026 as supplied, be confirmed as an accurate record of the proceedings of that meeting.
- 18.2. Audit and Risk Committee
Nil
- 18.3. CEO Performance Review Panel – 29 June 2026
That the minutes of the meeting held on 29 June 2026 as supplied, be confirmed as an accurate record of the proceedings of that meeting.

- 18.4. Boundary Change Committee
Nil

19. CONFIDENTIAL ITEMS

- 19.1. Aged Care Service Update
- 19.2. Trans Tasman Energy Group

20. NEXT MEETING

Tuesday 28 July 2026, 6.30pm, 4 Crescent Drive Norton Summit

21. CLOSE MEETING

Council Meetings, Information and Briefing Sessions, CAP and Committee Meetings for 2026

DATE	TYPE	LOCATION	MINUTE TAKER
JANUARY 2026			
Tuesday 27 January	Ordinary Council	Stirling	Skye Ludzay
Wednesday 28 January	CEO PRP	Stirling	Zoë Gill
FEBRUARY 2026			
Monday 2 February	Workshop	Woodside	N/A
Tuesday 10 February	Ordinary Council	Stirling	Lauren Jak
Wednesday 11 February	CAP	Stirling	TBA
Monday 16 February	Audit and Risk Committee	Stirling	Lauren Jak
Tuesday 17 February	Professional Development	Stirling	N/A
Monday 23 February	Workshop	Stirling	N/A
Tuesday 24 February	Ordinary Council	Stirling	Skye Ludzay
MARCH 2026			
Monday 2 March	Workshop	Woodside	N/A
Tuesday 10 March	Ordinary Council	Stirling	Skye Ludzay
Wednesday 11 March	CAP	Stirling	TBA
Tuesday 17 March	Professional Development	Stirling	N/A
Tuesday 24 March	Ordinary Council	Stirling	Georgie McKeon
Saturday 28 March	Workshop	Stirling	N/A
APRIL 2026			
Tuesday 7 April (Due to public holiday on Monday 6)	Workshop	Woodside	N/A
Tuesday 14 April	Ordinary Council	Stirling	Georgie McKeon
Wednesday 8 April	CAP	Stirling	TBA
Monday 20 April	Audit and Risk Committee	Stirling	Lauren Jak
Tuesday 21 April	Professional Development	Stirling	N/A
Wednesday 22 April	CEO PRP	Stirling	Zoë Gill
Tuesday 28 April	Ordinary Council	Stirling	Skye Ludzay
MAY 2026			
Monday 4 May	Workshop	Woodside	N/A
Tuesday 12 May	Ordinary Council	Stirling	Skye Ludzay
Wednesday 13 May	CAP	Stirling	TBA
Monday 18 May	Workshop	Stirling	Zoë Gill
Tuesday 19 May	Professional Development	Stirling	N/A
Wednesday 20 May	CEO PROP	Stirling	TBA
Tuesday 26 May	Ordinary Council	Stirling	Georgie McKeon
JUNE 2026			
Monday 1 June	Workshop	Woodside	N/A
Tuesday 9 June	Ordinary Council	Woodside	Georgie McKeon
Wednesday 10 June	CAP	Aldgate	TBA
Tuesday 16 June	Professional Development	Woodside	N/A
Wednesday 17 June	Audit and Risk Committee	Stirling library community room	Georgie McKeon
Tuesday 23 June	Ordinary Council	Norton Summit	Skye Ludzay

Monday 29 June	CEO PRP	Stirling library community room	Skye Ludzay
JULY 2026			
Monday 6 July	Workshop	Woodside	N/A
Wednesday 8 July	CAP	TBC	TBA
Tuesday 14 July	Ordinary Council	TBC	Skye Ludzay
Wednesday 15 July	CEO PRP	TBC	TBA
Tuesday 21 July	Professional Development	TBC	N/A
Tuesday 28 July	Ordinary Council	TBC	Georgie Mckeon
AUGUST 2026			
Monday 3 August	Workshop	Woodside	N/A
Tuesday 11 August	Ordinary Council	Stirling	TBA
Wednesday 12 August	CAP	Stirling	TBA
Monday 17 August	Audit and Risk Committee	Stirling	TBA
Tuesday 18 August	Professional Development	Stirling	N/A
Tuesday 25 August	Ordinary Council	Stirling	Georgie McKeon
SEPTEMBER 2026			
Monday 7 September	Workshop	Woodside	N/A
Tuesday 8 September	Ordinary Council	Stirling	TBA
Wednesday 9 September	CAP	Stirling	TBA
Tuesday 15 September	Professional Development	Stirling	N/A
Tuesday 22 September	Ordinary Council	Stirling	Georgie McKeon
OCTOBER 2026			
Tuesday 6 October (Public Holiday)	Workshop	Woodside	N/A
Tuesday 13 October	Ordinary Council	Stirling	TBA
Wednesday 14 October	CAP	Stirling	TBA
Monday 19 October	Audit and Risk Committee	Stirling	TBA
Tuesday 20 October	Professional Development	Stirling	N/A
Wednesday 21 October	CEO PRP	Stirling	TBA
Tuesday 27 October	Ordinary Council	Stirling	Georgie Mckeon
NOVEMBER 2026			
Monday 2 November	Workshop	Woodside	N/A
Tuesday 10 November	Ordinary Council	Stirling	TBA
Monday 16 November	Audit and Risk Committee	Stirling	TBA
Tuesday 17 November	Professional Development	Stirling	N/A
Tuesday 24 November	Ordinary Council	Stirling	Georgie McKeon
DECEMBER 2026			
Monday 7 December	Workshop	Woodside	N/A
Tuesday 8 December	Ordinary Council	Stirling	TBA
Wednesday 9 December	CAP	Stirling	N/A

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 2026

6.00 for 6.30pm

(dates and venues to be confirmed)

DATE	LOCATION
30 June 2026	Mylor Community Forum
24 August 2026	Birdwood Community Forum

Council Member Attendance 2026

Information or Briefing Sessions

Meeting Date	Cr Kirrilee Boyd	Cr Adrian Cheater	Cr Nathan Daniell	Cr Richard Gladigau	Cr Chris Grant	Cr Malcolm Herrmann	Cr Lucy Huxter	Cr Leith Mudge	Cr Mark Osterstock	Cr Kirsty Parkin	Cr Alex Trescowthick	Cr Lisa Woolcock	Cr Georgia McDonnell
2 Feb 2026	F	P	F	F	AP	F	AP	F	AP	LOA	F	F	
17 Feb 2026	F	P	F	F	F	F	F	F	A	LOA	F	F	
23 Feb 2026	A	F	P	F	LOA	P	P	F	F	LOA	F	A	
2 Mar 2026	F	F	F	F	LOA	F	AP	F	A	LOA	F	P	
10 March 2026	A	LOA	F	F	LOA	F	F	F	P	F	F	AP	
17 March 2026	F	P	F	F	F	AP	P	F	AP	F	F	P	
28 March 2026	F	P	F	F	F	F	P	F	AP	F	F	P	
7 April 2026	F	P	F	F	F	P	AP	F	AP	F	F	P	
21 April 2026	F	F	F	F	F	F	F	F	F	F	F	F	F
4 May 2026	F	F	F	F	F	F	F	F	P	F	F	P	F
18 May 2026	F	F	F	F	F	F	F	F	AP	A	F	P	F
19 May 2026	F	F	F	F	F	F	AP	F	AP	F	F	AP	F
1 June 2026	F	F	F	F	F	F	A	F	A	F	F	AP	F
16 June 2026	F	A	AP	AP	F	F	AP	F	A	F	F	F	F
6 July 2026	F	F	AP	F	F	F	AP	AP	AP	F	AP	AP	F
9 July 2026	AP	F	F	F	F	F	F	F	AP	AP	F	F	P

Council Member Attendance 2026

Council Meetings (including Special Council Meetings)

Meeting Date	Cr Kirrilee Boyd	Cr Adrian Cheater	Cr Nathan Daniell	Cr Richard Gladigau	Cr Chris Grant	Cr Malcolm Herrmann	Cr Lucy Huxter	Cr Leith Mudge	Cr Mark Osterstock	Cr Kirsty Parkin	Cr Alex Trescowthick	Cr Lisa Woolcock	Cr Georgia McDonnell
27 Jan 2026	F	F	F	F	F	F	F	F	F	F	F	F	
10 Feb 2026	F	AP	F	F	F	F	F	F	F	AP	F	F	
24 Feb 2026	F	F	F	F	LOA	F	F	F	F	LOA	F	F	
10 Mar 2026	F	LOA	F	F	LOA	F	F	F	F	F	F	AP	
24 Mar 2026	F	F	F	F	F	F	F	F	F	AP	F	F	
14 April 2026	F	F	F	F	F	F	F	F	F	AP	F	F	F
28 April 2026	F	F	F	F	F	F	F	F	F	F	F	F	LOA
6 May 2026	F	F	F	F	F	F	F	F	F	F	F	F	F
12 May 2026	F	F	F	F	F	F	AP	F	F	F	F	AP	F
26 May 2026	F	F	F	F	F	F	F	AP	F	F	F	F	F
9 June 2026	LOA	LOA	F	F	F	F	F	F	F	F	F	F	F
9 June 2026	LOA	LOA	F	F	F	F	F	F	F	F	F	F	F
23 June 2026	F	AP	F	F	F	F	AP	F	F	F	AP	F	F
8 July 2026	F	F	F	F	F	F	F	F	F	F	F	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 <http://www.ahc.sa.gov.au/> 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 deputy 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.

Administration Reports Decision Items

**ADELAIDE HILLS COUNCIL
ORDINARY COUNCIL MEETING
Tuesday 14 July 2026
AGENDA BUSINESS ITEM**

Item: 12.1

Responsible Officer: Gary Lewis
Director Corporate Services
Corporate Services

Subject: Annual Business Plan 2026-27 for Adoption

For: Decision

SUMMARY

The *2026-27 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 2026-27 (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 Your Place*. 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 09 June 2026 Council Meeting to approve the ABP for public consultation and this was undertaken from 15 June to 6 July 2026.

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 2026-27 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 2027, 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 2027, as laid before the Council at this meeting, be adopted.**

- 1.2.1 To support the ongoing financial sustainability of Council, the CEO is directed to identify a minimum of \$250,000 in ongoing operational efficiencies.**

1.3 Determination and Adoption of Valuations 2026-27

- 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 2027, totalling \$19,808,602,420.**

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 2027 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 2027 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 0.1955 cents in the dollar.**
- 1.4.2 category (b) Commercial - Shop, a rate of 0.2658 cents in the dollar.**
- 1.4.3 category (c) Commercial - Office, a rate of 0.2658 cents in the dollar.**
- 1.4.4 category (d) Commercial - Other, a rate of 0.2658 cents in the dollar.**
- 1.4.5 category (e) Industry - Light, a rate of 0.2658 cents in the dollar.**
- 1.4.6 category (f) Industry - Other, a rate of 0.3150 cents in the dollar.**
- 1.4.7 category (g) Primary Production, a rate of 0.1958 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 0.2560 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 0.2166 cents in the dollar.

1.4.10 category (i) Other, a rate of 0.1969 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 \$940 in respect of all rateable land in the Council area for the financial year ending 30 June 2027.

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 2027:

1.6.1 0.0088 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 2027 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 2027 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 2027, 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 2023-24, 2024-25 and/or the 2025-26 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 2027 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 2025-26 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; or
- (iv) a valuation from the Valuer-General changing from Notional Capital Value (NCV) to Capital Value (CV); or
- (v) the property no longer being contiguous and the fixed charge is applied in the current rating year.

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 2026-27 financial year and the amount of general rates in monetary terms (before any rebate was applied) for the 2025-26 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 2027 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 0.0782 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 \$318 (affecting all properties within the area to which the separate rate applies where the capital value is below \$406,442).
- 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 \$3,132 (affecting all properties within the area to which this separate rate applies where the capital value is in excess of \$4,003,067).

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 2027 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 2026 and March and June 2027.
- 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 2026-27 Annual Business Plan in Appendix 1 of this report, effective from 1 July 2026.
- 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 \$5.0m for the purpose of funding the 2026-27 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 Mayor and the Chief Executive Officer.

2. That the CEO is authorised to:

- a. finalise the Draft Corporate Performance Indicators (Appendix D of the Annual Business Plan) following consideration of feedback received from Elected Members;**
 - b. 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 Annual Business Plan (ABP) has been developed to be consistent with the financial and strategic goals outlined in the *Strategic Plan 2024 – Your Place, Your Space*, proposed Long Term Financial Plan (LTFP) and the various Asset Management Plans (AMP).

The draft ABP was presented to Council at the 9th June 2026 meeting where it was resolved:

MOTION AS VARIED

**Moved Cr Leith Mudge
S/- Cr Kirsty Parkin**

212/26

Council resolves:

- 1. That the Annual Business Plan 2026-27 Draft for Consultation report be received and noted.**
 - 2. To endorse the draft Annual Business Plan 2026-27 (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 7.6%.**
 - 3. 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.**
 - 4. Consultation will include the Audit and Risk Committee.**
-

The draft ABP was presented to Audit and Risk Committee on 17 June 2026 where it was resolved:

8.9. Annual Business Plan

Moved Natalie Simmons
S:/ David Moffatt

ARC33/26

The Audit and Risk Committee resolves:

1. To receive and note the Draft Annual Business Plan 2026-27 for Consultation (Item 8.9, 17 June 2026, Audit and Risk Committee meeting).
2. To note that at its Ordinary Meeting on 9 June 2026, Council endorsed the Draft Annual Business Plan 2026-27 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 rate rise of 7.6% (Item 8.9, 17 June 2026, Audit and Risk Committee meeting) and forecast operating deficit of -\$3.4 million.
3. To note the Draft Annual Business Plan 2026-27 has been prepared in line with legislative compliance, appropriate regard for risk management and due diligence.
4. Provides the following feedback:
 - a. Is based on the Draft Annual Business Plan 2026-27 version included in its Council agenda and did not include Mayor or CEO messages, or Appendices and other content noted as 'to be included when final ABP is presented to Council for adoption.'
 - b. With the increasing level of debt, interest expense is an increasing material cost to Council.
 - c. Encourage Council to identify and commit to a clear plan of action to mitigate operating deficits at least in line with Council's Long-Term Financial Plan or sooner; action(s) ideally will include: a robust review of assets (for example asset rationalisation, identifying and divesting of assets that have reached/past their use by date/not fit for purpose and/or surplus to requirements to reduce or at least mitigate or minimise increases in expenses including maintenance, depreciation, interest expense and to support Council's future financial sustainable).
 - d. Ensure a transparent communications approach and messaging with ratepayers and the community to support awareness and understanding regarding the challenges and reality of the Annual Business Plan, Budget and Long-Term Financial Plan.

Presiding Member _____ 17 August 2026

ADELAIDE HILLS COUNCIL AUDIT AND RISK COMMITTEE
MINUTES OF MEETING
WEDNESDAY 17 JUNE 2006
63 MT BARKER ROAD STIRLING

- e. Note and encourage Council to continue to reflect and reduce carrying forward Capex budgets/projects, other than by exception.
 - f. Encourage tighter timeline to deliver the Annual Business Plan and Budget and adoption of rates prior to end of the financial year to minimise the impact on Administration, additional expenses and issuing of rates notices.
 - g. Notes the Draft Annual Business Plan 2026-27 refers the review of the Long-Term Financial Plan commencing in Quarter One 2026-27.
5. To note that feedback from the Audit and Risk Committee regarding the Draft Annual Business Plan 2026-27 will be considered during the community consultation phase (Item 8.9, 17 June 2026, Audit and Risk Committee meeting).

Carried

Public consultation was undertaken over the period Monday the 15th of June to Monday the 6th of July (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 9 July 2026. 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 adopted *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 adopted 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 6.8% will improve the financial sustainability of the Council. This rate increase has been determined in conjunction with the LTFP.

The following financial summary based on the average residential rate increase of 6.8%:

- Operating Deficit of \$3.2 million
- Operating Deficit Ratio of 4.7%
- Renewal Capital Expenditure of \$12.101 million
- Asset Renewal Ratio of 114%
- New & Upgrade Capital Expenditure of \$2.290 million
- Forecast Closing Balance of Borrowings June 2026 of \$32.541 million
- Net Financial Liability Ratio of 48.4%.

➤ **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 17 June 2026 meeting.

- Council Workshops:* An Annual Business Plan and budget workshop was held on 28 March 2026, to discuss key budget elements, strategic initiatives, rating and other related topics. The results from the ABP consultation were discussed at the workshop on 09 July 2026.
- Advisory Groups:* Not applicable.
- External Agencies:* Not applicable.
- Community:* Public consultation was undertaken over the period 15 June to 6 July (21 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 the *Draft Capital Works Program 2026-27* (Appendix F of the Annual Business Plan). The new capital expenditure projects are also listed within the Strategic Initiatives in the body of the ABP **Appendix 1**.

Finalisation of the Annual Business Plan

The Corporate Performance Indicators contained in Appendix D of the Annual Business Plan remain in draft form. While the indicators have been substantially developed, further refinement is required to ensure they are measurable, relevant and fit for purpose. The proposed delegation at Recommendation 2 (a) of the resolution authorises the CEO to finalise the indicators following consideration of feedback received from Elected Members.

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 (b)).

3. OPTIONS

Council has the following options:

- I. To adopt the Annual Business Plan and Budget 2026-27 and to resolve all of the accompanying enabling recommendations.
- II. To amend any/all of the Annual Business Plan and Budget 2026-27 prior to adoption.
- III. To not adopt the Annual Business Plan and Budget 2026-27.

4. APPENDICES

- (1) Annual Business Plan 2026-27
- (2) Community Engagement Outcomes Report

Appendix 1

Draft Annual Business Plan 2026-27

Annual Business Plan and Budget

2026-2027



Adelaide Hills
COUNCIL

Acknowledgement of Country

Council acknowledges that we undertake our business 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, 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 Kaurna culture and traditions are sustained, valued and continuing.



Adelaide Hills
COUNCIL

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Purpose of the Annual Business Plan

The Annual Business Plan (ABP) outlines how Adelaide Hills Council will fund and deliver services, programs and infrastructure over the coming financial year. It connects our annual priorities with Council's long term strategies, ensuring our work supports the sustainability, resilience and liveability of the Hills.

The Plan includes Council's proposed budget, rating approach and capital works for the year. It is developed with consideration of community needs, financial capacity, legislative requirements and asset management responsibilities.

Community engagement plays an important role. Feedback from residents, businesses and community groups help to shape the initiatives included in the final Plan, ensuring they reflect local priorities. This input comes not only from consultation on the Annual Business Plan, but also from community participation in Council's strategic planning processes and engagement activities undertaken throughout the year.

The Plan also sets out the outcomes Council intends to achieve and the measures we will use to monitor progress. These help maintain transparency, guide improvements and support responsible financial management.

Overall, the Annual Business Plan ensures Council uses its resources effectively to deliver the services and projects that matter to the Adelaide Hills community, now and into the future.

A message from the Mayor

To be included prior to publication of the Annual Business Plan.





Summary of community engagement

The draft 2026-27 Annual Business Plan was available for community feedback between 15 June and 6 July 2026.

Consultation activities were delivered in accordance with Council's Public Consultation Policy and included:

- A paid advert in The Courier newspaper (27 May 2026)
- Feedback via Adelaide Hills Council's Engagement Hub website
- A public forum during the Ordinary Council Meeting on 23 June 2026 at The Summit Community Centre for verbal submissions to Council
- Posters, information packs and hard copy feedback forms for display at Council libraries, service centres and community centres
- Emails to engagement subscribers inviting feedback and linking to the online resources
- Email campaign to community groups, resident associations and sporting clubs promoting the engagement opportunity
- Notification on Council's website and within the e-newsletter
- Social media posts on LinkedIn, Facebook and Instagram.

Amendments from the draft Annual Business Plan

The Annual Business Plan includes amendments from the draft Plan that was released for consultation on 15 June, as detailed below:

Rates

- A downward adjustment has been made to the rate rise from 7.6% to 6.8%. The plan now reflects the softening May Consumer Price Index of 4.4% plus 2.4% to manage Council's portfolio of community assets, deliver new capital expenditure, and continue the process of ensuring long term financial sustainability. The reduction is also partly offset by a decrease in the rate rebate.

Income

- Stirling Cemetery income has increased by \$10,000 based upon the performance during 2025-26
- Reimbursements directly linked to forecast lower electricity costs have decreased by \$25,000.

Expenses

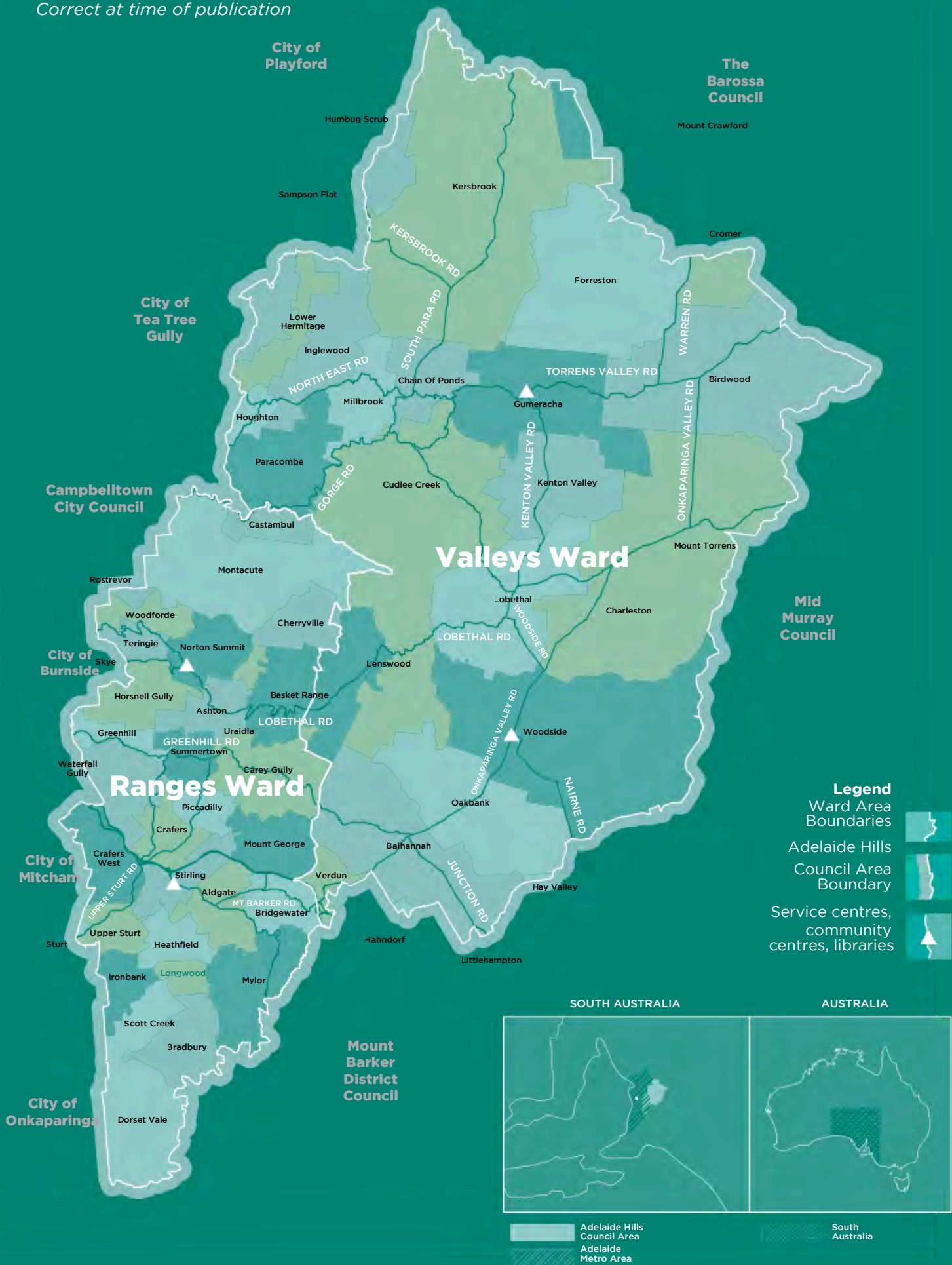
- Council has rationalised Community and Development Directorate costs by \$316,000
- Electricity costs have been reassessed based upon the the performance during 2025-26 and are indicative of end of financial year costs at a range of Council sites. This equates to a saving of \$94,000
- A reassessment of the forecast opening debt position has resulted in forecast lower average debt across the year. This has resulted in expected finance cost savings of \$234,000.

Our Region



District Wards

Correct at time of publication



We are unique

The size of a regional council with the expenses and population of a city council



57 townships and settlements



795 km2 district area



42,368 total population



16,267 households



44 is the median age



620km of sealed roads
397km of unsealed roads



30% of the population volunteer



Our Elected Council

The Mayor and Council Members, acting under the Local Government Act 1999, provide leadership, governance, and strategic direction for the Council. The Elected Council is responsible for representing local interests, setting priorities, and overseeing the effective and responsible management of Council affairs.



Mayor
Nathan Daniell



Deputy Mayor
Cr Lucy Huxter



Cr Kirrilee Boyd
Ranges Ward



Cr Adrian Cheater
Ranges Ward



Cr Chris Grant
Valleys Ward



Cr Richard Gladigau
Valleys Ward



Cr Malcolm Herrmann
Valleys Ward



Cr Georgia McDonnell
Ranges Ward



Cr Leith Mudge
Ranges Ward



Cr Mark Osterstock
Ranges Ward



Cr Kirsty Parkin
Ranges Ward



Cr Alex Trescowthick
Valleys Ward



Cr Lisa Clare Woolcock
Ranges Ward

How we serve our community

Adelaide Hills Council delivers a broad range of essential services that support our community's safety, wellbeing, environment, and local economy. These services support the day-to-day functioning of our townships and rural areas, helping to meet the needs of the community now and into the future.

1

Infrastructure & Essential Services

- Roads, footpaths, bridges & stormwater management
- Public lighting, signage & traffic management
- Waste, recycling & resource recovery services
- Community Wastewater Management Systems (CWMS)
- Maintenance of Council buildings, facilities & cemeteries



2

Environment & Sustainability

- Natural area & open space maintenance
- Biodiversity protection, habitat conservation & weed management
- Climate change considerations & strategies for the community
- Fire prevention, bushfire mitigation & emergency preparedness
- Sustainable water, waste & land management practices



3

Community Wellbeing & Support

- Community centres, libraries & lifelong learning programs
- Positive ageing, youth development & volunteering support
- Public health services, food safety inspections & immunisation clinics
- Disability access & inclusion initiatives
- Emergency management, resilience & recovery support



4

Culture, Recreation & Community Life

- Thriving arts & heritage hub at Fabrik Arts + Heritage
- Sport & recreation facilities, playgrounds & reserves
- Community events, festivals & local activation
- Support for clubs, volunteers & community groups



5

Planning, Development & Economy

- Development assessment, planning approvals & compliance
- Strategic land use & policy planning
- Support for local businesses, tourism & economic development
- Placemaking & township enhancement



6

Customer Service & Administration

- Customer service centres, contact centre & online services
- Parking & by-law enforcement
- Animal management & responsible pet ownership
- Governance & financial management
- Transparent decision-making, engagement & advocacy



Strategic Context



Strategic Planning Framework

Adelaide Hills Council’s Strategic Planning Framework provides a coordinated and integrated approach to long-term planning, service delivery, and financial management.

The framework is guided by Council’s long-term strategic management plan, Your Place, Your Space Strategic Plan 2024, which sets the vision, goals, and priorities for the Adelaide Hills community.

A suite of interrelated documents support the Strategic Management Plans. Together, these documents ensure that Council’s activities are aligned, financially sustainable and responsive to community needs, while also demonstrating Council’s performance against its annual targets.





Strategic Plan 2024

The ‘Your Place, Your Space’ Strategic Plan 2024 will guide Adelaide Hills Council’s priorities and decisions over the next four to ten years.

Shaped through extensive community engagement, the Plan reflects the priorities and aspirations of our residents. It focuses on sustainability, resilience, and innovation, with goals that protect our environment, strengthen community wellbeing, support local economic growth, and drive organisational improvement.

The ‘Your Place, Your Space’ Strategic Plan 2024 will guide decision-making and investment, ensuring the Adelaide Hills remains a vibrant and thriving place to live, work, and visit.





Our Goals



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.

Community Wellbeing

CW 1 Promote and support reconciliation.

CW 2 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.

Built Form and Economy

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.

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 aspirations of our community.



The Long Term Financial Plan

The Long Term Financial Plan (LTFP) outlines Council's financial direction over a ten-year period and supports responsible budgeting and long-term financial sustainability. It ensures decisions made today enable the ongoing delivery of services and maintenance of community assets into the future.

What the LTFP does

The LTFP provides a framework to guide key financial decisions. It supports the delivery of services at sustainable levels, plans for the renewal and upgrade of community assets, and identifies the rates and revenue required to fund Council activities, while ensuring borrowings and financial obligations are managed responsibly.

Supporting financial sustainability

The LTFP outlines Council's pathway to long-term financial sustainability by balancing income and expenditure over time. It prioritises investment in the renewal of existing assets, maintains liabilities within sustainable limits, and aligns financial resources with Council's strategic priorities.

What this means for the community

The LTFP ensures Council can continue to deliver essential services and maintain infrastructure, while planning for the future in a financially responsible way. It supports a balanced approach that considers the needs of both current and future ratepayers.

Ongoing review

The LTFP is reviewed annually as part of the budget process to reflect changing economic conditions, service needs and community priorities. This ongoing review supports Council's commitment to financial sustainability by reassessing key assumptions, strengthening financial planning approaches, and ensuring the Plan continues to provide a clear pathway back to, and maintenance of, a sustainable financial position.

It also ensures Council maintains an appropriate balance between investing in existing assets, managing expenditure, and delivering services, while responding to emerging cost pressures and supporting the long-term financial resilience of the organisation and the community.

Council will be seeking to update, consult on, and adopt an updated Long Term Financial Plan in Quarter One of the 2026-27 financial year.

Budget Overview



Snapshot

The 2026-27 Annual Business Plan focuses on maintaining essential services, investing in priority community infrastructure and continuing the transition to long-term financial sustainability.

In a challenging economic environment, the budget reflects a disciplined approach to spending while responding to rising costs associated with infrastructure, depreciation and financing of Council's services. Council remains committed to balancing financial responsibility with delivering the services and facilities our community value.



Capital budget

\$2.2M capital expenditure on new or upgraded assets.
\$12.1M capital expenditure on renewal of existing assets.



Operating budget

New operating projects \$1.0M
Total operating income of \$68.0M
Total operating expenditure of \$71.2M
Proposed deficit of \$3.2M



Borrowing

An increase in Net Financial Liabilities of \$1.3M, resulting in forecast total borrowings at 30 June 2027 of \$32.5M to maintain service levels that the community values. By funding these service levels through debt, Council ensures intergenerational equity.



Rates

A rate increase of 4.4% in line with May CPI plus 2.4% to manage Council's portfolio of community assets, deliver key initiatives, and continue to support Council's long term financial sustainability. This combined proposed rate increase of 6.8% equates to approximately \$204 for an average value residential property.

Key considerations for the 2026-27 budget

The key focus in preparing the 2026-27 budget has been to balance financial sustainability with the delivery of essential services and community infrastructure.

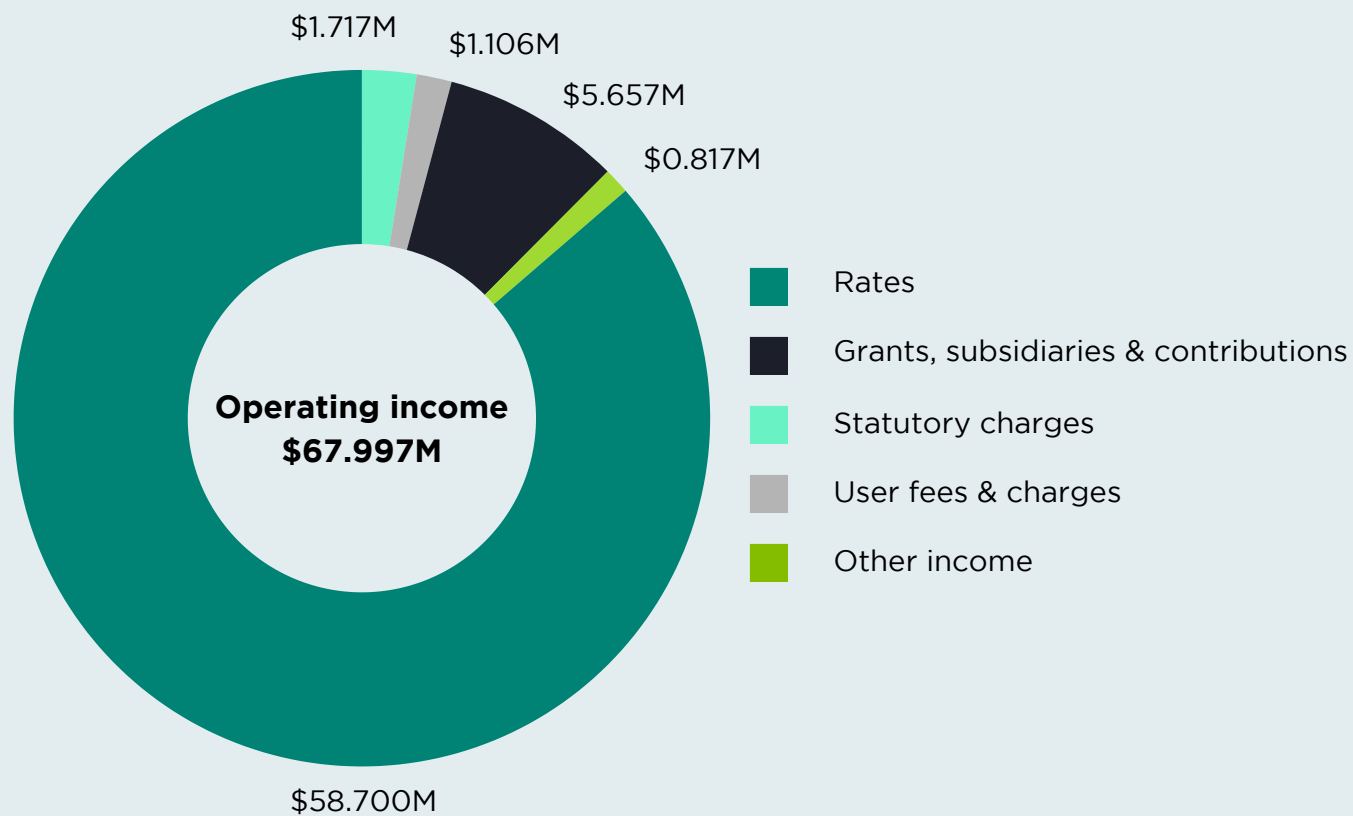
Considerations include:

- Responding to ongoing cost pressures, including increased infrastructure, depreciation and finance costs in a challenging economic environment;
- Maintaining, rationalising and renewing a large portfolio of community assets;
- Taking a disciplined approach to expenditure, including reducing new initiatives compared to previous years;
- Supporting community priorities through targeted investments in safety, accessibility and connectivity;
- Returning to surplus in the coming years and achieving the goals of the Strategic Plan.



Operating Income

Council's total operating income in 2026-27 is budgeted to be \$67.997M.



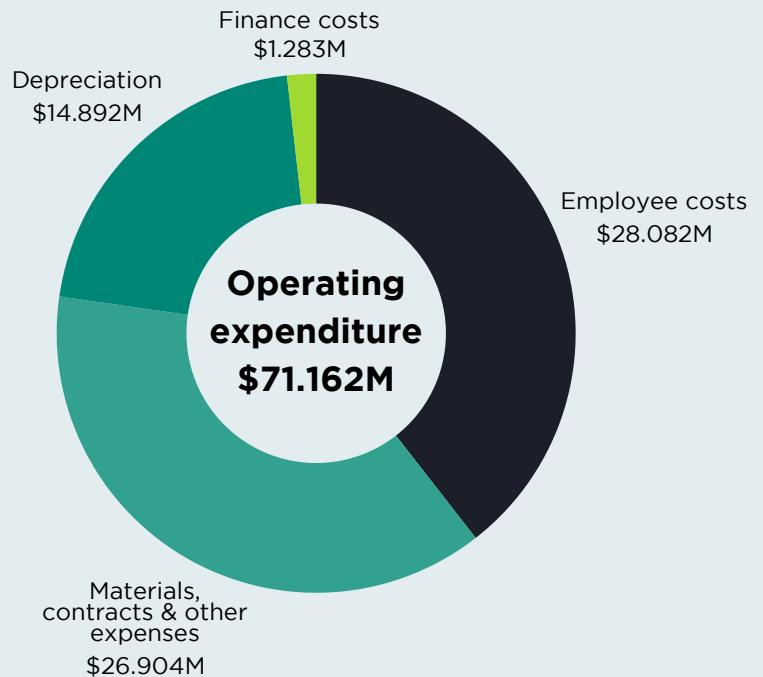
Operating Expenditure

Council's operating expenditure covers the day-to-day costs of delivering Council services and maintaining community assets.

It funds the ongoing activities that keep services running, such as waste, roads, parks and community programs, as well as the upkeep of infrastructure and facilities to ensure they remain safe, functional and accessible for the community.

For 2026-27, operational expenditure has increased by \$4.352M, or 6.5%, relative to the 2025-26 budget. The increase in expenditure has resulted from general inflationary pressures.

The percentage of expenditure allocated to each category remains unchanged from the 2025-26 budget.

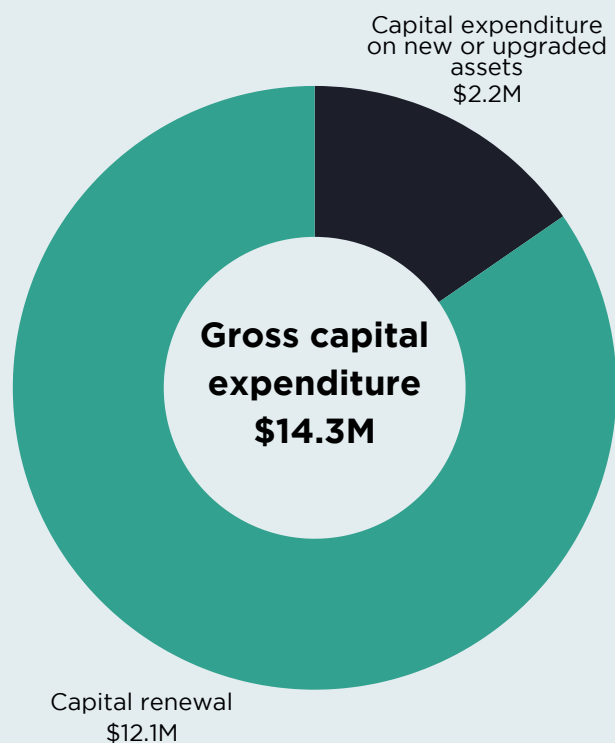


Capital Expenditure

Council's capital expenditure is investments in new assets and the renewal of existing assets.

It funds projects such as building or renewing roads, facilities and infrastructure to support current and future community needs.

Information on expenditure for Council's operating and capital initiatives, including the capital works program, is detailed in the Key Priorities section of this Annual Business Plan.





Significant influences for the 2026-27 budget

Each year, in preparing the Annual Business Plan and Budget, Council considers a range of internal and external factors that may influence the community, organisation and the broader region.

These influences are also considered in the preparation of the Long Term Financial Plan.

- The long term financial sustainability of Council to ensure the ongoing delivery of services to the community now and into the future;
- Global pressures and rising inflation (CPI), are increasing the cost of essential goods and materials such as fuel, raw materials, and construction supplies required to deliver Council services and projects;
- Providing the essential services required by our community while managing the impact of increasing costs;
- Asset management (renewal and maintenance) expenditure to ensure longevity of Council assets;
- Increase in depreciation due to revaluations largely relating to cost escalation in infrastructure and building costs;
- Higher interest costs arising from increased borrowings which were used to fund capital initiatives;
- Rates and levies imposed by subsidiaries and other external stakeholders;
- The Boundary Commission's Inquiry into Campbelltown City Council's Woodforde/Rostrevor boundary reform proposal is ongoing. Should the reform proposal be successful, it is unlikely to impact the 2026-27 budget. It may have financial sustainability implications in the longer term.

Key Priorities



Key focus areas

Council's focus for the 2026–27 financial year is on supporting and strengthening the community, environment and region through a responsible budget that recognises unique constraints and prioritises essential services, prudent resource management, and sustainability.

The organisation's priorities are aligned to the goals of the Your Place, Your Space Strategic Plan 2024 and will be delivered through ongoing services and initiatives.

Some of the key areas of focus for 2026-27 include:



Natural Environment

- Continue reviewing waste management service models to find efficiencies and divert more waste from landfill.
- Adapt Cox Creek rehabilitation project learnings and techniques to prepare for expansion across water supply catchments and to improve the health of Adelaide Hills creeks and rivers.
- Build capacity in electric vehicle charging infrastructure.



Community Wellbeing

- Implement the new Disability Access and Inclusion Plan.
- Use a co-design approach to develop a new Youth Action Plan.
- Explore opportunities to expand visitor and tourism experiences at FABRIK Arts + Heritage.



Built Form & Economy

- Plan for the future of the Hills by defining what our communities need and value into the future.
- Advocate for development outcomes for the Woodside Barracks that deliver the best long-term outcomes for the community.
- Progress a review of Community Land Management Plans and prepare a Strategic Asset Management Plan.



Organisation

- Continue to enhance the Customer Relationship Management (CRM) system to improve customer experience for enquiries, requests and response timeframes.
- Improve efficiency and service delivery through the implementation of a modern, integrated Enterprise Resource Planning (ERP) system.
- Continue to progress towards long-term financial sustainability by undertaking long-term asset and financial planning.

Operating expenditure

Directorate	Function	Budget
Office of the CEO	CEO's Office	\$601,511
	Governance & Performance	\$2,182,578
	Governance - Civic costs	\$3,138
	Governance - Elected Member costs	\$461,684
	TOTAL	\$3,248,910
Community and Development	Community Centres	\$360,599
	Community Wellbeing	\$868,084
	Positive Ageing (Home Support)	\$1,423,150
	Libraries	\$2,282,964
	Community Management	\$130,800
	Community Development	\$434,288
	Customer Experience	\$165,000
	Community and Development Director's Office	\$437,445
	Region and Place	\$1,063,635
	Fire Prevention	\$178,475
	Animal Management	\$571,260
	Parking and By-laws	\$321,313
	Development Services	\$2,900,663
	Environmental Health	\$674,804
	FABRIK Arts + Heritage	\$861,012
	Customer Service	\$1,051,074
	TOTAL	\$13,724,567
Corporate Services	Communications, Engagements and Events	\$874,801
	Corporate Services Director's Office	\$586,922
	Finance Operations	\$1,447,610
	People and Culture; Work, Health and Safety	\$1,338,706
	Information and Communication Technology	\$3,600,721
	Information Management	\$647,987
	Regional Landscape Levy	\$1,693,564
	Rates Administration	\$384,300
	TOTAL	\$10,574,612

Operating expenditure continued

Directorate	Function	Budget
Environment and Infrastructure	Depreciation	\$14,472,043
	Cemeteries	\$183,646
	Property Management	\$3,035,376
	Environment and Infrastructure Director's Office	\$417,334
	Strategic Assets	\$832,814
	Civil Services	\$6,810,878
	Open Space: Arboriculture, Biodiversity, Fleet Management & Horticulture	\$6,527,524
	Sport and Recreation	\$932,148
	Emergency Management	\$5,230
	Sustainability	\$286,871
	Community Wastewater Management System (CWMS)	\$1,302,246
	Waste	\$6,652,915
	TOTAL	\$41,459,026
Total 2026-27 Administration/Services Expenditure		\$69,007,115
Operating Projects		\$1,233,000
Corporate Overheads		\$921,542
TOTAL 2026-27 OPERATING EXPENDITURE		\$71,161,657



Key operating projects

The operating projects below outline the key initiatives Council will deliver over the year, in addition to its ongoing service delivery and business as usual activities.

These initiatives reflect Council's commitment to advancing the objectives set out in the Strategic Plan, while maintaining a focus on planning, service improvement, and innovation, and balancing existing commitments with emerging priorities.

 Natural Environment		
2026-27 Initiative	Project Description	Expenditure
Food Organics Green Organics kerbside collection	To further investigate waste management service models, including opportunities for cost savings and improved cost recovery within waste management services.	Operating project \$64,000

 Community Wellbeing		
2026-27 Initiative	Project Description	Expenditure
Sport and Recreation Strategic Planning	A strategic open space strategy that identifies opportunities for sport and recreation development.	Operating project \$80,000



Key operating projects continued



Built Form and Economy

2026-27 Initiative	Project Description	Expenditure
School safety and activation project: Verdun	To investigate, in partnership with the Department for Infrastructure and Transport, safety improvements at Hills Christian Community School. This includes reviewing pedestrian access and further off-street parking at peak school hour drop off times, to ease congestion and improve safety.	Operating project \$40,000
Strategic asset planning and community land management consultancy	To progress a Strategic Asset Management Plan from a review and renewal of asset management plans and community land management plans.	Operating project \$120,000
Town and precinct planning	To deliver three integrated land use planning tools - the Township & Precinct Planning Framework, a Housing Strategy incorporating a Local Area Plan, and a Placemaking Framework - to guide coordinated growth and investment. Together, these frameworks will prioritise precinct-level planning and infrastructure alignment, address housing issues, strengthen local centres, and attract targeted investment that reflects community needs and place-specific opportunities.	Operating project \$70,000



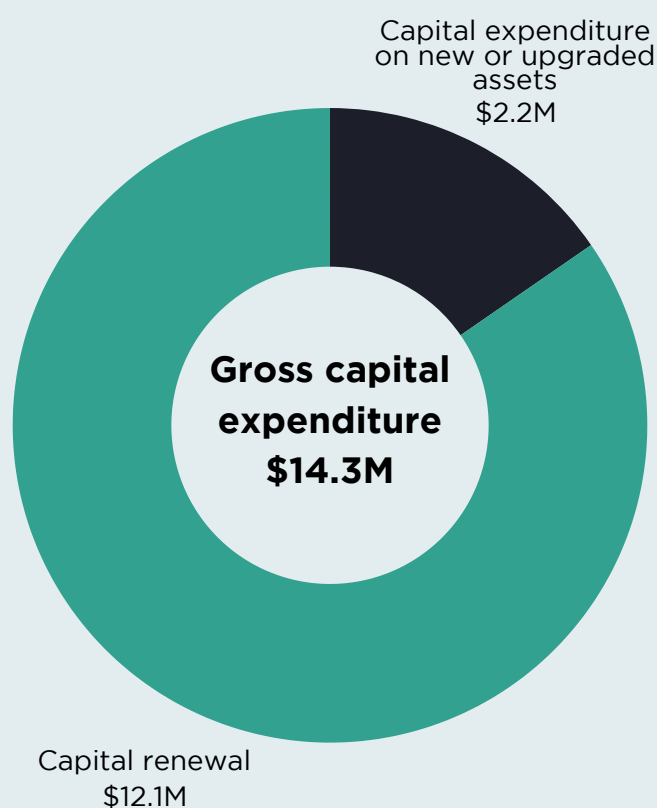
Organisation

2026-27 Initiative	Project Description	Expenditure
Enterprise Resource Planning (ERP) System	To fund two contract positions to manage the ERP transition, including process mapping, change management, training and project management. It will also cover initial costs such as contract setup, and implementation progress payments and part of new licensing costs.	Operating project \$600,000
Local Government Election costs	Provision for the costs associated with delivering the Adelaide Hills Council election, in line with the scheduled election cycle and statutory requirements.	Operating Project \$350,000
Essential Services Commission of South Australia (ESCOSA) Advice Scheme	To meet the ESCOSA requirements, ensuring Council's ongoing compliance with regulatory and reporting obligations.	Operating project \$45,000



Capital budget

The 2026-27 Capital Budget continues to focus on the renewal of infrastructure. Council has in excess of 50,000 assets that it manages and maintains to ensure that our current and future communities have access to the ongoing services these assets provide.



Capital projects

The following Capital Projects program outlines Council's key infrastructure investments for the year, including new, upgraded, and renewed assets, supporting long-term community outcomes and aligned with the Strategic Plan.

 Natural Environment		
2026-27 Initiative	Project Description	Expenditure
Electric vehicle charging infrastructure	To enhance and optimise Council's existing electric vehicle charging infrastructure and to develop policy that incorporates public access.	Capital project \$75,000

 Built Form and Economy		
2026-27 Initiative	Project Description	Expenditure
Operational workplace accommodation review	To optimise staff accommodation across Council sites to ensure facilities remain fit-for-purpose and support effective service delivery to the community. The project will include relocating staff into Council-owned facilities.	Capital project \$100,000
Stirling Coventry Library cladding	To progress the replacement of cladding at the Stirling Coventry Library. The project supports Council's program of safety and compliance upgrades to community facilities.	Capital project \$800,000
School safety and activation projects: Lenswood	To undertake the Lenswood Main Street safety upgrade, including footpath access, a footbridge, kerb alignment and street scaping.	Capital project \$150,000
School safety and activation project: Stirling East	To undertake targeted infrastructure improvements in the vicinity of Stirling East Primary School to enhance pedestrian access, safety, and local traffic management.	Capital project \$90,000
Amy Gillett Bikeway connection: Station Road, Woodside	To provide key linkages between Amy Gillett Bikeway at Station Rd, from Tiers Rd to the existing Bikeway connection point. This will include a formalised path and access through the existing reserve and complete the sections from Gillman Rd Oakbank through to Birdwood.	Capital project \$675,000
New footpath program	The footpath program improves asset condition, accessibility and connectivity across the pedestrian network through the planning, construction and renewal of footpath infrastructure.	Capital project \$400,000

Capital renewal expenditure

The renewal program is informed by Council's Asset Management Plans, which apply lifecycle planning, condition assessments, and risk-based prioritisation to ensure the ongoing performance of existing assets. Sustained investment in renewal is critical to maintaining service levels, managing long-term costs, and delivering safe, reliable infrastructure that continues to benefit the community.

Summary of capital renewal expenditure	
Asset category	2026-27 allocation
 Bridges	\$405K
 Buildings	\$140K
 Cemeteries	\$40K
 Community Wastewater Management System	\$302K
 Footpaths	\$414K
 Kerbing & Road Shoulders	\$565K
 Sport & Recreation	\$166K
 Stormwater	\$150K
 Roads (sealed & unsealed)	\$4.874M
 Plant & Fleet	\$3.088M
 ICT Equipment	\$166K
 Other	\$512K
 Project Management & Contingency	\$1.280M
 TOTAL	\$12.101M

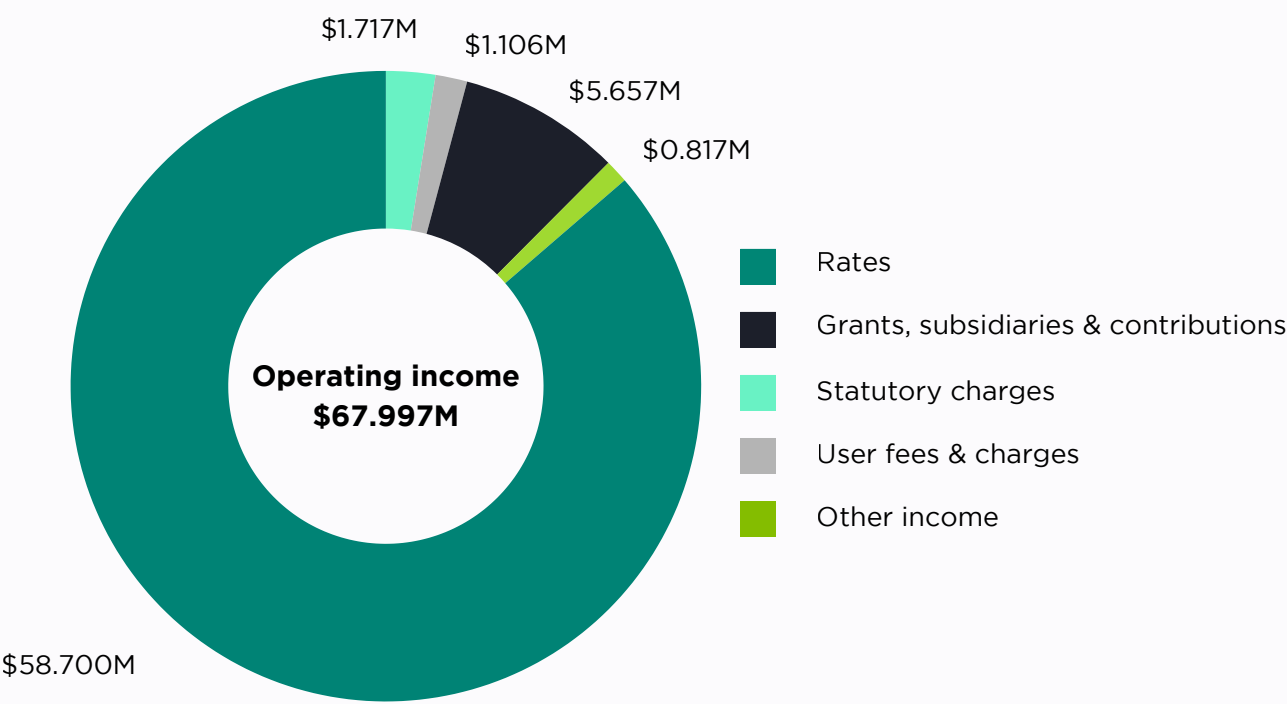
A detailed listing of the Capital Works Program is available at Appendix F.



How will we fund our program?

Council generates revenue through various sources to fund essential services, maintain infrastructure, and deliver projects for the benefit of the community.

Rates	Rates revenue is Council's primary source of income, raised from property owners to fund the delivery of services, infrastructure, and community outcomes. Rates are a form of property taxation, and property values determine how much each property contributes.
Grants, subsidies and contributions	Grants, subsidies and contributions are external funding sources provided by Federal and State governments and other organisations, usually for specific projects, infrastructure, or service initiatives.
Statutory charges	Statutory charges are legislated fees and levies applied to specific regulatory services, including permits, licences, and compliance activities.
User fees and charges	User fees and charges are applied to specific services and facilities, reflecting a contribution from users toward the cost of providing those services. Fee increases are generally in line with CPI, where practicable.
Other income	Other income includes miscellaneous revenue received by Council that does not fall within primary funding categories, such as interest, reimbursements, and one-off receipts.



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.

Council promotes the principle of intergenerational equity through the diligent use of borrowings. 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 2026-27.

Borrowing	Amount \$
Forecast Opening Balance of Borrowings July 2026	\$28.095M
Estimated New Borrowing for 2026-27	\$14.099M
Repayment of Principal for 2026-27	\$9.653M
Forecast Closing Balance of Borrowings June 2027	\$32.541M
Split as follows:	
Variable Borrowings	\$29.071M
Fixed Term Borrowings	\$3.470M
Forecast Closing Balance of all Borrowings June 2027	\$32.541M



Rates and Levies



Rates

Rates revenue is Council's primary source of income, raised from property owners to fund the delivery of services, infrastructure, and community outcomes. Rates are a form of property taxation, and property values determine how much each property contributes.

The 2026-27 budget includes a rate increase of May Consumer Price Index (CPI) of 4.4% plus 2.4% to manage community assets, deliver key initiatives, and continue the process of ensuring Council's long term financial sustainability. This combined proposed rate increase of 6.8% equates to an increase of approximately \$204 for an average value residential property.

This year's valuation of the Council area by the Valuer-General has shown variability in valuation increases across all land uses. As such, Council will continue to reduce the impact of significant valuation changes for 2026-27 by:

- Differentiating all land uses to enable differences in valuation for land use categories to be taken into account
- Applying a rate rebate to residential and primary production land use categories where the increase exceeds 15%
- Making the rebate automatic
- 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.

Rating structure

Council applies a rating structure comprising of two components: a fixed charge applied equally to all rateable properties to ensure a base contribution toward services, and a variable based general rate that incorporates differential rates based on the predominant land use of each property.

For the 2026-27 year, the fixed charge will increase from \$880 to \$940 which represents a 6.8% increase.

Stirling businesses separate rate

A separate rate applies to businesses in Stirling, raising approximately \$110,000 each year. These funds are provided to the Stirling Business Association (SBA) under a funding agreement to support promotion of Stirling as a visitor destination and the 'Gateway to the Hills'.

Council also sets both a maximum and minimum amount payable by individual properties with the maximum and minimum amounts adjusted each year with reference to the CPI. Council will maintain these minimum and maximum thresholds, supporting a consistent and balanced distribution of the rate across all contributing properties.

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 9% in valuation for existing properties.

Analysis indicates that:

- Residential properties, representing 73% of total assessments, have had an average valuation increase of 9.5%
- Primary production properties, representing 15% of total assessments, have had an average valuation increase of 9.3%
- Commercial and Light Industrial properties have had an average valuation increase of 1.3%
- Vacant land properties have had an average valuation increase of 10.4%

Allocation of rates

Council uses the capital value method to assess properties, which includes both the land and any buildings or improvements. This is the most commonly used approach across South Australia.

This method is considered a fair way to distribute rates, as it reflects the relative value of each property, meaning those with higher value properties generally contribute more.

In setting rates, Council also applies a fixed charge to ensure all properties make a base contribution and uses different rate levels (differential rates) based on the primary use of the land to better reflect the varying demands properties place on Council services.



Rebates

Under sections 160-165 of the Local Government Act 1999, Council is required to provide mandatory rebates on rates for certain categories of land used for community benefit.

These include land used for:

- health services
- community services
- religious purposes
- public cemeteries
- educational institutions
- specified not-for-profit organisations

The rebates, which range from a minimum of 75% up to 100% of rates, recognise the public value of these services and ensure that eligible organisations receive equitable support through reduced rate obligations.

Rates relief

Council supports ratepayers experiencing financial hardship by offering a flexible and compassionate approach, including a range of assistance options such as:

- smaller, more frequent payment arrangements
- tailored repayment plans, including reduced payments for a period of time
- the ability to defer or postpone part or all of rates for an agreed period
- consideration of waiving fines and interest where appropriate

In addition, Council's Rating Policy includes provisions to assist those experiencing significant and ongoing hardship. This includes access to the State Government's seniors rate postponement scheme, which allows eligible Seniors Card holders to defer a portion of their rates on their principal place of residence.

Further information

Additional information relating to rates, including rates relief is available on Council's website: www.ahc.sa.gov.au/council/rates or contact Council's Rates Officer via email at rates@ahc.sa.gov.au

Levies

Regional Landscape Levy

The Landscape Levy is a State Government charge that Council is required to collect on behalf of the Hills and Fleurieu Landscape Board.

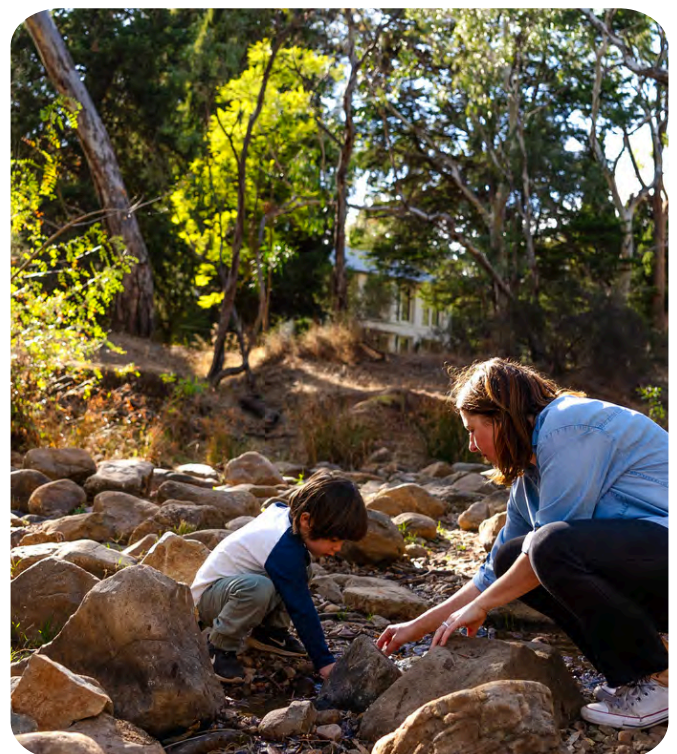
The levy is based on the capital value of each property. Council does not determine the amount of the levy or how the funds are used, with all revenue directed to regional programs that protect and manage natural resources.

The Landscape Board have advised that the levy applicable to Adelaide Hills Council will decrease by 1.26% in 2026-27.

Community Wastewater Management System (CWMS)

Council provides Community Wastewater Management System (CWMS) services to a number of townships within the district that are not connected to SA Water sewer. Properties connected to these systems pay an annual service charge, which is separate from general rates.

This charge funds the full cost of establishing, operating, maintaining, improving and replacing the wastewater infrastructure, including ongoing renewal and future upgrades. Council reviews these costs each year to ensure charges are set appropriately and in line with Essential Services Commission of South Australia (ESCOSA) guidelines.



Measuring Success



Financial Sustainability

Key targets and indicators

The Local Government Association of South Australia requires councils to report against a set of standard financial indicators, ensuring consistent, transparent and comparable reporting across the sector. These indicators are a formal requirement of Council's annual financial reporting and are subject to external audit, supporting confidence that financial sustainability will be maintained over the long term.

They provide a common framework for assessing financial performance, sustainability and asset management, while strengthening Council's ability to respond to changing conditions and unexpected events. This supports responsible stewardship of public funds and ensures a balanced approach to delivering services, managing liabilities and investing in infrastructure for the community now and into the future.

Indicator	Adopted Target	Proposed 2026-27 Budget
Operating Surplus/(Deficit) Ratio	0 - 10% on average over 10 years	(4.7%)
Net Financial Liabilities Ratio	0 - 100%	48.4%
Asset Renewal Funding Ratio	90 - 110%	114.2%

Operating Surplus/(Deficit) Ratio

This ratio measures the percentage by which operating income exceeds (or falls short of) operating expenses for a financial year. It indicates Council's ability to cover operating costs and generate revenue that can be directed toward capital investment, debt reduction, or the delivery of new and enhanced services.

Net Financial Liabilities Ratio

This ratio measures the level of Council's net financial liabilities relative to its operating revenue. It indicates the extent to which Council's indebtedness can be supported by its income, with higher ratios reflecting increased reliance on borrowings and a greater level of financial obligations to be serviced over time.

Asset Renewal Funding Ratio

This ratio measures the extent to which existing assets are being renewed or replaced, compared to the level required under Council's Asset Management Plans. It indicates whether assets are being maintained at an appropriate standard.

The Asset Renewal Funding Ratio falls outside the target range in the 2026-27 financial year due to the inclusion of significant renewal works that are not currently reflected in the adopted Asset Management Plans, but are considered essential.



Monitoring performance

Council measures its success by how well it delivers services and meets the needs of residents, informed by performance results and feedback. This includes monitoring performance across service delivery, major projects, financial sustainability, asset management and overall community outcomes.

Within the organisation, Council also considers how effectively it is operating, including meeting financial goals, demonstrating strong leadership and decision-making, adopting new ideas and technology to improve efficiencies.

Council measures its achievements and performance through the following processes:

- [Council's Quarterly Performance Report](#) provides a regular snapshot of progress against strategic objectives, Annual Business Plan initiatives and performance indicators, highlighting achievements, service delivery and major projects.
- [The Budget Review](#) provides an in-year assessment of Council's financial performance, enabling adjustments to the budget to reflect changes in priorities, costs and service delivery in accordance with legislative requirements.
- [The Annual Report](#) provides a comprehensive, end-of-year account of Council's overall performance, including financial results, governance and progress against strategic objectives, in line with statutory reporting requirements.
- [The Long Term Financial Plan](#) is regularly reviewed to ensure Council's financial sustainability and that future decisions remain aligned with available resources and strategic priorities.

Council also considers community engagement and feedback to understand local priorities and support continuous improvement in services and programs.

[Council's suite of Draft Corporate Performance Indicators for 2026-27](#) are included at Appendix D.



Essential Services Commission of SA

The Essential Services Commission, South Australia's (ESCOSA) 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 advice is based on information available to the Essential Services Commission as of February 2023.

[Council's response to the nine recommendations from ESCOSA are included at Appendix E.](#)

Appendices



Appendix A

Budgeted Presentation of Finances



Annual Financial Statements

\$'000	Jun-2025 Act	Jun-2026 Fcst	Jun-2027 Bud
Uniform Presentation of Finances			
Income			
Rates	51,484	55,088	58,700
Statutory Charges	1,612	1,671	1,717
User Charges	1,048	1,055	1,106
Grants, Subsidies and Contributions - Capital	901	1,119	1,329
Grants, Subsidies and Contributions - Operating	7,790	4,432	4,329
Investment Income	34	25	26
Reimbursements	324	513	260
Other Income	524	760	426
Net Gain - Equity Accounted Council Businesses	55	105	105
Total Income	63,773	64,768	67,997
Expenses			
Employee Costs	22,651	25,645	28,082
Materials, Contracts & Other Expenses	25,348	27,255	26,904
Depreciation, Amortisation & Impairment	14,237	13,777	14,892
Finance Costs	921	1,228	1,283
Net Loss - Equity Accounted Council Businesses	26	-	-
Total Expenses	63,183	67,905	71,162
Operating Surplus / (Deficit)	590	(3,136)	(3,165)
Less: Grants, Subsidies and Contributions - Capital New / Upgraded	-	-	-
Adjusted Operating Surplus / (Deficit)	590	(3,136)	(3,165)
Net Outlays on Existing Assets			
Capital Expenditure on renewal and replacement of Existing Assets	(13,526)	(13,628)	(12,101)
Depreciation, Amortisation and Impairment	14,237	13,777	14,892
Grants, Subsidies and Contributions - Capital Renewal	901	1,119	1,329
Proceeds from Sale of Replaced Assets	(2,691)	314	-
	(1,078)	1,582	4,120
Net Outlays on New and Upgraded Assets			
Capital Expenditure on New and Upgraded Assets	-	(1,756)	(2,290)
Amounts Received Specifically for New and Upgraded Assets	2,236	0	-
	2,236	(1,756)	(2,290)
Net Lending / (Borrowing) for Financial Year	1,747	(3,311)	(1,335)

\$'000	Jun-2025 Act	Jun-2026 Fcst	Jun-2027 Bud
Income Statement			
Income			
Rates	51,484	55,088	58,700
Statutory Charges	1,612	1,671	1,717
User Charges	1,048	1,055	1,106
Grants, Subsidies and Contributions - Capital	901	1,119	1,329
Grants, Subsidies and Contributions - Operating	7,790	4,432	4,329
Investment Income	34	25	26
Reimbursements	324	513	260
Other Income	524	760	426
Net Gain - Equity Accounted Council Businesses	55	105	105
Total Income	63,773	64,768	67,997
Expenses			
Employee Costs	22,651	25,645	28,082
Materials, Contracts & Other Expenses	25,348	27,255	26,904
Depreciation, Amortisation & Impairment	14,237	13,777	14,892
Finance Costs	921	1,228	1,283
Net Loss - Equity Accounted Council Businesses	26	-	-
Total Expenses	63,183	67,905	71,162
Operating Surplus / (Deficit)	590	(3,136)	(3,165)
Asset Disposal & Fair Value Adjustments	(2,651)	(1,075)	1,125
Capital WIP Write-Off Prior Years	(413)	-	-
Amounts Received Specifically for New or Upgraded Assets	2,236	0	-
Physical Resources Received Free of Charge	1,486	-	-
Operating Result from Discontinued Operations	-	-	-
Net Surplus / (Deficit)	1,248	(4,212)	(2,040)
Other Comprehensive Income			
Changes in Revaluation Surplus - I,PP&E	-	-	-
Share of Other Comprehensive Income - Equity Accounted Council Businesses	-	-	-
Movements in Other Reserves	278	-	-
Total Other Comprehensive Income	278	-	-
Total Comprehensive Income	1,526	(4,212)	(2,040)

\$'000	Jun-2025 Act	Jun-2026 Fcst	Jun-2027 Bud
Balance Sheet			
Current Assets			
Cash and Cash Equivalents	249	500	500
Trade and Other Receivables	5,373	5,260	5,402
Inventories	18	32	32
Total Current Assets	5,641	5,792	5,934
Non-Current Assets			
Equity Accounted Investments in Council Businesses	4,241	4,345	4,450
Infrastructure, Property, Plant & Equipment	606,764	606,982	607,605
Other Non-Current Assets	-	-	-
Total Non-Current Assets	611,004	611,327	612,055
Total Assets	616,645	617,119	617,989
Current Liabilities			
Trade & Other Payables	6,787	2,741	1,205
Current Borrowings	81	-	-
Current Provisions	4,530	4,415	4,415
Other Current Liabilities	-	-	-
Total Current Liabilities	11,398	7,156	5,620
Non-Current Liabilities			
Non-Current Borrowings	19,220	28,095	32,541
Non-Current Provisions	607	659	659
Liability - Equity Accounted Council Businesses	-	-	-
Total Non-Current Liabilities	19,826	28,754	33,200
Total Liabilities	31,224	35,910	38,820
Net Assets	585,421	581,209	579,169
Equity			
Accumulated Surplus	147,473	143,261	141,221
Asset Revaluation Reserves	437,850	437,850	437,850
Other Reserves	97	97	97
Total Equity	585,421	581,209	579,169

\$'000	Jun-2025 Act	Jun-2026 Fcst	Jun-2027 Bud
Cash Flow Statement			
Cash Flow from Operating Activities			
Receipts			
Rates	50,051	56,224	58,558
Statutory Charges	1,612	1,673	1,717
User Charges	1,116	1,035	1,106
Grants, Subsidies and Contributions - Operating	10,532	3,585	4,329
Investment Income	289	25	26
Reimbursements	324	513	260
Other Income	2,064	760	426
Payments			
Payments for Employees	(22,351)	(26,479)	(28,082)
Payments for Materials, Contracts & Other Expenses	(26,784)	(30,700)	(28,440)
Finance Payments	(921)	(1,228)	(1,283)
Net Cash Provided By (or Used In) Operating Activities	15,934	5,408	8,615
Cash Flow from Investing Activities			
Receipts			
Amounts Received Specifically for New / Upgraded Assets	2,236	0	-
Grants, Subsidies and Contributions - Capital	901	1,119	1,329
Sale of Replaced Assets	(2,691)	314	-
Sale of Surplus Assets	40	-	-
Payments			
Expenditure on Renewal / Replacement of Assets	(13,526)	(13,628)	(12,101)
Expenditure on New / Upgraded Assets	-	(1,756)	(2,290)
Net Cash Provided By (or Used In) Investing Activities	(13,040)	(13,951)	(13,062)
Cash Flow from Financing Activities			
Receipts			
Proceeds from Borrowings	(3,178)	8,876	14,099
Proceeds from Bonds and Deposits	-	-	-
Payments			
Repayment of Borrowings	-	(82)	(9,653)
Repayment of Lease Liabilities	-	-	-
Net Cash Provided By (or Used In) Financing Activities	(3,178)	8,794	4,447
Net Increase (Decrease) in Cash Held	(284)	251	(0)
Cash & Cash Equivalents at the Beginning of Period	534	249	500
Cash & Cash Equivalents at the End of Period	639	261	-

Statement of Changes in Equity

Accumulated Surplus			
Balance at the end of previous reporting period	146,671	147,473	143,261
Net result for the year	1,248	(4,212)	(2,040)
Transfers from other reserves	(446)	-	-
Balance at the end of the period	147,473	143,261	141,221
Asset Revaluation Reserves			
Balance at the end of previous reporting period	400,389	437,850	437,850
Gain (Loss) on Revaluation of I, PP&E	37,461	-	-
Balance at the end of period	437,850	437,850	437,850
Other Reserves			
Balance at the end of previous reporting period	105	97	97
Transfers from Accumulated Surplus	(8)	-	-
Balance at the end of period	97	97	97
Total Equity at end of reporting period	585,420	581,209	579,168

Appendix 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				
	2025-26 (actual)	2026/27 (estimated)	Change	Comments
General Rates Revenue				The proposed rates increase for 2026/27 is 6.80% on average for residential and primary production.
General Rates (existing properties)	\$51,747,052	\$55,212,681 (a)		
General Rates (new properties)		\$51,532 (b)		
General Rates (GROSS)	\$51,747,052	\$55,264,213 (c)		
Less: Mandatory Rebates	(\$403,699)	(\$393,712) (d)		
General Rates (NET)	\$51,343,353	\$54,870,501 (e)	6.9%	
(e)=(c)+(d)				
Other Rates (inc. service charges)				
Regional Landscape Levy	\$1,729,093	\$1,706,795 (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	\$1,608,640	\$1,612,900 (g)		For 2026-27, (\$360) for each vacant land property and (\$770) for each occupied property.
Stirling Business Separate Rate	\$109,842	\$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.
	\$54,790,929	\$58,300,196		
Less: Discretionary Rebates	(\$63,779)	(\$52,246) (i)		
Total Council Rate Revenue	\$52,998,057	\$56,541,155 (k)	6.7%	Excluding the Regional Landscape Levy
(k)=(e)+(g)+(h)+(i)+(j)				

Estimated growth in number of rateable properties

Number of rateable properties	18,361	18,378	(/)	0.1%	Growth is expected to account for around 0.1% of the estimated increase in general rates to be collected.
'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.					

Estimated average General Rates per rateable property

Average per rateable property	\$2,818	\$3,007	(m)	6.7%	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.
(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.					

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		
	2025-26	2026-27	Change	2025-26	2026-27	2025-26	2026-27	Change
Land Use (General Rates - GROSS)								
Residential	\$39,403,422	\$42,264,320	7%	14,017	14,061	\$2,811	\$3,006	(p) \$195
Commercial - Shop	\$700,944	\$703,950	0%	256	256	\$2,738	\$2,750	(p) \$12
Commercial - Office	\$123,757	\$125,836	2%	57	57	\$2,171	\$2,208	(p) \$36
Commercial - Other	\$954,328	\$974,314	2%	308	308	\$3,098	\$3,163	(p) \$65
Industry - Light	\$73,935	\$74,462	1%	35	34	\$2,112	\$2,190	(p) \$78
Industry - Other	\$215,394	\$214,009	-1%	43	43	\$5,009	\$4,977	(p) -\$32
Primary Production	\$8,829,217	\$9,490,963	7%	2,976	2,959	\$2,967	\$3,207	(p) \$241
Vacant Land	\$939,492	\$940,893	0%	498	489	\$1,887	\$1,924	(p) \$38
Other	\$506,564	\$475,465	-6%	171	171	\$2,962	\$2,780	(p) -\$182
Total Land Use	\$51,747,052	\$55,264,213	6.8%	18,361	18,378	\$2,818	\$3,007	(p) \$189
GRAND TOTAL (GROSS)	\$51,747,052	\$55,264,213	6.8%	18,361	18,378	\$2,818	\$3,007	(p) \$189

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		
	2025-26	2026-27	Change	2025-26	2026-27	Change
Fixed Charge	\$15,864,640	\$16,974,520	7.00%	\$880	\$940	(q) \$60

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 2026/27 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.

Appendix C

Rating Policy



COUNCIL POLICY

 Adelaide Hills COUNCIL	RATING
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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 10.0 Rating Policy 01 July 2025, Item 12.1 1.11, 221/25
Adoption Authority:	Council
Date of Adoption:	14 July 2026
Effective From:	15 July 2026
Minute Reference for Adoption:	(INSERT DATE)
Next Review:	June 2027

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 1 July 2024 Item 7.1, 1.11
10.0	01/07/2025	Update to Rating Policy, minor changes only 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.	Council Res 221/25 30 June 2025 Item 12.1, 1.11
11.0	15/07/2026	Update to Rating Policy including: Section 3 Definitions Inclusion of Consumer Price Index (CPI) which refers to the rate of inflation applicable at the March quarter of each financial year. Inclusion of Notional Capital Value (NCV) Section 9 Components of Rates Reference to the phasing in of a higher differential rate over three years (2023-2024, 2024-2025 and 2025-2026) applicable only to the Commercial and Industrial Light, Industrial Other and Vacant Land (within townships) differential rate categories has been removed. Section 11 Rate Rebates Assisting, or supporting a business in it's area. Clarification that no new applications for a primary production rebate will be accepted by Council. Section 11 Special Discretionary Rebates Inclusion of additional criteria for ineligibility: A valuation from the Valuer-General changing from Notional Capital Value (NCV) to Capital Value (CV) and A property no longer being contiguous and the fixed charge is applied in the current rating year.	

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 (CV) 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.

Consumer Price Index (CPI) refers to the rate of inflation applicable at the March quarter of each financial year.

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.

Notional Capital Value (NCV) refers to a concessional valuation.

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.

Council applies differential rates to all rateable properties based on their predominant land use. This method 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

Those properties categorised as Commercial or Industrial Light will pay a higher differential rate in the dollar that is 35% above the residential differential rate.

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

Those properties categorised as Industrial Other will pay a higher differential rate in the dollar that is 60% above the residential differential rate.

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

Those properties categorised as Vacant Land within township zones as defined by Council will pay a higher differential rate in the dollar that is 30% above the residential differential rate.

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 to discourage 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 then removal of a primary production differential rate, it is considered that this rebate should continue to be made only 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.

On the basis that a primary production differential rate now exists, no new applications for a rebate will be accepted by Council.

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:

- o limited capacity to raise funds;
- o meets a “community need”, as defined; and
- o 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 2025.

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 2025-26 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,
- A change in land use of the property or,
- A valuation from the Valuer-General changing from Notional Capital Value (NCV) to Capital Value (CV) or,
- A property no longer being contiguous and the fixed charge is applied in the current rating year 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

Where 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).

Council will consider a 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 an 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 a ratepayer to undergo 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 2026-27.

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
2026-27	\$947	7.60%	30.7%
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%

Appendix D

DRAFT Corporate Performance Indicators



	Target	Strategic Objective	Reporting Frequency	Description
Natural Environment <i>Responsible custodians of our natural environment</i>				
Quarterly awareness and educational messaging on sustainable lifestyle awareness	4	NE 2	Annually	Council is actively engaging the community about sustainability and decarbonisation 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 extended trial aims to see further improvements in food waste diversion and overall landfill diversion.
Establish baseline of overall environmental (vegetation and water course) condition profile of Adelaide Hills Council region	100% completion of condition profile	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.
<i>Additional metrics for this goal remain under development. Areas of focus may include biodiversity and broader waste management initiatives</i>				

	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	15,900	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	50	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.

DRAFT Corporate Performance Indicator	Target	Strategic Objective	Reporting Frequency	Description
Built Form & Economy <i>Building foundations for the future</i>				
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.
Proactive engagement with Adelaide Hills businesses through site visits and meetings	10	BFE 5	Quarterly	Undertake regular engagement with local businesses to build relationships, understand opportunities and challenges, identify emerging trends, provide information and referrals, and inform Council's economic development priorities, advocacy and business support initiatives.
Implement Asset Management Policy Framework and a Strategic Asset Management Plan to achieve core asset management maturity and technical competencies within a 3-year timeframe	33% (of total project scope in Yr 1)	BFE4	Annually	To support the development of a structured program to achieve core asset management maturity, enhance technical competencies and support evidence-based asset investment decisions. Forecasted targets for project lifetime: Yr 2 target: 67% of total project scope Yr 3 target: 100% of total project scope

DRAFT Corporate Performance Indicator	Target	Strategic Objective	Reporting Frequency	Description
Organisation <i>An accessible, accountable and representative organisation</i>				
Number of customer interactions from digital channels	30% of enquiries	O1	Bi-annual	The Customer Relationship Advanced Build has improved the customer experience and streamlined internal processes. Customers can now access over 20 online application and permit forms and a refreshed customer portal, encouraging higher levels of community engagement with Council’s digital channels and supporting improved outcomes for community members.
Enterprise Resource Planning (ERP) implementation progress reviews completed, including milestone monitoring and KPI development	4	O1	Quarterly	Council will improve efficiency and service delivery through the implementation of a modern, integrated Enterprise Resource Planning system. Post tender, Council will receive progress updates regarding project delivery.
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.
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	0-10% On avg over 10 years	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	0-100%	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 it's financial obligations from it's operating income.
Asset Sustainability Ratio	90-110%	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.

Appendix E

ESCOSA Report and Council Response



Essential Services Commission of South Australia

Advice to Council and Response



Council acknowledges the
traditional lands of
our



Adelaide Hills
COUNCIL

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 (LTFP) 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 LTFP 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.	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.	✓	✓	✓	✓
It is also noted that employee salaries are linked to Enterprise Agreements which are normally negotiated on a 3 yearly basis. Council's Office Enterprise Bargaining Agreement (No.11) was approved in November 2025, followed by the Field Enterprise Bargaining Agreement (No. 11) in January 2026. The 2026-27 budget has been updated to reflect the new agreements, and the LTFP, under review at the time of this publication, will also reflect the ongoing implementation of the new agreements.	Negotiate new Enterprise Agreements in 2024-25 FY	✓	✓	✓	
Council is committed to conducting a service review, which will consider potential cost savings.	Continue to responsibly manage cost growth for maintaining service levels and meeting community expectations while minimising the financial impact to ratepayers.	✓	✓	✓	✓
The 2026-27 budget includes an allocation to upgrade Council's core technology platform that supports key business functions. An Enterprise Resource Planning (ERP) system will streamline processes, reduce manual work and improve efficiency across the organisation. Council has also lowered its annual expense by reducing operating initiatives and capital investment.					

Legend: ✓ = Complete ✓ = Planned/In Progress

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.					
As part of the 2026–27 budget, resources have been allocated to develop a Strategic Asset Management Plan, informed by a comprehensive review and renewal of existing asset management plans and community land management plans. Through this process, Council will consider opportunities to rationalise, repurpose or divest underperforming assets, with the aim of reducing long-term maintenance costs and addressing infrastructure backlogs. A draft Building Asset Management Plan is nearing completion and is scheduled to be presented to Council for endorsement ahead of community consultation in December 2026. The Asset Management Plan for Roads, Footpaths and Kerbs will also be reviewed and is planned to be presented to Council for endorsement prior to consultation by June 2027.	Continue to progress the Building Asset Management Plan	✓	✓	✓	✓
	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 has completed a three-year initiative to develop a Stormwater Asset Management Plan for Aldgate, Crafers, Stirling and Bridgewater in partnership with the Stormwater Management Authority. The Plan is currently being reviewed by key external stakeholders, including SA Water, Landscape SA and the Stormwater Management Authority, prior to being presented to Council for endorsement and release for public consultation. As part of this process, Council will also consider service levels, risk management and budget implications associated with implementation of the Plan.	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 - Investigation and Proposed Upgrades	✓	✓	✓	✓
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.	Community Wastewater Management System Asset Managment Plan finalised in 2022-23 FY and implemented into the Long Term Financial Plan.	✓			
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. The savings achieved in the 2022–23 and 2023–24 financial years are expected to be sustained through 2025–26 and 2026–27. In the 2025–26 and 2026–27 financial years, Council has also adopted a strategy to limit new and upgraded capital expenditure, which will have an ongoing impact in constraining future depreciation, maintenance and finance costs.	Continue to include a savings strategy page within the Long Term Financial Plan.	✓	✓	✓	✓
	Continue to report on the progress of actual savings achieved in the Quarterly Performance Reports.	✓	✓	✓	✓

Legend: ✓ = Complete ✓ = Planned/In Progress

Recommendation & Response	Implementation Activities	Implementation Timeline			
		2023-24	2024-25	2025-26	2026-27
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.	✓	✓	✓	✓
Recommendation 8 - Review and consider limiting future increases above inflation on its residential rates to help reduce any emerging affordability risk in the community.					
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. 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. 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. In 2025-26, and 2026-27, Council has constrained new and upgraded capital expenditure. Council has also commenced a process to review and renew its asset management plans and community land management plans. The outcomes of these actions, and other operating initiatives, are likely to result in a fit-for-purpose asset profile, which will meet community needs. An additional benefit will be a positive impact on expenses and subsequent rate rises.	Continue to responsibly manage cost growth for maintaining service levels and meeting community expectations while minimising the financial impact to ratepayers.	✓	✓	✓	✓
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.					
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. 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. A ratepayer’s capacity to pay for their rates is something Council is not easily able to assess. 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 Council’s Rating Policy.	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.	✓	✓	✓	✓

Legend: ✓ = Complete ✓ = Planned/In Progress

Appendix F

2026-27 Capital Works Program



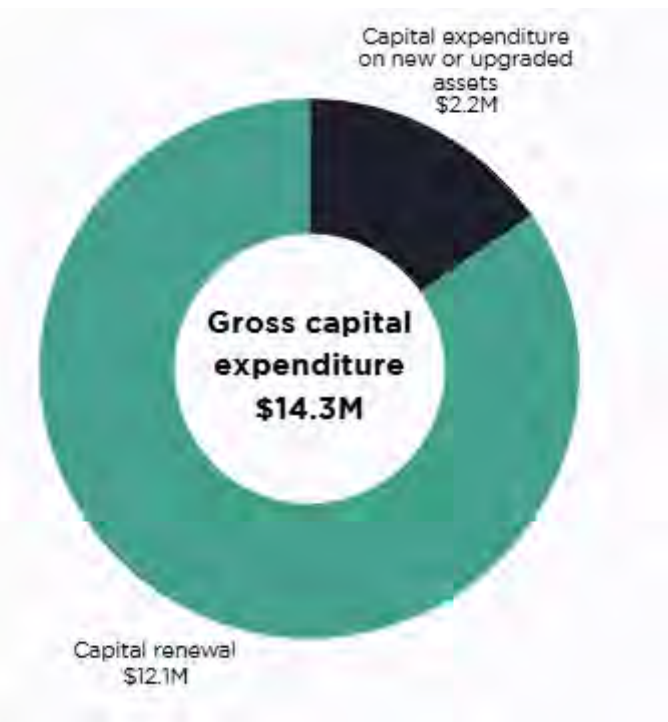
Capital Works Program 2026-27



Overview

The 2026-27 Capital Budget continues to focus on the renewal of infrastructure. The Council has in excess of 50,000 assets that it manages and maintains to ensure that our current and future communities have access to the ongoing services these assets provide.

In 2026-27, Council's Capital Works Program will include:



New Capital Expenditure

The Annual Business Plan 2026-27 identifies Council's key infrastructure investments for the year, including new, upgraded, and renewed assets, supporting long-term community outcomes and aligned with the Strategic Plan.

Capital Renewal

The renewal program is informed by Council's Asset Management Plans, which apply lifecycle planning, condition assessments, and risk-based prioritisation to ensure the ongoing performance of existing assets. Sustained investment in renewal is critical to maintaining service levels, managing long-term costs, and delivering safe, reliable infrastructure that continues to benefit the community.

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2 Summary of Capital Expenditure

3 Detailed Capital Expenditure by Asset Category

3	Bridges	5	Stormwater
3	Buildings	6	Roads (sealed & unsealed)
3	Cemeteries	8	Other
4	Community Wastewater Management System	9	Plant & Fleet
4	Footpaths	9	ICT Equipment
5	Kerbing & Road Shoulders	9	Project Management & Contingency
5	Sport & Recreation		



Summary

Asset Category	2026-27 Allocation
Bridges	\$405,000
Buildings	\$140,000
Cemeteries	\$40,000
Community Wastewater Management System (CWMS)	\$302,000
Footpaths	\$414,000
Kerbing & Road Shoulders	\$565,000
Sport and Recreation	\$46,000
Stormwater	\$150,000
Roads (sealed & unsealed)	\$4,874,000
Plant & Fleet	\$3,088,000
ICT Equipment	\$166,000
Other	\$512,000
Project Management & Contingency	\$1,400,000
TOTAL RENEWAL EXPENDITURE	\$12,101,000
TOTAL EXPENDITURE ON NEW & UPGRADED ASSETS	\$2,290,000
TOTAL CAPITAL EXPENDITURE	\$14,391,000

Bridges

Proposed Project Name	Project Description	Suburb/Township
Smiths Gully Road	Re-lining bridge	MONTACUTE
Wenzel Road	Design & cost estimation	BALHANNAH
Spoehr Road Bridge	Deck drainage & concrete repairs	BALHANNAH
Onkaparinga Road	Span renewal/blasting	BRIDGEWATER
TOTAL		\$405,000

Buildings

Proposed Project Name	Project Description	Suburb/Township
Heathfield/Gumeracha Depots	Renew gates to meet security compliance requirements	GUMERACHA HEATHFIELD
TOTAL		\$140,000

Cemeteries

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)

Proposed Project Name	Project Description	Suburb/Township
Dual pipe renewal	Renew mains - Kersbrook Oval to pump station	KERSBROOK
Tank upgrades	Replace manual handling drums with 1000L chemical tanks	BIRDWOOD
Generator renewal	Church Street backup generator	BIRDWOOD
Diesel Generator	Replace Woodside mobile unit	WOODSIDE
TOTAL		\$302,000

Footpaths

Proposed Project Name	Project Description	Suburb/Township
Woodside Rd	Jeffrey St to Lobethal Rd	LOBETHAL
Woodside Rd	Main St to No 5 Woodside Rd	LOBETHAL
Longwood Rd	High school entrance to netball courts	HEATHFIELD
Longwood Rd	Willow Rd to May Rd	STIRLING
Fairview Rd	Adjacent northern on street parking	ALDGATE
Strathalbyn Rd	School crossing to Wembley Rd	ALDGATE
Heathfield Rd	Hender Rd to Keithly Rd	HEATHFIELD
Hender Rd	Eves Pl to Heathfield Rd	HEATHFIELD
Cemeteries	Internal footpaths	VARIOUS
TOTAL		\$414,000

Kerbing & Road Shoulders

Proposed Project Name	Project Description	Suburb/Township
Paratoo Rd	Renewal of kerb (Stirling East Primary School)	STIRLING
Longwood Rd	High school entrance renewal	HEATHFIELD
Various	Renewal of kerb in-line with reseal program	REGIONWIDE
Pfeifer Rd	Bird in Hand Rd to Harrison Rd	WOODSIDE
Various	Renewal of road shoulders in-line with reseal program	REGIONWIDE
TOTAL		\$565,000

Sport and Recreation

Proposed Project Name	Project Description	Suburb/Township
Court resurfacing		REGIONWIDE
TOTAL		\$46,000

Stormwater

Proposed Project Name	Project Description	Suburb/Township
Minor works	Renewal of pits, pipelines & other infrastructure	REGIONWIDE
Mt Barker Rd	Renewal of pits/pipes	STIRLING
TOTAL		\$150,000

Roads

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

Activity	Location	Suburb / Township
Reseal	Charlick Rd: Gulfview Street to Hillview Street	CRAFERS WEST
Reseal	Charlick Rd: Manna Gum Lane to Wyly Lane	CRAFERS WEST
Reseal	Charlick Rd: Hill Crest Avenue to Manna Gum Lane	CRAFERS WEST
Reseal	Charlick Rd: Wyly Lane to Gulfview Street	CRAFERS WEST
Reseal	Charlick Rd: Hillview Street to End of Hotmix	CRAFERS WEST
Reseal	Church Rd: Corkscrew Road to Corkscrew Deviation Road	MONTACUTE
Reseal	Coldstore Rd: Joyce Rd to Croft Rd	LENSWOOD
Reseal	Emmett Rd: Property No 23 Emmett Road to Sedum Place	CRAFERS WEST
Reseal	Emmett Rd: Hillcrest Avenue to Property No 23 Emmett Road	CRAFERS WEST
Reseal	Emmett Rd: Kerria Place to End of Road	CRAFERS WEST
Reseal	Emmett Rd: Sedum Place to Kerria Place	CRAFERS WEST
Reseal	Forreston Rd: Checker Hill Road to Winton Road	FORRESTON
Reseal	Forreston Rd: Agnes Street to Checker Hill Road	FORRESTON
Reseal	Forreston Rd: 20m North of Bridge Deck	GUMERACHA
Reseal	Glebe Rd: Onkaparinga Valley Road to Junction Road	BALHANNAH
Reseal	Honeysuckle Gr: Mount Barker Road to End of Road	BRIDGEWATER
Reseal	Ironbank Rd: Sturt Valley Road to Coats Road	IRONBANK
Reseal	Ironbank Rd: 15m after Morgan Road to Council Boundary	IRONBANK
Reseal	Kain Ave: Mount Barker Road to Old Mount Barker Road	ALDGATE
Reseal	Kintyre Rd: Heather Avenue to End of Road	WOODFORDE
Reseal	Lower Hermitage Rd: Rural Property Address 43 to Salem Bridge Road	LOWER HERMITAGE
Reseal	Milford Ave: Twin Street to Pine Street	STIRLING
Reseal	Military Rd: Moore Road to Council Boundary	WOODSIDE
Reseal	Military Rd: Woodside Nairne Road to Piney Ridge Road	WOODSIDE
Reseal	Military Rd: Five Bob Road to Moore Road	WOODSIDE
Reseal	Military Rd: Piney Ridge Road to Rural Property Address 221	WOODSIDE
Reseal	Military Rd: Property Address 221 to Five Bob Road	WOODSIDE
Reseal	Morella Gr: Shannon Road to Trenouth Street	BRIDGEWATER
Reseal	Paratoo Rd: Snows Road to Azalea Place	ALDGATE
Reseal	Paratoo Rd: Wakefield Court to Braeside Road	ALDGATE
Reseal	Paratoo Rd: Braeside Road to Boomerang Crescent	ALDGATE
Reseal	Paratoo Rd: Boomerang Crescent to Yam Street	ALDGATE

Roads Continued

Activity	Location	Suburb / Township
Reseal	Paratoo Rd: Yam Street to Old Mount Barker Road	ALDGATE
Reseal	Paratoo Rd: Azalea Place to Wakefield Court	ALDGATE
Reseal	Stock Rd: Aldgate Valley Road to Rural Property Address 158	MYLOR
Reseal	Stony Rise Rd: Lobethal Road to Jennings Drive	ASHTON
Reseal	Stony Rise Rd: Jennings Drive to 50m Before Tregarthen Road	ASHTON
Reseal	William St: Woodside Nairne Road to John Street	WOODSIDE
Reseal	Woods Hill Rd: Stony Rise Road to Ridge Track	ASHTON
Major Patch Future Reseals	Charlick Rd: Hillview Street to End of Hotmix	CRAFERS WEST
Major Patch Future Reseals	Coldstore Rd: Joyce Road to Croft Road	LENSWOOD
Major Patch Future Reseals	Coldstore Rd: Joyce Road to Croft Road	LENSWOOD
Major Patch Future Reseals	Emmett Rd: Sedum Place to Kerria Place	CRAFERS WEST
Major Patch Future Reseals	Forreston Rd: Watts Gulley Road (CFS Station) to Martin Hill Road	FORRESTON
Major Patch Future Reseals	Glebe Rd: Onkaparinga Valley Road to Junction Road	BALHANNAH
Major Patch Future Reseals	Ironbank Rd: Sturt Valley Road to Coats Road	IRONBANK
Major Patch Future Reseals	Ironbank Rd: 15m after Morgan Road to Council Boundary	IRONBANK
Major Patch Future Reseals	Kain Ave: Mount Barker Road to Old Mount Barker Road	ALDGATE
Major Patch Future Reseals	Kintyre Rd: Heather Avenue to End of Road	WOODFORDE
Major Patch Future Reseals	Longwood Rd: Hender Road to School Crossing	HEATHFIELD
Major Patch Future Reseals	Lower Hermitage Rd: Rural Property Address 43 to Salem Bridge Rd	LWR HERMITAGE
Major Patch Future Reseals	Military Rd: Moore Road to Council Boundary	WOODSIDE
Major Patch Future Reseals	Morella Gr: Shannon Road to Trenouth Street	BRIDGEWATER
Major Patch Future Reseals	Pfeiffer Rd: Bird in Hand	WOODSIDE
Major Patch Future Reseals	William St: Woodside Nairne Road to John Street	WOODSIDE
Major Patch Future Reseals	Woods Hill Rd: Stony Rise Road to Ridge Track	ASHTON
Full Pavement Renewal	Burdett Rd: CFS Station Rehabilitation	BASKET RANGE
Full Pavement Renewal	Sturt Valley Rd: Stage 2 - Change of Seal to Heather Road	IRONBANK
Pavement Investigations	Investigate and pavement design	REGIONWIDE
Unsealed	Adelaide Gully Rd: Millbrook Road to Mount Gawler Road	MILLBROOK
Unsealed	Airstrip Road Rd: RPA 122 to Mount Gawler Road	LWR HERMITAGE
Unsealed	Bonython Rd: South Para Road to Rural Property Address 60	KERSBROOK
Unsealed	Croft Rd: Rural Property Address 407 to Mawson Road	LENSWOOD
Unsealed	Croft Rd: Klopsch Road to Staffords Road	CUDLEE CREEK
TOTAL		\$4,874,000

Roads Continued

Activity	Location	Suburb / Township
Unsealed	Deloraine Rd: The Nuggett Road to Watts Gully Road	KERSBROOK
Unsealed	Kersbrook Forest Rd: End seal RA 309 to Forestry entrance & turn around	KERSBROOK
Unsealed	Muellers Rd: End of Sealed Section to Rural Property Address 112	BIRDWOOD
Unsealed	Muellers Rd: Rural Property Address 112 to Onkaparinga Valley Road	BIRDWOOD
Unsealed	Orana Drive Rd: Bradbury Road to end of road	MYLOR
Unsealed	Pitman Rd: Murray Road to Rural Property Address 39	INGLEWOOD
Unsealed	Pitt Rd: End of Sealed Section to Rural Property Address 104	PARACOMBE
Unsealed	Porteous Rd: Bradbury Road to Lamont Road	MYLOR
Unsealed	Porteous Rd: Ridge Road to Bradbury Road	MYLOR
Unsealed	Reefton Rd: Pfeiffer Road to End Of Seal	WOODSIDE
Unsealed	Stringy Bark Rd: Croft Road to Rural Property Address 134	CUDLEE CREEK
Unsealed	Walters Rd: Onkaparinga Valley Road to Size Road	OAKBANK
TOTAL		\$4,874,000

Other

Proposed Project Name	Project Description	Suburb/Township
Street litter bin replacement	Ongoing cage replacement	REGIONWIDE
Irrigation assets	Irrigation controllers/systems – 10 sites	REGIONWIDE
Safety barriers	Renewals in-line with 2026 Safety Barrier Audit	REGIONWIDE
Retaining wall	To support footpath - Wembley Rd	ALDGATE
Retaining wall	To support footpath - Snows Rd	STIRLING
Fence renewal program	Mount Barker Rd – 2 sections near Honey Suckle Rd	BRIDGEWATER
Fence renewal program	Mount Barker Rd - near Euston Rd	ALDGATE
Street furniture renewal	Seats, bike racks, benches and reserve signs	REGIONWIDE
Field staff	Capitalised wages (Civil & Arboriculture)	NA
TOTAL		\$512,000

Plant & Fleet

Category	Item	
Heavy plant	Renewal of heavy fleet	
Light fleet	Renewal of 17 vehicles in the light fleet	
Fleet infrastructure	Replace/relocate 6 electric vehicle chargers	
TOTAL		\$3,088,000

ICT Equipment

Proposed Project Name	Project Description
ICT Equipment	General renewals
TOTAL	
	\$166,000

Project Management & Contingency

Proposed Project Name	Project Description	
Project management costs	NA	
Contingency	NA	
TOTAL		\$1,400,000



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Adelaide Hills
COUNCIL

Appendix 2

Community Engagement Outcomes Report

Draft Annual Business Plan 2026-27 and Budget

Community Engagement Outcomes Report

July 2026



Adelaide Hills
COUNCIL

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1. Introduction

This report presents feedback received during community consultation with residents between 15 June and 6 July 2026 regarding our Draft Annual Business Plan 2026-27 (ABP). This report will be made available to those who participated in the consultation on Council's Engagement Platform after the final Annual Business Plan is adopted.

The consultation included the opportunity for the community to provide feedback via hardcopy and online feedback form, email, letter, phone contact and presentation at a public Council Meeting held at 6.30pm Tuesday 23 June 2026, at the Summit Community Centre. A copy of information provided on Council's Engagement Platform and feedback form is available in Appendix D.

A total of 133 participants provided formal feedback on Council's Draft ABP 2026-27. 104 respondents provided their feedback by online or hardcopy submission form. A further 30 participants provided a response by email or in writing with five of these also completing another form of feedback and one respondent providing two email submissions on behalf of community groups. Six participants presented their feedback at the Council Meeting on 23 June with three of these presenters also completing another form of feedback.

All online and hardcopy feedback responses are provided in Appendix A.

All email and letter submissions are provided in Appendix B.

All public presentation submissions are provided in Appendix C.

A copy of information provided on Council's Engagement Platform and feedback form is available in Appendix D.

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

2. Summary of Engagement

Engagement approach

The purpose of the engagement was to assist council to understand the communities' level of support for the Draft ABP 2026-27.

A community engagement plan was developed, and community engagement was undertaken between 15 June and 6 July 2026.

Our engagement approach aimed to provide detail about the role of the ABP, Council's focuses for the upcoming year and provide an overview of the projects and initiatives included in the proposed budget and the proposed rate adjustment.

Questions were asked to determine participants level of support for the Draft ABP, level of support for different operating and capital projects included in the plan, views and priorities surrounding the proposed rate adjustment and demographic information.

A feedback form was developed and provided online and in hardcopy format. It contained both closed and open style questions.

Feedback could be provided via any of the following options:

- Online - complete our online feedback form.
- Hardcopy feedback - collect a hardcopy feedback form from any of our libraries or customer service centres or print your own from our engagement platform.
- In writing - submit feedback in writing via email (engage@ahc.sa.gov.au) or via letter addressed to 63 Mount Barker Rd, Stirling SA 5152.
- Present - Present your feedback at the public Council Meeting on 23 June.
- Face to face - Attend the Mylor Community Forum or request a meeting with Director Corporate Services or another member of the project team.
- Ask a question - use the public Q&A tool on Adelaide Hills Engagement Hub to ask the project team a question.
- Phone - give us a call to share your feedback or seek support to submit your feedback.

Distribution and promotion

The opportunity to provide feedback was promoted through the following channels:

- Notices posted on Council's website and engagement platform.
- Courier Advertisement on 27 May 2026.
- Hills Voice E-newsletter.
- Email to engagement subscribers with relevant categories of interest.
- Email campaign to community and stakeholder groups.
- Information and hardcopy feedback forms available at libraries/customer service centres at Gumeracha, Stirling, Norton Summit and Woodside.
- Social media promotion.
- Messages on hold.
- Engagement activities throughout June and July.

Email and social media promotion statistics are presented in Table 1 Promotional Statistics.

Table 1 Promotional Statistics

Media	Number of posts / emails	Reach	Engagement (reaction, comment, share or opened link)
Adelaide Hills Council Facebook	1 post	4,300 views	10 interactions, 27 link clicks
Adelaide Hills Council Instagram	1 post	174 views	3 interactions
Hills Voice June e-Newsletter	1 email	4,428 emails sent 1,622 emails opened	550 email clicks
Adelaide Hills Engagement Hub email	2 emails	4,649 emails sent, 1,967 emails opened	231 email clicks
Email campaign to community groups and representatives	1 email	496 emails sent, 260 emails opened	29 email clicks
Adelaide Hills Engagement Hub page	NA	2,157 views, 1,118 visitors	102 contributors, 54 followers and 575 ABP document downloads

3. Participants

This section provides details about participation during the engagement period including an overview of the different ways that community engagement feedback was captured.

Participation source

The following table displays how participants provided feedback or were involved in discussions, during the engagement period.

Table 2 *Participation Source*

Formal feedback responses	Total number	Reviewed number
Online feedback form submissions *1 respondent completed survey twice	100	99
Hardcopy feedback form submissions	5	5
Written responses – email, letter *6 respondents completed multiple submissions	32	26
Public forum presentations *3 respondents completed other forms of feedback	6	3
Total formal feedback responses (with duplicates removed)	143	133
Informal feedback		
Adelaide Hills Engagement Hub Q&A tool 7 questions asked by 2 community members with 1 added by admin.		
Mylor Community Forum 53 community members in attendance, 6 members involved in ABP discussions.		

Participant characteristics

Demographic data was collected from respondents on the suburb/township in which they lived and their connection to the Adelaide Hills.

Respondents Suburb

Respondents were asked to provide the suburb/township in which they resided. This was a mandatory question within the feedback survey resulting in 104 submission responses. Suburbs could also be identified for all email, letter and presentation submissions.

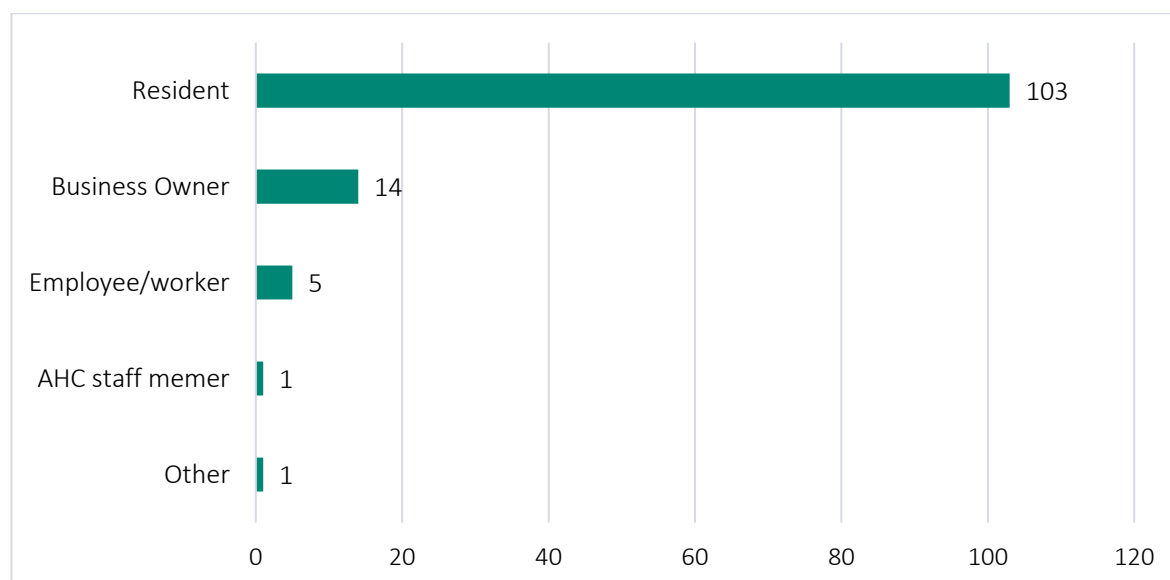
Table 3 *Participants Suburbs*

Suburb / Township	No. of participants
Gumeracha	13
Bridgewater	12
Woodside	9
Paracombe	8
Birdwood	6
Crafers	6
Houghton	6
Kersbrook	6
Mylor	6
Aldgate	5
Balhannah	6
Oakbank	5
Mount Torrens	5
Inglewood	4
Crafers West	3
Cudlee Creek	3
Foreston	3
Lobethal	3
Carey Gully	2
Kenton Valley	2
Lower Hermitage	2
Stirling	2
Upper Hermitage	2
Uraidla	2
Outside of the council area	2
Suburbs with 1 respondent: Ashton, Basket Range, Charleston, Heathfield, Millbrook, Norton Summit, Teringie, Upper Sturt, Verdun, Woodforde.	10
Total	133

Respondents connection to the Hills

Respondents were asked what their connection was to the Hills. This was a mandatory multiple choice question within the feedback form with 104 submission responses. As seen below most respondents (n=103) were residents of the Adelaide Hills Council area.

Chart 1 *Connection to the Hills*



4. Online and Hardcopy Feedback

104 individual online and hardcopy feedback responses were received as part of this consultation. Analysis of questions within the submission form on the Draft ABP are provided below.

Who read the Draft Annual Business Plan 2026-27?

Respondents were asked if they had read the Draft ABP. This was a mandatory question with 104 respondents. Responses are presented below:

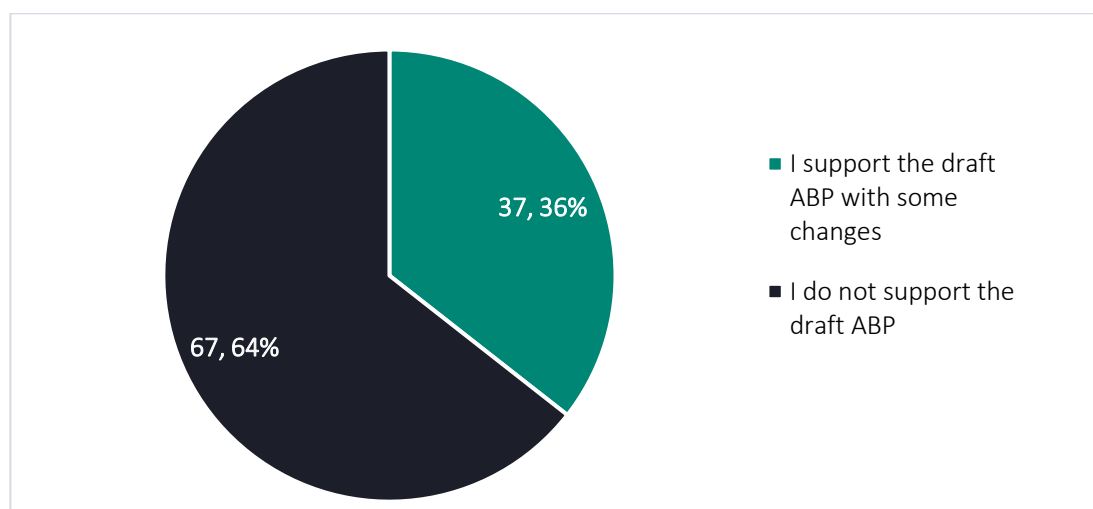
- Yes, I have had a thorough read - 72% (n=75)
- Yes, I have had a quick glance - 27% (n=28)
- No, I have not read the draft Plan - 1% (n=1)

Level of support for the Draft Annual Business Plan 2026-27

Respondents were asked to what extent they supported the Draft ABP. This was a mandatory question with 104 respondents. Responses are presented below:

- 0% (n=0) said they fully supported the Draft ABP.
- 36% (n=37) supported the Draft ABP with some changes
- 64% (n=67) did not support the Draft ABP

Chart 2 *Level of Support for the Draft ABP*



Provide more detail about your response

Respondents were asked to tell us more about their level of support for the Draft ABP. This was an optional question with 93 respondents choosing to provide comments, and these comments have been broken down into themes below.

Commentary from respondents who answered that they supported the Draft ABP with some changes and those who did not support the Draft ABP have not been separated as responses where very similar.

Table 4 *Comment Themes – Level of Support for Draft ABP*

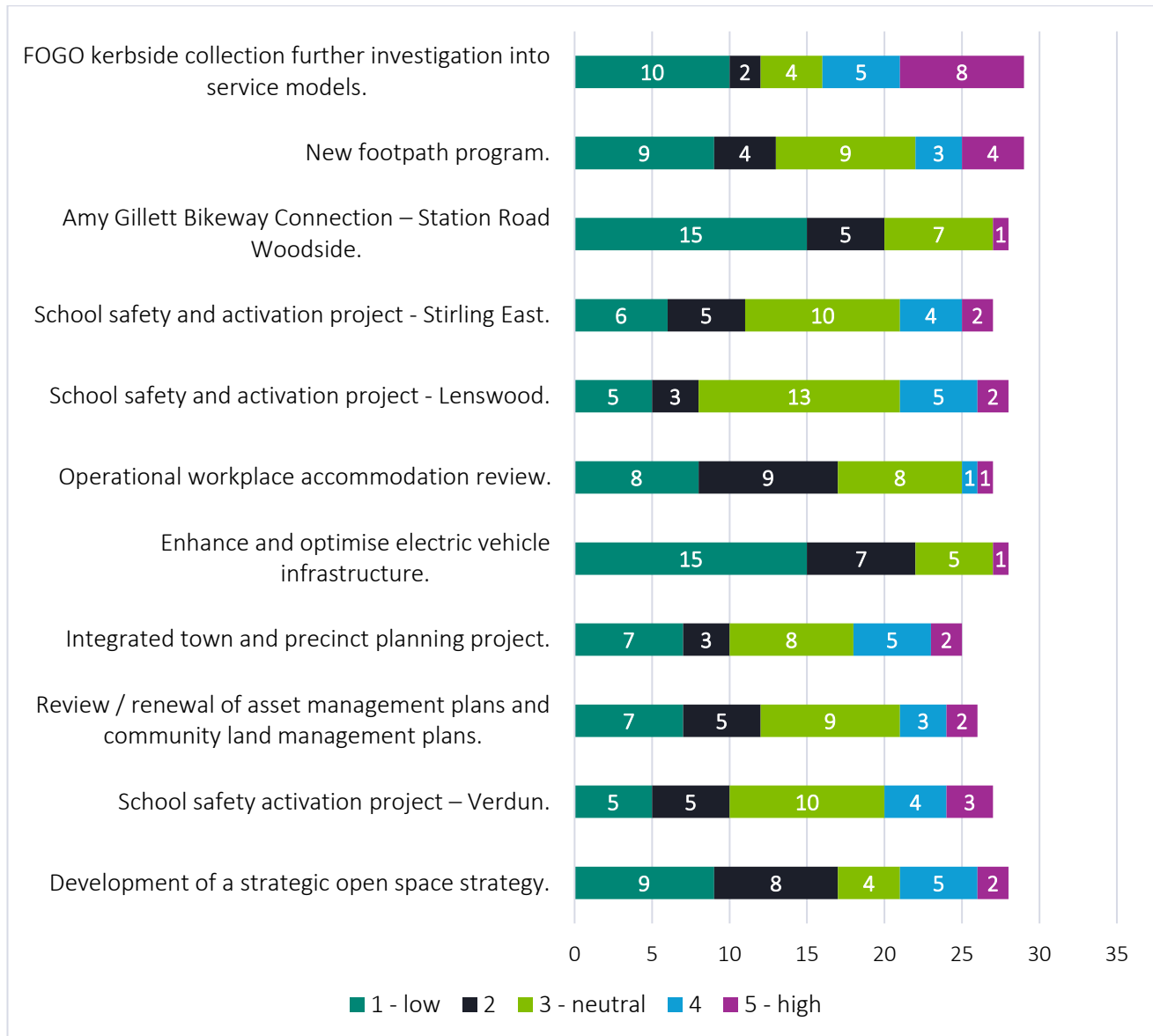
Theme	Count
Rate rise is too high / don't support the proposed rate rise	56
Cost of living pressures residents and business owners are currently facing	31
Council should improve efficiencies, look at cost saving, improve financial practices	28
Rate rise should be in line with CPI	24
Council should concentrate on delivering core services / prioritise core services	23
Equity of distribution of council spending across the council region	17
Question of value of money for rates or stating that they are currently not receiving value for money	16
Concern regarding councils operating deficit and / or increasing debt	14
Council should defer any non-essential projects. Including references to individual projects	14
Support/increase spending on physical infrastructure upgrades / manage existing assets	10

Requests for increased roadside maintenance or commentary about roadside maintenance	9
Concern or complaint that council services are decreasing / general complaint about services	9
Requests for or complaints about not receiving green waste kerbside collection or about improving waste collection.	8
More transparency around ABP projects and measures and council operations	8
Commentary that Fabrik spending is too high or around operational sustainability	8
Poor quality of roads / importance of road maintenance / road safety	8
Concern about increased property valuations and this leading to further increases in rates	7
More funding / larger focus on bushfire prevention	7
Council mismanagement.	7
Employee costs are too high / take up too much of the overall budget.	7
Requests for new footpath or footpath maintenance	6
Preference for focus on pedestrian access and safety	4
Question or complaint about Enterprise Resource Planning	4

Operating and Capital Projects

Respondents were asked if they would like to rate their level of support for a range of operating and capital projects featured in the Draft ABP 2026-27. Respondents could rate the project on a scale of 1 to 5 with 1 being low or no support and 5 being high support.

28 respondents chose to answer this question, and their support levels are shown in the chart below.

Chart 3 *Level of Support for Operating and Capital Projects*

Feedback on a specific project or initiative

Respondents were asked if they would like to provide feedback on a specific project or initiative. 20 respondents chose to answer this question.

Table 5 *Comment Themes –Operating and Capital Projects*

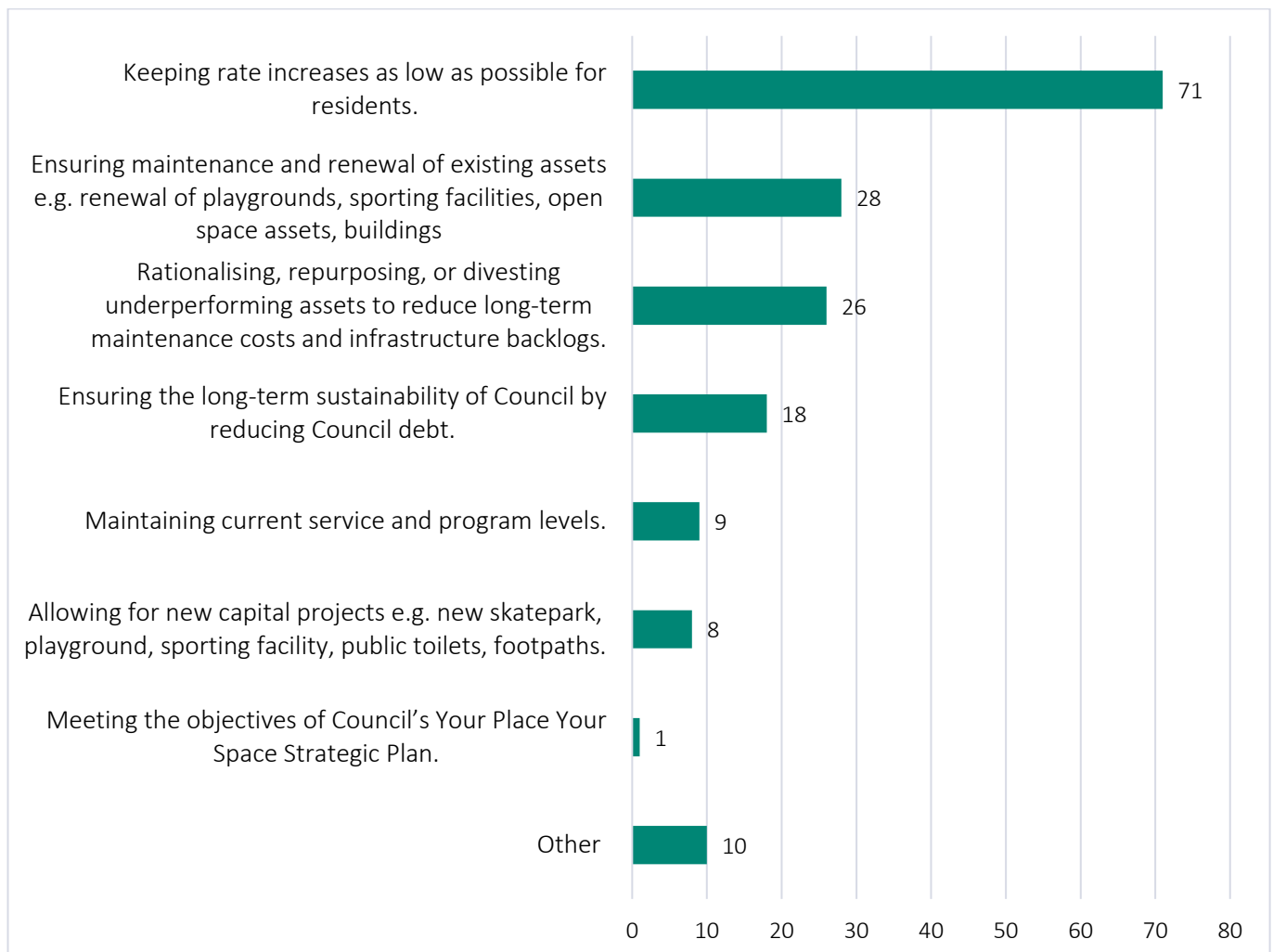
Theme	Count
Preference to defer the Amy Gillett Bikeway connection at Woodside or reduce spending on this project	6
Comments about whether electric vehicle charging infrastructure should be a council responsibility and whether there is a benefit to residents	5
Commentary that school safety is a state government responsibility	3

Preference to postpone new footpaths	3
Support given for school safety projects	3
Questions about or preference for deferral of Coventry Library cladding project	3
Commentary that Fabrik spending is too high or around operational sustainability of the facility	2
Requests for additional footpath works	2
Considerations / care provided for elderly	2
Operational projects should use existing staffing (don't support use of consultants)	2

Rate Rise Considerations

Respondents were asked if they would like to prioritise a list of factors based on what is most important for Council to consider when setting the rate rise for the 2026-27 Financial Year. Respondents could select up to three choices. 73 respondents chose to answer this question.

Chart 4 *Prioritising Rate Rise Considerations*



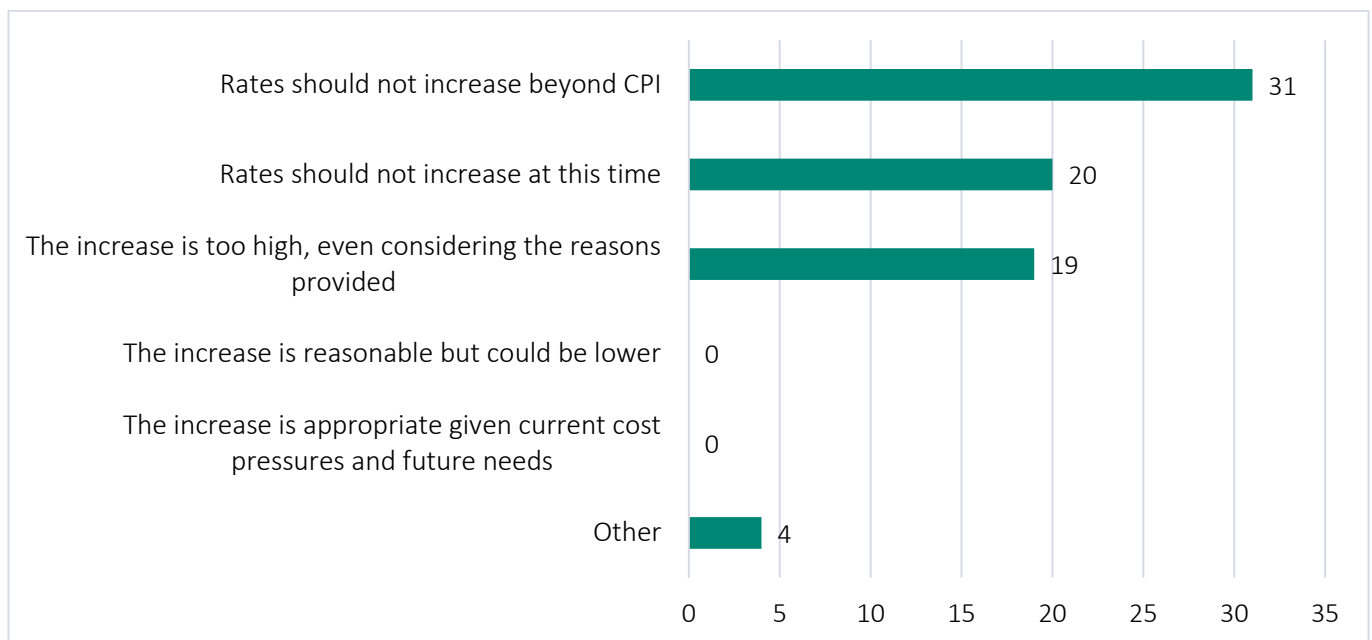
Respondents that selected 'other' provided comments about:

- Spending within your means in challenging times / balanced approach.
- Reducing staffing.
- Allowing more subdivision.
- Reducing mismanagement and wastage of rate payer funds.
- Concentrating on core services.
- Effects on residents.

Respondents' Views About the Proposed Rate Rise

Respondents were asked to select which of the statements provided best reflected their views about the proposed rate rise or to add their own statement. 73 respondents chose to answer this question. One person selected more than one option.

Chart 5 *Views About Proposed Rate Rise*

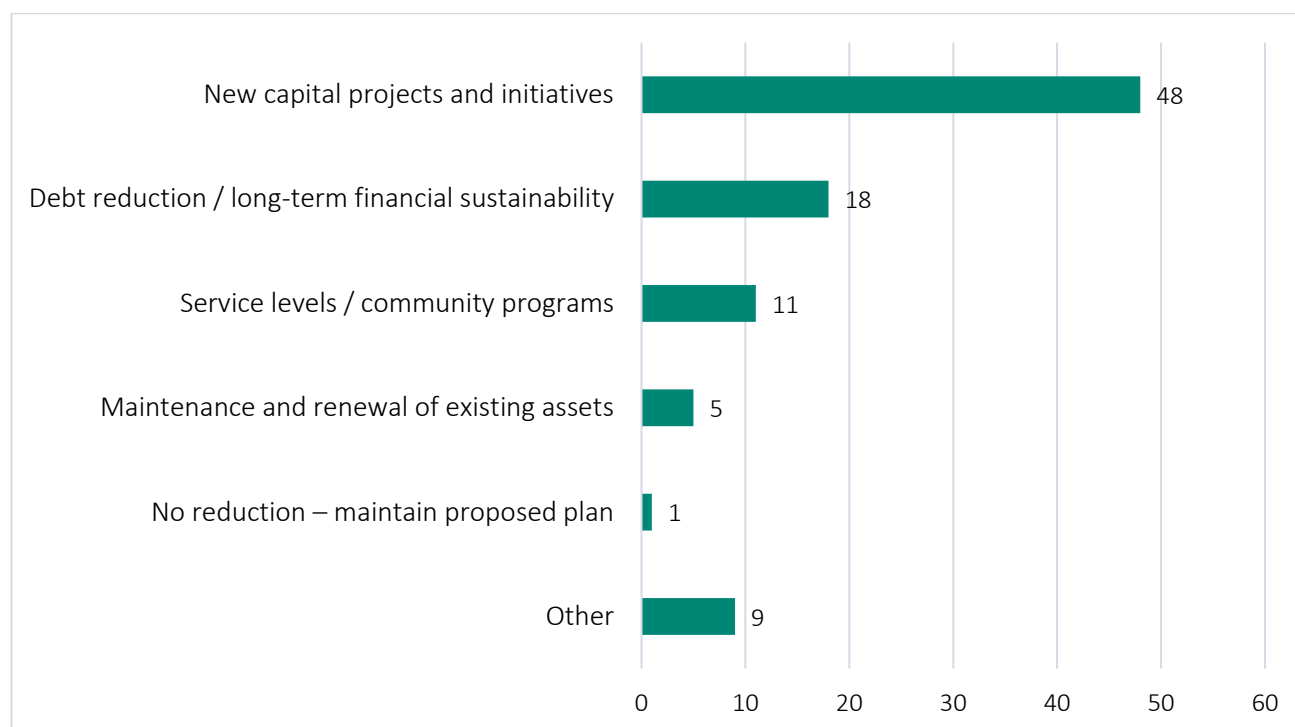


Respondents that selected 'other' provided comments about:

- The continual rate rise above CPI reflecting either poor management or loose spending.
- Rates not increasing above CPI.
- Council removing underperforming or excessive levels of staff, assets and cutting wastage.
- The continual rate rise being very stressful for residents living off pension/super.

Areas Prioritised for Reduction or Delay

Respondents were asked if the rate increase was reduced, which areas should be prioritised for reduction or delay. Respondents could choose one or two options from the provided list or add their own. 72 respondents chose to answer the question.

Chart 6 *Areas Prioritised for Reduction or Delay*

Respondents that selected 'other' provided comments about:

- Concentrating on core services, those within council core functions.
- Considering the effectiveness and reach of community programs and rationalizing.
- Maintaining critical infrastructure i.e. roads and footpaths.
- More information being provided about employee cost increases or suggested a reduction in employee roles.
- Improving financial practices.

Any Further Comments About Rate Setting and the Proposed Rate Rise

Respondents were asked if they would like to provide any additional feedback about rate setting and the proposed rate increase. 46 respondents chose to answer this question. The themes of comments provided can be seen in the table below.

Table 5 *Comment Themes – Rate Setting and Proposed Rate Rise*

Theme	Count
Concern/reference of about cost of living pressures	14
The rate rise is too high / don't support rate rise	14
Council should improve efficiencies, look at cost saving, improve financial practices	14
The rate rise should be in line with CPI	10
Council should concentrate on delivering core services / prioritise core services.	8
Concern or complaint about equity of distribution of council funding/works	7

Commentary that rates offer no or very little value for money	7
More transparency around ABP projects and measures and council operations	5
Commentary around council mismanagement	5
Concern that recent property valuations will result in additional rate increases	4
Support/increase spending on physical infrastructure upgrades / manage existing assets.	4
Council employee costs are too high	4
Concern or complaint that council services are decreasing / general complaint about services	3
Priorities of council don't match priorities of community members	2
Question, concern or complaint about Fabrik's operational budget and / or ongoing running costs	2
Council should defer any non-essential projects. Including references to individual projects.	2
Concern regarding councils operating deficit and / or increasing debt	2
Increase housing development to increase revenue	2
No rate increases at all	2

Engagement Questions received via the Q&A tool

Seven questions were received via the online question and answer tool with one additional question added by staff based on a reoccurring question received through written feedback.

These questions and the responses from council staff, were publicly available on Adelaide Hills Engagement Hub.

Table 6 *Engagement Hub Question and Answer Tool*

Community Question	Council response
Amy Gillett Bikeway, Woodside I am wondering if the \$675k for this project includes the grant or does it exclude grants? If this project was removed from the 26/27 budget, how much % could that lower the proposed rate rise?	The amount of \$675 allocated in the Draft ABP 2026-27 for the Amy Gillett Bikeway connection at Station Road, Woodside does not include any grant funding. Council will continue to investigate funding opportunities to offset the costs for this section of the Amy Gillett Bikeway as well as any future extensions of the bikeway. Due to the capital nature of this project, it does not have a direct impact on the rate rise. Removal of this project will lower the amount of borrowings Council requires, which in turn will result in a saving in finance costs.
Footpath query - Lobethal	The Woodside Road, Lobethal projects identified in the Draft Capital Works Plan are footpath renewal

The Draft Capital Works Plan shows footpath projects at the following locations - +Woodside Rd Jeffrey St to Lobethal Rd LOBETHAL +Woodside Rd Main St to No 5 Woodside Rd LOBETHAL These footpaths at face value appear in ok condition and are already sealed on both sides of the road - my queries - 1) What does this project entail? 2) Why does this project take priority over other footpath upgrades (e.g. even the Main Street of Gumeracha has an unmade footpath on one side, even outside a kindy)	projects. These works involve replacing sections of existing footpath that have been identified through Council's condition assessment process as being in poor condition and of a safety concern. Council prioritises renewal works based on factors including asset condition, safety, accessibility, pedestrian usage. Based on field assessment sections of these footpaths in the renewal are programmed for replacement, meaning some sections of the nominated paths may remain unchanged where they are still performing satisfactorily. The footpath adjacent to the childcare centre in Gumeracha is a different type of project, being a potential new footpath upgrade rather than a renewal. New footpath upgrades are funded through a separate budget program and prioritised independently of renewal works. We have noted this location for consideration as part of future planning and subject to Council approval through the annual budget process.
Increase in employee costs I would like a more detailed breakdown of the 3m increase in employment costs.	Staff salary increases are provided under the Adelaide Hills Council's Office and Field Enterprise Bargaining Agreements. These agreements are negotiated every 3 years through the formal industrial bargaining process and include provisions for annual salary increases that Council is obligated to implement. The Enterprise Agreements, including the applicable salary schedules, are publicly available and accessible through the South Australian Employment Tribunal.
Enterprise Resource Planning (ERP) system A new Enterprise Resource Planning (ERP) system is highlighted in the draft ABP as a proposed \$600k spend - one of AHC's proposed largest single projects. What is an ERP system? What are its benefits? What ongoing costs (e.g. licensing) are anticipated?	An Enterprise Resource Planning (ERP) system is the core technology platform that supports Council's key business functions, including finance, payroll, property and rating, infringements, and human resources. It brings together information from multiple systems into one integrated platform, making it easier to manage and use. Council's current systems are over 14 years old and were not designed for modern integration, reporting or security needs. A new ERP will streamline processes, reduce manual work and improve efficiency across the organisation. Importantly, it provides a strong foundation for the future, bringing data together enabling the introduction of new technologies over time, improving the tools used for decision making. As the project is currently in the tender phase, Council is unable to comment on specific licensing or ongoing costs. This ensures the procurement process remains fair, transparent and probity-compliant.
What are you doing for Northern Hills communities eg Kersbrook, Forreston,	Adelaide Hills Council, through its ward representations, endeavours to balance service delivery throughout its entire district. A more

**Paracombe to warrant the rise?
Can engagement team explain?**

Please explain what AHC is doing for Northern Hills area communities, eg Kersbrook, Forreston, Gumeracha, Paracombe, etc to warrant the rate rise - we dont even currently get nature strips weeded, dead trees removed, pot holes fixed - other than bin collection and an occasional green waste day very little is provided compared to other Hills areas SO can someone explain what extra services for the charge can we expect in this area as it doesnt appear to be much in the current plan.

balanced perspective comes from looking at multiple years of investment. For example, in the 2025-26 program, some major and minor works occurred in the northern wards, as outlined below:

- Amy Gillett Bikeway Extension Mount Torrens to Birdwood \$5.7M
- Birdwood Institute Renewal \$180K
- Kenton (Randell's Workers Cottage) Fencing \$19K
- Highercombe Golf Course Drainage Works \$15K
- Houghton Square Irrigation Upgrades \$56K
- Central Irrigation Control System Upgrade Gumeracha, Birdwood, and Kersbrook Cemeteries \$51K
- Federation Park, Gumeracha Swing Sets \$18K
- Federation Park BBQ and Bench Upgrade \$5K

Other capital works that have been undertaken in our northern suburbs over the last few years include:

- Public toilet upgrades between 2022 - 2024
 - Birdwood: \$150K
 - Gumeracha Oval: \$300K
 - Gumeracha Federation Park: \$245K
- Cemetery Shelters 2020 - 2024
 - Birdwood: \$15K
 - Kersbrook: \$15K
 - Mt Torrens: \$28K
- Houghton Cemetery Expansion 2021: \$40K
- Kersbrook Natural Burial Ground 2023: \$28K
- Birdwood CWMS Solar System 2023: \$20K

2026-27 Operating and Capital Projects

Looking at the proposed works for 2026-27 that will occur alongside ongoing services that are provided to residents throughout the district (such as verge mowing and reserve maintenance, waste collection, health services, maintenance of community buildings and facilities, libraries and community wellbeing services) there are several capital renewal projects proposed to happen around our northern suburbs and townships.

These projects include:

- Community Wastewater Management System dual pipe renewal at Kersbrook Oval and tank upgrades and generator renewal in Birdwood.
- Road resealing - Forreston Rd, Forreston and Gumeracha.
- Surface renewal of unsealed roads - Bonython Rd, Deloraine Rd and Kersbrook Forrest Rd in Kersbrook.
- Surface renewal of unsealed road - Mellers Rd, Birdwood.
- Surface renewal of unsealed road - Pitman Rd in Inglewood and Paracombe.

	If you see an issue that requires council maintenance, such as a pothole or dead tree along an AHC road, please submit a customer service request and staff will response to the issue.
Public Forum for Annual Business Plan Tuesday 23/6/26. Hello - is it possible to publish some more detail re the public forum that is part of Council's consultation process. Noting that the public forum appears to be within the formal Council meeting, it would be good to clarify how long does each ratepayer have to speak; is it anticipated to be a Q&A session (or just ratepayers presenting their concerns); and is it possible for ratepayers to hand out photos/do a powerpoint presentation etc?	The Public Forum will be right at the beginning of the Council Meeting starting very close to 6.30pm. Each community member wanting to present will have a maximum of 5 minutes. The Public Forum usually goes for 10 minutes in total, however the Council can resolve to extend this in line with the number of people wanting to present. Given there may be a number of people wishing to speak, it is likely that leave of the meeting will be sought to ensure everyone has an opportunity. Due to the short time allocation and potential number of presenters, PowerPoint presentations will not be available however presenters are welcome to bring handouts with them. The Public Forum is not intended to be a Q&A session but rather an opportunity for community members to present their feedback on the Draft ABP 2026-27.
Council staffing Hello, I note last year's ABP process provided a breakdown of staffing (FTE) - refer page 26 here -(link to document) I can't find anything similar this year? Is it possible to publish this information as part of this year's ABP?	The presentation and overall layout of the Annual Business Plan was reviewed this year to improve engagement and accessibility for a broad audience. As part of this process, some technical detail was streamlined to improve readability of the document. Regarding Council positions/staffing, all South Australian councils are required to have a publicly available Salary Register. This information can be accessed on the Adelaide Hills Council Website.
Woodforde Boundary Reform The AHC ABP contains this statement below, however AHC reported in 2024 that total rates received from the area was \$1.932 million (3.76% of the AHC rate base) - is this figure still correct? - "The Boundary Commission's Inquiry into Campbelltown City Council's Woodforde/Rostrevor boundary reform proposal is ongoing. Should the reform proposal be successful, it may materially impact Council's financial sustainability. No financial or resource implications have been built into the 2026-27 budget.	The figure referenced is correct and has been consistently used in Council's formal submissions and advocacy material to illustrate the financial significance of the area to the broader Council community. In relation to the Annual Business Plan, it is important to note that the Inquiry process remains ongoing and no final determination has been made. As a result, no financial impacts (including potential loss of rate revenue) have been incorporated into the 2026-27 budget at this stage. Council has outlined in its submissions that, should the proposal proceed, transitional and compensation arrangements would need to be considered as part of any implementation, noting the material and ongoing impact on Council's revenue base.

5. Emails and written feedback

32 feedback responses were received via email and letter during the engagement period from residents and community associations or groups.

Six respondents submitted multiple forms of feedback (multiple emails or an email and feedback form). The table below shows key themes across all emails and letters received. Duplicates from the same respondent have been removed when shown in Table 9 under 7. Conclusion.

Eight emails / letters were submitted on behalf of a community group or association, and one email was submitted on behalf of a group of individual community members with joint interests.

Table 7 *Themes of Email and Letter Feedback Responses*

Theme	Count
Rate rise is too high / don't support the proposed rate rise	14
Cost of living pressures residents and business owners are currently facing	8
Questioning value of money for rates or stating that they are currently not receiving value for money	7
Support / increase spending on physical infrastructure upgrades / manage existing assets	7
Concern or complaint that council services are decreasing / general complaint about services	6
Council should improve efficiencies, look at cost saving, improve financial practices	6
Rate rise should be in line with CPI	5
Concern regarding councils operating deficit and / or increasing debt	5
Complaint about council mismanagement	4
Requests for new footpath or footpath maintenance, planning	3
Value of the natural beauty of the Hills / Hills way of living	3
Council should concentrate on delivering core services	2
Equity of distribution of council spending across the council region	2
Council should defer any non-essential projects. Including references to individual projects	2
Importance of community facilities	2
More transparency around ABP projects and measures and council operations	2

Land and asset reduction / sales to reduce maintenance costs	2
Requests for more funding for sporting facilities (includes individual project requests)	5
Feedback about specific projects or initiatives	Count
Question, concern or complaint about Fabrik's operational budget and / or ongoing running costs	4
Requests / support for funding to resurface Mylor Courts	4
Questions about State Government Election Commitments	2
Support for A100 walking trail completion	2

Verbatim responses can be seen in Appendix B.

6. Public presentations

An opportunity was promoted for members of the community to present feedback at the Ordinary Council Meeting held on Tuesday 23 June 2026, at the Summit Community Centre. There were six public presentation received at Council Meeting.

Table 8 *Summary of Information Shared at the 23 June Public Forum*

Presenter	Notes
Presenter 1 - Gumeracha	• Rate increase is too high during a cost-of-living crisis and unfair on the community. • Capital expenditure focused in the southern area and little happening in the northern areas of the district. • Excessive amount for Amy Gillett Bikeway connection in Woodside. Can this amount be refined and lowered where possible. • Footpaths – limited spread and mostly focused on school areas and the amount has been reduced from original 500k proposed. • Fabrik – concerned about ongoing cost and money could be better spent elsewhere (on other community centres). • Expenditure on trails is limited. • Concern about limited allocation to parks or playgrounds in the budget and lack of planning for this. • Investigate opportunities for council to generate new income e.g. commercial signage.
Presenter 2 – Bridgewater	• Presented that an opportunity existed to raise council revenue by hiring a part-time biodiversity grants officer. • Council has had recent success with biodiversity external grant funding, such as Cox Creek and this could continue and grow with a designated resource to organise funding applications. • The Biodiversity Team are a small and effective team, if they had a dedicated resource to focus on grant writing 1-2 days a week they could cover costs of position plus bring more funding in for community projects.

	Cox creek is a good example of a project that provides stewardship of an important biodiversity site and reduces pressure on adjoining land holders.
Presenter 3 - Teringie	- Concerned about council debt and the reliability of council's financial figures. - Will run for council at the next election and will focus on financial issues. - Rejects 7.6% rate increase due to cost-of-living crisis and due to the aging/low income demographic in areas of the hills. - Discussed asset disposal and spoke to Council's inability to repay debt and their concern about this being passed on to future generations.
Presenter 4 - Mount Torrens	- Asked questions regarding the boundary reform (Campbelltown Boundary Change Proposal) and how much rate income AHC currently collects from these residents and would be set to lose if the boundary proposal goes ahead. - Spoke about 91% of Council's debt currently be at a variable interest rate and with the budget already being so tight and overspent in a number of areas, how council would manage if the rate increased.
Presenter 5 - Mount Torrens	7.6% is too high in a cost-of-living crisis. Yes everything has gone up but CPI is supposed to cover this. Not everyone's salary has gone up with CPI including people living off the land. - Deferring projects until future years to reduce costs. - Looking for savings is not easy, but it is reality. FABRIK extra costs may need to be deferred. - Couldn't see any inclusion of efficiencies using AI. - Legal fees have been reduced but still too high. - No initiatives to retain employees. - No planning for renewal of playgrounds especially for ones at Gumeracha and Mount Torrens. Maybe not this year but planning needs to be in place for it to occur. - Lowering speed on back roads where there isn't a budget for new footpaths.
Presenter 6 - Mount Torrens	- Knew of people who wanted to come to the Public Forum tonight but didn't because of the drive here - treacherous roads. - Objects to 7.6% rate rise. - Receives low to no services where they live and poor responses to service requests. - Little / no infrastructure investments in their area. - Asked question about why the project management costs and contingency budget are combined. - Asked about current years capital renewal budget and how it is tracking.

Written feedback / notes provided by presenters are available in Appendix C.

7. Community Forum

The Mylor Community Forum was held on Tuesday 30 June in the middle of the Draft ABP community consultation period. There were 53 community members in attendance at the forum and an opportunity was provided for community members to share their feedback and questions on the Draft ABP 2026-27 during the forum breakout session.

A group of 6 community members chose to speak to staff and elected members about the Draft ABP. These discussions included questions and feedback about:

- Council's current debt level and whether the proposed 7.6% increase in rates will clear this debt.
- The recent property valuations and whether this would also affect rate prices for residents.
- The percentage of resident that are on the pension and how the increased rates coupled with increased cost of living expenses could affect these residents.
- The challenges of funding infrastructure across the council area between townships and population bases with a relatively small rate base.
- The upcoming strategic asset and land management review and how decisions may be made about underperforming assets and any divestment of land or assets.
- Residents value the hills way of living and don't want to see a dramatic increase in development, but this means we also can't expect to see an increase in rates revenue through new residents.
- Use of Hills sporting facilities by non-residents and the positive and negative impacts of this.
- The price of council rates for the services received e.g. in some areas there is no common effluent, mains water, footpaths and low maintenance of roadside vegetation.

8. Conclusion

A total of 133 community members participated in providing formal feedback on our Draft ABP 2026-27.

Of the 104 participants who completed the feedback form, 64% (n=67) did not support the Draft ABP and 36% (n=37) supported the Draft ABP with some changes. No respondents stated that they fully supported the Draft ABP.

Throughout feedback received across different mediums, there were reoccurring themes of responses shown in Table 9 below. These themes relate to a lack of support for the proposed rate adjustment and concerns about the effect the proposed increase will have on residents alongside other increasing cost of living expenses.

There is a level of support or understanding for a rate increase in line with CPI but concern or lack of understanding why the additional rate increase is required. Respondents are asking council to look for opportunities to reduce costs and find efficiencies and there is a level of support for deferring any non-essential works and / or concentrating on core services, until council can find these efficiencies.

Some residents are struggling to see the value in the rates they are paying, and this leads to questions and commentary about equity of distribution of works and services across the

council district. Respondents also commented that they felt their council services were decreasing or provided a general complaint about the services they had received.

There is a level of support for spending on infrastructure renewal and maintenance of key community infrastructure such as roads, footpaths, stormwater and reserves and some key community sporting/recreation facilities.

There were reoccurring requests for additional information and more transparency around proposed operating and capital works and council finances.

Table 9 *Themes of Comments Across All Feedback Streams*

Theme	Count
Rate rise is too high / don't support the proposed rate rise	70
Cost of living pressures residents and business owners are currently facing	49
Council should improve efficiencies / find savings / improve financial practices	44
Rate rise should be in line with CPI	37
Questioning value of money for rates or stating that they are currently not receiving value for money	27
Council should concentrate on delivering core services	27
Equity of distribution of council spending across the council region	26
Council should defer any non-essential projects - including references to individual projects	21
Support / increase spending on physical infrastructure upgrades / manage existing assets	19
Concern or complaint that council services are decreasing / general complaint about services	19
Complaint about council mismanagement	17
Concern regarding councils operating deficit and / or increasing debt	16
Employee costs are too high / take up too much of the overall budget	12
More transparency around ABP projects and measures and council operations	12
Concern about increased property valuations and this leading to further increases to rates	11
Requests for new footpath or footpath maintenance and forward planning	11
Requests for increased roadside maintenance or commentary about roadside maintenance	10

Poor quality of roads / importance of road maintenance / road safety	10
Requests for or complaints about not receiving green waste kerbside collection or about improving waste collection	10
More funding / larger focus on bushfire prevention	9
Preference for focus on pedestrian access and safety	6
Complaint or enquiry about council spending on legal fees	6
Priorities of council don't match priorities of community members	5
Land and asset reduction / sales to reduce maintenance costs	5
Feedback about specific projects or initiatives	Count
Question, concern or complaint about Fabrik's operational budget and / or ongoing running costs	16
Comments about whether electric vehicle charging infrastructure should be a council responsibility and whether there is a benefit to residents	8
Preferences to defer the Amy Gillett Bikeway connection at Woodside or reduce spending for project	8
Requests for more funding for sporting facilities - including individual project requests	8
Questions and / or requests for deferral of Coventry Library cladding project	7
Question or complaint about Enterprise Resource Planning	5
Requests / support for funding to resurface Mylor Courts	5
Requests for funding to upgrade Federation Park Playground	4
Support for school safety initiatives	4
Reduce or postpone council fleet vehicle spending	4
Commentary that school safety is a state government responsibility	3

Feedback and proposed actions will be presented at the Special Council Workshop on 9 July 2026. Subsequently the final Draft ABP 2026-27 with changes will be presented in the Council Report for adopting the Annual Business Plan 2026-27 and Budget at the 14 July 2026 Council Meeting.

9. Appendices

Appendix A - Verbatim comments from online and hardcopy feedback form

Can you tell us more about your answer (level of support for draft ABP 2026-27)
I support the Draft ABP with some changes
Understand dilemma of limited resources/income and extent of obligations for services and facilities but need to manage within reasonable means and loans.
The proposed works sound reasonable, but I'm sure the council could find ways to save money. In this economic climate, you should not be putting extra pressure on residents who are already struggling with the cost of living.
Fabrik is not paying its way. Ratepayers cannot continue to subsidize the operations at the expense of other proven community service providers such as The Hut and Community centers. Consider transferring ownership to a proven operator who can run it commercially. Is Fabrik really a core service of council? Ratepayer money is not unlimited. It is public money. More respect should be considered before spending it. Cut the size of the light fleet. If the council wanted to be transparent then every council vehicle would have the AHC logo on it so ratepayers can see how many cars they are paying for! No real plans to sell non performing assets. How many more "strategic asset" reviews do we need to undertake?
I don't think Council's draft is focussing on what most rate payers I know, want. We know that Council is in debt and that you are trying to appease as many of us as you can while being frugal, but I feel you should focus on the basics for now. You know - the old wants - rubbish, roads, playgrounds, maintain streets with lovely old trees, libraries, community centres, free dog poo bags at the time of registration. Add to this - communication. sending proactive emails re: what Council is doing in my street. Feeling listened to. Being told 'Let's work this out together'. The things that help build a strong community. I think you do need to consider there are still a lot of us who don't live via social media and do need words written by a human. The job number open/closed system you are using is appalling.
In this economic climate, rate payers should not have to wear an increase of this size. CPI only, neither of the two additional 1.5% increases. Cut some of the "nice to have" items and focus on the "need to have". >\$2m for "governance"? \$800k for the Stirling library cladding? \$75k for electric car charging? \$675k for the Amy Gillett bike track? All things that don't have to happen this year, at this cost, if they have to happen at all.
The Adelaide Hills Council consistently lists the natural environment as one of its main priority areas, but allocates only a very tiny amount of its recurrent expenditure, and almost none of its capital expenditure, on maintaining and enhancing the natural hills environment. The beautiful Hills environment is by far the most important capital asset the Council has custody of, but it is neither identified nor valued (other than through vague 'motherhood' statements) in the Draft ABP. The annual recurrent expenditure on managing the Council's biodiversity (particularly bushcare) is apparently too small an amount to appear as a line item in the Draft ABP at all. The Council needs to put its money where its mouth is on the environment - the AHC needs to maintain a permanent bush regeneration crew (eg. about six trained specialist bush regeneration staff) to work full-time maintaining and restoring the large areas of natural bushland for which the Council is responsible (reserves, road verges and other areas). At the moment the Council relies on volunteers, grants and a small budget for external contractors to maintain the natural environment. The Draft ABP lists 'Natural Environment' as top of its Key Priorities, yet allocates only a tiny proportion of its recurrent budget to maintaining this critical asset. Many of the

'Natural Environment' areas owned by the Council are deteriorating rapidly due to declining funding, and this draft ABP does nothing to address this. My understanding is that the AHC's natural area management budget is roughly \$120,000 per year, which is completely inadequate to manage the 30% of community lands which are classified as environmental areas.

The rate increase is excessive and at a time when many residents will be struggling with cost of living pressures, the council needs to show constraint 2 reign in expenditure. Spend within your means

at a time of increasing costs to everyone, you need to cut your cloth to suit your budget. There are items in the budget that do not need to be done this financial year. I do NOT support rate increase to the level that you have suggested.

I do not support a rate rise of CPI plus 1.5%. Residents are already struggling with inflation costs and wages are not going to increase at even CPI levels. An increase in rates at the proposed level is going to result in increased financial stress on residents.

The proposed rate increase for the coming year is unreasonable. I do not receive a green waste bin service. While I can access the free green waste facility at Gumeracha, I have been turned away on several occasions because the material I was disposing of did not meet the accepted criteria. As a result, I am required to travel to Totness and pay to dispose of it. It would be fair and beneficial if I were entitled to a green waste bin service like other ratepayers.

I also disagree with the principle that property value should determine council rates. I do not live in a town, yet I am effectively penalised because my property's value is higher than that of some town properties, despite receiving no greater level of service.

Furthermore, the cost of living continues to rise, with significant increases in electricity, groceries, and fuel. At the same time, wages are not keeping pace with these rising costs. Given these financial pressures, the proposed rate increase places an additional burden on residents who are already struggling with higher everyday expenses

Thank you for the opportunity to provide feedback on the Draft Annual Business Plan 2026-27.

While I appreciate the services Council provide and all the hard work everyone is doing for our communities

I just like to say a big Thankyou very much to all those involved

I have concerns regarding the proposed 7.6% rates increase. Many residents including myself are already facing significant cost-of-living pressures, including rising food, energy, insurance, housing, and other essential expenses and costs

At a time when many households are under financial strain, I believe Council should carefully review spending and seek efficiencies wherever possible before imposing further increases on ratepayers.

I would encourage Council to keep any rate increases to the minimum necessary and ensure that value for money is being delivered to residents.

More broadly, I would like to see the Adelaide Hills protected from excessive development and urban sprawl. Future growth should be carefully managed and supported by appropriate infrastructure, while preserving productive farmland, natural landscapes, wildlife habitat, and the unique character that makes the Hills such a special place to live.

The Adelaide Hills are valued for their natural environment, open spaces, rural identity, and sense of community. These qualities should remain a priority when planning for the future. Growth and development should not come at the expense of the environment, productive agricultural land, or the character of existing communities.

I also believe ongoing investment in maintaining local roads, footpaths, public spaces, and roadside areas (Rubbish weeds ect) is important to ensuring the Hills remain safe, attractive, and enjoyable for residents and visitors alike.

I appreciate council's consideration of Any Gillet bikeway connections and improved and maintained infrastructure. However, I cannot understand why the rates are increasing well beyond inflation. AHC proposed rate increase is one of the steepest in South Australia but our council rates are also very very high for what many people who live outside of township should pay.

I do not agree with the exorbitant rate increase that has been proposed.

I have great concern about the waste of money within council. There should be a review of total wages paid as council appears to be very top heavy in senior staff payments. Mismanagement of finances in previous years should not be part of the reason for such a ludicrous increase in rates.
The Rate rises have not been justified adequately and there are multiple levels of rate hikes. Council has increased estimated house prices by 9.5%, then increased rates by inflation, plus 1.5% for Management/Initiatives and additional 1.5% for a not well justified financial stability cost. I'm sure rate payers are concerned about their own stability also. Funds going to Kersbrook area are disproportionate to other suburbs, queries are going unanswered, some issues are not followed up in the community.
Irrigation of Gumeracha Oval has completely dropped out of the budget - despite being a project several years ago. Support of upkeep of this facility has been very poor, relying on volunteers to fund maintenance and improvements through goodwill and a passion for their community, which is not (to my knowledge) acknowledged at council level i.e., completely taken for granted. The community has also strongly advocated for an upgrade to the Federation Park playground for many years. Given the number of visitors this park draws, an up-to-date facility is warranted.
You say we are paying increased interest on borrowings yet are proposing borrowing more. How about not spending beyond our means.
The rate hike is too high considering its offering very little to some towns Kersbrook has been waiting for a number of trees to be replaced on Glover St after the removal of the previous trees which has left the footpath exposed to summer heat and almost unusable. We have other footpaths that are underwater most of winter and a slip hazard as the water subsides that again are unusable for parts of the year. We have a council run playground with no shade that's unusable during the hotter summer months as the metal equipment is a burn hazard. We have roads so full of pot holes that they damage your car. So I would like to see some stuff in the budget for those small towns that seem to be forgotten by the AHC.
Residents can't keep getting these sort of rate rises and as a part pensioner most of our money goes to rates and insurance. In the 26 years living in Birdwood I have seen footpath upgrade the occasional street sweeper and rubbish pick up on Olivedale street. Our rates keep rising but our pensions can't keep up.
The changes to rates are inappropriate given current cost of living pressures and the inequity of provisions for the Northern Adelaide Hills. Again - there is very little information about what will be done for the Northern Adelaide Hills and I would hate to be in Woodforde and Rostrevor as they seem to miss out too. They would be better off with Campbelltown Council as previously
Rates should not increase more than CPI especially since the value of properties are predicted to decrease over the next two years.
Council has the fundamental duty to balance the accounts, not run a deficit. A saving of over \$1m could be achieved from having no deficit borrowings. Continuing to raise rates inline with inflation is OK but the council needs to understand that it is responsible to operate within its means. STOP overspending, balance the books and stop burning our money on feel good, frivolous & woke projects...
It is not clear if other options have been considered prior to a % increase in rates, like cut backs the Council can make instead, ie offering cars to staff, projects that are 'nice to have', narrowing Council's scope instead of being all things to all people
"The 7.6% rate increase is too high in the current cost of living crisis. Local Councils (https://www.localcouncils.sa.gov.au/how-councils-work/council-rates) state that South Australian households pay on average around \$39 per week in council rates. By my calculations, this increase would bring the average Adelaide Hills household to \$63.71 per week for rate payments, almost 40% above the state's average. Secondly, the ABP does not go far enough in supporting the management of green waste. We live in one of the most bushfire prone areas in South Australia and yet the majority of us do not have access to green waste removal or equitable and transparent

decision-making in relation to this issue. For example, there are a cluster of 12 households in Paracombe (not in the FOGO serviced area) who have received special permission from AH Council to have a green waste bin and yet we live several kilometres away near the route with many neighbours who would also like access to this service. When we have enquired with (Council's waste Officer) and provided her with East Waste's map, we have been met with a persistent refusal to address our inquiries. Despite multiple emails and phone conversations, (Council's waste Officer) has declined to provide substantive answers, stating only that any response would merely prompt further questions from us. The community deserve better and professional behaviour from the AH Council in managing such a significant issue. Although the median age (according to ABS data 2021) for the area is 47 years old, 32.6% of Paracombe's population are 60 and over. The reliance on green waste depots, which require access to a trailer and a vehicle to tow it, are physically and logistically demanding. For an aging demographic where nearly a third of the Paracombe population is over 60, lifting heavy branches and managing trailers is simply unfeasible. This reliance creates an unfair physical burden on older residents who want to maintain fire-safe properties but lack the physical capacity to transport bulk waste. Providing curbside green waste bins is not just a logistical convenience, but a necessary safety measure that respects the demographic realities of our community."

The increase is of 7.6% is completely unreasonable and unjust in the current economic climate. Young working family's will struggle even more than they already are. I would rather see a reduction in the employee costs to at least \$20 million or less. There is no need for more than a third of the budget to be going to employee cost in a council of our size.

I also find it ridiculous to be providing an art centre upwards of \$800,000, yet fire prevention is only being allocated \$180,000 when we are heading toward what could be one of the hottest and driest summers on record.

Gumeracha can't even get useable footpath the full length of King Fisher Street. Putting young children and the elderly who like to walk a town loop at risk of speeding cars. The priorities of the council are completely out of touch with what people in the community actually want.

I do not agree with increasing rates above CPI.

A rate increase of almost double the rate of inflation is not acceptable.

An increase in the amount of indebtedness is not acceptable.

Limit the rate increase.

Repay some of the debt and save a fortune in interest.

Spend money on only those things which must be done.

As president of the Johnston Memorial Park Committee (JMPC) the controlling body of the JMP at Balhannah, I am very disappointed that the proposed project to knock down and rebuild the currently outdated and inadequate football clubrooms at the JMP complex was not supported in the budget in some way.

The AHC previously encouraged and funded the entire program (\$35,000.00) to professionally plan, design and cost the proposal to a point where it was essentially "shovel ready" only to have walked away without any further commitment to the project.

Putting the money issue aside, AHC has now made the task of seeking funds from Federal and State Governments very difficult when they see local council withdrawing it's support from the project.

The entire community, public and sporting groups, has got behind this project in an effort to move, what was just a football club in the past, into a new era of community involvement. (The Onkaparinga Valley Community Sporting Complex) The old clubrooms are now totally inadequate and do not comply with any current sporting standards.

Netball, Cricket, Tennis and Football have significant increases in participation in all ages, in particular juniors, they increasingly lack the facilities to accommodate their needs.

There is a need in the Onkaparinga Valley region for a modern, large capacity function centre, this project does address that. The proposal will also provide "state of the art" facilities for CFS in the event of community disasters (as was the case with Cudlee Creek Fires in 2019)

The JMPC, a community inclusive group, spends thousands of dollars of community raised funds each year in the management of the JMP, providing Council with a community asset highly regarded in the Hills.

I understand the amount of funding required is significant, however, I struggle to understand why AHC would drop the project completely without any negotiation with the project team.

For this reason I cannot support the draft plan without AHC at least committing something to the project.

As a resident, employee and small business owner within the Adelaide Hills Council area, I would like to see a stronger focus on destination marketing and promotion across the region within the ABP.

While I am aware that tourism marketing may be shared with, or led by, the South Australian Tourism Commission, I believe that AHC should have a strong focus on marketing the area that it derives its income from. In the draft ABP the only attraction mentioned is Fabrik, while current marketing efforts often highlight wineries and periodic events such as markets, which certainly have value they are not all inclusive of what the region has to offer. As a small business owner who invests year-round in rent, insurance, utilities and council rates, I would welcome greater emphasis on attracting visitors to our towns every day of the year, rather than only on weekends or during specific events.

Permanent attractions, retail precincts, hospitality venues and local experiences are available seven days a week and provide ongoing economic benefits to communities. Marketing that encourages year-round visitation offers stronger value for money and supports the many businesses that operate continuously throughout the region.

I also believe every town within the Adelaide Hills has a clearly identified point of interest or unique attraction that can be promoted to visitors. Equally important is fostering local pride by helping residents discover what exists in their own communities. When locals are informed and engaged, they become ambassadors for the region, encouraging friends and family to visit and supporting local businesses themselves.

In addition to owning a small business, I work at the National Motor Museum in Birdwood. It is an attraction that I feel is often overlooked in broader Adelaide Hills tourism promotion. The museum attracts local, interstate and international visitors almost every day of the year, yet it rarely features in marketing campaigns unless those advertisements are funded directly by the History Trust of South Australia. Take your draft ABP - no images from the museum are included, yet during the winter months it is a perfect indoor destination.

While some may perceive the museum as a destination primarily for motoring enthusiasts, feedback from visitors consistently demonstrates a much broader appeal. Many people, particularly women and families, leave pleasantly surprised by how much they enjoyed the experience and the memories it evoked. Given its national significance and year-round visitation, I believe the National Motor Museum deserves a much higher profile in Adelaide Hills tourism marketing, comparable to the attention given to destinations such as Hahndorf or the Big Rocking Horse.

Finally, our family is heavily involved in the local community through sport, church and the Birdwood Community Pantry. In this regard, I would like to acknowledge the positive support provided by Adelaide Hills Council through its grants program. The grants are well promoted, straightforward to apply for and provide valuable assistance to a range of worthwhile community initiatives. I strongly encourage Council to continue investing in and expanding this important area of support and thank you for the support already given.

Increase in rates in not in line with other LGA's.
 Increase over and above CPI.
 Obscene amount spent on employee costs.

I am confused with the following statement about council rates setting. "An additional 1.5 per cent is proposed as the Council continues the process of ensuring long term financial sustainability. This is reflective of the cost of maintaining legacy infrastructure, higher depreciation and increased finance costs against a background of challenging economic and geopolitical conditions."

It is not clear to me that this 1.5% levy is a one-off levy for 2026/7 or it will be a continuing levy that will be added to future base rate increases in ongoing years. Your early response to this would be much appreciated.

I don't support the Draft ABP

I am very tired of the large yearly increases in rates, equivalent to paying compound interest but at huge levels.
 I suggest that new builds and similar are put on hold until markets recover.
 Once we pay more than 5% extra year on year, the rates we pay can never reduce, and never stay the same.

Government entities are the only ones with the right of income increase each year, we don't get that so every year it's doing more with less, because of uncontrollable government expenses

Proposing rate increases well above the CPI rate is irresponsible. Many households are already struggling with significant cost of living pressures and council seems to have lost sight of the financial constraints of their ratepayers. Many are retired and on fixed incomes and don't have the capacity to pay additional rates.

Proposed council expenditure needs to be reined in so that rate rises are kept well below CPI. Whilst some capital projects may have some merit they may need to be deferred until debt is reduced or services reduced elsewhere to offset the cost. Council rates are not good value for money with a lot of money spent on noncore expenditure.

****Submission on the Adelaide Hills Council 2026/27 Annual Business Plan and Budget****

To whom it may concern,

I wish to object to the proposed Annual Business Plan and Budget, particularly the proposed average rate increase of 7.6%.

This increase is significantly above inflation and comes at a time when many households continue to face cost of living pressures. Ratepayers rightly expect Council to demonstrate strong financial discipline before asking residents to contribute substantially more each year.

My primary concern is not any single project or budget line, but the overall direction of Council's financial management.

Council appears to have accumulated a substantial debt burden, and rather than addressing the underlying causes of this position through improved financial discipline and prioritisation, the burden is increasingly being transferred to ratepayers through above-inflation rate increases.

Local government should focus on delivering its core responsibilities efficiently and sustainably. Residents expect well-maintained roads, footpaths, parks, waste collection, community facilities and essential local services. They also expect Council to distinguish clearly between its statutory role and broader political or ideological campaigns.

I am concerned that Council continues to devote resources to matters that fall well outside its core functions, including advocacy on contentious political and cultural issues. Recent examples include Council's opposition to Santos' sponsorship of the Tour Down Under and positions relating to Australia Day. Regardless of where individuals stand on these issues, many ratepayers do not expect their council rates to fund political advocacy on divisive national debates that have little connection to the delivery of local government services.

When Council is asking residents to absorb a 7.6% rate increase, every discretionary expenditure should be carefully scrutinised. The priority should be improving efficiency, reducing waste, reviewing non-essential programs, and restoring long-term financial sustainability before seeking additional revenue from the community.

I acknowledge that councils face genuine cost pressures. However, those pressures do not remove the responsibility to make difficult decisions about priorities and to demonstrate that every reasonable opportunity has been taken to reduce expenditure before imposing above-inflation increases on ratepayers.

Accordingly, I urge Council to:

- * Reduce the proposed rate increase to a level more closely aligned with inflation wherever reasonably possible.
- * Undertake a comprehensive review of discretionary expenditure and non-core activities.
- * Develop a credible long-term strategy to reduce debt and improve Council's financial sustainability.
- * Refocus Council's efforts on delivering efficient, high-quality local government services rather than engaging in divisive political or ideological advocacy.

Ratepayers deserve confidence that Council is living within its means, focusing on its core responsibilities, and respecting the financial pressures faced by the community.

Regards,

The Draft needs to contain expenditure to reflect current family budgets

The draft plan does not have sufficient detail into any items of capital expenditure to be able to comment on the validity to the council. What is the \$3m being spent on? Also given previous significant expenditure on CRM I find it hard to see why there is more particularly when you can purchase off the shelf for significantly less.

I do not support an operating deficit to essentially fund renewals and depreciation. Taking out loans should be for exciting or really needed, generational capital works not standard operating. Particularly when your LTFP over recent years has talked about a return to surplus. Not OK to ask for such a rate rise above CPI without delivering improved value for the community, or without a plan for how this won't be required in subsequent years (e.g. rate smoothing). Non-rateable revenue should meet this shortfall - capitalising/liquidating some property assets, for example. I feel perhaps the Council Members are not being set up for success here with getting all the information and options with enough time to consider them before this budget was prepared and ultimately presented to the community. Which links to my next comment - I don't appreciate consultation so late in the process - with adoption of a budget more than a month into the financial year in potentially August? You can't set up an organisation for sustained success if staff don't know what they're working with for the first month to two months of a financial year.

The proposed increase in rates is irresponsible in the current financial climate. Council should be able to provide services within the current budget especially as AHC residents receive far less for their rates than other Adelaide Council residents

About the 7.6% rate rise is absolutely unfair and unreasonable in the current climate and as a resident of paracombe we get nothing but a bin empty

Sadly we live in a time of excessive cost of living expense increases for everyone. Whilst I am sure the ABP contains many worthwhile projects, in my mind the reality is that many ratepayers can not afford the proposed rate increase. I presume the valuation of our properties will also increase, which will mean a real dollar increase greater than the proposed 7.6%. I therefore believe the rate increase should be capped at the current inflation rate. My thoughts are that it is time for us to live within our means during these difficult financial periods.

Why is there virtually no investment for Bridgewater when so much needs doing?

Running at a deficit when the amount of paid employees throughout Council should seriously be considered!

You claim 30% of the population are volunteers, alot more of the paid positions could in fact be volunteer run and a major saving could be achieved.

A big shake up within paid employees is needed, to keep continuing as normal with too many paid employees and then to increase rates as a solution is just losing Community trust.

Living and owning a business in the Adelaide Hills will be almost impossible because of this mismanagement!

Why dont the higher paid Council members take a pay cut in lieu of a rate rise to show they actually care about the Adelaide Hills and its people?

I do not support the draft ABP at all - the proposed increase of 7.6% to our rates is insane. This increase puts an additional strain on families who are already struggling. Living in Kenton Valley I see an increase in fees with little that actually helps our community.

Looking at the draft operating projects there are massive amounts of money being spent on things that I do not feel add back enough value. What even is Enterprise Resource Planning (ERP) System and WHY would it cost tax payers \$600,000??? This seems to be a huge waste of money. I also feel that \$350,000 for the election costs is too much. Is this so high because of all the bits of paper we received in the mail??

You are also hosting a public meeting on a week night at 6.30pm - your location is a full 45 minutes from where we live. There is no way that we would be able to attend this meeting as a family with young children so we are cut out of this form of feedback. Could it be that you are hosting it at the Summit to be closer to the rich retirees in Stirling, I wonder?? You are neglecting the smaller towns that are seemingly 'out of sight, out of mind'.

I feel strongly that you are wasting money and that the rates are far too high as they are (we don't even get a green bin but that doesn't reduce our rates).

The rate set is unreasonable. Year after year the rates rise and residents feel that they are little more than deep pockets to fund the AHC. 7.1% rise is too much for what is popularly and erroneously seen as being for bin collection. I might point out that in Woodside footpaths are in a parlous state of inconsistent construction and design. Examples being on the Southern side of the Valley rd between Moffet st and St Marks Drive. I defy any mother or father to push a pram in a straight line. It is difficult to walk along there. On the North west side of the Valley rd between Langbein st and Freshford place the footpath is appalling. Some in mobility vehicles use the road as it is safer! Freshford place, like many other streets does not have a footpath so Council is off the hook, Residents walk on the road. Now I have been here for 23 years and in Balhannah for 28 years and I have seen very little to impress. But credit where credit is due, the Library is great. The main roads and bridges are a great improvement but that was not Council that was DTI with Commonwealth funding.

I and many others think 7.1% increase is right over the top and should be pegged at the CPI not at some whimsical figure. I do note that despite my request to modify parking bays on the Valley rd and to lower the speed limit from 60 to 50 South from Verco road to Langein avenue no action was taken whatsoever and vehicles still speed. But wait.....action was taken on the corner of Freshford place.....A yellow line was painted to stop parking on the corner and making turning traffic safer. A 20 metre yellow line which would cost a few dollars and less than 30 minutes to do. I could have done that myself. It is now covered by leaves and people still park there. Now that's what I mean. What do the taxpayers see but minimalism.

Once again the Northern end of the AHC residents zone are paying around 3K per year for what seems like only a rubbish bin emptying service.

Our main roads are in poor shape by 3rd world standards, yet an art exhibition hall in Lobethal has an 800k allocation for an established premises?

The recent correction of a small section of Paracombe Roads was appreciated, particularly as road crews made it significantly worse than it already was in around 2017. Assuming Paracombe Road is a DIT road, perhaps forwarding concerns from residents with some urgency would be helpful.

Green waste removal service for the entirety of Paracombe would be good, instead of restricting availability to a small percentage of residents on Paracombe Road.

Raising rates 30% over the last 5 years seems outrageously disproportionate to inflation.

Unfortunately the northern Adelaide Hills miss out once again with minimal to no allocation of funds. It is disappointing and to make things worse - another increase in

rates?!

Paying over \$3000 a year is a lot to pay for waste service- and that doesn't even include green waste collection or hard rubbish collection! Not even a kitchen bench green waste container! Just the basic blue and yellow bins.

There doesn't seem to be much else my rates are going towards in the local Paracombe community apart from a handful of street lights and Paracombe oval maintenance.

There was a recent small section of Paracombe Road resurfaced, however there is more to be done. Paracombe Rd is a fairly high traffic road, not only for residents but for people accessing Gorge Rd via Torrens Hill Rd. An upgrade of the road would be warranted.

It seems that even when residents alert council of concerns ie. extremely long grass on Torrens Hill Rd (which was a fire hazard) there is no urgency - this grass has only been recently cut - in winter, when the threat has passed. I wonder what will happen next fire season? Will the grass be cut then or next winter again?

I do also question the amount of money going to Fabrik - over \$800,000! A breakdown of those costs would be justifiable for rate payers. It's a huge cost, when only \$178,000 is put towards bushfire prevention for the entire Adelaide Hills.

I love the Adelaide Hills and where I live, but feel like the northern Adelaide Hills are always forgotten about in these budgets 😞

Bridgewater seems to be missing out.

We need footpaths in this township and a decent dog park.

There is no consideration of the affect of the AHC Rates proposed increase to residents who are struggling with the cost of living.

The AHC cannot continue to provide less and less services or poorer quality services while charging more and more from the council ratepayers.

This type of gouging leads people to wanting to see the local government system disbanded and absorbed by State government departments.

Yes costs have increased , and thats what CPI increases covers.

The plan does not detail the increases in costs that have lead or will lead to the additional increases of 1.5 + 1.5, nor does it state if these are one offs or will be compounded next year.

There is no talk of saving initiatives.

There is no initiatives to retain staff/volunteers to keep and build on knowledge within the organisation, and to see projects to completion.

I note that legal fees planned to decrease, looking for further decreases, please detail what are issues that are main drivers of seeking legal advice, and is the level AHC is seeking legal advice similar to same size Councils?

For 1.5% increases please give details of what this is for (without details I do not support this increase) including what community projects are costing/increasing more than CPI?

Please detail what cladding Stirling library has that requires urgent action

There is no planning for renewal of main playgrounds at Gumeracha(I do acknowledge that following community lobbying seats on swings have been replaced) and Woodside, yes these are significant expenses , and they need to be planning for.

How can you justify 3% over all national indexes? Plant replacement needs to be deferred and use as a budget line to save money.

Please concentrate on Flipping Bins, Fixing Potholes and Filling the libraries with (normal) books.... please concentrate on the minimum ratepayer needs (particularly those in the north) and stop wasting money on needless left wing focused programmes.

My feedback regarding the proposed 7.6% rate increase and how it affects my family and life.

I understand that costs go up and that Council needs revenue to provide services and maintain infrastructure. However, I find it difficult to support a rate increase of this size when some of the most basic services in our area continue to be neglected.

My biggest concern is the state of our roads. Every winter the potholes appear, Council comes out and fills them, it rains again, and within days we're back to where we started. This has been happening for as long as we've lived here - around 11 years.

At some point, surely it makes sense to stop spending money on the same temporary fix and start looking at a more permanent solution. I appreciate that properly repairing or

sealing roads is expensive, but so is repeatedly sending crews, trucks and machinery out to patch the same holes year after year. As a ratepayer, it feels like we're stuck in an endless cycle that delivers very little long-term benefit.

Another issue is roadside maintenance. During the warmer months, verges are often left overgrown, particularly around corners and intersections where visibility is important. Apart from looking untidy, it creates genuine safety concerns and provides cover for snakes, foxes and other pests.

What many residents want to know is simple: what are we getting for an extra 7.6%? If rates are increasing at that level, I would expect to see noticeable improvements in the services and infrastructure that affect us every day.

I would encourage Council to focus on long-term solutions rather than continuing to spend money on short-term fixes that clearly aren't working. The condition of our roads alone is enough to make many ratepayers question where their money is going.

Thank you for considering my feedback.

I can't speak for other suburbs in the Hills region but I feel Houghton is also a totally forgotten part of the Council. There are no walking paths through the suburb, local member of the community are putting in their own time and money to build a community (which boggles my mind that people in the community have to do that for something to be built), north east road is atrocious considering it's used as a tourist spot (Anstey Hill and the quarry). Anstey Hill from an ecological perspective is distinguishing, it's barren, full of weeds and pest plants and is a dumping ground at any of the pull off points for people waste.

I feel the community would fall apart if it wasn't for volunteers. I'd support a council rate increase under the proviso that the community gets the bare minimum that you would expect a 185 year township to have

From our community perspective, we feel like we get nothing out of being part of the Hill Council other than bins being emptied and an occasional tree trim.

As a Kersbrook resident, I struggle to see the value already being delivered for the rates we currently pay compared with residents in other areas of the council.

In our area, the primary service we receive is weekly rubbish collection. Meanwhile, roads are deteriorating with crumbling edges and numerous potholes, there is no street lighting, hard rubbish collection comes at an additional cost, and the limited stormwater drainage infrastructure is both inadequate and poorly maintained, with drains frequently blocked.

There are also ongoing concerns regarding vegetation management. Road verges are not consistently maintained, including ahead of bushfire season, and there appears to be insufficient preparation and maintenance of surrounding forested areas to reduce fire risk.

Given the current cost-of-living pressures facing households, I do not support a rates increase. I would prefer to see Council focus on improving financial management, reducing debt, and delivering the core services and infrastructure that residents reasonably expect before seeking additional revenue from ratepayers.

Residents should be able to see clear evidence that existing rates are being invested effectively and that basic services and maintenance standards are being met before any increase is considered.

The proposal for a 7.6% rates increase is completely unacceptable and the council need to look at savings within their current budget. It is unacceptable to push a further burden onto residents without first proving you are tidying up your own back yard. There is \$3m for fleet upgrades, which includes 17 light vehicles. How many of these are genuinely at the point of needing to be upgraded and how many are being upgraded just to change to electric vehicles which will then add costs with infrastructure etc too? When you look at the funding for Fabrik, what percentage of that funding is for

employees, and what return does Fabrik provide in revenue? Is there a budget and revenue forecast plan since it's conception and what is the difference between the plan and what it is actually returning?

Total bushfire prevention and emergency management has a budget of \$175k. In 2025/26, Torrens Hill Road had grass up to the edge of the road and over 1.5m tall. This was reported to Rangers early in the season and has only just been cut this winter. With the proposed budget I don't see any hope of maintenance prior to the summer again.

Another point which I didn't notice in the budget is the huge amount of legal fees for both last FY and then again budgeted for this FY. I seriously urge the AHC to get their priorities right, cut wastage and focus on core services for their rate payers. If this means shrinking or reprioritising workforce and projects to become sustainable, it may be worth investigating. The AHC can't continue to borrow money and get to the point where those funds are not available or exhausted when they are really needed.

Council needs to be much more restrained on its expenditure. Times are tough for everyone.

Effort needs to be directed to managing existing assets, not creating any further new assets until the financial situation is more manageable. Operating Projects (excluding school safety) amount to about \$400K (I assume external consultancy) should be accommodated In-house with existing staff resources. The ERP contract (\$600K) is excessive and needs to be properly justified - is the current cladding a significant risk to the public? and if so, demonstrate it and stage it over 3 years. The rate rise of 7.6% is outrageous. My street, like many, many others cost the council little (no kerbing, no footpaths, no street lighting, no stormwater, once a year street sweep and I can't get the numerous dead trees, ivy and blackberry removed from my verge despite numerous requests. It's time for council to take a reset and concentrate its efforts on its core responsibilities.

I would like to address my anger and annoyance re the proposed increase in rates. With what the council waste the money on and severe lack of services I find it astonishing that they have the audacity to try and bluff the general public that elect the councilors into office.

Roadside maintenance and mowing seem to be at an all-time low. Rubbish collection is just a joke. I have not spoken to anyone that thinks the trial was a success but yet the Council in their wisdom continues to punish the rate payers.

People are forced to do extra dump runs just to cope with the lack of rubbish pick up. And therefore, incurring dumping fees are just astronomical.

I would have thought the Council have been picking up exorbitant amounts of money in rates already.

Why don't the Council maybe give back a little of the profits to the rate payers?

Not by putting in sculptures etc that nobody likes, but by reducing fees and rates.

I wish to express my concern regarding the proposed 7.6% rates increase outlined in the Draft 2026-27 Annual Business Plan and Budget.

I understand that Council faces increasing costs and has a responsibility to maintain essential infrastructure and services. However, many Adelaide Hills residents are also experiencing ongoing cost-of-living pressures. A rates increase that exceeds CPI by an additional 3% places a significant burden on households at a time when many families are already struggling to absorb rising expenses.

I am particularly concerned that this increase is proposed despite Council forecasting an operating deficit and increasing borrowings. It appears that residents are being asked to contribute substantially more while Council continues to fund projects and organisational initiatives that may not be considered essential by the broader community.

For example, the draft budget includes significant expenditure on initiatives such as the \$600,000 Enterprise Resource Planning (ERP) transition, electric vehicle charging infrastructure, and workplace accommodation reviews. While these projects may have merit, I question whether they should take priority at a time when Council is asking ratepayers to accept a rates increase well above CPI. Before imposing a rise of this magnitude, Council should clearly demonstrate that every opportunity has been explored to reduce internal costs, improve efficiencies, defer non-essential projects, and prioritise spending on core services.

I also ask Council to consider whether the benefits of its spending are being distributed fairly across the district.

I live in Houghton, on the very outskirts of the Adelaide Hills Council boundary. Like many residents in the outer areas, we pay the same increasing rates but rarely get to enjoy the facilities and improvements that seem to be concentrated in the more popular townships. Places such as Birdwood, Woodside, Lobethal and Hahndorf understandably attract investment due to tourism and population, but it often feels as though communities like ours are overlooked.

In Houghton, we do not even have a local playground or a usable park where families can gather and children can play. We contribute financially to the Council just like every other ratepayer, yet the return on that contribution is difficult to see in our day-to-day lives. If Council is seeking support for substantial rate increases, there also needs to be a stronger commitment to ensuring that all communities, including those on the fringes of the district, receive a fair share of investment and accessible local amenities.

I support responsible financial management and recognise the importance of maintaining roads, infrastructure and essential community services. However, I do not support asking ratepayers to shoulder a 7.6% increase without clearer evidence that alternative savings measures have been exhausted, discretionary expenditure has been critically reviewed, and the distribution of community investment across the district has been carefully considered.

I encourage Council to reconsider the proposed increase and explore options to limit any rise to a level closer to CPI while continuing the necessary work of achieving long-term financial sustainability. I also urge Council to consider the needs of smaller and outer communities when determining future priorities, so that all residents can see and experience the benefits of the rates they pay.

While I understand the council faces external financial pressures, I am deeply concerned by the proposed 7.6% rate increase and the projected \$3.4 million operating deficit. At a time when households are navigating severe cost-of-living pressures, the council must prioritize core services and aggressively reduce discretionary spending. This I believe is the highest proposed rate hike of any metropolitan council. To add 3% above CPI is unfair on rate payers also struggling with increased costs,

I urge the council to consider trimming back or delaying expenditures in the following "luxury" or non-essential areas to lower the final rate burden on the community:

Consultants & Strategic Planning: Delay the \$80,000 allocated for Regional Open Space strategic planning and the \$120,000 for developing the Strategic Asset Management Plan. External advisory fees and service reform consultants should be minimized, utilizing internal staff expertise instead.

Non-Essential Cultural Operations: Review and reduce the ongoing operational and staffing funding for Fabrik Arts + Heritage. While valuable, stand-alone cultural hubs are discretionary and should move toward self-funding models during financial deficits.

Aesthetic & Streetscape Maintenance: Reduce the frequency of cosmetic landscaping, specialized main-street beautification, and roadside verge mowing to save immediate labor and fuel costs.

Deferring Fleet & Tech Upgrades: Defer a portion of the \$3.088 million plant and fleet replacement program. Extending the lifecycle of existing council vehicles and delaying non-critical internal ICT software updates (\$166,000) would significantly lower immediate capital outlays. Perhaps cutting back on fuel running costs associated with council vehicles sitting with engines kept running unnecessarily while not engaged in actual work related activity.

New Recreational Extensions: Pause allocations for new decorative footpaths, specialized trails, or minor sport infrastructure, focusing capital strictly on heavy-use civil roads and bridges.

Ratepayers expect a "back-to-basics" budget that focuses strictly on statutory duties like waste collection, public safety, and essential road upkeep until the council's financial trajectory stabilizes.

Thank you

I don't agree with a 3% increase over CPI. I think the 1.5% is appropriate. Anything above this amount should be considered within the proposed expenses. Possibly extend the

timeframe around renewing plant & equipment or looking at land that could be sold to improve income.

I will say that the sale of possible land holdings is of specific interest for me as I have been looking to relocate within the council area for the last 2 1/2 years and the lack of land release makes it really hard. I also am mindful of keeping our farming and water retention areas secure for future generations.

Dear Adelaide Hills Council,

I am writing to strongly object to multiple areas of wasteful spending in the Draft 2026-27 Annual Business Plan and Budget. Ratepayers are already facing a 7.6% rate increase plus rising borrowings that will reach \$37.2 million by June 2027. Enough is enough.

1. Bloated Employee Costs

Your proposed \$28.082 million in employee costs is excessive for a council serving only 42,368 people. This works out to roughly \$140,000+ per employee, which is 30-40% higher than the Australian average full-time salary of around \$106,657. Why are ratepayers funding well-above-average public sector salaries while you still demand more money from us?

2. Excessive Cultural and Arts Spending

You are pouring \$861,012 this year alone into FABRIK Arts + Heritage, plus hundreds of thousands more on Community Development (\$434k), Region and Place/placemaking (\$1.06M), and Events (\$875k). This is not a core council responsibility. The market and private operators can run arts, heritage, festivals and tourism experiences. Council should not be playing arts patron with our money.

3. Unnecessary EV Charging Infrastructure

On top of that, you are wasting \$75,000 on "enhancing" electric vehicle charging infrastructure and developing related policy (page 30), plus replacing chargers in the fleet. This has nothing to do with core services. If there is real demand, the private market (petrol stations, shopping centres, businesses) will install chargers. Council has no business subsidising this. Leave it to the market.

You are using ratepayer funds and massive borrowings to support above-average wages that fund non-essential cultural programs and green virtue-signalling projects like EV chargers, while basic infrastructure (roads, footpaths, stormwater) continues to need serious attention.

I demand you take the following actions before adopting the final plan:

Significantly cut the overall employee cost budget and reduce staff numbers in non-essential areas.

Drastically reduce or eliminate the \$861k+ spending on Fabrik Arts + Heritage and related cultural/placemaking activities.

Completely remove the \$75,000 EV charging project and any related initiatives.

Redirect all savings to core services and keep the rate rise as low as possible.

This is classic council overreach — growing bureaucracy and pet projects while the fundamentals suffer. Ratepayers expect roads, waste, stormwater, and planning — not subsidised art hubs and EV stations.

I don't expect this feedback to be formally recorded and properly considered. You will most likely progress your woke agenda as the voice of few is louder than the voice of the many.

As a council you want to enhance your appeal and branding, then stop wasting our money. Do better.

The draft ABP for 2026-27 fails to protect the interests of ratepayers by failing to address reducing borrowings and taking the budget towards break even or surplus over the coming years.

Costs must be cut in areas that do not impact core front line Council services.

Projects that Council can ill afford need to be reviewed and shelved until such time they can be afforded.

Rates must not increase year after year above CPI. The proposed rate increase of 7.6% together with increased Valuer General property valuations will likely see many ratepayers paying 15% higher rates in 2026-27 than for the 2025-26 year.

Like every household, we cannot spend beyond our means or continually indulge in "feel-good" projects and inclusive activities when essential priorities must come first. The same principle should apply to Council spending.

Council's primary responsibility should be to look after its residents by focusing on core services, maintaining infrastructure and ensuring effective bushfire mitigation measures are in place. In a Hills community, bushfire preparedness and risk reduction are not optional extras; they are essential responsibilities that directly impact the safety and wellbeing of all residents.

At a time when many households are facing increasing financial pressures, Council should carefully prioritise expenditure and distinguish between essential services and discretionary "feel good" projects. Ratepayers expect their contributions to be directed towards fundamental community needs' before funding initiatives that, while desirable, fun and inclusive are not essential.

Long-term residents should not be continually asked to absorb rising costs when many are already facing significant financial strain. The value of properties have increased exponentially, leaving many asset rich, but with ever decreasing or fixed incomes.

Responsible financial management, prudent spending and a clear focus on core priorities are needed to ensure Council remains sustainable while preserving the liveability and safety of our community.

In the 41 years I have lived in the Hills, I have never seen so many empty local shops or witnessed so many essential retailers leaving our communities. This is a concerning indicator of the increasing financial pressures being experienced by both businesses and residents. Thriving local shopping precincts are vital to the health and sustainability of our communities, particularly for older residents who rely on accessible local services.

Council should be mindful that rising costs and financial pressures can have a cumulative effect, impacting not only households but also the viability of local businesses. Protecting and supporting vibrant local villages should be a priority if we are to maintain the liveability, character and sense of community that have long defined the Adelaide Hills. Service should be provided for the local community. In the past 41 years I have lived in Crafers, livability has declined, front doors and gardens were once a feature, now is becoming a streetscape of garage doors.

I wish to express my strong opposition to the proposed 7.6% rate increase contained within the 2026-27 Draft Budget.

While I acknowledge that councils face increasing costs in delivering services and maintaining infrastructure, a rate increase significantly above the Consumer Price Index (CPI) places an unfair burden on residents and businesses already struggling with rising household costs, insurance premiums, electricity prices, fuel costs, and interest rates.

The proposal indicates that 4.6% is attributed to CPI increases, with an additional 3.0% being sought to manage assets, deliver initiatives, and improve Council's long-term financial sustainability. In my view, Council should be required to operate within CPI increases wherever possible, just as households and businesses are expected to do.

Many Adelaide Hills residents receive limited direct services from Council. For a significant number of ratepayers, particularly those in rural and semi-rural areas, the primary service received is rubbish collection, while residents are often responsible for maintaining large properties, managing vegetation, maintaining private driveways, and addressing bushfire risks at their own expense.

A rate increase of approximately \$223 per year for an average residential property may appear modest when viewed in isolation, however it comes on top of numerous other rising costs faced by households. For pensioners, retirees, young families, farmers, and small businesses, these cumulative increases are becoming increasingly difficult to absorb.

I am particularly concerned that property valuation increases are being used to support additional revenue collection. Rising property values do not necessarily reflect an increase in a resident's ability to pay. Many long-term residents have experienced significant increases in property valuations while their incomes have remained largely unchanged.

I believe Council should:

- Limit any general rate increase to CPI only.

- Review discretionary spending and non-essential projects before seeking additional revenue from ratepayers.
- Improve transparency around asset management and long-term financial sustainability programs.
- Demonstrate measurable efficiency savings before imposing increases above CPI.
- Recognise that many Hills residents receive fewer services than ratepayers in metropolitan council areas while often paying comparable or higher rates.

Council must remember that ratepayers are not an unlimited source of revenue. The focus should be on responsible financial management, delivering core services efficiently, and ensuring that rate increases remain affordable and justified.

I respectfully request that Council reconsider the proposed 7.6% increase and reduce any increase to CPI only.

I write to express my concern regarding the recent announcement that the Electoral Commission of South Australia has requested the postponement of the 2026 Local Government Elections until 2027 following the significant issues experienced during the March 2026 State Election. The South Australian Government has indicated its support for legislation to delay these elections.

Given these extraordinary circumstances, I believe Adelaide Hills Council should exercise caution and restraint when considering any new spending initiatives, major capital projects, borrowing commitments, or rate increases beyond those necessary to maintain essential services.

The postponement of council elections means that ratepayers will be denied the opportunity to vote on the future direction of their local council at the time originally scheduled. In my view, it would be inappropriate for councils across South Australia to commit their communities to substantial new expenditure or increased financial burdens while elected members remain in office beyond the term that voters expected.

I acknowledge that Council must continue to provide essential services and meet its statutory obligations. However, I respectfully submit that Council should:

- Freeze all discretionary spending not essential to service delivery.
- Defer any major new capital projects until after the next council election.
- Avoid any rate increase above the minimum required to maintain core services.
- Review all planned expenditure to identify savings opportunities.
- Ensure that any significant financial decisions are deferred until ratepayers have had the opportunity to elect their representatives.

At a time when households and businesses throughout the Adelaide Hills continue to face cost-of-living pressures, Council should demonstrate financial prudence and respect for the democratic process.

I therefore request that Adelaide Hills Council reconsider any proposed rate increases and major spending initiatives within the 2026-27 budget and instead adopt a fiscally conservative approach until elections are held and the community has had the opportunity to determine the future composition of Council.

I ask that this correspondence be circulated to all elected members and tabled at the next available Council meeting. I strongly oppose the proposed 7.6% rate increase in the Adelaide Hills Council Draft Annual Business Plan 2026-27. While Council cites rising costs and financial sustainability as reasons for the increase, ratepayers are being asked to bear the burden of previous financial management failures, including the well-publicised multi-million-dollar budget reporting errors that significantly understated the Council's operating deficit. At a time when households are already facing significant cost-of-living pressures, it is unreasonable to impose one of the highest rate increases in metropolitan Adelaide while Council continues to carry substantial debt and fund projects that many residents do not consider essential. Before seeking additional revenue from ratepayers, Council should demonstrate stronger financial discipline, reduce discretionary spending, improve governance and accountability, and prioritise

core services such as roads, infrastructure maintenance, fire prevention, and community safety. I therefore request that the proposed rate increase be rejected or substantially reduced until Council can provide greater confidence that existing funds are being managed efficiently and responsibly.
I would like a more detailed breakdown of the 3m increase in employment costs.
More needs to be done on roadside verges out of townships , as many owners work full time to pay for on going costs associated with their properties and do not or wish to spend weekends to slash or spray verges along busy roads which is also unsafe . Plus use their own tools and chemicals to spray for bushfire safety, road side blindspots coming out of driveways or seeing ongoing traffic at high speeds and kids school bus drop offs or recreational runners , bike riding needing to use the road instead . Also every land owner regardless of dwellings on their property should be allowed council bins red , yellow and green waste as there is always waste even out of hay sheds , or storage sheds in general and even if they live in a area where they can burn off but what happens between Nov to April ,,there is alway green waste that many cannot store due to combustion etc so simple prunings could be nice as green council drop offs are not beneficial for some as they don't take all clippings ...eg rose clippings .
I do not support any rate increase. Stick to the basics Roads and Rubbish and forget the rest
Yet again the majority of the spending is centralised around Stirling.
Any increase over CPI in the current financial climate is unjustified.
Council needs to look at improving efficiencies within and save cost. Services offered from council seem to be getting less and we're paying more.
Everyone is already stretched with money. That is a huge rate rise that people won't be able to afford. Its not ok to have such a big rise especially with how everything is going and interest rates continuing to rise.
I believe the rate increase is way above the sates average and it needs to be re considered
Where was the consultation about these projects. The school safety upgrades are very limited. Who asked other schools what is needed. Where is council promotion of struggling hospo businesses. Works and events seem to ignore large areas of the council.
I don't know where you think families are going to get this extra money from for the increase in council rates but I can assure you we will all be struggling to pay. The sacrifices we already have to make with the cost of living right now is already putting a huge strain on families! It's our children who miss out... miss out on a trip to the rocking horse, gorge wildlife park or a family lunch at a local cafe because these things are now luxuries with inflation.
I oppose to rates being increased
To the Adelaide Hills Council I strongly oppose the activities outlined in the draft business plan and the proposed 7.6% rate increase outlined in the Draft Annual Business Plan. Households across the Adelaide Hills are already facing significant cost-of-living pressures. Mortgage repayments, insurance premiums, electricity, groceries, fuel, and other essential expenses have all risen substantially in recent years. Many residents have not seen their incomes increase at the same rate as inflation, yet Council appears to be proposing a rates increase that exceeds what many households can reasonably absorb. The proposal includes a 4.6% increase linked to CPI. While inflation undoubtedly affects Council costs, residents do not have the ability to automatically increase their incomes to match inflation. Before passing rising costs directly onto ratepayers, Council should demonstrate that it has thoroughly examined opportunities to improve efficiency, reduce discretionary spending, and prioritise essential services. The additional 1.5% increase for "long-term financial sustainability" is particularly concerning. Financial sustainability should be achieved through disciplined budgeting, prudent financial management, and careful prioritisation of expenditure. Ratepayers deserve a clear explanation of why existing revenue and spending arrangements are

insufficient, what measures have been taken to control costs, and why a further increase is necessary.

The further 1.5% increase to fund additional projects raises similar concerns. Council's primary responsibility is to provide core local government services and maintain community infrastructure. At a time when residents are under financial pressure, discretionary projects should be carefully reviewed and, where appropriate, deferred rather than funded through higher rates.

I urge Council to reconsider this proposal and place greater emphasis on expenditure restraint, operational efficiency, and prioritisation of essential services. Any rate increase should be kept to the absolute minimum necessary and supported by transparent evidence that all reasonable alternatives have been explored.

Residents expect Council to manage public funds responsibly and to recognise the financial pressures facing the community it serves not empond and punish everyone further with very little tangible justification for the increases.

I think a 7.5 % rate rise is ridiculous as with the prices of housing already making money on the current rates as housing alone has nearly doubled in 4 yrs. The waste of money that is wasted in this council area is appalling Randell Tce has been have resurfaced and is worse than before it was done. New street signs what purpose waste of money

I am extremely concerned about the proposed rate changes.

I understand they are to go up at least 7%. In a cost of living crisis, when we already have the highest in the state? How can this be justified... CPI, well okay, but I also understand the AHC had adjusted the rates well above CPI in recent years anyway? And then to cover overspending and legal fees? I think all your rate payers agree, we'd rather you just cut back on the projects then for now.

I am concerned that council rates are already extremely high and are becoming increasingly difficult for many residents to afford, particularly during a period of ongoing cost-of-living pressures and inflation. Many households are struggling to meet basic expenses, and some are at risk of financial hardship, losing their homes, or experiencing homelessness.

I believe council should focus on core responsibilities and essential services before committing ratepayer funds to non-essential projects or upgrades to council-owned buildings. Community safety and basic infrastructure should be higher priorities.

In particular, I would like to see greater investment in:

Road maintenance, especially in the hills where road conditions are poor.

Maintenance of road verges and public spaces.

Bushfire prevention and risk reduction measures to improve community safety.

Essential infrastructure and services that directly benefit residents.

I support improvements to community facilities such as playgrounds and community-use buildings where they provide a clear benefit to residents. However, I do not believe ratepayers should bear the cost of unnecessary council building upgrades while important infrastructure and safety issues remain unaddressed.

Council should also review its spending priorities, operating costs, and staffing expenses to ensure public funds are being used efficiently and that expenditure is proportionate to the benefits delivered to the community. Greater financial responsibility and a stronger focus on essential services would better reflect the needs of local residents.

Obviously I oppose the proposed increase to Council Rates. I don't see any value for money in what the council provides considering our garbage collection has been significantly reduced to reduce costs.

Any rate increase above CPI is completely unacceptable in these incredibly challenging financial times.

With spiralling costs of mortgages due to interest rate rises, cost of fuel and living expenses out of control now is not the time to smash Adelaide Hills householders with a nearly 10% rate rise.

In this climate, council needs to rationalise, focus on delivery of essential services and not burden it's ratepayers with a laundry list of non essential works to be done.

This is irresponsible and out of touch.

I do not support raising of rates above the official inflation rate. With all costs of living rising rapidly due to a war our own country does not support it is unfair to further stress primary producers who are already being hit by increased fuel costs and the

supermarket monopoly also passing on fuel increases to the grower. We are already set to make a loss this year and increased council rates will make it even harder to make a living in farming.

You can not be serious in putting forth a rate rise! Cut spending first before you go TAKING more money from us.

I do not support the Draft Annual Business Plan and Budget 2026-27 in its current form.

While I acknowledge the Council's focus on asset renewal and appreciate the relatively restrained approach to new capital projects, I remain concerned about the overall financial position presented in the Plan.

Council proposes a 7.6% rate increase, comprising CPI plus an additional 3%, while simultaneously forecasting an operating deficit and increased borrowings. The Plan states that the additional rate increase is required to ensure long-term financial sustainability, however the proposed budget does not appear to achieve that outcome. In effect, ratepayers are being asked to contribute significantly more while Council continues to spend beyond its means.

The Plan contains repeated references to efficiency, sustainability, transformation and improved service delivery. However, it provides very few measurable performance targets demonstrating how these outcomes will be achieved. There is limited information regarding productivity improvements, operational efficiencies, service benchmarking, or expected returns from major organisational investments.

As a ratepayer, I would like to see a stronger focus on demonstrating value for money. If additional revenue is required, Council should clearly explain what measurable improvements residents can expect to receive in return and how success will be assessed.

I support investment in essential infrastructure renewal and prudent long-term planning. However, before seeking ongoing above-inflation rate increases, Council should provide greater transparency regarding organisational efficiency, service performance, and the pathway to achieving a genuinely sustainable financial position.

It is disappointing that as Woodside residents and a local business owner all you seem to care about your profit margin and exorbitant rises! It's ok for council employees who don't have to loose sleep wondering if mortgage payments will be met.

4.5% rate rise plus 3% of levies is simply inappropriate. Temporary levies have a habit of sticking. You have 1000s of new rate payers coming in yet the totally unjust levies are proposed. Tell me what long-term cuts if the council are so financially stricken are you making. How many reworks occur? What reviews of wasteful spending has been undertaken instead of hitting up the residents. As always the outer lying regions and wards hardly feature with all proposed projects closer to central hills or dare I say mt barker.

I do not support the rate rise, please see below.

This plan has very little for the Northern regional areas. The only service I am provided which is useful by the council is the bin collection - literally nothing else is done to justify ridiculous high rates which are charged. The infrequency of your green dump days is deplorable considering the fire risk nature of the area. I have had to spend nearly \$1000 this year on twice having to repair damaged car wheels and tyres due to the severe pot holes in the roads. These roads which seem to have the speed limits lowered rather basic safety improvements done, ie road repair and lighting.

Highest rate rise in the hills for the least services... no footpaths.. no recognition of the 30% increase in trucks through our township... no signs requesting the trucks respect the town residents and Slow Down and not use their noisy brakes
What is the rise for.... 1 street sweep per year... no police presence to combat the speeds and irresponsible drivers.

No to the rate rose totally outrageous

Increases over CPI do not reflect council having an awareness of the cost of living crisis.

I see little in the ABP directed to the smaller townships of Houghton, Inglewood and Hermitage.
As a business an increase of above inflation is absurd. You need to cut costs or decrease spending, as a business I find the council badly managed.
While there are some good elements to this budget, there is a lot to be critical of. First of all, the increase in rates far above CPI is a disgrace. This is an unsustainable practice and in a cost of living crises for everyone it is an unacceptable strategy. Where does this end? If this were the correct strategy then in the years to come the rates amount would be higher than someone's income? The lines intersect at some point. It is lazy budgeting and current ratepayers should not have to pay for the previous or current mismanagement of the budget by AHC. While 4.6% would be in line with CPI, the additional charges amount to a money grab by council to fund former and current poor performance. The total increase for most residents will be far beyond 7.6%, as the valuer generals re-calculations are sure to increase as well. Increasing debt again is also a poor strategy. Not only is this pushing out any chance of repayment of the debt, it is increasing funding costs year on year and increasing operating costs unnecessarily. There are so many line items that need addressing in the expenditure, it is hard to comprehend that anyone looking to cut costs and improve efficiency has actually looked at it. Positives are always expenditure on roads and general infrastructure, necessary and something that needs to be kept up with. One line that stands out as absurd, among others, is \$861, 012 for FABRIK Arts and Heritage. You'd think that reducing costs such as this would provide a much better outcome than slugging residents with higher rates. It feels like the priorities of AHC are misguided and someone needs to take a serious look at the operating expenditure. I read through the influences posted in the report and these are things that every business needs to consider...not just blindly responding by increasing rates. I'm looking forward to council elections later this year...it feels like it's time to have people with good business acumen and experience helping steer the council.
I do not support the extremely high rate rise due to council's mismanagement. The rate needs to reflect the CPI and be adjusted down to align with this.
There needs to be greater consideration given to pedestrians & pedestrian access & safety on roads. The council currently gives very little consideration to this & it's extremely dangerous to walk on many of the roads in this council area as there's no maintained verge to avoid walking on the road.
There is insufficient information to make a reasoned response. My detailed comments are in the body of the document.

Would you like to provide feedback about a specific project or initiative?

I am very tired of the large yearly increases in rates, equivalent to paying compound interest but at huge levels. I suggest that new builds and similar are put on hold until markets recover. Once we pay more than 5% extra year on year, the rates we pay can never reduce, and never stay the same. Government entities are the only ones with the right of income increase each year, we don't get that so every year it's doing more with less, because of uncontrollable government expenses
Investment for greatest benefit is logical aim. Safety is a priority with schools and some key road maintenance but in difficult times less fundamental nice things may have to wait. In saying that certain other facilities are the cornerstone of townships and their community. As a member and player of tennis and pickleball at Mylor courts I see this facility as such a cornerstone for the social interaction and physical activity of the local and wider community. Together with netball, tennis and particularly now the booming sport of pickleball attracts a large participation and

diverse demographic profile of gender and ages.

The courts have been a key feature of township for many years. The nature of such courts require regular cleaning, resurfacing and occasional reconstruction. Resurfacing occurred a number of years ago and is reaching the end of useful life, but most critically the surrounding trees are causing increasing damage to their structural integrity and loss of use. The trees contribution to the environment and playing amenity means they cannot be removed. Consequently the courts need to be managed and reconstructed to realise their potential.

It is not understood how \$46,000 across the district can maintain these assets. Lack of investment and delay will lead to further escalation of damage and greater loss of usability. Increased investment is required, in the Mylor case of around \$100,000 to complement current \$70,000 in State and \$80,000 in Club contribution, to address ever increasing deterioration and costs. In budget terms these are choices in lieu of other less critical matters, and/or for loans, against future community value and reduced long-term asset damage.

The Mylor courts have been a cornerstone of the Mylor community and now a broadening demographic through becoming the Pickleball hub for the Adelaide Hills, as well as the hub for spring night netball. The four courts linear configuration, modern clubrooms, natural setting and availability of adjacent large carparking area leads to it being such a suitable hub. Reconstruction and renewal of this asset would underpin the high and diverse local activity, and create an attractive venue for regional and State summer outdoor tournaments.

A review of asset renewal is requested to prioritise such community assets, and these in particular given their local value and status in the Adelaide Hills.

Electric vehicle infrastructure should be provided by private enterprise not councils. New bikeway and footpath expenditure should be deferred until debt and expenditure reduced.

Funding for Fabrik Arts and Heritage seems excessive .

Re No. 9 - Stirling East primary School

This is a perfect example of not keeping residents in the loop. I contacted Council to ask what the new orange survey mark next to my driveway was for, as it will probably affect me and my neighbours. I am rather sensitive given the greatly intrusive building of the childcare next door. My enquiry was passed on the team, but I never heard back. it was only when I read this draft today that I figured what it could be for. I then automatically dreaded the thought of losing the trees along the side of the path as I moved to Stirling for the trees.

Anyway, back to the project -

1. will this address the unsafe areas that I have previously contacted Council about? That is a) the northern side of the Yam St/Old Mount Barker (OMB) Rd intersection where we have had to walk on the road, with ongoing traffic speeding from behind us and b) Paratoo and Old Mount Barker Road intersection. People walking north must stand on the road to see oncoming cars on Paratoo Road because the vegetation from no. 142 is blocking clear sight. This isn't too bad if the car is old, playing loud music or has the headlights on but the increasing number of silent E.Vs is making it very difficult. I have contacted Council for both. Nothing happened with Yam St, even though the ranger could see the problem. Not long after one of the road signs, right where pedestrians walk, was hit by a vehicle. The road sign was changed quickly but nothing was done regarding the hedge. Not long ago I spoke to the council worker who was replacing the No Entry sign on Paratoo Rd outside no 142. OMB Rd about not being able to see oncoming easily. He could see the problem, saying the vegetation was over the road and told me that Council was drawing up a list of work to be done and that he'd ring that person - which he did while I was there. Nothing happened. I am assuming that related to the recent automatic email telling me that case was closed and something about not being a designated path.

2. Will this address the erosion of my driveway, caused by school parents who are constantly digging up my driveway to access the verge or blocking my drive completely? Years ago, I asked the bloke supervising the work on the Paratoo footpath, what could be done about this problem. He told me it was my problem. I couldn't work out how damage from unknown third parties was my problem. When I asked him what Council was responsible for - he ran his toe along the lowest point between my drive and the road - a width of about a centimetre! He must have thought about it as a ranger

turned up to put in one of those white poles. This was driven over by a parent and thrown into the bushes. Does Council have a spare rock that can go in its place?

Development of an Open Space Strategy can wait a year or two.

CLMP and Asset management plans should have expertise in house rather than requiring consultants. Is there a plan B where aspects can be delivered in house, with more specialty outsourced? Acknowledge they are legislated and/or required to have. It is unclear if this project includes a Property Review and I think it's high time Council considers disposal of some property assets. Noting NOT community halls or spaces which are at capacity and needed.

Very supportive of any safety work around schools.

Very supportive of an increase in the footpath program but only when we have the money for it. Which is not now. Currently you are showing me if we installed new footpaths today, you would need to borrow more in 7 years to renew that footpath. It just doesn't make sense.

I have an EV, and am all for electrification. I think this program can wait a year. We are OK for charging with Stirling, Bridgewater and Mt Barker sites available via the private sector with some public investment. I'm not actually sure Council needs to play a role here, except sometimes in providing the space. Advocacy for sure - charging infra in Stirling could be quadrupled with demand exceeding supply.

Support any investment in FOGO as it saves us money in the long run and is so important in reducing emissions.

Amy Gillet is awesome but it can wait until we're not so poor.

Of the \$12.1 million allocated in the ABP for Capital Renewal Expenditure, a total of \$0 is allocated to the Natural Environment - despite the Natural Environment being the top Key Priority overall for the AHC. The only identified environmental capital expenditure is electric car charging - there is no capital money at all allocated to the Natural Environment.

Please see my email for feedback. Thankyou very much [REDACTED]

we need safe road crossings and safe footpaths for children in Bridgewater

"I notice that you haven't actually included all of your projects here? Specifically the Enterprise Resource Planning (ERP) System is not included??? Are you limiting the feedback you get for this huge waste of money?.

\$800,000 for cladding, in you guessed it, Stirling. The building is 18 years old, get your money back from the shoddy work you commissioned in the first place. If you are concerned about the safety and compliance of community facilities you would be replacing the soft fall in the Gumeracha playground that falls incredibly short of the Australian Standards."

For School safety initiative it should be about working together, State gov, parents and Council, keep within budget allocated.

For Amy Gillett connection defer to next year, look to lower speed limit on that road in the meantime.

New footpath program needs to be very strategic, capital works is blowing out, so footpaths that address safety issues would be what should be considered.

Electric vehicles are being seen to be green but are wasteful and not required by Councils.

When you say "New footpath Program" what you actually mean is for the south... It is Stirling, Bridgewater, Crafers, Aldgate or nothing... We can put our kids on a bus, because there is no safe way to get to Inglewood From Tilmouth Rd... and because it is only a few pesky northerners there is no effort whatsoever. You talk about community, yet Inglewood oval does not count and the community around it don't count, yet you jack up rates incessantly... When we bought (Pre-covid), we stretched ourselves ragged to buy into the affordable north, just because land values are indexed by AHC does not our salaries are, we are in the middle of a cost of living crisis and the rates are a fundamental part of that.

"Operational Project reviews should be undertaken using existing resources only and if insufficient, target the most critical in year 1
the Library recladding needs to be thoroughly justified, why is it deficient now when the building is still relatively new.

No new asset construction until you're on top of maintaining what we already have."

I live on Victoria Street which is one of the main thoroughfares to Lobethal. It is also one of the main walking routes for many of the residents in Gumeracha. The footpath is and has been in need of repair for as many years as I have resided in Gumeracha. (since 2016) The footpath itself is very undulating in many parts, and I am very surprised there have not been some serious injury to walkers. Of particular concern is there are a number of elderly people who chose to walk on a daily basis clearly long-term residents and it would be a huge encouragement for them to continue their routines having a greater confidence on a pathway that is overdue for renewing.
Council must concentrate on physical infrastructure upgrades, school safety & care for our elderly citizens

Expenditure on the Fabrik precinct at Lobethal should be ceased until Council is in a better financial position.

Expenditure on the Amy Gillett bikeway should be reduced until Council is in a better financial position and future outlays should be based only on State and Federal grants being received.

Bitumen road resurfacing funds should be halved. What a waste of funds for resurfacing Forreston Rd from Albert St to Alan St at Gumeracha was this year when it was still in serviceable order.

Cease funding to the TDU. This is a State Government responsibility. If they take the races elsewhere it would free up our roads and have negligible effect on the illusory and fictional financial benefits to the businesses of the Adelaide Hills.

Cosmetic maintenance of the Coventry Library must be postponed.

New footpaths must be postponed.

School safety programs should be the responsibility of the SA Govt and if requested carried out by council then funding should come from the minister of Education not council funds

Curbside collection is the worst offered in some areas by a council in my opinion

General feedback:

I support Council's prioritisation of asset renewal over the construction of new assets. Maintaining existing roads, infrastructure and community facilities is generally a more responsible use of public funds than expanding the asset base and creating additional future liabilities.

However, I would like to see greater transparency regarding the expected outcomes and benefits of several major projects.

For example, the proposed Enterprise Resource Planning (ERP) project represents a significant investment. While the Plan outlines implementation activities such as training, process mapping and change management, it does not clearly identify the expected operational benefits, annual savings, productivity improvements, or anticipated payback period. Similar concerns apply to several strategic planning and consultancy projects.

Future Annual Business Plans should place greater emphasis on measurable outcomes. For each significant project, Council should clearly identify the problem being solved, the expected benefits, the performance measures that will be used to assess success, and the anticipated return on investment.

Ratepayers should be able to understand not only what Council intends to spend money on, but also what value that expenditure is expected to deliver.

What actual benefits does electric vehicle infrastructure provide for residents, absolutely nothing. The region is not that big that people travelling here need charging stations when visiting, residents will charge their own vehicles at home. It is purely

"feel good" waste like this, whilst hiking residents rates for no benefit to them that shows how completely out of touch this council is.
This bike way connection is another example, this is the type of useless thing that should be cut, not spent if the council wants to reduce its debt, which by the way is the councils fault - not residents yet we foot the bill with rate hikes.

Strategic Asset Management Plan - Motherhood statement! More detailed information is required in order to rate this initiative.
Integrated Town and Precinct Planning project - Ditto. All bureaucratic language with no real information.
The asset management plans and community land management plans need a great deal more detailed information in order to provide intelligent feedback. These are extremely important initiatives, and it is insulting to ratepayers to provide such banal statements. Similarly the Integrated Town and Precinct Planning Project. "Placemaking Framework" appears to have become the new buzzword. Again, it is insulting to present this without detailed information. What it entails. The new footpath program is vital. There are many areas with sub-standard footpaths (or none at all), and this needs to be addresses urgently.

Would you like to provide any additional feedback about rate setting and the proposed rate increase?

The AHC have increased rates well above CPI since we moved here in 2013. It is not reasonable to keep milking residents if the council is unable to operate in a financially sustainable manner. I do not feel like we are getting value for money in this council area. Please look at ways to minimise operating costs and debt for the future.

You cannot keep sticking ratepayers with higher and higher rates when little is being done to control costs in house. Legal fees are out of control. You have highly paid educated staff. Use them. Invest in their opinions and allow them to make decisions. There should be less reliance on consultants/contractors to do the work that existing staff can do. Stop new capital projects which increase depreciation costs and need to then be maintained. Seriously look at selling assets that are not being used. Use the proceeds and create a future fund to be used to purchase income generating assets. Yes there will be pushback but people will get over it when they see the benefits. You have a Comms team to sell the messaging.
How many staff continue to WFH? Get them back to work. This is public money! There are no productivity gains for ratepayers from staff not at work. Do we even know what they are doing?

See question 11.

I did have one thought, is it feasible to "employ" volunteers to get jobs done and 'pay' them by reduced rates? I'm thinking jobs like clearing vegetation from footpaths and roadways etc. I know there would be lots of hoops to jump through but it could take pressure off staff and help residents.

Please see above. Many thanks for the chance to comment.

See earlier commentary.

- many roads are listed for both "Major Patch Future Reseals" & "Reseal" - why don't they get 1 or the other
- explain why "Replace/relocate 6 electric vehicle chargers" as they aren't very old.
- given that the latest figures show a decrease in CPI to 4.2%, I would support a 5.7% increase only

I just don't feel we get value for money for the rates we pay

I note that an average 7.6% increase in rates sees no expenditure on anything in the Gumeracha region besides the council-owned depot and a road reseal. Presumably with the marked increase in house valuations in Gumeracha due to recent sales, the rate increase will actually well exceed 7.6%.

Rates do not need to increase if you don't waste money on council red tape nonsense. Cut out the admin and all of the things that waste time and money - then you can continue with projects that actually matter and add value to the community and to

residents. This increase needs a thorough review and going above the CPI is wild at a time where most people are doing it tough.

Stop ripping people off with rates.

We already pay well above other council areas and some towns get nothing other than bin collection.

Do better with your spending. Reduce some services that aren't a necessity in more affluent areas and spread some of the money to areas that need basics like usable footpaths. Better road maintenance and replacement of old infrastructure. Perhaps replace some of the trees you removed

To assist with planning when consulting with community needs to be understanding that its not an "open chequebook" , as residents they will be paying for initiatives.

More details of which roads/etc are planned for renewal.

More detailed financials for consideration of cost pressures.

Keep the teams in charge of potholes and grading the roads, and reduce all other headcounts by at least half.... Start with anyone in charge of chasing net zero, get rid of them, the green communities team, they can go, anyone chasing climate crap... all of it, what we need is a few Adelaide hills staff to look after the Orchardist and Primary industry.

As for communities teams, we have an issue of Farm folk, and retired agribusiness folk dealing with isolation and mental pressures related to costs (including rates) yet unsupported in community infrastructure (in the north - recall Inglewood Oval community centre) Actual residents, but instead we concentrate on left wing woke perceived cultural injustices, and privileges southern guilt assuaging.

The worst thing that ever happened was the takeover of the District council of Gumeracha by Adelaide Hills.... you take our rates and do nothing for us with them...

As a Kersbrook resident, I struggle to see the value already being delivered for the rates we currently pay compared with residents in other areas of the council.

In our area, the primary service we receive is weekly rubbish collection. Meanwhile, roads are deteriorating with crumbling edges and numerous potholes, there is no street lighting, hard rubbish collection comes at an additional cost, and the limited stormwater drainage infrastructure is both inadequate and poorly maintained, with drains frequently blocked.

There are also ongoing concerns regarding vegetation management. Road verges are not consistently maintained, including ahead of bushfire season, and there appears to be insufficient preparation and maintenance of surrounding forested areas to reduce fire risk.

Given the current cost-of-living pressures facing households, I do not support a rates increase. I would prefer to see Council focus on improving financial management, reducing debt, and delivering the core services and infrastructure that residents reasonably expect before seeking additional revenue from ratepayers.

Residents should be able to see clear evidence that existing rates are being invested effectively and that basic services and maintenance standards are being met before any increase is considered.

The rate increase is extreme. House valuations will be increased for 26/27 where you will receive higher rates income. The council should be run as though it is your money that you are spending, if you can't afford, don't spend, spend within your limits and don't expect "handouts" from those that feed you. Residents don't receive higher wages only because they give a higher account to the employer. Consider this difficult time with the cost of living crisis, don't make it more difficult for all in your and our community. CPI increase is understandable but not two extra add ons!!

I firmly believe it's time LG got rid of some of the superfluous services and the cost shifting services from the State Government.

It would be useful to benchmark your rates against other councils, ie the rates payable for a \$1M property to see where you sit.

My wife and I are full pensioners, asset rich and cash poor. Another \$200 pa for Council rates on top of all the other increase in health insurance, electricity, shopping and everything else for the limited, minimal services we get from council is just another blow.

Council needs to grow to provide services. The difference here is the amount of wasted resources and money with projects that look good on the surface but are not what the general public agree with

Rates should not increase more than CPI especially since the value of properties are predicted to decrease over the next two years.

See above

I am concerned that rates in this council area are significantly higher (over \$800) than those charged by the City of Charles Sturt for our investment property in West Lakes, despite that property having a slightly higher valuation.

The primary reason appears to be the Council's Fixed Charge component. In my view, the Fixed Charge places a disproportionate burden on ratepayers and reduces the relationship between property value and rates payable. As a result, properties with lower valuations can end up paying rates that are not reflective of their relative value or capacity to pay.

The Fixed Charge appears excessive and functions more as a revenue-raising mechanism than a fair allocation of costs.

Feedback on Draft 2026-27 Annual Business Plan and Budget

I am concerned by the proposed 7.6% rate increase, comprising 4.6% CPI plus an additional 3% attributed to asset management, key initiatives and long-term financial sustainability.

While I understand that councils face increasing costs and have obligations to maintain assets and remain financially sustainable, the draft does not clearly explain what ratepayers will receive in return for the additional increase above CPI. The proposal identifies an additional 1.5% for community assets and key initiatives and a further 1.5% for long-term financial sustainability, however there is insufficient detail regarding the specific outcomes, service improvements or measurable benefits that will result from this additional revenue.

As a resident of a low-service area of the Adelaide Hills, I find it difficult to reconcile a rate increase above inflation with the level of services available to my community. Our area has no footpaths, no street lighting and no mains sewerage infrastructure, with residents responsible for the ongoing maintenance and replacement of private septic systems. While I acknowledge that council rates fund services and infrastructure across the municipality as a whole, the reality is that many residents in outer and semi-rural areas experience relatively limited direct service provision.

My concern is not that rates are increasing in line with inflation, but that they are increasing significantly above inflation without a clear explanation of what additional value or service level improvements residents should expect. From a ratepayer perspective, there appears to be no corresponding increase in service levels. In fact, my own experience has been difficulty obtaining responses to relatively simple service requests, including enquiries relating to waste services.

I am also concerned that the consultation draft does not include the detailed Statement of Expected Rate Revenue and Rating Policy, which are noted as being included in the final document for adoption. Given that the proposed rate increase is one of the most significant elements of the Annual Business Plan, ratepayers should have access to this information during the consultation process, not after it.

I request that Council provide greater transparency regarding:

- * The specific purpose of the additional 1.5% increase for long-term financial sustainability.
- * The financial indicators or targets that this additional revenue is intended to improve.
- * The service improvements, asset outcomes or community benefits expected to result

from the additional 3% above CPI.

* Alternative options considered to reduce expenditure or limit the increase before seeking additional revenue from ratepayers.

Without this information, it is difficult to assess whether the proposed increase represents value for money for residents or whether it is justified in the current economic environment.

Reduce council spending to reduce/eliminate council debt. Stop raising rates above CPI. Start treating rate payers money as if it was your own ie. Balance the books

The combination of increased rates by 7.6 % together with increases in Valuer General property valuations of around 10% will see many ratepayers paying around 15% more in dollar terms through 2026-27 compared to the previous year. This increase is creating hardship for ratepayers on low or fixed incomes such as Aged Pensioners.

The bureaucracy of Council must be trimmed. The salary and wages paid as a total proportion of rates income must be reduced.

Spending on Community Wellbeing must be reduced along with all other non-core Council initiatives. It is time to get back to basics, and not evolve council functions into areas that can not be afforded and that have limited benefit to the broader community.

In the current economic climate, demanding such an increase from residents is inappropriate.

Raising the council rates well above the cpi is ridiculous. I live on a major road that has pot holes. I have 2 dead trees on council land in front of my property that you haven't removed even though they drop branches onto a major road apparently they are on the list and have been for years.

To be honest the only thing the council does for me is remove my rubbish. 5 minutes down the hill we would get free council pick up.

You have been terrible at managing your finances and want to slug the tax payer.

Instead of slugging the tax payer why don't you allow more people to subdivide large blocks to get more rate payers into the area, but you don't allow that either, so instead of allowing that you go to court and spend millions fighting the cases, money that could be spent better else where. So instead of allowing people to do that you have a black hole that you want the rate payer to pay for. You talk about new investments and projects, nothing new comes to the stirling area we just have to put up with markets and tour down under, we find some of these things that's a total waste of money. Use some common sense like your house hold, if you can't afford it don't get it or bring other revenue into the house hold.

Every business has increased costs but they continue to make a profit by only increasing their cost to the public when it is absolutely necessary

If your management team cant at least stick to a CPI increase with out cutting ESSENTIAL service then you obviously wasting money on too many NON essential items slow your spend so that you only deliver CPI increases its not hard to do its basic business practices

Spending on Fabric should cease and be made to survive on its own you have poured heaps of good money into it and its time to face up to the situation

You cant keep bleeding money from ratepayers time to manage our money as it should be and not as a cash cow

if you were in a private business the board would be very disappointed in your performance slow down on Non essential and stick to cpi increases

Too high for many landowners whom have more than one property to fulfill their primary productions,

I disagree with the 7.6% proposed rate increase. People are all ready struggling with the cost of living increases across all areas of life, small business is majorly struggling with price increases. I implore Council to look at other ways to cut back spending etc and just keep to bare basics until the cost of living and inflation reduces. This could potentially tip some families into poverty very easily.

DO NOT INCREASE RATES

Potentially look at wages within the executive levels of council, working for council and public servants shouldn't be to line pockets, but better communities.

Your survey is not set up properly and does not allow selection of two items above on an iPhone therefore you are not getting accurate data.

We pay enough rates, with cost of living and already having extremely High rates. Call on Labour government to subsidise or give Mt Barker the money they promised years ago instead of getting it through the already struggling community. Alternatively the investors as well as another source of income. Not the poor community. No way!!!!

Not to increase at all. More like decrease.

We don't want new fancy projects if that is the cost

I support investment in community facilities such as community buildings and playground upgrades. However, I believe council should also focus on generating sustainable revenue and managing costs responsibly to fund its own obligations and reduce debt. In particular, I would like to see greater scrutiny of operating expenses, including staff wages and administration costs, to ensure they are proportionate to the benefits delivered to the community. A balanced approach that invests in community assets while improving financial sustainability would be my preferred option.

Primary producers are being hit by the fall out from the war in the form of increased fuel and fertiliser costs, we cannot afford further cost increases

Stop. Just stop. You will slowly force residents into selling homes.

I am concerned by the proposed 7.6% rate increase, particularly given that Council is still forecasting an operating deficit and increasing borrowings.

The Plan justifies part of the increase on the basis of long-term financial sustainability. However, the budget itself indicates that Council remains outside its own operating surplus target and has not yet achieved a sustainable operating position.

I acknowledge that inflation, infrastructure costs and asset renewal pressures are real challenges. However, rate increases alone cannot be the long-term solution. Financial sustainability ultimately requires improvements in organisational productivity and service efficiency alongside revenue growth.

I would encourage Council to provide greater transparency regarding the efficiency measures being undertaken internally. This could include reporting on service delivery costs, productivity improvements, customer response times, development assessment performance, technology-enabled savings, and other measurable indicators demonstrating that Council is actively managing costs within its control.

I also question the application of the principle of intergenerational equity where borrowings are being justified on the basis of maintaining current service levels. Borrowing is appropriate where future generations will benefit from long-life infrastructure assets. It is less clear that future ratepayers should bear the cost of services consumed by current residents.

Before above-inflation rate increases are proposed, Council should demonstrate a clear and measurable pathway toward both financial sustainability and improved organisational efficiency.

People are struggling, even with two of us on a decent wage and minimal debt save for car loans and mortgage, we still live week to week with three kids. Rate rises in the current economic climate reflect that the council couldn't care less if people can't pay their mortgages and lose homes. Shame on you all for even considering raising above CPI when families are struggling.

Given the current cost-of-living pressures facing many households, I do not support a rate increase above CPI. This is a particularly challenging time to ask residents to contribute additional funds to support council financial sustainability and new projects.

As a resident living in one of the outer areas of the council region, I rarely see the direct benefits of these investments. The majority of infrastructure upgrades, capital works and community projects appear to be concentrated within township areas located more than 20 minutes from where I live. As a result, it is difficult to justify paying increased rates when there is limited access to, or benefit from, the services and projects being funded.

I believe any proposed rate increase should more closely reflect CPI and take into

consideration the financial pressures currently being experienced by residents, particularly those in outlying communities who may not receive an equitable share of council investment.

I say again capital projects etc wait until your continual increase in rate paying residents catches up. No one can afford 7.6% . The financial stability need or ask suggests mismanagement. What's the three year cash flow plan look like? Budget for the priorities around maintenance etc but take a real hard look at the feel good capital . I could go all day on finance

Dear Adelaide Hills Council,

I am writing to express my strong concern regarding the proposed 7.6% rate increase outlined in the Draft 2026-27 Annual Business Plan and Budget.

While I understand that councils face increasing costs and financial pressures, I believe this proposed increase places an unfair burden on residents at a time when many households are already struggling with the rising cost of living. Families are facing significant increases in mortgage repayments, rent, electricity, insurance, fuel, groceries and everyday essentials. Many residents are being forced to make difficult financial decisions simply to maintain their standard of living.

Council's own document acknowledges the challenging economic environment and inflationary pressures currently affecting the community. However, a 7.6% increase is well above inflation and comes at a time when many households have seen little or no equivalent increase in their income.

What is particularly frustrating for residents in areas such as mine is that we receive very little visible return for the rates we pay. Beyond waste collection services, there is little evidence of ongoing infrastructure investment, maintenance or service improvements in our local area. Roads remain neglected, community facilities are limited, footpaths are absent, and residents often feel overlooked when compared with other suburbs receiving substantial investment.

Council notes that ratepayers are already the primary source of Council funding. Asking residents to contribute even more during a cost of living crisis requires stronger justification than has been provided in the draft plan. I respectfully ask Council to reconsider the proposed 7.6% increase.

At a bare minimum, I ask Council to provide greater transparency regarding what tangible benefits residents in under-served areas will receive in exchange for this substantial increase. Ratepayers deserve confidence that their contributions are delivering measurable improvements to their local communities.

I urge Council to listen carefully to community feedback before adopting the final budget and to pursue a more balanced approach that recognises the financial reality facing ratepayers.

Regards,

[REDACTED]

Inglewood

How about a box to tick for reduction in your staffing costs, looking at the draft information that is where an enormous amount of spending is going, with the cost of living expenses these days council should be prioritising services which provide real world practical results which residents can see the benefits of. Not "community inclusion" waste projects when basic things like road lighting, kerbing, proper drainage of water etc arent even being provided.

Everyone has to tighten their spending except the council which wants to impose an insanely high rate rise for no tangible benefit to residents at all - if you need to cut dept do it like the everyone else and cut spending on unnecessary areas.

Too much money has been wasted over the years for zero benefit to the community. It needs to stop. We cannot afford to pay you more in a cost of living crisis

Fabrik is a great asset however has it a business plan, if it cant cover costs shut it down. Need to work with a sustainable budget.

As above.

Sounds like the council needs a forensic audit because money is wasted.

Council needs to listen to its ratepayers, this excessively high rate rise is appalling and needs to be reversed - particularly when taking into consideration property values & how much extra money council has received in the past few years on property values rising alone. Do better.

May CPI is 4.0% 2026 it is coming down. Should be no more than 6%. Stop wasting money on legal fees!! What do you want? 2 options or one answer only? Did anyone proof-read the document?

Appendix B – Email and written responses

Email / letter verbatim feedback	
1	Dear councillors and Mr Greg Georgopoulos I am deeply disappointed with the continued gouging of rates from the residents within the Adelaide hills district. I accept that wealthy owners have moved in to this area over the years due to housing demand for this beautiful region, but that doesn't mean long standing residents are any richer, or necessarily able to pay for these extraordinary year on year increases. It has to stop. I have owned my house since April 1997, when the rates were \$479.55pa They are now over \$3600pa, a compounded increase of over %7 pa year on year for 29 years, almost triple the CPI inflation rate. Truly extraordinary ! I urge you to stop pandering to the rich residents who demand more and more gentrification and more services. Like many other residents, I'm here for the natural beauty of the area and am unimpressed by the continuous plundering of ratepayers money. Please cut your spending or find a way to separately change those people who are demanding more from your services. I do not consent to further increases. Kind regards ■■■■ ■■■■
2	"re excessive rate rises raises the question of financial competence,council should consider eating baked beans for a few years and be more in tune with ratepayers ability to afford these rates already high and absolutely are not value for money. Resist the temptation of empire building. Hang on to vehicles a bit longer . Don't always slug ratepayers for mistakes made. Look internally for remedies. Sell assets to reduce debt Run council as a business,reduce overheads. Weed out woke greenies away with the fairies ,they just cost ! No pain no gain,it is too easy to slug ratepayers Looking forward to a reduction of the proposed rate rise. Regards ■■■■
3	Hi Melissa & AHC team Just a quick email to say thank you to you and the team for including the Draft Capital Works Plan in the ABP package from the outset this year (as per our

	previous discussions, the Draft Capital Works Plan has been delayed in the past few years). I am also very impressed with the layout of the consultation page - it's very user friendly and I like the 'bite size' chunks of information under the 'Quick Look' tab, such as per below - it definitely makes it much more user friendly and digestible for the average community member (especially for those who don't want to deep dive into the larger documents). Great work :-)
4	You would have to be stark raving mad to provide that amount of money to Fabrik & heritage against what is proposed for Bushfire Prevention! Look up the fire history of the area & the debt that you created by doing nothing. Have you not learnt? It is no wonder you are so broke & have to raise rates by so much. You lot have lost the plot. Total incompetence.
5	Reconciliation According to the 2021 Census, the population of the Adelaide Hills Council area was 40,879 people. Indigenous status Number Percentage Aboriginal and/or Torres Strait Islander 281 0.7% Non-Indigenous 38,986 95.4% Not stated 1,611 3.9% It is interesting that the Adelaide Hills Council area has a much lower proportion of Indigenous residents (0.7%) than South Australia as a whole (2.4%) and Australia overall (3.2%). Yet we have a Reconciliation Action Plan, created and maintained at some cost to ratepayers . I ask: What did it cost to establish the Reconciliation Action Plan? What are the annual costs to maintain it? How many of the 281 Aboriginal/Torres Strait Islanders have brought forward an issue that needs reconciliation? What are those issues? Were they successfully reconciled? ■■■■ ■■■■
6	I've looked over the new budget and it doesn't impress me at all. By the sounds of it you new more tax payers in the area but you won't let anyone subdivide there land that they own I, so instead of getting more tax payers you want bill the existing tax payer more because you can't manage your finances. I live in stirling and have 2 dead trees on council land in front of my house that have been on the waiting list for years. I have pot holes down my road. The basic necessities aren't being look after and you want to raise council rates. It doesn't make sense and seems like a scam to me When is the council netting to discuss this issue?

7	Don't bite the hand that feeds you with pointless, woke and inaccurate commentary undermining the feasibility and value of the Tour Down Under by castigating its sponsorship. Shameful action by the Council! (Angry) Ratepayer,  
8	Hello, I would like to address my anger and annoyance re the proposed increase in rates. With what the council waste the money on and severe lack of services I find it astonishing that they have the audacity to try and bluff the general public that elect the councilors into office. Roadside maintenance and mowing seem to be at an all-time low. Rubbish collection is just a joke. I have not spoken to anyone that thinks the trial was a success but yet the Council in their wisdom continues to punish the rate payers. People are forced to do extra dump runs just to cope with the lack of rubbish pick up. And therefore, incurring dumping fees are just astronomical. With the massive extensions happening in Mt Barker, I would have thought the Council have been picking up exorbitant amounts of money in rates already. Why don't the Council maybe give back a little of the profits to the rate payers? Not by putting in sculptures etc that nobody likes, but buy by reducing fees and rates. Regards   Balhannah resident.
9	Att Adelaide Hills Council, I am writing to provide feedback on the Draft Annual Business Plan and Budget 2026-27. I am disappointed to see that there do not appear to be any significant new playground upgrades budgeted across the Adelaide Hills Council area for the coming financial year. In particular, I would like to highlight the need for investment in the playground at Gumeracha. The current playground is approaching 20 years old and has not for many years been meeting the needs of local families. Much of the equipment is difficult for younger children to use, and compared to modern playgrounds in surrounding regions, it feels outdated and lacking in both accessibility and play value. With the kindy opposite and the school at high levels of enrolment .. I just don't understand how this isn't being updated. GUMERACHA is one of the largest and most well-utilised community parks within the Adelaide Hills Council area. It already offers excellent facilities and attracts families, sporting groups, and visitors, yet the playground itself is arguably one of the poorest in the Hills.

	When comparing our facilities with those being planned by smaller councils, such as Port Pirie, it is difficult to understand why Adelaide Hills Council is not prioritising playground renewal. Port Pirie Council has a significantly smaller population and budget, yet is delivering exciting, modern playground projects that support families and encourage community use. I encourage Council to consider prioritising a substantial upgrade of the Gumeracha Park playground in future budgets and strategic planning. Investing in quality play spaces is an investment in families, children's development, community wellbeing, and regional liveability. Thank you for considering this feedback. Kind regards, ■■■■ ■■■■
10	To Whom it may concern, I wish to raise concern about the rate rise every year. I am semi retired pensioner and at the rate rises are happening I soon will have to sell my property which I like in Birdwood . I cannot see in these current conditions these continual rises people living on the edge will be able to afford this for much longer. The other thing that gets under my skin is we pay rates and never see anything done at our end off Birdwood Olivedale street except Rubbish pick up and some weed spraying as we are not Stirling . I have asked for the last 2 years to have a coating put on the bridge on Olivedale street through our local Councilor as when we walk in the morning on cold wet days we have nearly fell over several times as it becomes very slippery as the non slip surface has worn off. Regards ■■■■ ■■■■
11	Dear Mayor, Nathan Daniell and CEO, Greg Georgopolous, At a time when households are already under significant financial pressure, such an increase demands clear justification and transparent communication. The Council has advised residents that there is no funding allocated in forward budgets for Woodforde. Despite this, our community continues to contribute substantial rates revenue without seeing meaningful investment returned to our area. With the proposed rate rise, residents are entitled to ask — what exactly will Woodforde receive in the next financial year that directly addresses our local needs? Woodforde residents have long advocated for improved infrastructure, safer roads, better footpaths, enhanced stormwater management, and equitable access to community services. Yet year after year, these priorities appear absent from Council's capital works programs and budget allocations. The proposed rate increase raises serious questions about financial stewardship. If the Council is seeking a 7.6% rise, residents deserve a clear explanation of: 1. How the additional revenue will be spent, 2. What proportion will be allocated to overdue works in Woodforde, and 3. What steps the Council is taking to manage debt and improve long term financial sustainability.

A pattern of rising rates without corresponding investment in all suburbs risks undermining public confidence. While we do not allege wrongdoing, the lack of forward planning for Woodforde — combined with escalating rates — may indicate poor financial prioritisation or administrative oversight that warrants scrutiny.

The Woodforde community is not asking for special treatment. We are asking for fairness, transparency, and accountability. If residents are expected to shoulder a significant rate increase, then Council must clearly articulate what tangible benefits Woodforde will receive in return.

We request that the Adelaide Hills Council provide, in writing:

- A list of specific projects planned for Woodforde in the 2026-27 financial year,
- The budget allocations for each project, and
- An explanation of how the proposed rate increase will improve services and infrastructure for our community.

The WRA looks forward to a prompt and detailed response. Our residents deserve clarity before being asked to pay more.

Woodforde Residents Association

CC: WRA Committee

Yours Sincerely,

■■■■■ ■■■■■ - Secretary WRA

12 To whom it may concern,

As an Adelaide Hills Council rate payer, who's fees are ever increasing yet my value is not, I'm quite concerned over the proposed budget and rake hike.

Let's stop spending on unnecessary areas to ensure rates do not go up. Fabrik should have no further funding if rates are required to go up to support it.

Look after the entire Council area first. Roadside maintenance in regards to fire prevention and roadways should be top priority yet they seem to have slipped from focus from where I witness the work not being done.

An aim to ease rates should be a high priority. Therefore unnecessary spending must come to a halt.

Regards,

■■■■■ ■■■■■

Lower Hermitage

13 Dear Adelaide Hills Council,

Thank you for the opportunity to provide feedback on the Draft Annual Business Plan 2026-27.

While I appreciate the services Council provide and all the hard work everyone is doing for our communities

I just like to say a big Thankyou very much to all those involved

I have concerns regarding the proposed 7.6% rates increase. Many residents including myself are already facing significant cost-of-living pressures,

including rising food, energy, insurance, housing, and other essential expenses and costs

At a time when many households are under financial strain, I believe Council should carefully review spending and seek efficiencies wherever possible before imposing further increases on ratepayers.

I would encourage Council to keep any rate increases to the minimum necessary and ensure that value for money is being delivered to residents.

More broadly, I would like to see the Adelaide Hills protected from excessive development and urban sprawl. Future growth should be carefully managed and supported by appropriate infrastructure, while preserving productive farmland, natural landscapes, wildlife habitat, and the unique character that makes the Hills such a special place to live.

The Adelaide Hills are valued for their natural environment, open spaces, rural identity, and sense of community. These qualities should remain a priority when planning for the future. Growth and development should not come at the expense of the environment, productive agricultural land, or the character of existing communities.

I also believe ongoing investment in maintaining local roads, footpaths, public spaces, and roadside areas (Rubbish weeds ect) is important to ensuring the Hills remain safe, attractive, and enjoyable for residents and visitors alike.

Thank you for considering my feedback.

Kind regards,

■■■■■ ■■■■■

Lobethal

14

Hello.

The Verdun Memorial Hall committee has asked me to give feedback on the 2026/2027 draft budget. Thank you for the opportunity.

The committee would like to support the draft statement that provides funds to investigate the traffic and parking safety improvements at the Hills Christian Community School. (Page 28 under '2026-27 Initiative Project') We are grateful that the AHC has seen that this is a major issue in the area.

For years the Hall committee has been very concerned about the pedestrians, safety of the students, carparking and general traffic safety in the vicinity of the Hall and the school. As you are probably aware, the school uses the Hall carpark for parking for staff and parents, having an ongoing lease with the Hall, which was a condition of their development application in 2019.

Since 2024, the committee has had several meetings with AHC personnel at the site to express our concerns and to help provide solutions. We were also very grateful to have received an AHC grant to renovate the front of the Hall, providing improved streetscape view, a garden area and also going some way to organise the parking etc. We have also surveyed our boundaries.

Therefore, the committee would like to be involved in any ongoing planning, onsite meetings or reviews as this investigation proceeds. As our property borders land owned by both the AHC and DIT, we feel our suggestions and experience might help with planning.

Thank you again.

Kind regards,



Verdun Memorial Hall committee

15

Dear Mr Lewis and the Annual Business Plan Project Team

Thank you for the opportunity to provide feedback on the Draft Annual Business Plan 2026-27.

The Mylor Netball Club strongly supports Council's commitment to maintaining community infrastructure, supporting wellbeing, and ensuring long term financial sustainability. In particular, we recognise the importance placed on maintaining community assets and supporting sport and recreation facilities across the Hills.

This submission provides feedback on the Draft Annual Business Plan and seeks Council support for additional funding for a critical community infrastructure project: resurfacing of the Mylor multi-use courts.

Project Overview and Need

With guidance from Stacey Dutton and Renee O'Connor of Council's Sport and Recreation team, we understand that Council commissioned an audit of community recreation facilities which identified the Mylor court complex as a high-priority resurfacing project. Since the completion of that audit, the condition of the courts has rapidly deteriorated due to significant tree root intrusion and instability in the subsurface, resulting in:

- Uneven playing surfaces
- Increased safety risks for players and the broader community
- Reduced usability across all sports

This deterioration has accelerated beyond normal asset life expectations and is outside the control of regular users of the facility (Mylor Netball Club, Mylor Tennis Club and Adelaide Hills Pickleball). Current netball usage is already restricted to 3 out of the 4 courts, and without intervention the courts will soon become completely unsafe and unusable, resulting in the loss of a key community facility.

Community Value and Alignment with Council Priorities

The Mylor courts are a shared, multi-use community asset regularly used by hundreds of participants in netball, tennis, and pickleball competitions and informal recreation and use by the nearby Mylor Primary School. This aligns strongly with Council's objectives to:

- Support community wellbeing, physical activity and social connection
- Maintain and renew sport and recreation infrastructure
- Improve accessibility and connectivity of community facilities

Importantly, in smaller Hills communities, facilities like the Mylor courts create opportunities for people to come together, attract visitors to the area, and help sustain local businesses.

Funding Context

The Mylor Netball Club has demonstrated strong commitment to this project, securing:

- \$80,000 in Club funds

- Approximately \$70,000 in ORSR grant funding

However, due to the increased scope required to address subsurface issues and escalating construction costs, there remains a funding gap of up to \$100,000. This shortfall is not due to a lack of planning, but rather reflects unforeseen asset conditions and broader market cost increases.

Request for Council Support

The Draft Annual Business Plan Capital Works Program includes a \$46,000 allocation for “Sport and Recreation – Court Resurfacing,” applied on a region-wide basis. There is currently no dedicated or site-specific funding for the Mylor courts, nor for the level of reconstruction required to address underlying structural issues.

The Mylor Netball Club therefore seeks Council’s support to:

- Allocate \$100,000 in funding toward the Mylor court resurfacing project; or
- Identify an appropriate mechanism within the capital works or community infrastructure program to support delivery in 2026–27

This support would enable the project to proceed in full, ensuring a safe, durable, and high-quality outcome.

Value for Investment

Council investment in this project would:

- Protect and extend the life of an important community asset
- Leverage significant co-contribution funding (~\$150,000) already secured
- Deliver a multi-sport facility benefiting a broad cross-section of the community
- Reduce future maintenance costs through proper reconstruction, including subsurface remediation
- Support active lifestyles and preventative health outcomes

Given the relatively modest funding request compared to broader infrastructure programs, this represents strong value for community impact.

Conclusion

The Mylor Netball Club strongly supports the strategic direction outlined in the Draft Annual Business Plan. However, we see great importance of ensuring that local, community-scale infrastructure projects are not overlooked or under-resourced.

This project represents a critical upgrade to a well-used community facility, with clear benefits in:

- Safety
- Community wellbeing
- Participation in sport
- Long-term asset sustainability

With Council support, this project can proceed and deliver long-lasting benefits to the Mylor community and surrounding areas.

Thank you for considering this feedback. We would welcome the opportunity to provide further information, either in person or via a Teams meeting if required.

	Kind regards ██████ ██████ President - Mylor Netball Club P: ██████ E: presidentmylornetball@gmail.com
16	To whom it may concern, As a family with six school aged children (and battling serious health issues and subsequent financial stress), the proposed council rate rise is of utmost concern to us. The current economic climate is already a struggle for so many families who are often going without necessities, that the high increase may well be the straw that breaks the camel's back. We live on a street with no street lighting, no bus stop, no main sewerage, a road that is crumbling on all sides yet our local council will burden struggling families even more without giving anything back? Any increased rates are certainly not benefiting us in any way. We feel abandoned and not heard. Kind regards, ██████ ██████
17	Dear Mr Lewis and the Annual Business Plan Project Team, Thank you for the opportunity to provide feedback on the Draft Annual Business Plan 2026-27. The Adelaide Hills Pickleball Club supports Council's commitment to maintaining community infrastructure, promoting community wellbeing and ensuring the long-term sustainability of public assets. We appreciate the continued investment in sport and recreation facilities across the Adelaide Hills. We are writing to seek Council's support for additional funding towards the resurfacing of the Mylor multi-use courts. Project Need With guidance from Stacey Dutton and Renee O'Connor from Council's Sport and Recreation team, we understand that Council's recent recreation facilities audit identified the Mylor courts as a high-priority resurfacing project. Since that assessment, the condition of the courts has deteriorated significantly due to tree root intrusion and subsurface instability, resulting in: • Uneven playing surfaces • Increased safety risks • Reduced usability across all sports Without intervention, the facility risks becoming unsafe for community use. Community Benefit The Mylor courts are a shared community asset used by the Mylor Netball Club, Mylor Tennis Club, Adelaide Hills Pickleball and Mylor Primary School, supporting hundreds of participants each year. Upgrading the facility aligns closely with Council's objectives by:

- Supporting participation in sport and active recreation
- Maintaining important community infrastructure
- Encouraging social connection and community wellbeing
- Providing a quality recreational facility for a growing Hills community

Funding Position

The project has already secured substantial external investment, including:

- \$80,000 from the Mylor Netball Club
- Approximately \$70,000 through Office for Recreation, Sport and Racing grant funding

However, increased construction costs and the discovery of significant subsurface issues have created a remaining funding shortfall of approximately \$100,000.

Request

While the Draft Annual Business Plan includes a region-wide allocation for court resurfacing, there is currently no dedicated funding for the Mylor project.

We respectfully request that Council:

- Allocate \$100,000 towards the Mylor court resurfacing project; or
- Identify an alternative funding mechanism within the 2026–27 Capital Works or Community Infrastructure Program.

This contribution would leverage approximately \$150,000 already secured and enable the project to proceed in full.

Conclusion

This project will protect an important community asset, improve safety, reduce future maintenance costs and deliver lasting benefits for local sporting clubs, the school and the wider community.

We believe this represents excellent value for Council investment and strongly encourage its inclusion within the 2026–27 Annual Business Plan.

Thank you for considering our submission. We would welcome the opportunity to discuss the project further or provide any additional information if required.

Yours sincerely,

Adelaide Hills Pickleball club



President - Adelaide Hills Pickleball Club

18 Submission re: Draft Annual Business Plan and Budget 2026-27 – Capital Project: "Stirling Coventry Library Cladding" (\$800,000)

I am writing in response to the Draft Annual Business Plan and Budget 2026-27, specifically the capital project listed as "Stirling Coventry Library

cladding," budgeted at \$800,000 and described as supporting "Council's program of safety and compliance upgrades to community facilities."

Given the scale of this allocation — the largest single item in the Buildings renewal category — I would appreciate further information on the basis for the decision, specifically:

1. **Existing cladding specification:** What is the specification of the cladding currently installed on the building (manufacturer/product/system), and has it been tested or assessed against AS 5113 or AS 1530.1? Is it an Aluminium Composite Panel with a polyethylene core, or another product type? Is the specification of the replacement product also available, for comparison?
2. **Risk assessment basis:** Has this building been through the state Aluminium Composite Panel Cladding Audit (administered via PlanSA in collaboration with councils, MFS and CFS)? If so, what risk rating was assigned, and can that assessment be made available?
3. **Building-specific risk factors:** The Stirling Coventry Library is a two-storey building that is not occupied overnight. Fire spread risk via combustible cladding is principally a function of building height (vertical fire travel distance) and occupancy pattern (evacuation time, particularly overnight). Was this building's specific height and occupancy profile considered in determining the scope and cost of works, relative to the risk criteria applied to higher-rise or overnight-occupied buildings?
4. **Driver for the works:** Is this project required by a regulatory order, an insurer condition, or is it a discretionary risk-treatment decision by Council? If discretionary, what alternative risk treatments (e.g. partial remediation, monitoring, deferral pending further assessment) were considered against the \$800,000 full-replacement option?

I raise this not to question the importance of fire safety, but because the budget papers as drafted do not provide enough detail for ratepayers to assess whether the proposed expenditure is proportionate to the actual risk presented by this specific building. Given the size of the allocation, I would welcome the relevant risk assessment or a summary of the basis for the decision being made available, either in the final Annual Business Plan or on request.

Yours faithfully,

■■■■ ■■■■

PO Box ■■■■

MOUNT TORRENS SA 5244

19

Hi AHC,

This is a protest email against the AHC proposal to increase rates by the proposed 7.6%.

Why:-

As a resident of Basket Range we do not see the value of our yearly contribution to the rates we pay.

As Senior residents we find it very difficult to accept any Government service or/and AHC rates increase above CPI.

The proposed additional 1.5% to manage community assets and deliver key initiatives.

What does this really mean and how will the council provide meaningful feedback?

What will the end result be?

Key initiative's is a very broad statement allowing AHC a reason to squander.

The proposed 1.5% for long term financial sustainability.

Again a very broad statement that residents will wonder how the AHC will track and the value to residents.

What I want AHC to do:-

Question every service provided to reduce costs.

Do not reduce on the ground staff that face the rate payers (customers) but do question the efficiencies of administration to reduce cost to the rates payers.

Question all costs associated with contractors that provide services and only deal with those that provide quality.

e.g. The road service resealing on Knots Hill Road Basket Range was extremely poor so much so it had to be repaired and they only did the corners.

The straight section will one day fail. Note:- The Classic Adelaide Rally had a crash on same road before resealing of corners, this had great potential to be serious harm to drivers.

We the Customer of AHC put immense trust in the AHC to provide value for money, so it's about time the Council question themselves in every corner on ways to provide efficient quality services we deserve.

Kind Regards,

■■■■■■ ■■■■■■.

20 Submission on the Draft 2026-27 Annual Business Plan and Budget

Proposed 7.6% Rate Increase

████████████████████ Aldgate Valley Road Mylor 5153 2nd July 2026

Summary

A core responsibility of local government is the sound stewardship of public funds — which includes managing debt responsibly and ensuring that rate revenue is used to strengthen Council's financial position over time, not weaken it. This submission contends that the proposed 7.6% rate increase for 2026-27 fails that test completely.

The proposed increase is 7.6% — between 3.0 and 3.5 percentage points above current Adelaide CPI, and roughly double the above-CPI component Council's own Long Term Financial Plan (LTFP) projected would be required for this specific year. Despite proposing to collect more in rates than planned and spending less on capital works than planned, the operating deficit is projected to worsen, not improve. New borrowings in 2026-27 are proposed to more than double compared to 2025-26, with total debt rising from \$32.6 million to \$37.3 million. A rate increase described as being for "long-term financial sustainability" that results in higher debt and a larger operating deficit is not delivering the outcome that description implies.

The figures in the draft budget, read alongside Council's own Long Term Financial Plan (LTFP) 2026-2035, raise serious concerns about whether this increase is justified, whether Council's internal cost management has been adequately transparent and as described is clearly not intended to strengthen Council's financial position.

The sections below set out the evidence for this position, drawn entirely from Council's own published documents.

1. The increase departs materially from Council's own financial plan

The LTFP 2026-2035, prepared in the same planning cycle as this draft budget, projects an above-CPI component of 1% to 1.5% for 2026-27. The draft budget instead proposes an above-CPI component of 3% — roughly double what Council's own ten-year plan indicated would be required for this year. No explanation has been provided in the consultation documents for this departure.

The financial impact is significant. The additional rate increase, combined with proposed capital expenditure some \$1.9 million below the LTFP's own projection for 2026-27 (\$14.39 million versus \$16.30 million), should have improved the operating result relative to the LTFP's forecast. Instead, the draft budget's proposed operating deficit of -\$3.41 million is nearly double the -\$1.76 million the LTFP projected for the same year. More rate revenue, less capital spending, and a substantially worse bottom line: this discrepancy has not been explained.

2. Employee cost growth and internal cost pressures

The draft budget proposes employee costs of \$28.082 million for 2026-27, up from \$21.915 million in 2022-23 — a 28.1% increase over four years against cumulative CPI of approximately 19.2%. Two years stand out: a 12.9% jump in 2025-26 when CPI was 2.2%, and a further 9.8% increase proposed for 2026-27 against CPI of 4.6%. Both represent

employee cost growth at more than double the rate of inflation. Council's own Annual Reports shed light on what has been driving this. **Staff turnover**

The 2023-24 Annual Report discloses a staff turnover rate of 21.7% — almost double the top of Council's own target range of 7-15%, representing a high proportion of the workforce departing in a single year. High turnover carries significant costs: recruitment, contract labour to cover vacancies, induction and training, and lost institutional knowledge. These costs are absorbed into the employee cost figure rather than disclosed separately. Consistent with this, contract labour spending in 2023-24 was more than three times higher

than two years earlier, almost certainly reflecting the cost of covering vacancies with temporary staff. The 2024-25 Annual Report discloses turnover of 14.48% — at the upper end of the target range — accompanied by a note that data collection methodology is under review. This caveat raises questions about the reliability of the reported figure.

Executive remuneration

The 2024-25 Annual Report discloses the CEO's salary at \$310,071 — an increase of 18.2% in a single year, in a year when CPI was 4.3%. The Executive Leadership Team expanded from three Directors and a Governance and Risk Coordinator to four ELT members, with the top of the salary range increasing by 13.5%. An 18.2% CEO salary increase and an expanded executive team in the same year Council reported a \$4.353 million operating deficit is a matter ratepayers must absolutely question.

Legal fees

Legal fees increased from \$500,000 in 2023-24 to \$831,951 in 2024-25 — a 66% increase in a single year. Both Annual Reports describe these costs as arising from “unexpected events, often of a confidential and complex nature” with many matters “arising in the governance portfolio.” No further breakdown is provided. Near-million-dollar legal costs attributed in a single sentence to unspecified governance matters do not represent an adequate level of transparency for expenditure of this scale.

Taken together

These three items — high staff turnover, executive salary growth well above CPI, and rapidly escalating legal fees — represent identifiable, Council-controlled cost pressures that are not acknowledged in the draft budget consultation documents. They are directly relevant to ratepayers' assessment of the proposed 7.6% increase.

3. Current year performance does not justify the increase

Council's Quarter Three Performance Report for 2025-26 shows year-to-date expenditure tracking within 0.2% of budget, with the operating deficit only marginally worse than forecast. This suggests reasonable expenditure discipline in the current year — which makes the scale of the proposed 2026-27 increase harder to justify, not easier.

It is also noted that the Q3 budget comparison is against figures revised through Budget Review Two, not the original adopted budget. Several capital works categories show very low spend at the three-quarter mark — Bridges at 4%, CWMS at 4%, Sport and Recreation at 9% — indicating deferred expenditure rather than genuine savings.

4. The rate increase is not being used to pay down debt — borrowings are increasing

A rate increase described in part as being for “long-term financial sustainability” might reasonably be expected to reduce Council's debt position. The draft budget shows the opposite. New borrowings proposed for 2026-27 total \$13.129 million — more than double the \$6.395 million borrowed in 2025-26. The total debt balance is projected to rise from \$32.648 million to \$37.277 million over the course of the year.

At the same time, the operating deficit is projected to worsen — from -\$3.136 million in 2025-26 to -\$3.406 million in 2026-27 — moving further away from Council's own target, not closer to it. Ratepayers are being asked to fund a 7.6% rate increase in a year when Council's debt is rising, its operating deficit is widening, and no explanation has been provided for why the increase departs so substantially from what the LTFP projected.

5. Capital deferral and future cost implications

The draft 2026-27 budget proposes capital expenditure \$1.9 million below the LTFP's own projection for this year. Deferred capital maintenance does not disappear — it accumulates as a backlog that becomes progressively more

expensive to address. Council's own Asset Sustainability Ratio target of 116% acknowledges that asset renewal investment needs to exceed depreciation. Consistent underspending against capital budgets, combined with a deteriorating operating result and rising debt, raises legitimate concern about whether ratepayers face even larger increases in future years.

6. The Landscape Levy should not be conflated with Council's rate decision

The budget notes that the Hills and Fleurieu Landscape Levy will decrease by 1.26% in 2026-27. This is a State Government charge over which Council has no discretion. While it partially offsets the total bill impact, it does not reduce Council's own rate increase of 7.6% and should not be presented in a way that obscures the size of Council's own decision.

7. Consultation process

Meaningful consultation on a rate increase of this magnitude requires that ratepayers have access to underlying financial data in sufficient detail to assess the justification. The documents made available for this process do not include a variance breakdown between the LTFP's 2026-27 projections and the draft budget by expenditure category, nor a comparison against the original adopted 2025-26 budget before Budget Review Two revisions. Without this, ratepayers cannot meaningfully assess whether the proposed increase is justified within Council's own financial planning framework.

Conclusion

I recognise that Council faces real financial pressures, and that 2023-24 was a year of material and largely unanticipated deficit. I also recognise that asset revaluation and construction cost inflation affect councils across South Australia.

My concern is that the proposed 7.6% increase departs materially from Council's own recently-stated financial plan without adequate explanation; that the additional revenue it generates does not appear to be improving the operating result; and that identifiable internal cost pressures — staff turnover, executive remuneration, and legal fees — have not been acknowledged or explained in the context of this rate increase.

I ask that this submission be formally recorded as part of the consultation feedback on the Draft 2026-27 Annual Business Plan and Budget.

21

Dear Mr Lewis and the Annual Business Plan Project Team,

Thank you for the opportunity to provide feedback on the Draft Annual Business Plan 2026-27.

As a resident of the Adelaide Hills I appreciate Council's continued investment in community infrastructure and its commitment to supporting health, wellbeing and active recreation across the region.

I would like to highlight one project I believe deserves priority consideration: the resurfacing of the Mylor multi-use courts.

The courts are a valued community asset, shared by the Mylor Netball Club, Mylor Tennis Club, Adelaide Hills Pickleball and the nearby Mylor Primary School. They provide an important space for organised sport, recreation and community connection.

Unfortunately, the condition of the courts has deteriorated significantly due to extensive tree root intrusion and instability beneath the surface. The result is uneven courts, increasing safety risks and reduced usability. Our netball club is already limited to using only three of the four courts, and without intervention the facility risks becoming unsafe for all users.

I understand Council's Sport and Recreation team previously identified the Mylor courts as a high-priority resurfacing project following an audit of

community recreation facilities. Since then, the condition has only worsened, increasing both the urgency and the cost of the required works.

The club has worked incredibly hard to secure funding, contributing approximately \$80,000 of its own funds alongside around \$70,000 in grant funding through the Office for Recreation, Sport and Racing. However, unforeseen subsurface issues and rising construction costs have created a funding shortfall of up to \$100,000.

I respectfully ask Council to consider allocating additional funding within the 2026–27 Annual Business Plan to help bridge this gap and allow the project to proceed.

Supporting this project would:

- Protect an important community asset for future generations.
- Leverage around \$150,000 already secured through club and grant funding.
- Provide a safe, high-quality facility for multiple sports and community groups.
- Reduce future maintenance costs by addressing the underlying structural issues rather than simply resurfacing over them.
- Encourage participation in sport, physical activity and community connection.

Facilities like these are especially important in smaller Hills communities. They are more than sporting venues they are places where families gather, volunteers contribute countless hours, children develop lifelong skills, and local businesses benefit from increased community activity.

I strongly support the strategic direction outlined in the Draft Annual Business Plan and hope Council will recognise the importance of investing in local infrastructure projects such as the Mylor courts. This is an opportunity to protect a well-used community facility before its condition reaches the point where it can no longer be safely used.

Thank you for considering my submission. I appreciate the opportunity to provide feedback and hope Council will give favourable consideration to this important project.

Kind regards

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Biggs Flat

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22 Dear Ms Lyons,

On behalf of Activating Bridgewater, please find attached a submission to the Council's consultation on its draft Annual Business Plan 2026-27 and Budget; also enclosed is earlier correspondence, referred to in the submission (specifically, Rec. 1 - see below).

Reproducing our key recommendations:

Recommendation 1: ...Activating Bridgewater now kindly requests a formal written response to our letter from 28 March 2026. We would intend to share this correspondence with the Bridgewater and Mount George community.

Recommendation 2: In the interest of sustainable rates relief, that the Council undertake a forward budget planning process that demonstrates how the Council budget will be brought back into balance – i.e. 'a budget-balancing plan' – and make that plan publicly available to the community.

Recommendation 3: That the Council make a modest investment in initial community consultation and general scoping for a Town Centre Masterplan in FY2026-27. Subject to success in this first stage, Activating Bridgewater would seek a more substantial investment in the development of the actual Masterplan in FY2027-28.

Recommendation 4: That the Council invest in 0.2 FTE to 0.4 FTE of dedicated environmental grant-writing capacity – for at least a 2-year pilot – to accompany the Council's soon-to-be renewed Biodiversity Strategy.

Recommendation 5: That the Council prioritise the following local infrastructure in Bridgewater / Mount George in FY26-27:

a. Recognising that it may be a multi-year project, safe paths and/or footpaths for Wembley Avenue from Aldgate Primary School to Mount Barker Road – this is a particular thoroughfare for Aldgate Primary School students who live in the western side of Bridgewater – student safety is a key concern.

b. More defined paths / footpaths on Shannon Road near Bridgewater Primary School – student safety is a key concern. This would complement the recent Council upgrades of defined parking on – and planned resealing of – Morella Grove.

c. A footpath to connect across the northern side of the Bridgewater Oval on oval grounds (i.e. behind the fence and not directly adjacent to the road), including a safety barrier or other obstacle between the parked cars in the oval carpark and pedestrians.

d. The repair / refresh of the Bridgewater Netball Club toilets – the toilets – including the infrastructure within which they are housed, as well as the toilet themselves – are generally dilapidated and in need of repair, upgrade, or at least a significant refresh.

Recommendation 6: That the Council carry out the following minor works:

a. Fix (or unclog) the stormwater drain on Mount Barker Road, just to the east of that Road's intersection with Honeysuckle Grove

b. Fix (or unclog) the stormwater drain on Onkaparinga Road between Third and Fourth Avenue

c. Remove / flatten a major footpath fold at the corner of Wembley Avenue and Mount Barker Road – whilst seemingly minor from the photo below, this undulation is more than two-thirds of a metre high, and particularly difficult to traverse, especially with a pram

d. To make the path reasonably accessible for prams and bicycles, investigate reducing the steep gradient of this section of the main path between Bridgewater and Aldgate on the corner of Charlton Street and Mount Barker Road

All the best,

■■■■■ ■■■■■

Treasurer, Activating Bridgewater

Letter submission: Draft ABP 2026-27 feedback

c/o Ms Beck Lyons

Corporate Planning and Performance Coordinator

Adelaide Hills Council

Via email: engage@ahc.sa.gov.au

Cc: ggeorgopoulos@ahc.sa.gov.au

3 July 2026

Dear Ms Lyons,

RE: Submission on Adelaide Hills Council's draft Annual Business Plan 2026-27 and Budget

Activating Bridgewater is an incorporated community progress association that aims to represent residents, community groups and businesses that are active in Bridgewater and Mount George. We are strictly non-partisan and not politically-aligned. Our committee thanks you in advance for your time and consideration in considering our submission to the Adelaide Hills Council on its draft Annual Business Plan 2026-27 and Budget.

Our organisation's purpose is to connect, facilitate and champion the shared aspirations for a thriving community in Bridgewater and Mount George within the Adelaide Hills, and our goal is to elevate and to realise the collective ambitions of our community whilst delivering on our core values of authenticity, collaboration, leadership, openness, and sustainability.

We have compiled our submission based on local community feedback and our 2025 community survey, and with a focus on local council-managed infrastructure.

State Government election commitments – earlier correspondence

We have also enclosed our letter to the CEO dated 28 March 2026 which specifically raises State Government election commitments and our interest in working together with the Council to advocate and progress those commitments.

We have included this because we received advice from the office of the CEO that "if any of the projects listed [in our correspondence] are included in the draft 2026-27 ABP it will form

part of the consultation in May (sic) where you will have an opportunity to provide comment as to what you think should be prioritised.... When proposed projects are released, we would encourage you to resubmit your letter." (17 April 2026).

Given one of the commitments in our correspondence relates to an intersection of State Government roads (specifically, Mount Barker Road and

Carey Gully Road), it was unclear to us why it would feature in the Council Budget – and indeed, it has not. The State Government's skate park commitment for Bridgewater has also not featured in this year's Council Budget.

Recommendation 1: Given the above, Activating Bridgewater now kindly requests a formal written response to our letter from 28 March 2026. We would intend to share this correspondence with the Bridgewater and Mount George community.

Rates increase

Activating Bridgewater notes the significant community concern regarding the proposed rates increase. We strongly and urgently recommend that the Council undertakes forward budget planning process that demonstrates how the annual Council budget will be brought back into balance and reduces the pressure upon ratepayers, and to bring confidence to the community that the Council has sustainable budgeting in hand.

Recommendation 2: In the interest of sustainable rates relief, that the Council undertake a forward budget planning process that demonstrates how the Council budget will be brought back into balance – i.e. 'a budget-balancing plan' – and make that plan publicly available to the community.

Bridgewater township masterplan

Bridgewater's town centre lacks vision, coherence, and investment. Building upon the model so successfully undertaken by other townships (for example, the Gumeracha Main Street Project), the Bridgewater and Mount George communities seek the Council's support in developing a Town Centre Masterplan to develop Bridgewater's future, making it a more attractive place to live, work, shop, and tourist destination.

Activating Bridgewater welcomes our initial meetings with Council staff, and now requests a modest investment in initial community consultation and Plan scoping this financial year, with the intention of seeking a larger investment in the development of a full Town Centre Masterplan in Financial Year 2027-28.

Recommendation 3: That the Council make a modest investment in initial community consultation and general scoping for a Town Centre Masterplan in FY2026-27. Subject to success in this first stage, Activating Bridgewater would seek a more substantial investment in the development of the actual Masterplan in FY2027-28.

Environment and biodiversity

Activating Bridgewater recognises the significant community and environmental value being delivered by the Council through its project management of the Cox Creek Restoration Project¹, funded via a successful Federal Government Urban Rivers and Catchments Program grant. This \$1.97m project is a demonstration of the grant success that the Council's biodiversity team can achieve. With dedicated grant-writing resources, there is the opportunity to attract and secure significant additional environmental grants for the Bridgewater and Mount George communities, as well as communities across the wider Adelaide Hills Council area. This would provide additional, much-needed revenue to the Council and its biodiversity team, which operates with scarce resources across a very large area.

Recommendation 4: That the Council invest in 0.2 FTE to 0.4 FTE of dedicated environmental grant-writing capacity – for at least a 2-year pilot – to accompany the Council's soon-to-be renewed Biodiversity Strategy.

Local infrastructure

In addition to the need to secure a lasting solution to traffic and safety concerns at the intersection of Mount Barker Road and Carey Gully Road (see enclosed correspondence, and Recommendation 1 above), and in addition to those local infrastructure priorities already identified by Council in its draft, the following local infrastructure issues have been identified as particular priorities by our community:

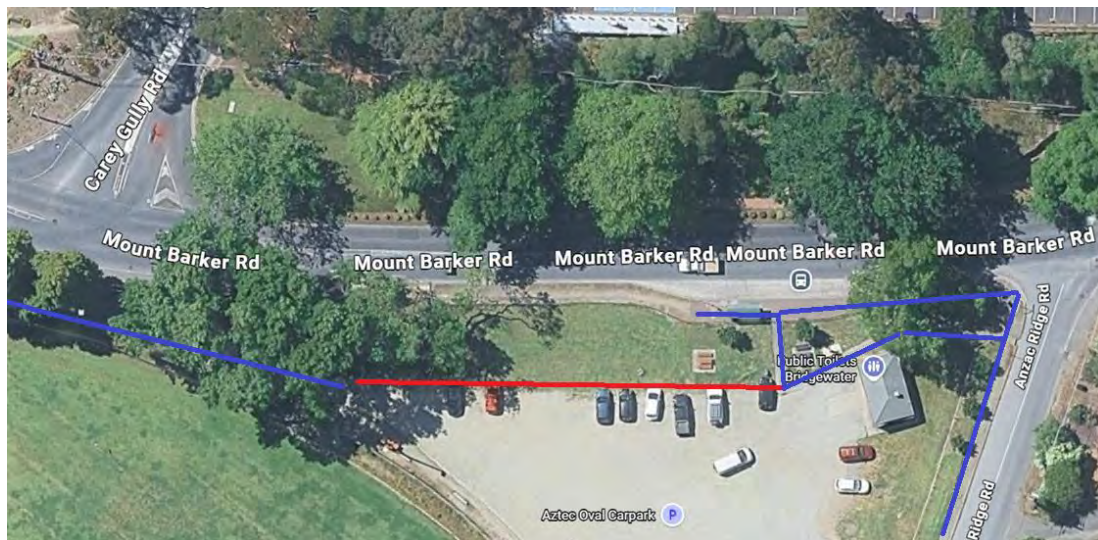
Recommendation 5: That the Council prioritise the following local infrastructure in Bridgewater / Mount George in FY26-27:

a. Recognising that it may be a multi-year project, **safe paths and/or footpaths for Wembley Avenue from Aldgate Primary School to Mount Barker Road** – this is a particular thoroughfare for Aldgate Primary School students who live in the western side of Bridgewater – student safety is a key concern.

b. **More defined paths / footpaths on Shannon Road near Bridgewater Primary School** – student safety is a key concern. This would complement the recent Council upgrades of defined parking on – and planned resealing of – Morella Grove.

1 See: <https://www.ahc.sa.gov.au/environment/cox-creek-bridgewater-restoration-project>

c. **A footpath to connect across the northern side of the Bridgewater Oval on oval grounds** (i.e. behind the fence and not directly adjacent to the road), including a safety barrier or other obstacle between the parked cars in the oval carpark and pedestrians. [blue = existing footpaths; red = missing connection]



d. **The repair / refresh of the Bridgewater Netball Club toilets** – the toilets – including the infrastructure within which they are housed, as well as the toilet themselves – are generally dilapidated and in need of repair, upgrade, or at least a significant refresh.



Minor works:

Recommendation 6: That the Council carry out the following minor works:

a. **Fix (or unclog) the stormwater drain on Mount Barker Road, just to the east of that Road's intersection with Honeysuckle Grove (southern side, GPS: 35°00'35.1"S, 138°45'56.9"E)2.**



b. **Fix (or unclog) the stormwater drain on Onkaparinga Road between Third and Fourth Avenue (northern side, GPS: 35°00'34.7"S, 138°46'33.0"E)3.**



2 See:

https://www.google.com.au/maps/place/35%C2%B000'35.1%22S+138%C2%B045'56.9%22E/@-35.0097473,138.7658291,194m/data=!3m1!1e3!4m4!3m3!8m2!3d-35.009762!4d138.765791?entry=ttu&g_ep=EgoyMDI2MDYyMS4wLXNMDSoASAFQAw%3D%3D

3 See:

<https://www.google.com.au/maps/place/35%C2%B000'34.7%22S+138%C2%B046'33.0%22E/@-35.009649,138.7751963,194m/data=!3m2!1e3!4b1!4m4!3m3!8m2!3d-35.009649!4d138.77584>

c. Remove / flatten a major footpath fold at the corner of Wembley Avenue and Mount Barker Road – whilst seemingly minor from the photo below, this undulation is more than two-thirds of a metre high, and particularly difficult to traverse, especially with a pram (GPS: 35°00'33.8"S 138°45'23.8"E)4.



d. To make the path reasonably accessible for prams and bicycles, investigate reducing the steep gradient of this section of the main path between Bridgewater and Aldgate on the corner of Charlton Street and Mount Barker Road (GPS: 35°00'37.5"S 138°45'06.1"E)5.



4 See:

<https://www.google.com.au/maps/place/35%C2%B000'33.8%22S+138%C2%B045'23.8%22E/@-35.009386,138.7559563,194m/data=!3m2!1e3!4b1!4m4!3m3!8m2!3d-35.009386!4d138.7566>

5 See:

<https://www.google.com.au/maps/place/35%C2%B000'37.5%22S+138%C2%B045'06.1%22E/@-35.010407,138.7510543,194m/data=!3m2!1e3!4b1!4m4!3m3!8m2!3d-35.010407!4d138.751698>

Thank you again for the opportunity to submit on the to the Adelaide Hills Council on its draft Annual Business Plan 2026-27 and Budget; we look forward to continuing to engage on these issues with the Council. If you have further questions, please do not hesitate to contact Activating Bridgewater's Treasurer, Michael Cornish (c/o: activatingbridgewater@gmail.com).

Yours sincerely,

Mr [REDACTED]

Treasurer, Activating Bridgewater

Letter: Election Promises for Bridgewater

E: activatingbridgewater@gmail.com

Web: <https://bridgewater.au/>

Mr Greg Georgopoulos

Chief Executive Officer

Adelaide Hills Council

63 Mount Barker Road

Stirling SA, 5155

Via email: ggeorgopoulos@ahc.sa.gov.au

Cc: heysen@parliament.sa.gov.au

28 March 2026

Dear Mr Georgopoulos,

RE: State election commitments to the communities of Bridgewater and Mount George

Thank you in advance for your consideration of our correspondence; you will have seen our separate, recent correspondence to Premier the Hon Peter Malinauskas MP, to which you were cc'ed. Activating Bridgewater has valued our ongoing partnership with different teams within the Council.

Activating Bridgewater is an incorporated community progress association that endeavours to represent residents, community groups and businesses that are active in Bridgewater and Mount George. We are strictly non-partisan and not politically-aligned.

Our organisation's purpose is to connect, facilitate and champion the shared aspirations for a thriving community in Bridgewater and Mount George within the Adelaide Hills, and our goal is to elevate and to realise the collective ambitions of our community whilst delivering on our core values of authenticity, collaboration, leadership, openness, and sustainability.

We write to request Council's support and leadership in seeking a strategic approach to partnering with the newly-elected State Government to secure their commitments to the Bridgewater and Mount George communities, specifically:

Pedestrian crossing / intersection upgrade

Is the Council willing to support an integrated approach to the upgrade of the Mount Barker – Carey Gully Road intersection and pedestrian crossing, ideally advocating for the upgrade of the entire intersection to accompany the Government's commitment to a pedestrian crossing (or at the very least, for an integrated, future-proofed design for the intersection and crossing)?

Is the Council willing to use the intersection and pedestrian crossing opportunity as a springboard to progress a town centre planning process for Bridgewater, broadly akin to the process undertaken for Gumeracha several years ago?

Skate park

Is the Council willing to contribute (up to) \$250,000 for a skate park to avail the community of the State Government's commitment?

Is the Council willing to undertake public consultation on any proposed skatepark?

Noting that in our community consultation, a pump (i.e. bike) track was raised as something sought after by young residents in Bridgewater and Mount George, is the Council is willing including this as an option in its consultation?

Again, as per our correspondence to the Premier, please note that if a total funding envelope of \$500,000 is not sufficient to deliver a skate (and/or bike) park that meets the aspirations of the young people in our area, then Activating Bridgewater could seek to engage in community fundraising to provide additional funding, although we would not wish to overstate our capacity to raise substantial funds.

Lastly, we would kindly request the opportunity to send a representative from Activating Bridgewater to key meetings with the State Government where these commitments are discussed; we would, of course, like to extend the same opportunity to the Council where we seek meetings directly ourselves with the State Government on these commitments.

Thank you again for your kind consideration of our correspondence and the opportunity to partner in our advocacy for outcomes for the Bridgewater and Mount George community.

We look forward to your response which we would seek to share with our community.

Yours sincerely,

██████████ ██████████

Treasurer

Activating Bridgewater

- 23** I am making this submission as a ratepayer NOT a council member
1. I support a lower rate increase, lower than the proposed 7.6%. Should be adjusted down to the June (or latest CPI) for Adelaide.
 2. Page 19/21 - Strongly support at least \$12.1 m for capital renewal ; Page 26 indicates \$14.4m for depreciation. I would prefer that the numbers be the same. Where do the Asset Management Plan 2021 and Bridge Asset Management Plan fit into the picture?; Somewhere I would appreciate seeing some tables such as ratio % for salaries/rates, materials/rates
 3. Page 17 - Bold the last sentence re updating the LTFPlan .
 4. Page 22 - Do we have a "Plan B" re CCC annexure of part of AHC ?
 5. Page 25 - I note expenditure, say on Positive aging is \$1.4m. This is supported by a grant circa \$1.0m. Can grants income be included so that readers can see the net cost to them.?; RL Levy what was the % increase this year? (I now read on p36 it has decreased!!!) How come?
 6. Is the cost of CWMS \$1.3m covered by the levy? Are we building up a reserve for a large capital expenditure in the future (Birdwood scheme is over 50 years old.) Is it included in depreciation?
- Page 28- Verdun school crossing Is this AHC cost or total cost? HM is DIT/school contributing. Simple solution - put no parking signs on Onkaparinga Road and make the school provide drop off/pick up spaces and teacher parking (Was parking a requirement of the Development approval?)
- Page 30 - Coventry Library - Spread capital cost over two years; Amy Gillett - Spread over two years - Is there grant money available (\$200k?) ? Should expenditure be subject to receiving a grant?
- General Comment:
- I'm sure there is mention somewhere:
- Rehabilitation of Waste site - ██████████
- Rehabilitation of Stormwater Drain AHBTC
- Amy Gillett Birdwood to Mt Pleasant
- Disposal of Assets
- Gumeracha Tennis Club Building replacement

Gumeracha Oval - undergrounding water/irrigation

Implementation of Housing Strategy

Lobethal Multi use storage shed.

Costs associated with the OWMM collection

Future of Highercombe Golf Club

Expenditure of projects announced by the State Government as election promises -at least Bridgewater and Heathfield = maybe others

I think there should be a comment that these projects are before council and will be addressed in future budgets.

Then there is the bigger question which needs to be addressed.

When community sports clubs approach council for funds for large projects - Onkaparinga Women's Football Club rooms, Houghton Community Hub and Woodside Cricket Club spring to mind. AHC does not have the capacity to assist in a meaningful manner. The recreation and sports grants fund does not even meet the needs for small projects - always over subscribed e.g. Heathfield scoreboard. How do the Barossa and Mt Barker councils manage such significant projects?

Also, there has been no debate on rates differentials I would like a review in upping the rates on vacant residential land in town boundaries to encourage development.

Can you also ascertain what is the State Government level of support to cost of living . It replaced the pensioner concession scheme years ago. Maybe around \$250.

(This can counter the argument re pensioners are doing it tough.)

Late comment - will council be exposed to meet any costs for damage to Bridgewater change rooms

24 Dear Mayor and Elected Members,

I am writing as a resident of the Adelaide Hills Council area to express my strong support for the completion of the Adelaide100 walking trail <https://adelaide100.com.au/> through the agreed Adelaide Hills corridor.

The Adelaide100 is an important regional asset that will provide new walking opportunities for local residents, support healthy and active lifestyles and strengthen the Adelaide Hills' reputation as a leading nature-based tourism destination. Completing the Hills section will also help connect townships, improve visitor access and support local businesses that benefit from increased walking and outdoor recreation.

I respectfully request that Council include funding in the 2026-27 Annual Business Plan and Budget to finalise implementation of the Adelaide100 using the existing corridor and previously completed Risk and Cost Analysis. This is a practical, achievable project that will deliver long-term community benefit.

Thank you for considering this request. I appreciate Council's ongoing commitment to recreation, wellbeing and the natural environment in our region.

Kind regards

■■■■ ■■■■

[REDACTED] Crafers West SA 5152

25

Dear Beck Lyons, Ranges Ward Councillors and Mayor,

I hope this sees you well?

Please find attached a submission to Council's budget consultation from the Hills Community Toy Library Committee.

We would welcome the opportunity to discuss any of the matters we have raised in our submission, further.

Warmest,

[REDACTED] [REDACTED]

Secretary

Hills Community Toy Library Inc.

c/o Ms Beck Lyons

Corporate Planning and Performance Coordinator

Adelaide Hills Council

Via email: engage@ahc.sa.gov.au

CC: ndaniell@ahc.sa.gov.au, acheater@ahc.sa.gov.au,
gmcdonnell@ahc.sa.gov.au, kboyd@ahc.sa.gov.au, kparkin@ahc.sa.gov.au,
lmudge@ahc.sa.gov.au, lclarewoolcock@ahc.sa.gov.au,
mosterstock@ahc.sa.gov.au

5 July 2026

Dear Ms Lyons,

RE: Submission to Adelaide Hills Council's draft Annual Business Plan 2026-27 and Budget

The Hills Community Toy Library, located in Council property on 24 Fenchurch Rd Aldgate, has been serving our part of the Adelaide Hills community since 1979. Our purpose is to sustainably enrich family's play with a variety of toys and games that meet the needs of child development within the Hills community. Our 100% volunteer-run service supports approximately 700 children and caregivers in our community, providing enriching toys, games and experiences that support child development, community wellbeing and connection. We run on an extremely lean financial model where our membership income covers our operating expenses (~\$3,000). We of course supplement this with grants, donations and fundraising where we can.

As a committee, we work hard to foster strong working relationships with Council (in particular the library service), the Hut Community Centre and its associated programs, Child and Family Health Services, Clayton Church Homes, local family-focussed small businesses, and community groups such as Uraidla Sustainability Fair, Parents for Climate Adelaide Hills, Mt Lofty Kindergym and Stirling Market.

We make this submission in support of the community programs, community centres and libraries and generational cultural institutions such as Fabrik. We are wary that in challenging financial times, often these services come under

increased scrutiny – Fabrik in particular. We know all too well that the ‘business model’ for these services looks poor on paper. But it is important to note, that a lack of financial return is an outcome of us all performing our functions well – investing and reinvesting into the community. Further, our children deserve the breadth of community, cultural and learning institutions that we all benefitted from growing up.

We are aware that Council is currently undertaking a property asset review and determining underperforming properties for potential disposal, reuse or otherwise. We in principle support this approach to build greater financial sustainability in Council. In considering community halls, centres, clubrooms and the like, in our experience we do not see an underutilisation and indeed it is a struggle to find space to host family- friendly events or start up new programs. Likewise, we caution against an approach which measures performance only in metrics such as hours used, member numbers, and other such quantitative data. Our community infrastructure is often utilised by those most vulnerable or in need – and often with an ‘arms reach’ level of support from Council.

In 2029 we turn 50, and our 21-year peppercorn lease with Council is also due for renew in coming years. We are a 100% volunteer-powered registered charity and a proud Toy Library Australia member. We are not in receipt of any block funding from Council, State Government or otherwise. Our neighbouring toy libraries in all directions are all Council-run and staffed (Blackwood, Mount Barker, Gumeracha and Burnside), and indeed toy libraries across Australia are now commonplace and an expected community service. Regardless, our independence is our strength - we buck volunteer trends having volunteers across all generations, including those most time poor (parents of small children), despite the nature of paid and unpaid working changing considerably since 1979. Our little cottage in Aldgate is a bright, wonderful, eclectic third place for families, and reflective of the personalities of some of our longest serving volunteers.

Please consider this submission in part as early notice of our desire to remain a community asset for a further fifty years. We have several key asks that will become more pertinent as we approach our birthday in 2029:

Renew our peppercorn lease at 24 Fenchurch Rd, Aldgate.

A funding agreement with Council which provides us with ~\$30,000 per annum to engage our community more effectively. This funding would be used primarily to:

- Establish our first paid worker in fifty years, securing a worker for one day a week or equivalent.
- Open the Toy Library on a Monday, meaning our service could be open five days a week.
- Open the Toy Library for scheduled ‘low sensory’ appointments for people with disabilities, learning difficulties and/or sensory challenges.
- Undertake more strategic collection management including sustainable, evidence-based procurement and disposal.
- Enhance our disability friendly collection, networks and outreach.
- Promotion, community engagement and participation on professional networks and community fora.

We are a strong, capable and enthusiastic committee. But it is tough work running a service; maintaining a building; ensuring child safety; managing and recognising volunteers; undertaking community engagement; running events; managing a collection; updating policy and procedures annually, ensuring committee engagement and recruitment; undertaking professional development; and continuous improvement – all on volunteer-labour alone.

We will be the first to admit that our biggest weakness is that our opening hours are limited. We think our community deserves better.

We have attached a short 'potted history' of Hills Community Toy Library overleaf, which provides a brief snapshot of some of our successes and challenges.

We look forward to continuing to engage on these issues with the Council and would welcome the opportunity to talk about our dreams for the future of this service, including in a deputation if that is a suitable forum. We have made this submission for our community's children – our future leaders. If you have further questions, please do not hesitate to contact us on mail@hillstoylibrary.org.au

Play forever,

The Hills Community Toy Library Committee

██████████ (Chair), ██████████ (Treasurer), ██████████ (Secretary), ██████████ (Memberships Officer), ██████████ (Party Pack Coordinator), ██████████, ██████████ and our kids, niblings and grandkids.

Hills Community Toy Library – Short History

The building at 24 Fenchurch street was originally a library and was built in the 1920s.

In 1956 a lean-to was built at the back for the local 'Mothers and Babies'.

The present toy library started in 1979. The then Toy Library committee tried to have the toy library incorporated into the then book library but there was no room. So, the Avenue Road Kindergarten (now Stirling Districts Kindergarten) housed the then named 'Hills Community Toy Library Resource Centre'. State Government and Council helped with establishment costs. At the time it was run by the four local kindergartens (Bridgewater, Aldgate, Snows Road (now Stirling East) and Avenue Road) and mother helpers.

An important ongoing funding source was the annual Petticoat Lane Market, with the toy library running the sausage sizzle.

Avenue Road Kindergarten needed the room the toy library was housed in, and the toy library was moved to the current location at 24 Fenchurch Road, in the front room, in 1987.

MT BAKER COURIER 25 March 1998

Dollar deal saves Aldgate Toy Library



Heyden MP David Wotton holds the dollar that has saved the Aldgate Toy Library, Adelaide Hills Council Mayor Anita Aspinall (right) has her eyes on the cash along with toy library treasurer Phyllis Coulter.

For the sum of one dollar, the future of Aldgate Toy Library has been assured.

The former CAFHS premises adjoining the old Aldgate Institute is to be transferred to the Adelaide Hills Council for just one dollar, enabling the toy library to be upgraded and extended.

The council will now be spending about \$8000 on maintenance and creating indoor access between the two parts of the building.

Established nearly 20 years ago, the toy library is an independent and self-funded organisation providing a wide range of toys to Hills families.

Discussions began during the final phase of Stirling council to have the building transferred from Child and Youth Health to the council, free of charge.

Originally Child and Youth Health wanted more than \$40,000 for the property.

Hills Council Mayor Anita Aspinall said the building was originally community-funded and built on donated land.

"Council was of the opinion that residents should not have to pay for the change of ownership," she said.

"We are very grateful to Heyden MP David Wotton for his efforts to ensure a successful outcome."

"At his instigation, the Minister of Health, Dean Brown, intervened in the negotiations and decided that the council should have the building transferred to it for \$1."

"The transfer will give the toy library much-needed toilet facilities and provide more space for other groups that use the building."

Mr Wotton said he had been involved in the negotiations since 1996, and had been a very frustrating process.

"I am very pleased that Min Brown has recognised the importance of the history of this building to the community," he said.

"The library will now be able to continue its excellent work in improved environment and security of tenure assured."

Toy library treasurer Phyllis Coulter particularly welcomed the successful negotiations, after researching building's history in Stirling Hill archives.

Going back to old minute books found that the building had been for by the community and erected donated land.

"If the council had to buy building, the community would have been paying for it twice," she said.

+ The Courier Wednesday July 6, 2005 PAGE 9

No room to move



THE JOYS OF TOYS ... Henry Tooze (left) and his friends Ethan Reeves, Sarah and Jemima van der Linden enjoy the delights of the Hills Community Toy Library with their mothers (from left) Suzie Reeves, Debbie Greenwell, Annabel Tooze and Melissa van der Linden.

By Joan Clayton

Space allocated in the new \$5.4m Stirling library for a toy library is "totally inadequate", according to the toy library committee.

And if more suitable space cannot be provided, the Hills Community Toy Library will refuse to shift and stay at its Aldgate premises.

Although the internal design is "conceptual" at this stage, committee members doubt there is much leeway for change.

Spokeswoman Annabel Tooze said the group felt building the new library would be a great opportunity to relocate.

"But the plans show only 20m of shelf space in a shared, multi-purpose room at the rear of the building, some distance from the washing facilities," she said.

"The Adelaide Hills Council promised 'equal or better' amenities if we were co-located in the new library.

"The proposed arrangements are totally inadequate and we don't think there is much room for change."

At Aldgate the toy library has 72sqm of space, including display and storage areas, an office, kitchen and toy washing and toilet facilities.

120 families

It has nearly 1000 items ranging from small games and educational toys to large outdoor play equipment.

About 120 families are members, with more than 200 children aged from babies to 10-year-olds.

Toy library representatives met with council officers last week to stress their needs including a dedicated area closer to the children's section and washing

facilities. Committee member Phil Coulter described the library as the "engine of Stirling".

"We support the building of a new library, but if we can't get larger or better amenities than we have here, then we won't move into it," she said.

Council engineer Robert Harris said the plans on public display were concepts.

"Details of the layout will be finalised when we know if the library is going ahead," he said.

"First we have to find out if we have a project."

Mr Harris said there had not been sufficient time to consult further before preparing the plans.

But if the council votes to proceed with the library, he said there would be consultation with groups such as the toy library and Mt Lofty Districts Historical Society.

26 Hi there,

Please find attached Walking SA's submission to the AHC draft Annual Business Plan and Budget 2026/27

Please get in touch for further information if needed.

Keep Walking!

[Redacted]

[Redacted]

Executive Director

xxxx xxx xxx | [Redacted]@walkingsa.org.au

NEW OFFICE | 55 Exchange Place, Adelaide SA 5000

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Letter: Draft ABP 2026-27 Feedback

Submission: Adelaide Hills Council Draft Annual Business Plan and Budget 2026–27

To: Mayor and Elected Members, Adelaide Hills Council

Email: engage@ahc.sa.gov.au **Date:** 6 July 2026

Budget allocation to finalise the Adelaide100 through the agreed Adelaide Hills corridor

Dear Council,

Walking SA welcomes the opportunity to comment on Adelaide Hills Council's Draft Annual Business Plan and Budget 2026–27.

Walking SA requests that Council include a dedicated **\$65,000 capital allocation in 2026–27** to complete implementation of the Adelaide100 through the agreed Adelaide Hills corridor.

This request is deliberately modest and delivery-focused. It does not seek to reopen route selection, repeat previous investigation work, purchase new trail-marker posts, or undertake new wayfinding design.

The agreed corridor has been identified, and Council has previously commissioned an Adelaide100 Risk and Cost Analysis. Walking SA understands that the analysis was completed to identify route-specific risks, infrastructure implications and implementation costs. The next step is to apply that work to final on-ground delivery.

The request

Walking SA requests that Adelaide Hills Council:

1. Allocate **\$65,000 in the 2026–27 Annual Business Plan and Budget** to complete the Adelaide100 route through the agreed Adelaide Hills corridor.
2. Confirm that delivery will proceed through the agreed corridor, subject only to final micro-siting, land-manager approvals, cultural heritage considerations, environmental requirements and implementation of the risk controls identified in Council's existing Risk and Cost Analysis.
3. Use the completed Adelaide100 Risk and Cost Analysis as the baseline document for prioritising safety works, route treatments and implementation actions.
4. Recognise that Walking SA holds trail-marker posts and wayfinding materials in stock and can provide these as an in-kind contribution to the project.
5. Direct the requested funding primarily to installation, targeted safety treatments, approvals, contractor or Council labour, and project completion rather than further route investigation or purchase of trail-marker materials.

Previous Council investment and completed analysis

Adelaide Hills Council has already demonstrated leadership by supporting the Adelaide100 Walking Route as a Council project and commissioning a Risk and Cost Analysis.

That work should now be used to complete the project.

The purpose of the requested 2026–27 allocation is to move from assessment to implementation. It would allow Council to address the practical issues identified through the existing analysis, install the available trail markers and wayfinding materials, and make the route safe, legible and ready for public use.

Walking SA is not seeking a duplicate feasibility study, a new route-selection process or unnecessary design expenditure.

Revised 2026–27 budget request

Component	Indicative allocation
Project coordination, land-manager liaison, approvals and implementation planning	\$8,000
Final route micro-siting and close-out of priority risk controls identified in the existing Risk and Cost Analysis	\$7,000
Installation labour, plant, transport and contractor support for existing trail-marker posts and wayfinding materials supplied by Walking SA	\$25,000
Targeted safety and access works, including minor drainage, gates, barriers, crossing treatments, surface repairs or route adjustments where identified as necessary	\$18,000
Contingency for unforeseen site, environmental or approval requirements	\$7,000
Total requested allocation	\$65,000

In-kind contribution from Walking SA

Walking SA will contribute available trail-marker posts and wayfinding materials already held in stock.

This contribution reduces the financial burden on Council and ensures that the budget can focus on the work that must be undertaken by or through Council: installation, site preparation, safety controls, approvals, asset integration and ongoing maintenance arrangements.

Walking SA will also contribute route knowledge, mapping support, walking-user expertise, volunteer coordination advice, promotional support and launch activity.

Why delivery is needed now

The Adelaide100 is a distinctive long-distance walking route linking Adelaide's coast, river corridors, parks, foothills and hills. The Adelaide Hills section is central to the quality and integrity of the overall route.

The agreed corridor provides an opportunity to create a safe, coherent and marketable walking experience using existing public reserves, roads, trails and connecting corridors.

Completion of the Adelaide Hills section will:

- provide local residents with new walking and recreation opportunities;
- create connected short walks, day walks and longer-distance walking options;
- improve visitor access to Adelaide Hills landscapes, townships and businesses;
- support local cafés, accommodation providers, wineries, shops and tourism operators;
- strengthen the Adelaide Hills' identity as a leading walking and nature-based tourism destination;

- improve safety and reduce informal use of unsuitable routes through clear route identification and targeted risk treatments;
- support physical activity, wellbeing, social connection and healthy ageing;
- create an enduring public asset from work already undertaken by Council and its partners.

Proposed delivery approach

Council should lead delivery within its responsibilities, including final approvals, procurement, contractor engagement, installation of Council assets and incorporation of completed infrastructure into relevant maintenance programs.

Walking SA will work collaboratively with Council officers and relevant land managers to:

- apply the findings of the existing Risk and Cost Analysis;
- support detailed route confirmation and micro-siting;
- provide existing marker posts and wayfinding materials;
- advise on walker experience, route legibility and mapping;
- support community, volunteer and stakeholder liaison;
- assist with public information, mapping, promotion and launch activity.

Where necessary, Council should engage with Traditional Owners, heritage advisers, environmental specialists and relevant land managers to ensure that implementation respects cultural, environmental and land-management requirements.

Requested Council resolution

Walking SA respectfully requests that Adelaide Hills Council resolve:

That Council include a \$65,000 capital allocation in the 2026–27 Annual Business Plan and Budget to finalise implementation of the Adelaide100 through the agreed Adelaide Hills corridor.

That Council use the completed Adelaide100 Risk and Cost Analysis as the basis for prioritising and delivering outstanding route safety, access and implementation works.

That the allocation exclude the purchase of trail-marker posts and wayfinding materials, which Walking SA will provide as an in-kind contribution, and instead be directed to installation, approvals, targeted risk controls, site works and contingency.

That Council officers work collaboratively with Walking SA and relevant land managers to prepare and deliver an implementation program during 2026–27.

Conclusion

The Adelaide100 has progressed beyond concept stage. The corridor has been agreed, Council has invested in risk and cost analysis, and Walking SA has the required marker posts and wayfinding materials available.

A targeted \$65,000 allocation will allow Council to convert previous planning and analysis into a completed public walking asset.

Walking SA urges Council to make this practical investment in 2026–27 and complete the Adelaide100 through the agreed Adelaide Hills corridor.



that would in fact contribute to further inflation. Where necessary Council expenditure should be reduced to fit within that budget.

■■■■ ■■■■

Resident and ratepayer

Carey Gully

29 Six points I'd like to make:

1. Rates should only be increased by the CPI, as is to be the case in Alexandrina Council. The Council should live within its means, expenditure should be no more than the CPI allows. Lower priority infrastructure improvements and maintenance should be postponed, as should new project aspirations, until they can be afforded. Inflation puts quite enough pressure on ratepayers.

2. Australia Day should revert to how it has always been, fully observed and supported by Council, including the citizenship awards. It should never have been changed, especially with so little, if any, community consultation. If a minority want to observe a sorry day, let them do so on preferably another day, provided they in no way disrupt Australia Day.

3. The scenic attraction of the hills is very much due to its trees and small towns and villages. New building developments should retain the village character, permitting a maximum height of three stories, and absolutely minimising the loss of trees. People are attracted to the hill's food and wine, enjoyed in beautiful locations.

4. Pedestrian access and safety could be much improved, at no great expense. For example, simply paint for zebra crossings in Stirling.

5. Numerous road speed limits are too high. For example Ridge Rd from River Rd near Mylor to Longwood, increasingly used as a short cut from Blackwood to avoid Stirling/Aldgate. A smaller road example: Wilson Rd Mylor where no limit is signed, it should be 50kph at most.

6. The proposed OTR at Heathfield is inappropriate and unnecessary; Council should everything still possible to prevent it going ahead.

Thankyou and good luck!

■■■■ ■■■■, Mylor

30 Dear Ms Lyons (cc CEO and Councillors),

Please find attached a submission from a range of leaders of local environmental groups who are residents in the Adelaide Hills Council area - thank you for your consideration of our submission.

Our key recommendation is that the Council invest in an additional 0.2 FTE to 0.4 FTE for dedicated environmental grant-writing capacity - for at least a 2-year pilot - to bring in additional Council revenue to support the operations of the Biodiversity Team.

If you have any questions, please do not hesitate to contact me in the first instance, although I have no doubt that everyone on the submission would be happy to answer questions about the invaluable work that the AHC Biodiversity Team does to support their own group's dedicated efforts to help manage and improve the Adelaide Hills environment for our community -

Yours sincerely,

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Friends of Sunnyspring Glen Reserve

Letter: Draft ABP 2026-27 Feedback

c/o Ms Beck Lyons
Corporate Planning and Performance Coordinator
Adelaide Hills Council
Via email: engage@ahc.sa.gov.au
Cc: ggeorgopoulos@ahc.sa.gov.au
6 July 2026

Dear Ms Lyons,

RE: Submission on Adelaide Hills Council's draft Annual Business Plan 2026-27 and Budget

Thank you for the opportunity to submit to the Adelaide Hills Council's draft Annual Business Plan and Budget for FY2026-27. We, the undersigned, are writing to you collectively as members of local environmental groups operating within the Adelaide Hills Council area. Thank you in advance for your consideration of our submission.

Our key recommendation is that the Council invest in an additional 0.2 FTE to 0.4 FTE for dedicated environmental grant-writing capacity – for at least a 2-year pilot – to bring in additional revenue for the operations of the Biodiversity Team.

The Adelaide Hills is within a Commonwealth-recognised Biodiversity Hotspot – one of only 15 such Hotspots across the country¹. However, vegetation clearance in our region has also been extensive, with approximately only 10% of the original native vegetation of the Mount Lofty Ranges region remaining², a fact which immediately becomes apparent when looking at satellite maps of the Hills.

Hills' residents also have a great love of the environment – often why they have settled in the Hills – and it is, of course, a major drawcard for tourists and local visitation which supports our local businesses.

The Biodiversity Team at the Council delivers impressive value to the community and our environment with very limited resources. The local environmental community groups have been very grateful for their support, their open communication and trust, and their concerted efforts to protect, steward, and manage the remaining biodiversity we have within the Council area.

Further, the Biodiversity Team have demonstrated their ability to attract serious grant-funding for the Council and our community, including through Heritage Agreement Incentive and other grants, but most impressively by successfully securing a \$1.97m Federal Government Urban Rivers and Catchments Program grant for the Cox Creek Restoration Project³.

With a dedicated grant-writing resource, the Biodiversity Team has the opportunity to build on these successes and attract significant additional environmental grants for the Adelaide Hills Council and its community. At a time where the Council is facing significant budgetary pressure, this is a rare and valuable opportunity to attract additional, and much-needed revenue to the Council and its small but highly effective Biodiversity Team.

On this basis, we return to our recommendation for the Council's consideration as it finalises this year's Budget, namely, **that the Council invest in an additional 0.2 FTE to 0.4 FTE for dedicated environmental grant-writing capacity – for at least a 2-year pilot – to bring in additional revenue for the operations of the Biodiversity Team.**

If you would like to respond to this correspondence, please do not hesitate to contact [REDACTED] in the first instance ([REDACTED]@gmail.com). Thank you again for your time (and in no particular order),

[REDACTED] National Trust SA

[REDACTED] Bridgewater Friends of Cox Creek

[REDACTED] Bridgewater Friends of Cox Creek

[REDACTED] Mylor Parklands Bushcare Group

[REDACTED] Hills Biodiversity

[REDACTED] Mylor Parklands Bushcare Group

[REDACTED] Friends of Mt George Conservation Park

[REDACTED] Friends of Scott Creek Conservation Park, Trees For Life

[REDACTED] Friends of Woorabinda Bushland Reserves, Friends of Mark Oliphant Conservation Park

[REDACTED] Aldgate Valley Landcare Group

[REDACTED] Aldgate Valley Landcare Group

[REDACTED] The Bradbury Conservancy

[REDACTED] Friends of Sunnyspring Glen Reserve, Activating Bridgewater

1 Government of Australia;
<https://webarchive.nla.gov.au/awa/20130409033514/http://www.environment.gov.au/biodiversity/hotspots/national-hotspots.html>

2 <https://www.ahc.sa.gov.au/environment/biodiversity-in-the-hills>

3 <https://www.ahc.sa.gov.au/environment/cox-creek-bridgewater-restoration-project>

31 Adelaide Hills Council – Annual Business Plan consultation response – 6/7/2026

From: [REDACTED] Gumeracha

I thank you for this opportunity to provide comment on the AHC ABP document and the broader process surrounding this consultation. I detail my various comments and concerns in dot point form below. I also want to reiterate that I have been contributing to the AHC ABP consultation for the last decade, and never have I raised concern re the proposed rate rise, and often I have lobbied for increase service and capital projects. I also am not one to politically seek small government either – I think Councils and Governments more broadly have an important role to provide many services to citizens, albeit economically responsible and efficiently.

However this year is different, I feel that all AHC residents are under acute financial strain, and whilst many will be able to afford the \$200-\$300 extra per

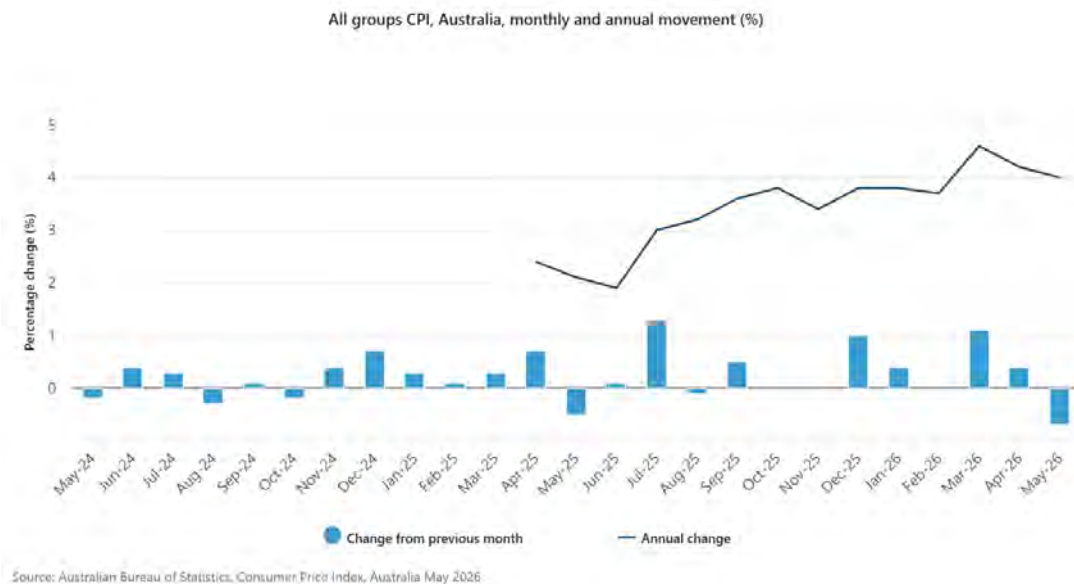
year no doubt, it will be money not spent at local business who are under the most duress from what I can tell.

Therefore, any rate relief provided by AHC this year (through not increasing rates by such a high percentage), will not only provide some small relief to ratepayers, but also provides the opportunity for locals to spend what may have been a rate rise at local businesses. This ensures ongoing activation of our many townships, and ongoing employment for many.

However, I first turn my commentary to macro-economic issues, that Council appears not to have considered when developing this ABP, nor their financial and rating strategy. It is these issues putting pressure on AHC ratepayers, and particularly so in the northern Adelaide Hills, where the tyranny of distance, recent bushfire/storm events and rapidly increasing rents/house prices have had more impact than on the southern half of the Council area.

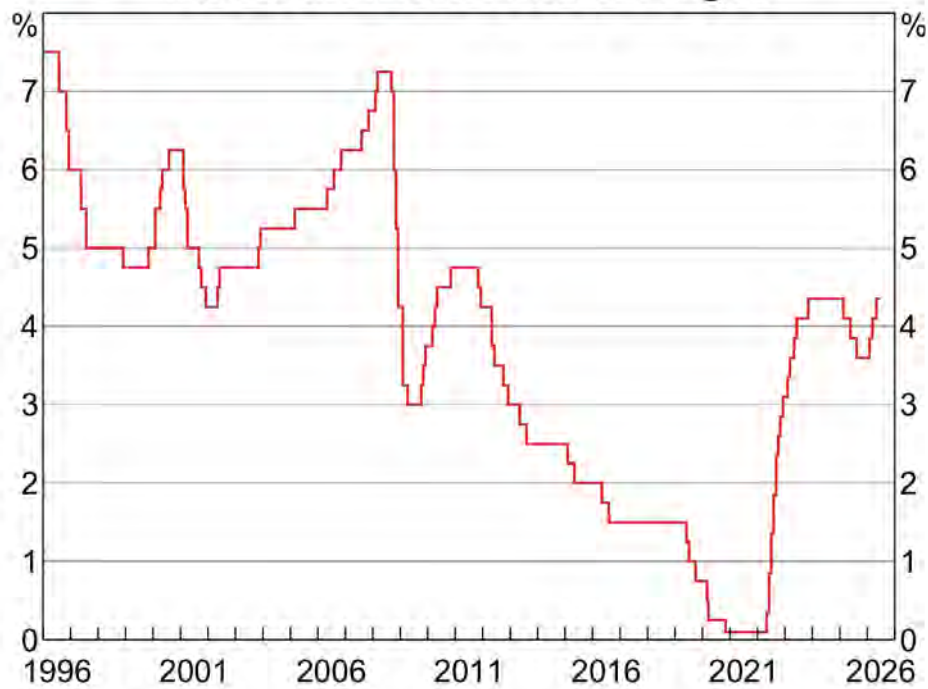
The tables and data below show some interesting economic realities facing many AHC residents –

- CPI – 4.6% April 2026 figure the highest since the period immediately post-COVID (source ABS)



- Interest rates have risen markedly, to highs we haven't seen in 15 years, and in all likelihood another rate rise will occur in coming months, putting further pressure on households

Australian Cash Rate Target



Source: RBA.

- Home Insurance - whilst hard to get accurate comparisons, this article here - <https://www.realestate.com.au/news/home-insurance-surges-across-australia/> - mentions SA Home and Contents Insurance premiums went up on average 17% in one year (2024 to 2025) - as an average, it can be assumed that properties more likely to be impacted by storm and bushfire (i.e. most of the AHC) will have higher average price increases. Our standard family home in the middle of Gumeracha township has gone from around \$480 premium per year in 2011 to \$3400 in 2026. I can only imagine what larger homes and those on acreage are paying!

In terms of concerns with the AHC ABP that's currently on consultation, I have an overall concern with any raise above CPI given cost of living pressures on residents, especially in the northern Adelaide Hills (we have higher cost pressures given we have to travel further to get to many places, we have less retail/supermarkets (= less competition), no bulk billing doctors, high insurance premiums due to two major fires in a decade, no Metrocard buses etc).

In more detail, my comments and concerns are -

- Over \$2 million allocated to "Governance and Performance", yet of the 83 Council policies detailed on the AHC website, 43 are out of date, despite this funding being consistent over a number of years - how do we get better value from this money?
- Listed CAPEX projects, besides some road reseals and patching, the only projects in the Houghton to Birdwood Norther Adelaide Hills corridor are CWMS and Council depot works - nothing of benefit for the community really (and CWMS is in theory regulated expenditure monitored by ESCOSA as a user-pays syste, so it's not really a initiative borne from the 'general' Council rates)
- Concern re Footpath budget \$414k - projects are all centred around only 3 sites (Lobethal south, Aldgate Primary School and Heathfield High) - why? Why not spread the budget across the whole area? The

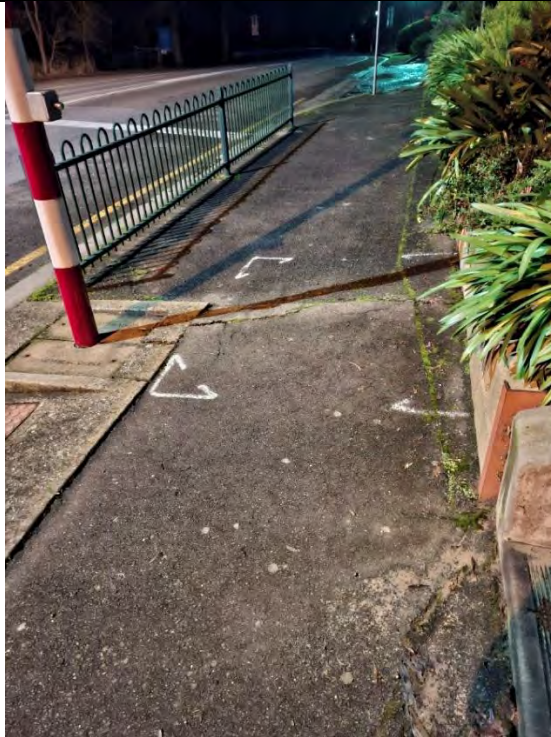
Lobethal footpath upgrade is a footpath on both sides of the same road – having a footpath on both sides of the road is above the service standard most Councils have, and AHC doesn't even have a standard for footpaths. There appears no real need for all the footpath works around Heathfield High and sports precinct – the footpaths don't look in that bad condition there.

Refer photos below of the Lobethal footpaths that are apparently in need of upgrade, and then some sites around Gumeracha that are apparently not in need of upgrade (noting the bitumen footpath in Gumeracha below with white markings was marked out by AHC in January 2026 for repair, I raised a CRM in April 2026 to query progress and it's since been closed (accidentally closed based on information from Council administration), yet is still 6-12 months away from repair occurring according to Council administration – despite it being on a busy DIT road, near a retirement village, outside a Primary School and across from the Hospital!!



Footpaths on both sides of Woodside Road in Lobethal planned for Capital Works Upgrade – a 2025 image shows that they're not in that poor condition





Albert St outside Gumeracha Primary School – marked out by AHC for repair in January 2026 – I lodged a CRM to seek follow up in April 2026 – CRM was accidentally closed by AHC staff in May 2026 (and still is closed) – staff advise works planned to occur in 6-12 months! Despite being on a DIT road, opposite the only public hospital in the Council area and near one the largest retirement complex north of Woodside.



Slippery unsealed footpath outside Gumeracha Child Care Centre (second largest child care centre north of the Freeway) and Kindergarten – it only needs a 10-15m extension yet has not been funded



Slippery and unsealed footpath on John Fisher Ave, Gumeracha – 2 photos above – no footpath on other side of this road either – it's a DIT arterial road – it leads to many houses in the south of Gumeracha. Despite numerous emails/CRM's from me to Council including the Mayor, CEO and administration, this footpath remains a safety risk.

- As per my recent Courier article, AHC needs a footpath strategy to show transparently where and when upgrades will occur – as well as something like this for playgrounds. Many other Council's have footpath and playground strategies to guide development and provide clear

transparent decision making for the public – even the very small Coorong District Council beats AHC at this!
https://www.coorong.sa.gov.au/data/assets/pdf_file/0028/1156447/Coorong-Footpath-Network-Expansion-Strategy-2022-2027,-Final.pdf

- There is minimal in the AHC ABP for local business. To assist them, AHC could develop low-cost solutions to assist tourism and business, such as online maps to guide tourists to local towns/business/scenic routes (whilst Council is a part of Adelaide Hills Tourism, AHT are perceived to more target the ‘upper’ end of the tourism market). I suggested this via email to the AHC CEO, Mayor and Valleys Ward Councillors in October 2025 but I’ve heard no further on discussions between AHC and AHT, nor on the new Economic Development staff member Council was in the process of appointing at that time.
- With some minor capital works, Council could create relatively safe walking trails on the AHC unsealed road network, especially in the north where we have limited trails. I note Council’s website promoting trails is quite limited with lots of room for improvement – again a low cost, but big value-add Council could do to support locals find recreation opportunities and also to attract visitors - [Our Trails • Adelaide Hills Council](#)
- I am concerned over funding of the AHC Community centres vs Fabrik – the 2 x AHC community centres are only allocated \$360k total in this budget, the Hut is appearing to only get cash funding of \$140k – these provide important social and community services, which are very important during this cost of living crisis. Fabrik was allocated \$1.06m in 25/26 and has \$860k earmarked in 26/27, yet the easiest to access figures I could find shows Fabrik only brought in \$81k of income July 1 2025 until 31 March 2026 – this seems an excessive subsidy from Council! I would guess that local businesses like Enrico, Lobethal Bierhaus and the many local wineries bring in many more tourists and they receive no subsidy (and actually pay reasonably large rates!)
- I also have a concern re the Woodforde/Rostrevor potential annexation being unbudgeted – the response to my “FAQ” online on the AHC Engage website should be in the ABP – I shouldn’t have had to go asking for it!



Woodforde - boundary reform

3 views

Gumeracha is great! asked 2 days ago | Question asked to AHC Project Team

The AHC ABP contains this statement below, however AHC reported in 2024 that total rates received from the area was \$1.932 million (3.76% of the AHC rate base) - is this figure still correct? - "The Boundary Commission's Inquiry into Campbelltown City Council's Woodforde/Rostrevor boundary reform proposal is ongoing. Should the reform proposal be successful, it may materially impact Council's financial sustainability. No financial or resource implications have been built into the 2026-27 budget"



AHC Project Team

Replied 5 hours ago

Answer

Hi Gumeracha is great,

The figure referenced is correct and has been consistently used in Council's formal submissions and advocacy material to illustrate the financial significance of the area to the broader Council community.

In relation to the Annual Business Plan, it is important to note that the Inquiry process remains ongoing and no final determination has been made. As a result, no financial impacts (including potential loss of rate revenue) have been incorporated into the 2026-27 budget at this stage.

Council has outlined in its submissions that, should the proposal proceed, transitional and compensation arrangements would need to be considered as part of any implementation, noting the material and ongoing impact on Council's revenue base.

You can find more information about the [Boundary Change Proposal here](#).

AHC also needs to determine how it can generate more income too. At a very superficial level, things like permitting advertising on bus shelters, inside or around buildings, inside toilets etc, advertising flyers in Council rates notices etc, and allowing local sports clubs to enter into sponsorship arrangements on Council ovals (an AHC policy change which prohibited this a couple of years ago) with a percentage being returned to Council etc. There are many innovative ways to raise income and reduce the burden on residential ratepayers.

I thank you for the opportunity to provide in put and I wish you well in all your deliberations.

Kind Regards

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32 To Whom it May Concern

I write to your Council to advise you of my support of the Mylor Netball club in their Application for a Grant to fund the resurface of Mylor courts.

I am a Life Member of the Mylor Tennis Club and have played for the club for 55 years. I currently hold the position of Secretary and Treasurer.

I was also a long-term player for the Mylor Netball club, many years ago.

My involvement with this facility, as a player and Committee member will continue for as long as I can be actively involved.

I am very proud of the magnificent facility we have at Mylor, with many clubs that play there, saying it is one of most picturesque, serene places to play tennis.

I would love to see the clubs grow in membership and truly believe this is possible with new upgraded courts. For those that can no longer participate in tennis, I believe that pickleball can be played as an alternative.

Over many years and involvement with the Hills Tennis Association where I am currently on the Management Committee, I have seen many clubs fold and the courts deteriorate. In my lifetime, I hope I do not witness this happen to the Mylor facility.

I wish to convey my full support for the Mylor Netball Clubs application for a grant to fund the resurface project.

If you have any queries regarding this letter, please feel free to contact me.

Kind regards

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Letter of support: Mylor Netball Courts

Mylor Tennis club wish to thank Adelaide Hills Council for the opportunity to provide feedback on the Draft Annual Business Plan 2026–27, in support of the Mylor Netball clubs application for a grant to resurface the courts at Stock Road Mylor.

The Mylor Tennis club would also like to express our gratitude to the Adelaide Hills Council's for their commitment to maintaining and support for this community sport and recreational facility.

Due to very low tennis membership, our club does not have the funds to contribute to the 'Resurfacing', at this stage. However, our club do have the commitment of Adelaide Hills Pickleball in the hiring of the facility.

Project Overview and Need

With guidance from Stacey Dutton and Renee O'Connor of Council's Sport and Recreation team, we understand that Council commissioned an audit of community recreation facilities which identified the Mylor court complex as a high-priority resurfacing project. Since the completion of that audit, the condition of the courts has rapidly deteriorated due to significant tree root intrusion and instability in the subsurface, resulting in:

- Uneven playing surfaces
- Increased safety risks for players and the broader community
- Reduced usability across all sports

This deterioration has accelerated beyond normal asset life expectations and is outside the control of regular users of the facility (Mylor Netball Club, Mylor Tennis Club and Adelaide Hills Pickleball). Current netball usage is already restricted to 3 out of the 4 courts, and without intervention the courts will soon become completely unsafe and unusable, resulting in the loss of a key community facility.

Mylor Tennis club support this statement

Community Value and Alignment with Council Priorities

The Mylor courts are a shared, multi-use community asset regularly used by hundreds of participants in netball, tennis, and pickleball competitions and informal recreation and use by the nearby Mylor Primary School. This aligns strongly with Council's objectives to:

- Support community wellbeing, physical activity and social connection
- Maintain and renew sport and recreation infrastructure

- Improve accessibility and connectivity of community facilities

With an upgrade of the courts, the Tennis club hope to attract more players to join, increasing our membership and once again filling teams from juniors to seniors. (Our club has not filled junior teams for many years). The use from Mylor Primary students and support from Tennis SA, should assist in achieving this.

Pickleball with their commitment to hiring the facility from the Tennis club continues to increase in popularity, whereby the spring/summer competition, may see a second night of competition each week (currently one night).

Pickleball at Mylor has become a major hub for the sport (outdoor option) across the Hills. Pickleball SA has indicated that Mylor is an ideal venue (once upgraded and with permanent pickleball lines) to use for Regional and State tournaments, strengthening its value and status for the Hills (and Council).

The Tennis club believe that the Mylor facility is an ideal venue, as a centre for major recreational activities, for the following reasons:

- 4 courts on one level and side by side,
- modern clubrooms with great facilities,
- a beautiful tranquil location, which is a good distance from any housing,
- large carparking area

Value for Investment

Council investment in this project would:

- Protect and extend the life of an important community asset
- Leverage significant co-contribution funding (~\$150,000) already secured
- Deliver a multi-sport facility benefiting a broad cross-section of the community
- Reduce future maintenance costs through proper reconstruction, including subsurface remediation
- Support active lifestyles and preventative health outcomes

Given the relatively modest funding request compared to broader infrastructure programs, this represents strong value for community impact.

Mylor tennis club support this statement

Conclusion

The Mylor Netball Club strongly support the strategic direction outlined in the Draft Annual Business Plan. However, we see great importance of ensuring that local, community-scale infrastructure projects are not overlooked or under-resourced.

This project represents a critical upgrade to a well-used community facility, with clear benefits in:

- Safety
- Community wellbeing
- Participation in sport
- Long-term asset sustainability

With Council support, this project can proceed and deliver long-lasting benefits to the Mylor community and surrounding areas.

Mylor Tennis Club support this statement

The Mylor Tennis Committee and our members fully support the Mylor Netball club in their application for funding for the Resurfacing of Mylor courts.

Yours sincerely

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Mylor Tennis Club Secretary/Treasurer

Appendix C – Public Forum Presentations

Presenter	Notes												
Presenter 1	No additional information provided.												
Presenter 2	No additional information provided.												
Presenter 3	No additional information provided.												
Presenter 4	Adelaide Hills Council 2026–27 Draft Annual Business Plan A Critical Ratepayer Analysis 1. Budget Overview — Ratepayer Perspective <table><tr><td>7.6%</td><td>+\$223</td><td>\$3.4M</td><td>\$37.3M</td></tr><tr><td>Proposed rate increase</td><td>Average residential bill increase</td><td>Operating deficit</td><td>Forecast total borrowings June 2027</td></tr></table> The rate increase is significant The proposed 7.6% combined rate increase — framed as CPI (4.6%) plus 1.5% for asset management plus an additional 1.5% for 'long-term financial sustainability' — translates to roughly \$223 more per year for an average residential property. Property valuations are also rising by around 9.5% for residential properties, meaning actual bills could increase meaningfully beyond the headline figure. The Council is running a deficit The budget projects a \$3.4M operating deficit on income of \$68.3M, following a \$3.1M deficit in 2025-26. The Operating Surplus/(Deficit) Ratio of -5.0% sits outside the target range of 0–10%. Ratepayers are being asked to fund a structurally loss-making organisation while absorbing a rate increase. Borrowings are growing Total borrowings rise from \$32.6M to \$37.3M by June 2027. New borrowings of \$13.1M are planned against principal repayments of only \$8.5M — a net increase of \$4.6M. Future ratepayers will inherit higher debt service costs. Capital program is 85% renewal Of the \$14.3M capital budget, \$12.1M goes toward renewing existing assets. Only \$2.2M funds new or upgraded assets. This reflects a council playing catch-up on maintenance rather than expanding services. Operating costs rising faster than income Operating expenditure is up 7.36% (\$4.9M), driven largely by inflation and depreciation. Employee costs alone are budgeted at \$28.1M — the single largest expense. No structural efficiency gains are evident. 2. Interest Rate Risk — Variable Debt Exposure <table><tr><td>91%</td><td>\$33.8M</td><td>+\$338K</td><td>\$92.9M</td></tr></table>	7.6%	+\$223	\$3.4M	\$37.3M	Proposed rate increase	Average residential bill increase	Operating deficit	Forecast total borrowings June 2027	91%	\$33.8M	+\$338K	\$92.9M
7.6%	+\$223	\$3.4M	\$37.3M										
Proposed rate increase	Average residential bill increase	Operating deficit	Forecast total borrowings June 2027										
91%	\$33.8M	+\$338K	\$92.9M										

Debt at variable rate	Variable borrowings	Cost per 1% rate rise	Annual borrowing churn
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The current position

Of the forecast \$37.277M total borrowings at June 2027, \$33.807M (91%) is variable rate debt and only \$3.470M is fixed. This is a heavily exposed position for a council already running operating deficits with limited capacity to absorb cost shocks.

What the numbers mean in practice

Finance costs are budgeted at \$1.517M for 2026-27. With \$33.8M of variable debt, a 1% rise in interest rates adds approximately \$338,000 to annual finance costs. A 2% rise adds \$676,000. The entire new operating projects budget is \$1.0M — meaning a 3% rate movement could wipe out all discretionary initiative spending without any decision being made.

The compounding problem

Construction and materials costs also rise when rates rise — inflation and interest rates tend to move together. Property valuations that underpin rate revenue could soften in a higher rate environment. Ratepayer hardship increases, leading to more requests for rate relief and higher bad debt provisions.

The cash flow statement reveals a concern

The budget shows \$92.859M in borrowing proceeds and \$88.158M in repayments in a single year — suggesting the Council is constantly rolling short-term facilities rather than holding long-term fixed debt. This means Council is perpetually exposed to whatever the prevailing rate environment is at rollover, with no ability to lock in favourable terms retroactively.

LGFA access — not a complete shield

While councils access the Local Government Finance Authority at rates below commercial lenders, the sensitivity to rate movements is essentially identical. A 1% movement costs the same \$338,000 regardless of the lender. The 91% variable position is an active choice — LGFA offers fixed rate products — and that choice is difficult to justify in the current environment.

Ratepayers are the ultimate guarantor

Rate obligations attach to property and must be paid. Ratepayers cannot exit their exposure. When variable rates rise, the cost flows through to future rate increases. The transmission is slower than a mortgage but the economic effect is identical — ratepayers fund the interest bill one way or another.

3. Boundary Reform — The Unquantified Revenue Risk

The Campbelltown City Council Woodforde/Rostrevor boundary reform inquiry is mentioned in a single paragraph with no financial modelling. This is arguably the single largest unquantified risk in the entire document.

Why this matters disproportionately

Woodforde and Rostrevor are among the more densely populated and higher-value residential areas within the Adelaide Hills boundary. Dense suburban properties typically generate strong rate revenue while requiring

relatively standard suburban services — they are net contributors to the financial position. Losing them would remove a disproportionately high-value slice of the rate base.

The numbers nobody is publishing

The document does not state what proportion of current rate revenue comes from these suburbs. Rate revenue is budgeted at \$59.988M. Even a 5% reduction from boundary changes would remove approximately \$3M — almost exactly equal to the entire projected operating deficit. A 10% reduction would be severe and potentially unrecoverable without dramatic service cuts or further rate increases.

The collision with variable rate debt

If the rate base shrinks materially through boundary reform, the debt does not shrink with it. Remaining ratepayers inherit the full debt burden serviced by a smaller revenue pool. With \$37.3M in mostly variable rate borrowings, a revenue reduction does not just affect the operating deficit — it threatens the Council's ability to service and refinance debt at all.

The LTFP timing problem

Council will update and adopt a new Long Term Financial Plan in Quarter One 2026-27. If the boundary inquiry is unresolved by then, ratepayers will be asked to approve a ten-year financial framework built on a potentially incorrect assumption about the revenue base.

What due diligence requires

A responsible financial planning process would include a published sensitivity analysis showing the financial impact across several scenarios: full transfer of both suburbs, partial transfer, and no change. The Boundary Commission inquiry is not new — the absence of this modelling is a material accountability gap.

4. Where Non-Urgent Savings Could Be Made

Operating Projects That Could Be Deferred

ERP System Transition — \$600,000

The most obvious candidate. Enterprise software migrations are notoriously over budget and disruptive. Deferring one year while the financial position stabilises would save significantly. The system currently in use is presumably still functional.

Town and Precinct Planning Framework — \$70,000

Strategic planning work that produces no immediate community outcome. Could be staged over two years rather than delivered in one.

Strategic Asset Management Plan Consultancy — \$120,000

Could be staged over two years without material risk.

Sport and Recreation Strategic Planning — \$80,000

A study that identifies future spending opportunities — arguably premature when running a deficit.

FOGO Investigation — \$64,000

Worth doing eventually, but the investigation itself could wait twelve months without service degradation.

EV Charging Infrastructure — \$75,000

The net zero goal is legitimate but in a deficit year, spending primarily benefiting a small number of EV-owning visitors or staff is difficult to prioritise. The policy goal survives a one-year deferral.

Operational Workplace Accommodation Review — \$100,000

An internal overhead project that should be paused when asking ratepayers to absorb a 7.6% increase.

Capital Renewal Items Worth Scrutinising

Plant and Fleet Renewal — \$3.088M

The second largest capital item. Fleet renewal programs often have flexibility — vehicles approaching end of life can frequently be extended 12-24 months with maintenance spending considerably less than replacement cost. Deferring a portion could free \$500,000–\$800,000.

Stirling Coventry Library Cladding — \$800,000

Warrants scrutiny on urgency. If a fire safety engineer has deemed it genuinely urgent it should proceed, but if primarily an aesthetic or longer-horizon compliance issue, staging over two budget years would ease pressure considerably.

5. Priority Questions Ratepayers Should Demand Answered

CRITICAL — Answers Required Before Final Plan Adoption

- 1 What is the specific dollar value of rate revenue currently generated by Woodforde and Rostrevor, and what would the operating deficit become if those suburbs transfer to Campbelltown? Adopting a budget without quantifying the single largest financial risk is not responsible governance.
- 2 Why is 91% of council debt in variable rate facilities when the council is running consecutive operating deficits, faces a potential revenue shock from boundary reform, and has access to fixed rate LGFA products? What would it cost to fix 50% of current variable debt today?
- 3 What is the specific year in which Council projects returning to operating surplus, with explicit milestones — not aspirational language? The LTFP update promised for Q1 2026-27 should make this concrete and public before the final plan is adopted, not after.
- 4 Can Council publish a stress test showing the combined impact of a 2% interest rate rise, a 10% boundary-related revenue loss, and a softening of property valuations simultaneously? These are not implausible scenarios and ratepayers deserve to see the downside.
- 5 What proportion of the \$13.129M in new borrowings funds capital infrastructure with a genuine multi-generational life versus operating deficits or short-lived assets? The intergenerational equity justification only holds for the former.

HIGH PRIORITY — Should Be Answered During Consultation Period

- 6 What is the multi-year debt trajectory? Ratepayers cannot assess whether the financial position is improving or deteriorating without seeing borrowings, deficits, and ratios across at least five years historically and ten years projected.
- 7 What does the cash flow statement's extraordinary churn of \$92.859M in borrowing proceeds and \$88.158M in repayments represent? What is the average term of current borrowings and what happens if the LGFA tightens terms or markets make rollover more expensive?

- 8 Has a formal independent review of the service portfolio been conducted — not an internal efficiency review but a genuine zero-based examination of whether every service is either statutorily required or demonstrably valued at the price it costs to deliver?
- 9 What is the per-household cost of each major service category and how does this compare to neighbouring councils? Without benchmarking, ratepayers cannot assess value versus structural inefficiency.
- 10 What specific conditions or triggers would cause Council to implement service reductions rather than further rate increases? Ratepayers deserve a published framework defining when services would be cut, outsourced, or shared rather than funded by rate rises.

MEDIUM PRIORITY — Important for Long Term Accountability

- 11 Why has the fixed charge increased 7.6% from \$880 to \$947 when the CPI component is only 4.6%? The fixed charge is regressive — its increase above CPI disproportionately affects lower-value properties and should be specifically justified.
- 12 What is the current status and expected timeline of the Boundary Commission inquiry, and is Council actively making submissions to protect its financial position?
- 13 What is the actual age and condition of the 17 light vehicles proposed for renewal, and could a portion be extended 12-24 months without material risk or liability?
- 14 The ESCOSA advice scheme response is listed as a placeholder. What were the nine recommendations and what is Council's substantive response to each? These are directly relevant to every financial question above.
- 15 What asset life assumptions are used to justify each borrowing decision? ERP software, accommodation reviews, and planning studies have short useful lives and the intergenerational equity argument does not apply to them.

LOWER PRIORITY — Important But Less Time-Sensitive

- 16 What entities does Council have equity ownership interests in, contributing \$105,000 in income, and do those interests represent good value?
- 17 What advocacy has Council undertaken to scrutinise or reduce the \$1.693M Regional Landscape Levy, and what direct benefit do Adelaide Hills ratepayers receive relative to what they pay?
- 18 What does the \$1.28M project management and contingency allocation represent and has contingency been historically drawn upon or returned unspent?
- 19 What is the economic value of the 30% population volunteering to Council's service delivery, and is demographic or economic change reducing volunteer availability modelled?
- 20 Does the Fabrik Arts and Heritage facility at \$861,012 operating cost generate sufficient utilisation to justify that expenditure, and is there a pathway toward greater cost recovery?

6. The Overarching Question

	This council has described itself as having the size of a regional council with the expenses and population of a city council. That structural mismatch has existed for years and annual rate increases do not resolve it — they fund it temporarily while the underlying problem persists and potentially worsens. The questions in Section 5 are important but they address symptoms. The question nobody in the document appears to be asking seriously is whether the current configuration of Adelaide Hills Council — its boundaries, service portfolio, asset base, and governance structure — is financially sustainable in its present form over the next twenty years, or whether more fundamental structural change is required. A council running consecutive operating deficits, increasing borrowings, holding 91% variable rate debt, facing a potential boundary reform that could strip rate revenue, and relying on property valuation growth to support its rate base is carrying a degree of financial fragility that the document's measured language does not fully convey. The document as drafted asks ratepayers to accept significant financial burden while leaving the largest financial risks entirely unquantified. That is not a sufficient basis for informed community consent to a 7.6% rate increase. <i>This analysis is based solely on the Draft Annual Business Plan and Budget 2026-27 published by Adelaide Hills Council for community consultation. All figures cited are drawn directly from that document. This analysis does not constitute financial or legal advice.</i>
Presenter 5	Thank you Mayor and Councillors for opportunity to speak. 7.6% is too high in a cost of living crisis. Yes everything has gone up, CPI is meant to cover this. Not everyone's wages have gone up as much as CPI. People living off the land wouldn't have experienced this increase. Yet in a climate emergency Council seeks to increase rates by 165% of CPI. The compound effect of rate rises above CPI every year has driven up what an increase of 7.6% means, on average \$223 to \$233 per homeowner, compared to in 2025/26 rate increase of 6.2% meant on average \$161 per homeowner. It's the compound effect that contributes to making this significant. At this time it is too much. I support reducing new projects, deferring them another year, or alternatively altering the project as was suggested recently by some residents of lowering the speed limit on back streets where there is no footpath. Yes that can result in the cost going up, and not meeting everyone's expectations, however if we go ahead with this budget increase in interest due to overall borrowings increases grows significantly, to point where future people are paying for what we do. And with existing projects look for savings, yes that's not easy but that's reality. Extra dollars for Fabrik may need to be deferred or at least lowered, a great project which you know I support but we need to work to bring this budget and future ones back into balance. Details I couldn't see in the budget included what significant renewal works which are not in asset management plan are included. efficiencies using AI, or other initiatives. limiting legal spend—yes it's been reduced but it's still too high No initiatives for retaining employees in a time that keeping skilled people is becoming harder. No planning for renewal of playgrounds at Gumeracha or Woodside, I acknowledge the work that goes into budget preparation. I am looking for balancing the budget, looking for the detail in initiatives proposed, and looking for reasonable increases in rates so we all can afford to live here.
Presenter 6	No additional information provided.

Appendix D – Information Provided and Feedback Form

Draft Annual Business Plan 2026-27 and Budget

Share your feedback on our Draft Annual Business Plan 2026-27 and Budget.

+ Follow



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Every year Council develops and adopts an Annual Business Plan (ABP), which sets out Council's key programs, priority actions and budgets for the financial year.

We want our community to help review our draft ABP 2026-27. Feedback from residents, businesses and community groups helps to shape the initiatives included in the final Plan, ensuring they reflect local priorities. This input comes from consultation on the Draft ABP, as well as community participation in Council's strategic planning processes and engagement activities undertaken throughout the year.

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.

The draft ABP 2026-27, continues the process of underpinning our long-term financial sustainability while maintaining facilities and services our community deserves.

Lifecycle

- ✓

Council Report

Draft ABP 2026-27 presented to Council at the Meeting on 9 June 2026, seeking approval to take out for community engagement.
- ★

Engagement Open

We will be seeking feedback on our draft ABP 2026-27 from Monday 15 June to 5pm Monday 6 July 2026.
- ★

Public Meeting

Opportunity for interested community members to present at the public Council Meeting being held at 6.30pm on Tuesday 23 June 2026 at The Summit.

Community engagement is open until 5pm Monday 6 July 2026.

Draft Annual Business Plan 2026-27

Sharing feedback

[Quick look](#)
[FAQs](#)
[2025/26 achievements](#)

Share your ideas and feedback

Your feedback on our draft ABP 2026-27 is appreciated, and all feedback received during the engagement period will be considered, prior to the plan being finalised.

Community engagement is open until 5pm Monday 6 July 2026.

How can I provide feedback?

Once you have reviewed the draft plan, you can provide your feedback in one of the following ways:



Online

Complete our online feedback form.

[View online form >](#)


Email

Email your feedback to us at engage@ahc.sa.gov.au.

[Send us an email >](#)


Post

Post your written feedback to us at 63 Mount Barker Road, Stirling SA 5152.



Present

Present at the public Council Meeting being held at 6.30pm on Tuesday 23 June 2026 at The Summit Community Centre.



Collect

Hardcopy feedback forms will be available from our Service Centres / libraries at Stirling, Woodside, Gumeracha and Norton Summit.

[Download form >](#)


Ask a question

Visit the FAQs tab and if your question isn't answered there, ask our project team using the Q&A tool.

Community Centre

[See more](#)

Document Library

Draft Annual Business Plan 2026-27

PDF (5.17 MB)

Hardcopy Feedback Form - Draft ABP 2026-27

PDF (222.52 KB)

Factsheet - Draft ABP 2026-27

PDF (469.62 KB)

[See more](#)

Links

[Council Meeting Agenda - 9 June 2026](#)
[Council Meeting Minutes - 9 June 2026](#)

Who's Listening

Beck Lyons

Corporate Planning and Performance Coordinator

Melissa Clarke

Community Engagement Coordinator

Phone: 8408 0400

Email: engage@ahc.sa.gov.au

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.

Face to face engagement opportunities

If you would prefer to provide your feedback in person, the Director Corporate Services (or another member of the project team) is happy to make an appropriate arrangement to meet with individuals or small groups.

You may alternatively like to present at the public Council Meeting on 23 June or to come along to the [Mylor Community Forum](#) which is being held on Tuesday 30 June 2026.

[Sharing feedback](#)
[Quick look](#)
[FAQs](#)
[2025/26 achievements](#)

Review some of the key elements of the draft ABP

– Key considerations

The key focus in preparing the 2026–27 budget has been to balance financial sustainability with the delivery of essential services and community infrastructure.

Considerations include:

- Responding to ongoing cost pressures, including increased infrastructure, depreciation and finance costs in a challenging economic environment;
- Maintaining, rationalising and renewing a large portfolio of community assets;
- Taking a disciplined approach to expenditure, including reducing new initiatives compared to previous years;
- Supporting community priorities through targeted investments in safety, accessibility and connectivity;
- Returning to surplus in the coming years and achieving the goals of the Long-Term Financial Plan.

– Focus areas

Council's focus for the 2026–27 financial year is on supporting and strengthening the community, environment and region through a responsible budget that recognises unique constraints and prioritises essential services, prudent resource management, and sustainability.

Some of the key areas of focus for 2026-27 include:

Natural environment:

- Continue reviewing waste management service models to find efficiencies and divert more waste from landfill.
- Adapt Cox Creek rehabilitation project learnings and techniques to prepare for expansion across water supply catchments and improve the health of Adelaide Hills creeks and rivers.
- Build capacity in electric vehicle charging infrastructure.

Community wellbeing:

- Implement the new Disability Access and Inclusion Plan.
- Use a co-design approach to develop a new Youth Action Plan.
- Explore opportunities to expand visitor and tourism experiences at Fabrik Arts + Heritage.

Built Form and Economy

- Plan for the future of the Hills by defining what our communities need and value into the future.
- Advocate for development outcomes for the Woodside Barracks that deliver the best long-term outcomes for the community.
- Progress a review of Community Land Management Plans and prepare a Strategic Asset Management Plan.

Organisation:

- Continue to enhance the Customer Relationship Management (CRM) system to improve customer experience for enquiries, requests and response timeframes.

- Improve efficiency and service delivery through the implementation of a modern, integrated Enterprise Resource Planning (ERP) system.
- Continue to progress towards long-term financial sustainability by undertaking long-term asset and financial planning.

– Operating and Capital Projects

View a list of the [Operating and Capital Projects](#) featured in the Draft Annual Business Plan and Budget.

– Capital renewal expenditure

\$12.1 million expenditure on existing asset renewal, down from \$14.29 in 2025-26.

The renewal program is informed by Council's Asset Management Plans. Sustained investment in renewal is critical to maintaining service levels, managing long-term costs, and delivering safe, reliable infrastructure that continues to benefit the community.

Below is a list of planned asset renewal spending for 2026-27 by asset type:

- Bridges - \$405K
- Buildings \$140K
- Cemeteries \$40K
- Community Wastewater Management Systems \$302K
- Footpaths \$414K
- Kerbing and road shoulder \$565K
- Sport and recreation \$166K
- Stormwater \$150K
- Roads (sealed and unsealed) \$4.874M
- Plant and fleet \$3.088M
- ICT equipment \$166K
- Project management and contingency \$1.280M

The complete Draft Capital Works Program 2026-27, is available in Appendix F of the [Draft Annual Business Plan and Budget 2026-27](#).

– Rate adjustment - proposed rate increase

The draft plan reflects a rate increase in line with the March National Consumer Price Index (CPI) plus 1.5 per cent to manage the Council's \$800m portfolio of infrastructure assets and deliver \$2.2 million in key capital expenditure.

An additional 1.5 per cent is proposed as the Council continues the process of ensuring long term financial sustainability. This is reflective of the cost of maintaining legacy infrastructure, higher depreciation and increased finance costs against a background of challenging economic and geopolitical conditions.

The combined proposed rate increase of 7.6% equates to approximately \$223 for an average value residential property.

Note: This draft plan is based on the national [March quarter CPI](#) figure (4.6%). Recognising inflation eased in the April quarter, Council will reassess in line with latest CPI data at the conclusion of the consultation period and this may influence the final rate that is adopted.

Operating Projects



Food Organics Garden Organics kerbside collection

To further investigate Food Organics Garden Organics (FOGO) kerbside collection waste management service models, including opportunities for cost savings and improved cost recovery within waste management services.

Operating project \$64,000.



Sport and Recreation Strategic Planning

A strategic open space strategy that identifies opportunities for sport and recreation development.

Operating project \$80,000.



School safety and activation project: Verdun

To investigate, in partnership with the Department for Infrastructure and Transport, safety improvements at Hills Christian Community School. This includes reviewing pedestrian access and further off-street parking at peak school hour drop off times, to ease congestion and improve safety.

Operating project \$40,000.



Strategic asset planning and land management

To progress a Strategic Asset Management Plan from a review and renewal of asset management plans and community land management plans.

Operating project \$120,000.



Town and precinct planning

To deliver three integrated land use planning tools – the Township & Precinct Planning Framework, a Housing Strategy incorporating a Local Area Plan, and a Placemaking Framework – to guide coordinated growth and investment. Together, these frameworks will prioritise precinct-level planning and infrastructure alignment, address housing issues, strengthen local centres, and attract targeted investment that reflects community needs and place-specific opportunities.

Operating budget \$70,000.



Enterprise Resource Planning (ERP) System

To fund two contract positions to manage the ERP transition, including process mapping, change management, training and project management.

This is a committed project within Council's Annual Business Plan that will proceed, investing in technology infrastructure to deliver contemporary services and improve decision-making, efficiency and productivity.

Operating budget \$600,000.



Local Government Election costs

Provision for the costs associated with delivering the Adelaide Hills Council election, in line with the scheduled election cycle and statutory requirements.

Operating cost \$350,000.



ESCOSA Advice Scheme

To meet the Essential Services Commission of South Australia (ESCOSA) requirements, ensuring Council's ongoing compliance with regulatory and reporting obligations.

Operating budget \$45,000.

Operating Projects

Capital Projects



Electric vehicle charging infrastructure

To enhance and optimise Council's existing electric vehicle charging infrastructure and to develop policy that incorporates public access.

Capital project \$75,000.



Operational workplace accommodation review

To optimise staff accommodation across Council sites to ensure facilities remain fit-for-purpose and support effective service delivery to the community. The project will include relocating staff into Council-owned facilities.

Capital project \$100,000.



Stirling Coventry Library cladding

To progress the replacement of cladding at the Stirling Coventry Library. The project is part of Council's program of safety and compliance upgrades to community facilities.

Capital project \$800,000.



School safety and activation projects: Lenswood

To undertake the Lenswood Main Street safety upgrade, including footpath access, a footbridge, kerb alignment and street scaping.

Capital project \$150,000.



School safety & activation project: Stirling East

To undertake targeted infrastructure improvements in the vicinity of Stirling East Primary School to enhance pedestrian access, safety, and local traffic management.

Capital project \$90,000.



Amy Gillett Bikeway connection: Station Road

To provide key linkages between Amy Gillett Bikeway at Station Rd, Woodside, from Tiers Rd to the existing Bikeway connection point. This will include a formalised path and access through the existing reserve and complete the sections from Gillman Rd Oakbank through to Birdwood.

Capital project \$675,000.



New footpath program

The footpath program improves asset condition, accessibility and connectivity across the pedestrian network through the planning, construction and renewal of footpath infrastructure.

Capital project \$400,000.

Draft Annual Business Plan 2026-27 and Budget

Feedback Form



This submission form is also available online at engage.ahc.sa.gov.au.
Please submit your feedback by 5pm Monday 6 July 2026 to an Adelaide Hills Council library or customer service centre or mail to 63 Mount Barker Rd, Stirling SA 5152.

About you

01. Your name Required

02. Your email or phone number

03. Your suburb, township or locality Required

04. What is your connection/s to the Adelaide Hills Council area? Required

Select all that apply	
☐	Resident
☐	Business owner
☐	Visitor
☐	Employee/worker
☐	AHC staff member
☐	Student
☐	Other

Your Feedback - Overall Draft ABP 2026-27

05. Have you read the Draft ABP 2026-27? Required

Select one answer only
☐ Yes, I have had a thorough read
☐ Yes, I've had a quick glance
☐ No, I have not read the draft Plan

06. To what extent do you support the Draft ABP 2026-27? Required

Select one answer only
☐ I fully support the draft ABP
☐ I support the draft ABP with some changes
☐ I do not support the draft ABP

07. Please provide more information about your response above.

[illegible]

Your Feedback - Operational and Capital Projects

08. Please rate your level of support for the following operational and capital projects featured in the Draft ABP 2026-27 with 1 representing low or no support and 5 representing high support.

To assist you with answering the following questions, please view the operating and capital projects featured in the Draft Annual Business Plan (pgs 27-30) for details about each initiative or view the project descriptions on [Adelaide Hills Engagement Hub](#).

Operating and Capital Projects	1 Low	2	3	4	5 High
FOGO kerbside collection further investigation into service models. To further investigate waste management service models, including opportunities for cost savings and improved cost recovery within waste management services.					
Development of a strategic open space strategy. A strategy that identifies opportunities for sport and recreation development.					
School safety activation project – Verdun. Investigate, with the Department for Infrastructure and Transport, safety improvements at Hills Christian Community School, including pedestrian access and off-street parking to ease peak-hour congestion.					
Review / renewal of asset management plans and community land management plans. Progress a Strategic Asset Management Plan from a review and renewal of asset management plans and community land management plans.					
Integrated Town and Precinct planning project. Deliver integrated planning tools: A Township & Precinct Planning Framework, Housing Strategy with Local Area Plan, and Placemaking Framework to guide coordinated growth, infrastructure alignment, housing outcomes, and place-based investment.					

Operating and Capital Projects	1 Low	2	3	4	5 High
Enhance and optimise electric vehicle infrastructure. Optimise Council's existing electric vehicle charging infrastructure and to develop policy that incorporates public access.					
Operational workplace accommodation review. Optimise staff accommodation across Council sites to support service delivery, including relocating staff into Council-owned facilities.					
School safety and activation project - Lenswood. Undertake the Lenswood Main Street safety upgrade, including footpath access, a footbridge, kerb alignment and street scaping.					
School safety and activation project - Stirling East. Deliver targeted infrastructure improvements in the vicinity of Stirling East Primary School to enhance pedestrian access, safety, and traffic management.					
Amy Gillett Bikeway Connection - Station Road Woodside. Deliver key links between the Amy Gillett Bikeway at Station Rd and Tiers Rd to the existing connection point, including a formalised path through the reserve and completing sections from Gillman Rd, Oakbank to Birdwood.					
New footpath program. Improve asset condition, accessibility and connectivity across the pedestrian network through the planning, construction and renewal of footpath infrastructure.					

09. Would you like to provide feedback about a specific project or initiative?

Please include the project or initiative name as part of your feedback.

Your Feedback - Rates

Proposed Rate Increase

The draft ABP reflects a rate increase in line with the March National CPI (4.6%) plus 1.5% to manage the Council's portfolio of infrastructure assets and deliver key capital expenditure.

An additional 1.5% is proposed as the Council continues the process of ensuring long term financial sustainability.

The combined proposed rate increase of 7.6% equates to approximately \$223 for an average value residential property.

10. When setting the rate rise for the 2026-27 FY, what factors are most important for Council to consider?

Select your top three priorities.

Select between 1 and 3 answers	
☐	Ensuring maintenance and renewal of existing assets e.g. renewal of playgrounds, sporting facilities, open space assets, buildings.
☐	Allowing for new capital projects e.g. new playgrounds, sporting facilities, public toilets, footpaths.
☐	Keeping rate increases as low as possible for residents.
☐	Maintaining current service and program levels.
☐	Ensuring the long-term sustainability of Council by reducing Council debt.
☐	Rationalising, repurposing, or divesting underperforming assets to reduce long-term maintenance costs and infrastructure backlogs.
☐	Meeting the objectives of Council's Your Place Your Space Strategic Plan.
☐	Other

11. Which of the following best reflects your view about the proposed rate rise?

Select one answer only
☐ The increase is appropriate given current cost pressures and future needs
☐ The increase is reasonable but could be lower
☐ The increase is too high, even considering the reasons provided
☐ Rates should not increase beyond CPI
☐ Rates should not increase at this time
☐ Other

12. If the rate increase were reduced, which areas should be prioritised for reduction or delay?

Select up to two options.

Select up to two options
☐ New capital projects and initiatives
☐ Maintenance and renewal of existing assets
☐ Service levels / community programs
☐ Debt reduction / long-term financial sustainability
☐ No reduction - maintain proposed plan
☐ Other

13. Would you like to provide any additional feedback about rate setting and the proposed rate increase?

Thank you for providing your feedback!

Your feedback will be considered by the project team. You can find out more about this project and register to become an engagement subscriber of our Adelaide Hills Engagement Hub at: engage.ahc.sa.gov.au.

Your Say, Your Way

**Share your feedback on our draft
Community Engagement Framework**



***Your ideas and feedback
have helped us to develop our draft
Community Engagement Framework and
now we want to find out if we heard you correctly.***

You can view the draft Framework and share your feedback, by visiting our online Engagement Hub below, or collecting a copy from one of our libraries or customer service centres.

Community engagement is open until Sunday 26 April 2026.



Scan to find out more

 engage.ahc.sa.gov.au

 mail@ahc.sa.gov.au

 8408 0400



Draft Annual Business Plan 2026-27 and Budget



We'd like to share with the community our Draft Annual Business Plan 2026-27.

This important document is currently open for community feedback. Does it cover what is important to you?

The Draft Annual Business Plan (ABP) 2026-27 continues the process of underpinning our long-term financial sustainability while maintaining and improving the facilities and services our community deserves.

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.



Key considerations

The key focus in preparing the 2026-27 budget has been to balance financial sustainability with the delivery of essential services and community infrastructure.

Considerations include:

- Responding to ongoing cost pressures, including increased infrastructure, depreciation and finance costs in a challenging economic environment;
- Maintaining, rationalising and renewing a large portfolio of community assets;
- Taking a disciplined approach to expenditure, including reducing new initiatives compared to previous years;
- Supporting community priorities through targeted investments in safety, accessibility and connectivity;
- Returning to surplus in the coming years and achieving the goals of the Long-Term Financial Plan.

Capital project highlights

- \$675,000 on the Amy Gillett Bikeway connection at Station Road, Woodside.
- \$400,000 on new footpath program.
- \$240,000 on school safety and activation at Lenswood and Stirling East.
- \$75,000 on enhancements to existing electrical vehicle charging infrastructure.

08 8408 0400
mail@ahc.sa.gov.au
ahc.sa.gov.au



Draft Annual Business Plan 2026-27 and Budget



Our Rates

Rates revenue is Council's primary source of income, raised from property owners to fund the delivery of services, infrastructure, and community outcomes.

The draft plan reflects a rate increase in line with CPI plus 1.5 per cent to manage the Council's 800m portfolio of infrastructure assets and deliver \$2.2 million in key capital expenditure.

An additional 1.5 per cent is proposed as the Council continues the process of ensuring long term financial sustainability. This is reflective of the cost of maintaining legacy infrastructure, higher depreciation and increased finance costs against a background of challenging economic and geopolitical conditions.

The combined proposed rate increase of 7.6% equates to approximately \$223 for an average value residential property.

Note: This draft plan is based on the March quarter CPI figure (4.6%). Recognising inflation eased in the April quarter, Council will reassess in line with latest CPI data at the conclusion of the consultation period and this may influence the final rate that is adopted.

We want to hear from you

Your feedback on the draft ABP 2026-27 is appreciated, and all feedback received during the engagement period will be considered, prior to the plan being finalised.

You can view the draft ABP 2026-27 online at Adelaide Hills Engagement Hub or copies are available for viewing in our libraries and customer service centres at Stirling, Woodside, Gumeracha and Norton Summit.

Sharing your feedback

Once you have reviewed the draft plan, you can provide your feedback in one of the following ways:

- Complete the online feedback form at engage.ahc.sa.gov.au or via the QR code below.
- Email feedback to engage@ahc.sa.gov.au.
- Mail feedback to 63 Mount Barker Road, Stirling SA 5152.
- Phone 8408 0400.
- Present at the public Council Meeting being held at 6.30pm on Tuesday 23 June 2026.
- Collect a hardcopy feedback form from any AHC Library or Customer Service Centre and submit via any of the ways listed above or by handing into our Council Service Centres or Libraries

This engagement closes at 5pm on Monday 6 July 2026.

08 8408 0400
mail@ahc.sa.gov.au
ahc.sa.gov.au



Courier Ad – 27 May 2026

Share your feedback

Draft Annual Business Plan and Budget 2026-2027



*From 15 June to 6 July,
we're inviting feedback on our Draft
Annual Business Plan and Budget 2026-27.*

Provide feedback by Wednesday 6 July 2026.

Scan to find out more:

 engage.ahc.sa.gov.au

 mail@ahc.sa.gov.au

 8408 0400





Adelaide Hills
COUNCIL





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**ADELAIDE HILLS COUNCIL
ORDINARY COUNCIL MEETING
TUESDAY 14 JULY 2026
AGENDA BUSINESS ITEM**

Item: 12.2

Responsible Officer: Gary Lewis
Director
Corporate Services

Subject: Increase in Debt Facilities

For: Decision

SUMMARY

The purpose of this report is to seek Council approval to increase total debt facilities by \$3.0m to manage potential cashflow requirements from 01 July 2026. It is proposed to seek the additional debt from the Local Government Finance Authority (LGFA).

Historically, this approval is sought in conjunction with the endorsement of the Annual Business Plan (ABP). The ABP has historically been endorsed in late June. Given the proposed July adoption of the ABP a cashflow risk to Council exists.

To remedy this risk, it is proposed that Council authorise the negotiation for additional debt facilities with the LGFA.

RECOMMENDATION

Council resolves:

1. That the Increase in Debt Facilities report be received and noted.
 2. That, if the Annual Business Plan and Budget is not endorsed by the 14th of July 2026, Council is authorised to negotiate with the Local Government Finance Authority for additional loan borrowings of up to \$3.0m.
 3. That the Mayor and the Chief Executive be authorised to execute any relevant documents in relation to the borrowings for and on behalf of Council and affix the Council's common seal thereto.
-

1. BACKGROUND

Council usually approves, as part of the adoption of the ABP, to extend the debt facilities to fund the budget. Due to the passage of time, the 2025-26 resolution has lapsed and a replacement resolution (as part of the adoption of the 2026-27 ABP) has not occurred. As such, approval is now required to increase the debt facilities outside but in conjunction with

of the endorsement of the ABP . The resolution endorsing the 2026-27 ABP will be adjusted to take into account this increase, by decreasing the funding requirement in the ABP resolution by \$3.0m.

12. OFFICER REPORTS – DECISION ITEMS

12.1 Annual Business Plan 2025-2026 for Adoption

Moved Cr Mark Osterstock
S/- Cr Kirsty Parkin

221/25

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 \$18,115,922,920.

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

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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

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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)

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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.

1.8.3 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

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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.

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- 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.

1.13 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.

Carried Unanimously

2. ANALYSIS

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

Strategic Plan 2024 – Your Place, Your Space

Goal 4 Organisation

Objective O2 Operate with integrity using best practise governance processes

Priority O2.1 Demonstrate accountable and transparent decision making

The provision of this report to Council demonstrates transparent decision making by providing an assessment of Council's position which might not otherwise be available.

➤ **Legal Implications**

Loan agreements are required to be executed under the Common seal and therefore a resolution of Council is required to support this.

➤ **Risk Management Implications**

The increase in Council's debt facilities will assist in mitigating the risk of:

Lack of available cash will result in an inability to settle debts as they fall due leading to loss in confidence in Council's ability to responsibly manage it's finances. Additinally, it will cast doubt on Council's long term financial sustainability.

Inherent Risk	Residual Risk	Target Risk
Extreme (4B)	High (4C)	Low (2e)

The increase in the debt levels represents a mitigating action with regards to the short term financial sustainability of the Council.

➤ **Financial and Resource Implications**

An increase in Council's debt facilities will not result in any financial implications until these facilities are drawn down. Once draw down, Council will be incurring interest on these facilities at a variable rate. Debt at 30 June 2026 is lower than previously budgeted. However, it is expected that debt will peak later than in prior years and when combined with the delayed approval of the ABP, will require an increase to support short term cashflow requirements.

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

Not applicable.

➤ **Sustainability Implications**

Ensuring that Council has sufficient cash to settle debts as they fall due ensures Council's short term financial sustainability.

➤ **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**

On a monthly basis, Council undertakes a cashflow forecast. Any shortfall in cash is funded by a draw down on Council's debt facilities. Any additional cash is used to repay the debt.

A cashflow forecast was undertaken in late May, which indicated that Council may fully draw down on its debt facilities prior to receipt of the first rates payment in early September. This, combined with a potential delay in the issuance of the first Rates notices for 2026-27 relative to date assumed in the cashflow forecast, prompted the Administration to seek additional debt facilities, in accordance with the Treasury Policy.

Following a competitive tender process, Council has selected the LGFA to provide a variable rate CAD for 5 years, in the amount of \$3.0m. The current indicative variable CAD rate 5.85%. This is the potential shortfall alluded to above. Due to the nature of a lending facilities, any portion of the funds which are not required, will not be drawn down. Therefore, Council will not incur interest charges on these additional funds unless and until they are drawn down.

The Audit and Risk Committee has considered the ABP at its meeting on the 17th of June and were in general supportive of the ABP and its contents, including the funding thereof. The ARC resolved as follows:

8.9. Annual Business Plan

Moved Natalie Simmons

S:/ David Moffatt

ARC33/26

The Audit and Risk Committee resolves:

- 1. To receive and note the Draft Annual Business Plan 2026-27 for Consultation (item 8.9, 17 June 2026, Audit and Risk Committee meeting).**
- 2. To note that at its Ordinary Meeting on 9 June 2026, Council endorsed the Draft Annual Business Plan 2026-27 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 rate rise of 7.6% (item 8.9, 17 June 2026, Audit and Risk Committee meeting) and forecast operating deficit of -\$3.4 million.**
- 3. To note the Draft Annual Business Plan 2026-27 has been prepared in line with legislative compliance, appropriate regard for risk management and due diligence.**
- 4. Provides the following feedback:**
 - a. Is based on the Draft Annual Business Plan 2026-27 version included in its Council agenda and did not include Mayor or CEO messages, or Appendices and other content noted as ‘to be included when final ABP is presented to Council for adoption.’**
 - b. With the increasing level of debt, interest expense is an increasing material cost to Council.**
 - c. Encourage Council to identify and commit to a clear plan of action to mitigate operating deficits at least in line with Council’s Long-Term Financial Plan or sooner; action(s) ideally will include: a robust review of assets (for example asset rationalisation, identifying and divesting of assets that have reached/past their use by date/not fit for purpose and/or surplus to requirements to reduce or at least mitigate or minimise increases in expenses including maintenance, depreciation, interest expense and to support Council’s future financial sustainable).**
 - d. Ensure a transparent communications approach and messaging with ratepayers and the community to support awareness and understanding regarding the challenges and reality of the Annual Business Plan, Budget and Long-Term Financial Plan.**

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- e. Note and encourage Council to continue to reflect and reduce carrying forward Capex budgets/projects, other than by exception.
 - f. Encourage tighter timeline to deliver the Annual Business Plan and Budget and adoption of rates prior to end of the financial year to minimise the impact on Administration, additional expenses and issuing of rates notices.
 - g. Notes the Draft Annual Business Plan 2026-27 refers the review of the Long-Term Financial Plan commencing in Quarter One 2026-27.
5. To note that feedback from the Audit and Risk Committee regarding the Draft Annual Business Plan 2026-27 will be considered during the community consultation phase (item 8.9, 17 June 2026, Audit and Risk Committee meeting).

Carried

Council usually approves, as part of the adoption of the ABP, to extend the debt facilities to fund the budget. Due to the passage of time, the 2025-26 resolution has lapsed and a replacement resolution (as part of the adoption of the 2026-27 ABP) has not occurred. As such, approval is now required to increase the debt facilities outside but in conjunction with of the endorsement of the ABP . The resolution endorsing the 2026-27 ABP will be adjusted to take into account this increase, by decreasing the funding requirement in the ABP resolution by \$3.0m.

3. OPTIONS

Council has the following options:

1. Endorse the increase in Council's debt facilities by \$3.0m to fund it's short term cashflow needs.
2. Not endorse the increase Council's debt facilities by \$3.0m and provide the Amdinistration with additional guidance on how Council wishes to proceed to fund it's short term cashflow needs.

4. APPENDICES

Nil

**ADELAIDE HILLS COUNCIL
ORDINARY COUNCIL MEETING
Tuesday 14 July 2026
AGENDA BUSINESS ITEM**

Item: 12.3

Responsible Officer: Gary Lewis
Director
Corporate Services

Subject: Draft 2026-27 Fees and Charges for Adoption

For: Decision

SUMMARY

The purpose of this report is to present for Council's consideration the proposed Schedule of Fees and Charges to apply from 15 July 2026, following the annual review undertaken as part of the budget process.

This review ensures that fee-based revenue is aligned with the draft Annual Business Plan and enables adjustments where necessary.

The proposed Schedule of Fees and Charges is provided at **Appendix 1**.

The proposed base line increase for all fees and charges has been applied in line with the Adelaide All Groups annual change to March 2026 CPI (4.9%), where appropriate and practical.

In applying the increase, fees have been rounded to the nearest dollar for ease of application, which may result in minor variations from CPI.

RECOMMENDATION

Council resolves:

1. That the report Draft 2026-27 Fees and Charges report be received and noted.
 2. To adopt the 2026-27 Fees and Charges Schedule included at **Appendix 1** to apply on and from 15 July 2026.
 3. To authorise the Chief Executive Officer to approve minor changes to the Fees and Charges Schedule during the 2026-27 financial year, as required.
-

1. BACKGROUND

Council reviews its fees and charges each year in conjunction with the development of the annual budget. The review ensures 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.

The proposed Fees and Charges Register will apply from 15 July 2026 and is provided at **Appendix 1**.

The draft *2026-27 Draft Annual Business Plan* indicated an increase to fees and charges because of increases to CPI.

The relevant CPI referenced for fees and charges is 4.9% which is the Adelaide All Groups annual change to March 2026. Where considered appropriate rounding has been applied for ease of payment and therefore may have resulted in a movement that varies from CPI.

Council has delegated the powers to provide a reduction, waiver or refund of fees and charges pursuant to section 188(3)(f) of the *Local Government Act 1999* to the Chief Executive Officer (CEO) subject to conditions as stated under section 5.11 of the Fees and Charges Policy

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 2026-27 have already been gazetted during early June 2026. 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 (4.9%) 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.

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: The fees and charges were discussed at a Council workshop on the 9th of July 2026.

<i>Advisory Groups:</i>	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>2026-27 Annual Business Plan</i> document endorsed by Council at its meeting held 23 June 2026.

➤ **Additional Analysis**

Fees and charges (including statutory charges) will contribute approximately \$2.813m to Council's income stream being in the order of 4.11% of total operating income for 2026-27.

Specific points of note relevant to the consideration of overall fees and charges are as follows.

Planning, Development, and Infrastructure Act 2016 Fees

The sign on land fee has increased at a rate below CPI as the fee was comparatively high compared to other councils.

The lodgement by council of development applications on the PlanSA portal on behalf of applicants (regulated fee) has been removed. This fee is now set by PlanSA.

CWMS Fees

Council continues to review the operational efficiency of the service in conjunction with the ESCOSA Water Pricing Principles. Fees have remained unchanged in the 2026-27 financial year from the 2025-26 financial year as the fees remain in line with the operational efficiencies of the service.

Local Nuisance & Litter Control Act 2016 Fees

A new application fee for the exemption from application of section 18 of the Local Nuisance & Litter Control Act 2016 has been added.

Dog & Cat Management Act 1995 Fees

The dangerous dog sign fee has been changed to actual cost as AHC procure these signs from a third party.

The concessional fee for standard and non-standard dogs and cats has been adjusted to half of the non-concessional fee for standard and non-standard dogs and cats as recommended by the Dog and Cat Management Board.

Halls and Community Centres Hire Fees

The Torrens Valley Community Centre community room hire fee for Government agencies and other business organisations has been increased so that it aligns with the Summit Community Centre community room hire fee.

Cemetery Fees

It has been recommended that the fees at Norton Summit Cemetery be increased to match those charged at the Stirling Cemetery due to the limited number of available plots remaining.

In addition, the fee niche wall/beam – single – in perpetuity for cremated remains has been included as it has been offered with all other plot types.

FABRIK Fees

The catering kitchen fee has been increased beyond CPI as the price was initially set too low and needs adjustment to align with actual costs.

Internal Review of Decision Fee

The Internal Review of Council Decision Application fee has been decreased to \$20 as prescribed by the Local Government Association.

3. OPTIONS

Council has the following options:

- I. Adopt the recommended 2026-27 Fees and Charges Register to apply on and from 15 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 2026-27 Fees and Charges Register for Adoption

Appendix 1

Draft 2026-27 Fees and Charges for Adoption



ADELAIDE HILLS COUNCIL

FEES AND CHARGES REGISTER

2025-26

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ADELAIDE HILLS COUNCIL

FEES AND CHARGES REGISTER

2026-27

DESCRIPTION	GST TAXABLE	Unit	Adopted Fees & Charges 2025/26 (incl. GST)	DRAFT Fees & Charges 2026/27 (incl. GST)	% Increase	Comments
1. STATUTORY RELATED FEES						
1.1 Development Act 1993						
Development Application Fees						
Public Notification Fee for Development Application	Yes		\$797.00	\$836.00	4.9%	Standard CPI Increase (Rounded to closest dollar)
Certificate of Title search (SALIS)	Yes		\$52.00	\$55.00	5.8%	
Access to Development Records (Reduction for pensioners and other concession card holders may be applicable)						
Application Fee (includes initial search)	Yes		\$63.00	\$66.00	4.8%	Standard CPI Increase (Rounded to closest dollar)
Ongoing processing fee (for each 30 minute block or part there of)	Yes		\$29.00	\$30.00	3.4%	
File Retrieval Fee (per file)	Yes		\$56.00	\$59.00	5.4%	
Development Records Copying A4 / A3 / A1 / A0	Yes	per sheet	Refer to Library Services Photocopying	Refer to Library Services Photocopying		
1.1a Planning, Development and Infrastructure Act 2016						
Development Application Fees						
Sign on Land Fee	Yes		\$436.00	\$452.00	3.7%	Full CPI not applied as AHC fee is comparatively high to other councils
Additional sign or A3 sig	Yes		\$37.00	\$39.00	5.4%	Standard CPI Increase (Rounded to closest dollar)
Certificate of Title search (SALIS)	Yes		\$52.00	\$55.00	5.8%	
Lodgement by Council of Development Applications on the PlanSA Portal on behalf of Applicants (Regulated Fee)	n.a		\$87.00	\$0.00	-100.0%	Delete Fee - Now set by PlanSA Fees and Charges
Amendment of Land Management Agreement (administration charge excludes legal costs)	Yes		\$197.00	\$207.00	5.1%	Standard CPI Increase (Rounded to closest dollar)
1.2 Local Government Act 1999						
Community Wastewater Management System (CWMS) - Section 155						
CWMS Capital Connection fee	GST Free		\$5,800.00	\$5,800.00	0.0%	Rates remain unchanged for 26-27
CWMS Occupied Annual Service Charge	GST Free		\$770.00	\$770.00	0.0%	
CWMS Vacant Annual Service Charge	GST Free		\$360.00	\$360.00	0.0%	
(Refer to CWMS Pricing Policy Statement on Council website)						
Certificate of liabilities - Section 187						
Certificate of Liabilities search	Exempt	per request	\$41.50	\$42.75	3.0%	Statutory Charges (Legislation)
Fees and Charges - Section 188						
Application Fee	Yes		\$34.00	\$36.00	5.9%	Standard CPI Increase (Rounded to closest dollar)
Search and processing fee (for each 30 minute block or part there of)	Yes		\$29.00	\$30.00	3.4%	
Fee for copying the documents	Yes		Refer to Library Services Photocopying	Refer to Library Services Photocopying		
1.3 Local Nuisance & Litter Control Act 2016						
Exemption from Application of Section 18						
Application Fee	Exempt		N/A	\$75.00		New Fee for 26/27
1.4 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	\$29.50	\$30.50	3.4%	Statutory Charges (Legislation)
1.5 Dog & Cat Management Act 1995						
Fees are set by Council						
Dangerous dog sign	Yes		\$46.00	actual cost		Changed to actual cost as AHC get these signs from third party
Dog expiation & fine (legislative charge)	n.a		As per legislation	As per legislation		
Dog impounding fee (business hours)	Exempt		\$97.00	\$102.00	5.2%	Standard CPI Increase (Rounded to closest dollar)
Dog impounding fee (after hours)	Exempt		\$127.00	\$133.00	4.7%	
Daily holding fee	Exempt		\$54.00	\$57.00	5.6%	
Dog Registration						
Standard dog (desexed AND microchipped)	Exempt		\$56.00	\$59.00	5.4%	Standard CPI Increase (Rounded to closest dollar)
Non-standard dog	Exempt		\$112.00	\$117.00	4.5%	
Concession standard dog (desexed AND microchipped)	Exempt		\$28.00	\$29.50	5.4%	Must be half of concession standard dog
Concession non-standard dog	Exempt		\$56.00	\$58.50	4.5%	Must be half of concession non-standard dog
Puppy fee (dogs less than 6 months of age that are not yet desexed)	Exempt		\$44.00	\$46.00	4.5%	Standard CPI Increase (Rounded to closest dollar)

ADELAIDE HILLS COUNCIL
FEES AND CHARGES REGISTER
2026-27

DESCRIPTION		GST TAXABLE	Unit	Adopted Fees & Charges 2025/26 (incl. GST)	DRAFT Fees & Charges 2026/27 (incl. GST)	% Increase	Comments
Other							
	Standard working dog (desexed AND microchipped)	Exempt		\$56.00	\$59.00	5.4%	Standard CPI Increase (Rounded to closest dollar)
	Council approved standard working dog	Exempt		\$44.00	\$46.00	4.5%	
	Non-standard working dog	Exempt		\$112.00	\$117.00	4.5%	
	Accredited Guide, Hearing or Assistance dog *	Exempt		Nil	Nil		Standard CPI Increase (Rounded to closest dollar)
	Replacement disc/tag	Exempt		\$12.00	\$13.00	8.3%	
	Businesses Involving Dogs (per dog)	Exempt		\$112.00	\$117.00	4.5%	
	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	\$23.00	4.5%	Standard CPI Increase (Rounded to closest dollar)
	Impounding livestock	Exempt		As per contractor cost	As per contractor cost		
Cat Registration (amended D&CMA 1995)							
	Standard cat (desexed AND microchipped)	Exempt		\$34.00	\$36.00	5.9%	Standard CPI Increase (Rounded to closest dollar)
	Non-standard cat	Exempt		\$115.00	\$120.00	4.3%	
	Concession standard cat (desexed AND microchipped)	Exempt		\$17.00	\$18.00	5.9%	Must be half of standard cat
	Concession non-standard cat	Exempt		\$58.00	\$60.00	3.4%	Must be half of non-standard cat
	Cat trap - Deposit (Refundable)	n.a		\$61.00	\$64.00	4.9%	
	Cat trap - Hire Fee (per week or part thereof)	Yes		\$30.00	\$31.00	3.3%	Standard CPI Increase (Rounded to closest dollar)
1.6 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		
1.7 South Australian Public Health Act 2011							
	Wastewater Application (1 Inspections)	Yes		\$280.00	\$289.00	3.2%	Increases are as per legislation
	Wastewater Application (2 Inspections)	Yes		\$427.00	\$441.00	3.3%	
	Wastewater Application (3 Inspections)	Yes		\$574.00	\$593.00	3.3%	
	Wastewater Application (4 Inspections)	Yes		\$721.00	\$745.00	3.3%	
	Wastewater Application Variation fee	Yes		\$133.00	\$137.00	3.0%	
	Wastewater Application Extension fee	Yes		\$133.00	\$137.00	3.0%	
1.8 Freedom of Information Act 1991							
	Application fee for access to document(s)	Exempt		\$43.30	\$44.70	3.2%	Statutory Charges (Legislation)
	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		\$16.40	\$16.90	3.0%	
	Information not concerning personal affairs of the applicant - each 15 minutes spent by agency	Exempt		\$16.40	\$16.90	3.0%	
	Access in form of photocopy	Exempt	per page	\$0.30	\$0.30	0.0%	
	Access in form of written transcript	Exempt	per page	\$9.70	\$10.00	3.1%	
	Access in other form such as photograph, xray, DVD or other medium	Exempt	per item	actual cost	actual cost		
	Postage or delivery of document(s)	Exempt		actual cost	actual cost		
	Application for internal review of the agencies determination	Exempt		\$43.30	\$44.70	3.2%	

ADELAIDE HILLS COUNCIL

FEES AND CHARGES REGISTER

2026-27

DESCRIPTION		GST TAXABLE	Unit	Adopted Fees & Charges 2025/26 (incl. GST)	DRAFT Fees & Charges 2026/27 (incl. GST)	% Increase	Comments
1.9 Food Act 2001							
	Food Audit (desktop hourly rate)	Exempt		\$98.00	\$103.00	5.1%	Standard CPI Increase (Rounded to closest dollar)
	Food Audit (inspection hourly rate)	Exempt		\$197.00	\$207.00	5.1%	
	Food Audit (follow up inspection)	Exempt		\$197.00	\$207.00	5.1%	
	Food Business Inspection Fee (Small <20 FTE)	Exempt		\$148.00	\$153.00	3.4%	Increases are as per legislation
	Food Business Inspection Fee (Large >20 FTE)	Exempt		\$372.00	\$384.00	3.2%	
	1st Follow Up Inspection Fee	Exempt		\$74.00	\$78.00	5.4%	Standard CPI Increase (Rounded to closest dollar)
	2nd Follow Up Inspection Fee	Exempt		\$148.00	\$155.00	4.7%	
	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		\$372.00	\$384.00	3.2%	Increases are as per legislation
Sharps Containers (at cost-not statutory)							
	Sale of Sharps (needle) containers (2.8L container)	Yes		\$10.00	\$10.00	0.0%	Standard CPI Increase (Rounded to closest dollar)
	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%	Standard CPI Increase (Rounded to closest dollar)
	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		\$0.20 per gram of filament used.	\$0.20 per gram of filament used.	0.0%	
	Second hand books	Yes		As determined by staff based on fair value.	As determined by staff based on fair value.		
Other fees							
	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		Standard CPI Increase (Rounded to closest dollar)
	Processing Fee for lost/damaged library material	Yes		\$6.00	\$6.00	0.0%	
	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 Library opening hours only)							
	Community Group	Yes		Nil	Nil		additional line added
	Individual Community Member (max 2 hours use)	Yes		Nil	Nil		
	Not For Profit Group	Yes		\$10.00	\$10.00	0.0%	remain unchanged
	Government Agency / Business	Yes		\$20.00	\$20.00	0.0%	
Training Room (per hour of hire Library opening hours only)							
	Community Group	Yes		Nil	Nil		additional line added
	Individual Community Member (max 2 hours use)	Yes		Nil	Nil		
	Not For Profit Group	Yes		\$10.00	\$10.00	0.0%	remain unchanged
	Government Agency / Business	Yes		\$20.00	\$20.00	0.0%	
Foyer (Not available during library/service centre operating hours)							
	Community Member or Group	Yes	flat fee	\$200.00	\$200.00	0.0%	remain unchanged
Embrasures (Not available during library/service centre operating hours)							
	Community Member or Group	Yes	flat fee	\$200.00	\$200.00	0.0%	remain unchanged
Staff Attendance (applicable for Foyer and Embrasure hire only)							
	Hourly fee for attendance outside of operating hours	Yes	per hour	\$50.00	\$50.00	0.0%	remain unchanged
Woodside Library Meeting Room (per hour of hire Library opening hours only)							
	Community Group	Yes		Nil	Nil		additional line added
	Individual Community Member (2 hours max)	Yes		Nil	Nil		
	Not For Profit Group	Yes	per hour	\$5.00	\$5.00	0.0%	remain unchanged
	Government Agency / Business	Yes	per hour	\$10.00	\$10.00	0.0%	
Coventry Library Art Wall							
		n.a		Nil	Nil		

ADELAIDE HILLS COUNCIL
FEES AND CHARGES REGISTER
2026-27

DESCRIPTION		GST TAXABLE	Unit	Adopted Fees & Charges 2025/26 (incl. GST)	DRAFT Fees & Charges 2026/27 (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%	An increase has been postponed until FY 27/28. AHC room hire system is being reviewed and a hire program must be purchased and rolled out before an increase can be decided. increase to be in line with TSCC hire
	Not For Profit Groups	Yes		\$40.00	\$40.00	0.0%	
	Government Agency / Business	Yes		\$100.00	\$105.00	5.0%	
	Private hire (functions, etc)	Yes		\$230.00	\$230.00	0.0%	
Small Meeting Room							
	Community Groups	Yes		\$15.00	\$15.00	0.0%	An increase has been postponed until FY 27/28. AHC room hire system is being reviewed and a hire program must be purchased and rolled out before an increase can be decided.
	Not For Profit Groups	Yes		\$30.00	\$30.00	0.0%	
	Government Agency / Business	Yes		\$70.00	\$70.00	0.0%	
	Kitchen usage (flat fee)	Yes		\$25.00	\$25.00	0.0%	
	Equipment usage (flat fee) - sound system, retractable screen and overhead projector	Yes		\$70.00	\$70.00	0.0%	
	Key Deposit (if applicable & refundable as per T&C's)	n.a		\$65.00	\$65.00	0.0%	
	Bond (if applicable & refundable as per T&C's)	n.a		\$540.00	\$540.00	0.0%	
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%	An increase has been postponed until FY 27/28. AHC room hire system is being reviewed and a hire program must be purchased and rolled out before an increase can be decided.
	Not For Profit Groups	Yes		\$40.00	\$40.00	0.0%	
	Government Agency / Business	Yes		\$105.00	\$105.00	0.0%	
	Private hire (functions, etc)	Yes		\$230.00	\$230.00	0.0%	
Small Meeting Room							
	Community Groups	Yes		\$15.00	\$15.00	0.0%	An increase has been postponed until FY 27/28. AHC room hire system is being reviewed and a hire program must be purchased and rolled out before an increase can be decided.
	Not For Profit Groups	Yes		\$30.00	\$30.00	0.0%	
	Government Agency / Business	Yes		\$70.00	\$70.00	0.0%	
	Kitchen usage (flat fee)	Yes		\$25.00	\$25.00	0.0%	
	Equipment usage (flat fee) - smart board with overhead projector	Yes		\$70.00	\$70.00	0.0%	
	Key Deposit (if applicable & refundable as per T&C's)	n.a		\$65.00	\$65.00	0.0%	
	Bond (if applicable & refundable as per T&C's)	n.a		\$540.00	\$540.00	0.0%	
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 & Norton Summit Cemetery							
							The same higher fees charged at Stirling Cemetery are to be charged at Norton Summit Cemetery, given the limited number of available plots remaining there.
	Interment Right - 50 year	Exempt		\$4,062.00	\$4,261.00	4.9%	Standard CPI Increase (Rounded to closest dollar)
	Interment Right - 100 year	Exempt		\$8,125.00	\$8,523.00	4.9%	
	Interment Right - in perpetuity	Exempt		\$20,311.00	\$21,306.00	4.9%	
All other cemeteries							
	Interment Right - 50 year	Exempt		\$3,284.00	\$3,445.00	4.9%	Standard CPI Increase (Rounded to closest dollar)
	Interment Right - 100 year	Exempt		\$6,558.00	\$6,879.00	4.9%	
	Interment Right - in perpetuity	Exempt		\$16,396.00	\$17,199.00	4.9%	
	Interment Right crypt (Summertown)	Yes		\$5,848.00	\$6,135.00	4.9%	
Interment Right - Lawn Burial Plots #							
	Interment Right - 50 year	Exempt		\$4,422.00	\$4,639.00	4.9%	Standard CPI Increase (Rounded to closest dollar)
	Interment Right - 100 year	Exempt		\$8,832.00	\$9,265.00	4.9%	
	Interment Right - in perpetuity	Exempt		\$22,081.00	\$23,163.00	4.9%	
Interment Right - Natural Burial Plots - Kersbrook Cemetery #							
	Interment Right - 100 year	Exempt		\$3,284.00	\$3,445.00	4.9%	
Interment Right - Cremated Remains (not including plaque and pedestal)							
	Garden - double - 50 year	Exempt		\$2,843.00	\$2,982.00	4.9%	Standard CPI Increase (Rounded to closest dollar)
	Garden - double - 100 year	Exempt		\$5,687.00	\$5,966.00	4.9%	
	Garden - double - in perpetuity	Exempt		\$11,803.00	\$12,381.00	4.9%	

ADELAIDE HILLS COUNCIL

FEES AND CHARGES REGISTER

2026-27

DESCRIPTION		GST TAXABLE	Unit	Adopted Fees & Charges 2025/26 (incl. GST)	DRAFT Fees & Charges 2026/27 (incl. GST)	% Increase	Comments	
	Niche Wall/Beam - single - 50 year	Exempt		\$1,775.00	\$1,862.00	4.9%	AHC charge "in perpetuity" fees for every single type of plot except for a niche wall/beam. AHC suggests we have this option available from this financial year.	
	Niche Wall/Beam - single -100 year	Exempt		\$3,540.00	\$3,713.00	4.9%		
	Niche Wall/Beam - single - in perpetuity	Exempt		Calculation: Yearly cost (\$35.5) * 250 = \$8,875.00	\$9,310.00	4.9%		
# 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.								
Interment Right - Non Resident Fee (Non-Refundable) *								
	Non-resident fee (in addition to cost of interment right above)	Yes		\$4,350.00	\$4,563.00	4.9%	Standard CPI Increase (Rounded to closest dollar)	
* 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								
Memorial Only								
	Plaque on Stirling Garden Beam - 50 year (includes standard plaque)	Exempt		\$1,069.00	\$1,121.00	4.9%	Standard CPI Increase (Rounded to closest dollar)	
	Plaque on Cemetery Memorial Seat - 25 years (includes standard plaque)	Exempt		\$770.00	\$808.00	4.9%		
	Installation of Plaque	Yes		\$193.00	\$202.00	4.7%		
Curator Fees (Curator Fees are waived for interments of children 16yrs and under)								
	Attendance at Burial (Mon-Fri)	Yes		\$325.00	\$341.00	4.9%	Standard CPI Increase (Rounded to closest dollar)	
	Interment of Cremated Remains (Mon-Fri) - includes installation of plaque/pedestal	Yes		\$492.00	\$516.00	4.9%		
	Removal of Cremated Remains from burial or memorial site (Mon-Fri)	Yes		\$492.00	\$516.00	4.9%		
	After hours surcharge	Yes		\$480.00	\$504.00	5.0%		
	Concrete cutting for interment or removal of ashes	Yes		\$193.00	\$202.00	4.7%		
	Installation of plaque and/or pedestal only (no interment)	Yes		\$193.00	\$202.00	4.7%		
	Pegging of plot for burial or memorial	Yes		\$325.00	\$341.00	4.9%		
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		\$363.00	\$381.00	5.0%	Standard CPI Increase (Rounded to closest dollar)	
	Permit for additional inscription on existing monument	Yes		\$121.00	\$127.00	5.0%		
	Permit for other memorial works	Yes		\$121.00	\$127.00	5.0%		
Administration Fees (Administration Fees are waived for interments of children 16yrs and under)								
	Application for a Interment Right (new or renewal)	Yes		\$194.00	\$204.00	5.2%	Standard CPI Increase (Rounded to closest dollar)	
	Application for a Transfer or Surrender of Interment Right	Yes		\$194.00	\$204.00	5.2%		
	Application for a Burial or Interment of Cremated Remains*	Yes		\$194.00	\$204.00	5.2%		
	Application for Removal of Cremated Remains from burial or memorial site	Yes		\$194.00	\$204.00	5.2%		
	Application for a Memorial Only	Yes		\$194.00	\$204.00	5.2%		
	Application for a Refund	Yes		\$194.00	\$204.00	5.2%		
* 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	\$399.00	5.0%	Standard CPI Increase (Rounded to closest dollar)	
	Preparation of LMA for Burial on Private Land	Yes		\$1,650.00	\$1,731.00	4.9%		
	Lodgement of LMA for Burial on Private Land	Yes		per PEXA & Land Services SA Fees	per PEXA & Land Services SA Fees			
Other Fees								
	Bud Vase (for niche wall)	Yes		\$123.00	\$129.00	4.9%	Standard CPI Increase (Rounded to closest dollar)	
	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		\$485.00	\$509.00	4.9%	Standard CPI Increase (Rounded to closest dollar)	
	Full Day (9am to Midnight)	Yes		\$325.00	\$341.00	4.9%		
	Half Day (8am to 1pm or 1pm to 6pm)	Yes		\$162.00	\$170.00	4.9%		
	Bond (refundable)	Exempt		\$552.00	\$579.00	4.9%		
	Not for Profit Community Group use (per 3 hour session)	Yes		\$35.00	\$37.00	5.7%		

ADELAIDE HILLS COUNCIL
FEES AND CHARGES REGISTER
2026-27

DESCRIPTION	GST TAXABLE	Unit	Adopted Fees & Charges 2025/26 (incl. GST)	DRAFT Fees & Charges 2026/27 (incl. GST)	% Increase	Comments
Hiring of Stirling Oval						
Key Deposit (casual hirer) (refundable)	n.a		\$66.00	\$69.00	4.5%	Standard CPI Increase (Rounded to closest dollar)
Key Deposit (seasonal hirer - per key) (refundable)	n.a		\$66.00	\$69.00	4.5%	
General Oval Hire (per 3 hour session)	Yes		\$35.00	\$37.00	5.7%	
Deposit (refundable) for General Oval Hire where vehicles have been approved on Oval (if turf remediation is required after event)	Exempt		\$552.00	\$579.00	4.9%	
Hiring of Gillman Reserve						
Key Deposit (refundable)	n.a		\$66.00	\$69.00	4.5%	Standard CPI Increase (Rounded to closest dollar)
General Hiring (per 3 hour session)	Yes		\$35.00	\$37.00	5.7%	
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	\$21.00	5.0%	Standard CPI Increase (Rounded to closest dollar)
Key Deposit (refundable)	n.a		\$66.00	\$69.00	4.5%	
Toilet Use Bond (refundable)	Exempt		\$179.00	\$188.00	5.0%	
Hiring of Aldgate Oval						
Key Deposit (casual hirer) (refundable)	n.a		\$66.00	\$69.00	4.5%	Standard CPI Increase (Rounded to closest dollar)
Key Deposit (seasonal hirer - per key) (refundable)	n.a		\$66.00	\$69.00	4.5%	
General Oval Hire (per 3 hour session)	Yes		\$35.00	\$37.00	5.7%	
Hire of Long Room on a season licence	Yes	per month	\$36.00	\$38.00	5.6%	
2.5 Outdoor Dining						
Outdoor Café Licence Application Fee	Exempt		\$200.00	\$210.00	5.0%	Standard CPI Increase (Rounded to closest dollar)
Fee per snack bars/pizza shops etc outdoor seat	Exempt		\$53.00	\$56.00	5.7%	
Fee per restaurant/café outdoor seat	Exempt		\$68.00	\$71.00	4.4%	
Fee per hotel outdoor seat	Exempt		\$83.00	\$87.00	4.8%	
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		Standard CPI Increase (Rounded to closest dollar)
Small temporary/imported			Nil	Nil		
Large temporary/seasonal from adjacent property or imported - annual fee	Yes		\$274.00	\$287.00	4.7%	
Small permanent			Nil	Nil		Standard CPI Increase (Rounded to closest dollar)
Large permanent - annual fee	Yes		\$274.00	\$287.00	4.7%	
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		Standard CPI Increase (Rounded to closest dollar)
Small temporary/imported - annual fee	Yes		\$147.00	\$154.00	4.8%	
Large temporary/seasonal from adjacent property or imported - annual fee	Yes		\$282.00	\$296.00	5.0%	
Small permanent - annual fee	Yes		\$146.00	\$153.00	4.8%	
Large permanent - annual fee	Yes		\$282.00	\$296.00	5.0%	
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		Standard CPI Increase (Rounded to closest dollar)
Week (up to one week at a time) – weekly fee	Yes		\$146.00	\$153.00	4.8%	
Month (up to one month at a time) – monthly fee	Yes		\$282.00	\$296.00	5.0%	
Year (up to daily) – annual fee	Yes		\$565.00	\$593.00	5.0%	
Fundraising stalls	n.a		Nil	Nil		
Mobile food vending Business permits						
Monthly Permit Fee	Exempt		\$154.00	\$162.00	5.2%	Standard CPI Increase (Rounded to closest dollar)
Annual Permit Fee	Exempt		\$1,539.00	\$1,614.00	4.9%	
2.7 Temporary Road Closures						
Application Fee (commercial applicants only) and fee for each additional day of closure						
Local Streets	Exempt		\$1,055.00	\$1,107.00	4.9%	Standard CPI Increase (Rounded to closest dollar)
Major Roads	Exempt		\$1,735.00	\$1,820.00	4.9%	
Set-up, management and removal of traffic control	Yes		at cost	at cost		

ADELAIDE HILLS COUNCIL
FEES AND CHARGES REGISTER
2026-27

DESCRIPTION	GST TAXABLE	Unit	Adopted Fees & Charges 2025/26 (incl. GST)	DRAFT Fees & Charges 2026/27 (incl. GST)	% Increase	Comments
2.8 FABRIK						
Upper Workspace		Per Hour	Per Hour			
Government Agency / Business	Yes		\$63.00	\$66.00	4.8%	
Not For Profit Groups & Artists	Yes		\$38.00	\$40.00	5.3%	Standard CPI Increase (Rounded to closest dollar)
Community Groups	Yes		\$16.00	\$17.00	6.3%	
AHC	NA		\$0.00	\$0.00	NA	
Government Agency / Business Weekday after 6pm	Yes		\$75.00	\$79.00	5.3%	
Not For Profit Groups & Artists Weekday after 6pm	Yes		\$46.00	\$48.00	4.3%	Standard CPI Increase (Rounded to closest dollar)
Community Groups Weekday after 6pm	Yes		\$19.00	\$20.00	5.3%	
AHC Council Weekday after 6pm	NA		\$0.00	\$0.00	NA	
Government Agency / Business Weekend after 6pm	Yes		\$86.00	\$90.00	4.7%	
Not For Profit Groups & Artists Weekend after 6pm	Yes		\$53.00	\$56.00	5.7%	Standard CPI Increase (Rounded to closest dollar)
Community Groups Weekend after 6pm	Yes		\$22.00	\$23.00	4.5%	
AHC Weekend after 6pm	NA		\$0.00	\$0.00	NA	
Lower Workspace						
Government Agency / Business	Yes		\$25.00	\$26.00	4.0%	
Not For Profit Groups & Artists	Yes		\$15.00	\$16.00	6.7%	Standard CPI Increase (Rounded to closest dollar)
Community Groups	Yes		\$7.00	\$7.00	0.0%	
AHC	NA		\$0.00	\$0.00	NA	
Government Agency / Business Weekday after 6pm	Yes		\$30.00	\$31.00	3.3%	
Not For Profit Groups & Artists Weekday after 6pm	Yes		\$18.00	\$19.00	5.6%	Standard CPI Increase (Rounded to closest dollar)
Community Groups Weekday after 6pm	Yes		\$8.00	\$8.00	0.0%	
AHC Council Weekday after 6pm	NA		\$0.00	\$0.00	NA	
Government Agency / Business Weekend after 6pm	Yes		\$35.00	\$37.00	5.7%	
Not For Profit Groups & Artists Weekend after 6pm	Yes		\$21.00	\$22.00	4.8%	Standard CPI Increase (Rounded to closest dollar)
Community Groups Weekend after 6pm	Yes		\$10.00	\$10.00	0.0%	
AHC Weekend after 6pm	NA		\$0.00	\$0.00	NA	
Catering Kitchen (only available with other venue bookings)						
Government Agency / Business	Yes		\$15.00	\$20.00	34.0%	
Not For Profit Groups & Artists	Yes		\$9.00	\$12.00	33.3%	
Community Groups	Yes		\$4.00	\$5.00	25.0%	
AHC	NA		\$0.00	\$0.00	NA	
Government Agency / Business Weekday after 6pm	Yes		\$15.00	\$24.00	60.0%	
Not For Profit Groups & Artists Weekday after 6pm	Yes		\$11.00	\$14.00	27.3%	Prices for catering kitchen were initially set too low so increased now more than CPI
Community Groups Weekday after 6pm	Yes		\$5.00	\$7.00	40.0%	
AHC Council Weekday after 6pm	NA		\$0.00	\$0.00	NA	
Government Agency / Business Weekend after 6pm	Yes		\$21.00	\$28.00	33.3%	
Not For Profit Groups & Artists Weekend after 6pm	Yes		\$13.00	\$17.00	30.8%	
Community Groups Weekend after 6pm	Yes		\$6.00	\$8.00	33.3%	
AHC Weekend after 6pm	NA		\$0.00	\$0.00	NA	
The Courtyard						
Government Agency / Business	Yes		\$50.00	\$52.00	4.0%	
Not For Profit Groups & Artists	Yes		\$30.00	\$31.00	3.3%	Standard CPI Increase (Rounded to closest dollar)
Community Groups	Yes		\$13.00	\$14.00	7.7%	
AHC	NA		\$0.00	\$0.00	NA	
Government Agency / Business Weekday after 6pm	Yes		\$60.00	\$63.00	5.0%	
Not For Profit Groups & Artists Weekday after 6pm	Yes		\$36.00	\$38.00	5.6%	Standard CPI Increase (Rounded to closest dollar)
Community Groups Weekday after 6pm	Yes		\$16.00	\$17.00	6.3%	
AHC Council Weekday after 6pm	NA		\$0.00	\$0.00	NA	
Government Agency / Business Weekend after 6pm	Yes		\$70.00	\$73.00	4.3%	
Not For Profit Groups & Artists Weekend after 6pm	Yes		\$42.00	\$44.00	4.8%	Standard CPI Increase (Rounded to closest dollar)
Community Groups Weekend after 6pm	Yes		\$18.00	\$19.00	5.6%	
AHC Weekend after 6pm	NA		\$0.00	\$0.00	NA	

ADELAIDE HILLS COUNCIL
FEES AND CHARGES REGISTER
2026-27

DESCRIPTION	GST TAXABLE	Unit	Adopted Fees & Charges 2025/26 (incl. GST)	DRAFT Fees & Charges 2026/27 (incl. GST)	% Increase	Comments
The Reading Room Not Available Out of Hours						
Government Agency / Business	Yes		\$40.00	\$42.00	5.0%	Standard CPI Increase (Rounded to closest dollar)
Not For Profit Groups & Artists	Yes		\$24.00	\$25.00	4.2%	
Community Groups	Yes		\$10.00	\$10.00	0.0%	
AHC	NA		\$0.00	\$0.00	NA	
The Mill Shed - Available 2027 TBC						
Government Agency / Business	Yes		\$75.00	\$79.00	5.3%	Standard CPI Increase (Rounded to closest dollar)
Not For Profit Groups & Artists	Yes		\$45.00	\$47.00	4.4%	
Community Groups	Yes		\$19.00	\$20.00	5.3%	
AHC	NA		\$0.00	\$0.00	NA	
Government Agency / Business Weekday after 6pm	Yes		\$90.00	\$94.00	4.4%	Standard CPI Increase (Rounded to closest dollar)
Not For Profit Groups & Artists Weekday after 6pm	Yes		\$54.00	\$57.00	5.6%	
Community Groups Weekday after 6pm	Yes		\$23.00	\$24.00	4.3%	
AHC Council Weekday after 6pm	NA		\$0.00	\$0.00	NA	
Government Agency / Business Weekend after 6pm	Yes		\$105.00	\$110.00	4.8%	Standard CPI Increase (Rounded to closest dollar)
Not For Profit Groups & Artists Weekend after 6pm	Yes		\$63.00	\$66.00	4.8%	
Community Groups Weekend after 6pm	Yes		\$27.00	\$28.00	3.7%	
AHC Weekend after 6pm	NA		\$0.00	\$0.00	NA	
Additional: Charges Applicable to All Venues						
Security Fee (if applicable) as per Ts&Cs)	Yes	per hour	\$80.00	\$84.00	5.0%	Standard CPI Increase (Rounded to closest dollar)
Cleaning Fee (if required as per Ts&Cs)	Yes	per hour	\$70.00	\$73.00	4.3%	
Equipment usage (flat fee) - sound system, smart screen or overhead projector	Yes	n.a	\$20.00	\$21.00	5.0%	
Tea & Coffee	Yes	per person	\$2.00	\$2.00	0.0%	
Photocopying	Yes	n.a	Refer to Library Services Photocopying	Refer to Library Services Photocopying	NA	
Bond (if applicable & refundable as per T&C's) Refundable	Exempt	n.a			NA	
Additional staffing after 6pm weekdays and weekends	Yes	per hour	\$53.00	\$56.00	5.7%	Standard CPI Increase (Rounded to closest dollar)
Loss & Damages will be assessed & charged accordingly (as per Ts& Cs)		n.a			NA	
Morning Tea & Afternoon Tea (scones w jam & cream)	Yes	Serve	\$10.50	\$12.00	14.0%	Increased above CPI to be more aligned with cost increases
3. CORPORATE SERVICES						
3.1 Access to Public Records						
Annual Report (digital copy of)	Exempt		\$0.00	\$0.00	0.0%	Standard CPI Increase (Rounded to closest dollar)
Annual Report (printed copy of)	Exempt		\$19.00	\$20.00	5.3%	
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		\$40.00	\$20.00	-50.0%	
Rate Notice reprint						
Current financial year - via email	n.a		\$0.00	\$0.00	0.0%	Standard CPI Increase (Rounded to closest dollar)
Prior financial year - via email	n.a		\$10.00	\$10.00	0.0%	
Salaries Register	Exempt		\$0.00	\$0.00	0.0%	
Voters Roll						
Candidates are provided with one (1) free copy of relevant voters roll	n.a		\$0.00	\$0.00	0.0%	Standard CPI Increase (Rounded to closest dollar)
Reprint (per ward)	n.a		\$34.00	\$36.00	5.9%	
3.2 Other						
Photocopying						
Photocopying B&W A4/A3	Yes	per sheet	Refer to Library Services	Refer to Library Services		
Photocopying Colour A4/A3	Yes	per sheet	Refer to Library Services	Refer to Library Services		
Hiring of Council Meeting Rooms						
Hire per day	Yes		\$162.00	\$170.00	4.9%	Standard CPI Increase (Rounded to closest dollar)
4. OTHER CHARGES						
4.1 Fire Prevention						
Administration Fee - Block Slashing Properties not complied with Section 105 Notice	Yes		\$178.00	\$187.00	5.1%	Standard CPI Increase (Rounded to closest dollar)
Block Slashing Costs - Properties not complied with Section 105 Notice	Yes		Cost of works	Cost of works		

ADELAIDE HILLS COUNCIL
FEES AND CHARGES REGISTER
2026-27

DESCRIPTION		GST TAXABLE	Unit	Adopted Fees & Charges 2025/26 (incl. GST)	DRAFT Fees & Charges 2026/27 (incl. GST)	% Increase	Comments
4.2 General Inspectors							
Abandoned Vehicles							
	Impounding Fee	n.a		\$316.00	\$331.00	4.7%	Standard CPI Increase (Rounded to closest dollar)
	Holding Fee (per day)	n.a		\$19.00	\$20.00	5.3%	
	Administration and Release Fee	n.a		\$94.00	\$99.00	5.3%	
Rubbish							
	Clearing of Dumped Rubbish - Administration Charge	Yes		\$72.00	\$76.00	5.6%	Standard CPI Increase (Rounded to closest dollar)
	Clearing of Dumped Rubbish	Yes		at cost	at cost		
Signs							
	Impound portable signs	n.a		\$79.00	\$83.00	5.1%	Standard CPI Increase (Rounded to closest dollar)
Mini Skips/Containers on Council Land							
	Application Fee (includes permit fee for first week)	Yes		\$76.00	\$80.00	5.3%	Standard CPI Increase (Rounded to closest dollar)
	Permit Fee for Occupation of Land per week thereafter	Yes		\$40.00	\$42.00	5.0%	
4.3 Traffic Control							
	Local Streets	Yes		at cost	at cost		At the expense of the persons / company undertaking works that require traffic management.
	Major Roads	Yes		at cost	at cost		
4.4 Road Rent & Encroachment Permits							
	Application Fee for Road Rent or Encroachment Permits (S221/222)	Yes		\$131.00	\$137.00	4.9%	Standard CPI Increase (Rounded to closest dollar)
	Road Rents (\$ per hectare or part thereof)	Yes		\$99.00	\$104.00	4.9%	
	Petaluma - Smokes Hill Road (per annum)	n.a		\$249.00	\$261.00	4.9%	
	Purchasing Application Fee - Road Reserve	Yes		\$1,582.00	\$1,660.00	4.9%	
	Purchasing Application Fee - Unmade Public Road	Yes		\$1,582.00	\$1,660.00	4.9%	
	Encroachment Permit Residential (annual fee)	Exempt		\$99.00	\$104.00	4.9%	
	Encroachment Permit Business or Commercial (annual fee)	Exempt		\$714.00	\$749.00	4.9%	
5. WORKS AND INFRASTRUCTURE							
5.1 Private Works							
	Application Fee for Council Reserve Access	Yes		\$50.00	\$52.00	4.0%	Standard CPI Increase (Rounded to closest dollar)
	Alterations to Road Reserves - Section 221 Applications (includes the items listed below)	Yes		\$50.00	\$52.00	4.0%	
	* 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		\$54.00	\$57.00	5.6%	Standard CPI Increase (Rounded to closest dollar)
	Mattress Collection Service Contribution	Exempt		\$29.00	\$30.00	3.4%	
	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		\$130.00	\$139.00	6.9%	\$100 of this is actual disposal cost, therefore, the fee has been increased above CPI to make up for the servicing cost portion which was under a dollar per pick up if only increased by CPI.
	Additional 240 Litre Yellow bin (per year)	Exempt		\$78.00	\$82.00	5.1%	Standard CPI Increase (Rounded to closest dollar)
	Additional 240 Litre Green bin (per year)	Exempt		\$63.00	\$66.00	4.8%	
	Commercial Premises, green bin, annual fee. Initial bin only	Exempt		Nil	Nil		
	Bin replacement any size/colour	Exempt		\$63.00	\$66.00	4.8%	
	Kitchen caddy	Yes		Nil	Nil		
	Compostable bags - 75 bags/roll	Yes		\$5.00	\$5.00	0.0%	
	Tow Ball Hitches for waste bins	Yes		\$59.00	\$62.00	5.1%	

**ADELAIDE HILLS COUNCIL
ORDINARY COUNCIL MEETING
Tuesday 14 July 2026
AGENDA BUSINESS ITEM**

Item: 12.4

Responsible Officer: Jess Charlton
Director
Community and Development

Subject: 2026 Adelaide Hills Rally Road Closure Approval

For: Decision

SUMMARY

The purpose of this report is to seek Council consent to road closure orders for the 2026 Adelaide Hills Rally event organised by Ultimate Motorsport Events Pty Ltd. (UME) and proposed in **Appendix 1**.

The 2026 Adelaide Hills Rally is a major event in the Australian motorsport calendar, featuring the Eroad Australia Rally Championships (ARC) and the MRF Motorsport Australia SA Rally Championship (SARC). The rally will take place from 1-4 October 2026, with one day proposed on unsealed roads within the Adelaide Hills Council district on Sunday 4 October 2026.

For the event to run successfully throughout the Adelaide Hills, a number of full road closures are required. Before a road closure order can be issued by the Commissioner of Police, consent must be obtained from the applicable local council(s). The full list of proposed closures is included under Section 2 of this report (Analysis).

RECOMMENDATION

Council resolves:

1. That the report be received and noted.
2. That, in relation to the 2026 Adelaide Hills Rally, Council supports the event contingent on the organisers, to the satisfaction of the Chief Executive Officer:
 - a. *Complying with Council's Festivals and Events Policy – Guideline No. 1 for Competitive Motoring Events*
 - b. **Paying an Application Fee as per the Council's Fees and Charges Register for Temporary Road Closures**
 - c. **Providing evidence of satisfactory insurance to cover any damage to third party property caused by the event**

- d. **Entering into a road repair agreement with Council to cover any rectification works required as a result of damage caused by the event**
 - e. **Providing confirmation that the affected business owners are aware of the proposed road closures**
 - f. **Providing written confirmation that the concerns raised by affected residents and businesses have been addressed (noting that not all concerns can necessarily be addressed to the satisfaction of all residents and businesses) and that the event organisers will make their best endeavours to arrange for egress and ingress to those properties within the event where possible where a pressing need has been advised in advance**
 - g. **Providing written confirmation that they will erect advance notice of road closures on the affected roads, at least three weeks prior to the event**
 - h. **Providing evidence of satisfactory procedures for enabling emergency services access to properties on the event route at all times**
3. **That subject to the requirements of Item 2 being undertaken, Council provides consent for road closure orders in relation to the event, to be held on Sunday 4 October 2026 as follows:**
- a. **Retreat Valley Stage (Cudlee Creek and Kenton Valley)**
Closure 7:00am – 12:30pm
Retreat Valley Road, Odea Road, Berry Hill Road and Langley Road – from Gorge Road to Cudlee Creek Road
 - b. **Kenton Valley Stage (Kenton Valley and Mt Torrens)**
Closure 7:20am – 12:50pm
Turner Road, Maidment Road, Lihou Road and Schocroft Road – from Burfords Hill Road to Schuberts Road
 - c. **Charligate West Stage (Charleston)**
Closure 7:40am – 1:10pm
Harrison Road, Kings Road, Burnley Road, Teakles Road, Lewis Road, Bell Springs Road, Warmington Run – from Quarry Road to Bird in Hand Road
4. **That the Council confirms that the Chief Executive Officer may use existing powers under delegation to consider, and determine whether or not to provide consent to, any proposals for changes to the road closures in the lead up to the event, so long as the overall scope of the event road closures remains similar to the proposal described above.**
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1. BACKGROUND

The 2026 Adelaide Hills Rally (the Rally) will take place from 1-4 October, with the rally headquarters again based in Mount Barker. One day of racing is proposed on unsealed roads within the Adelaide Hills Council district on Sunday 4 October 2026.

The Rally has been held since 2018, with headquarters and routes varying from year to year and commonly including one day of racing in the Adelaide Hills Council district. Three stages were held in the Council area in 2025 with the rally headquarters based at the Summit Sport and Recreation Park in Mount Barker.

This event is important to the unsealed road rally sporting community, as it is a major event in the Australian motorsport calendar, featuring the Eroad Australia Rally Championships (ARC) and the MRF Motorsport Australia SA Rally Championship (SARC). The rally will attract local and regional competitors in the SARC and be broadcast live on FOX Sports and KAYO. This event will be run under the jurisdiction and rules of Motorsport Australia and carry the appropriate insurances and permits.

Council's *Festivals and Events Policy* (the Policy) contains a specific appendix with guidelines for Competitive Motoring Events. These guidelines detail competitive motoring events with road closures will be subject to a formal Council decision on every occasion. The Policy requires six months' notice of the event followed by a Motoring Event Application and Consultation Report a minimum of three months prior to the event (**Appendix 1**). If road closures are approved by Council, written notification is required to be sent to affected businesses and residents at least three weeks before the event and Council-approved advanced warning signage must be installed along routes at least two weeks before the event. Provision of reasonable traffic detour information including online maps must be made available to Council and the community at least two weeks before the event is conducted.

2. ANALYSIS

➤ Strategic Management Plan/Functional Strategy/Council Policy Alignment

Strategic Plan 2024 – Your Place, Your Space

Goal 2 Community Wellbeing

Objective CW5 Foster cultural identity and connection to place

Priority CW5.3 Develop connection for people and place by fostering public art and supporting arts and cultural experiences, including events, markets and festivals.

Council's Strategic Plan recognises that events play a key role in connecting our community and are an important contributor to economic and social prosperity. They offer an opportunity to bring communities together, welcome visitors to the area, promote the unique culture of the Hills and build community spirit.

This report has been prepared with reference to the *Guidelines for Competitive Motoring Events* contained within the Policy.

➤ Legal Implications

Under the *Road Traffic Act 1961* (the Act), the Council has a role in providing consent to road closures within its area. Section 33 of the Act allows the Minister to declare events to be events to which the Section applies, and then to declare road closures, part closures and exemptions to the Road Rules for that event. The Minister has delegated this power to the Commissioner of Police (as well as to Council for local roads). In the case of the Adelaide Hills Rally, SA Police will issue the applicable road orders, including exemptions to the observance

of certain road rules (including speed limits), for the vehicles involved in the event within the closed sections of road.

Importantly however, the Minister, or delegate, can only make an order under Section 33 of the Act with the consent of the Council. While the Chief Executive Officer has delegation to give consent under subsection 33(2), Council's *Festivals and Events Policy* contains an appendix with guidelines for Competitive Motoring Events, which detail competitive motoring events with road closures will be subject to a formal Council decision on every occasion.

The Rally is being run on local roads / Council roads, which the CEO ordinarily has the power to close per section 33 of the Act and the *Instrument of General Approval and Delegation to Council*. However, due to the event covering a number of roads across multiple council areas, the road closure order is made by a sub-delegate of the Commissioner of Police, who acts under ministerial delegation. The Council's role, albeit a critical one, is limited to providing or withholding consent to the road closure. The actual order is not made by the Council.

➤ **Risk Management Implications**

Consent to full road closures for the 2026 Adelaide Hills Rally will assist in mitigating the risk of:

Conflicts between event participants, residents, business owners and road users leading to injuries and/or property/vehicle damage and/or financial loss to those affected parties.

Inherent Risk	Residual Risk	Target Risk
Extreme (4B)	High (4C)	Medium (4D)

The residual risk rating takes into consideration the provision of organisers' risk management plans, public liability insurance and on-site traffic marshals and action taken to mitigate resident and business concerns following public consultation. It also considers full road closures as approved by the Council or CEO under delegation and the event being run in accordance with guidelines provided by Council and Motorsport Australia.

➤ **Financial and Resource Implications**

There is no direct financial cost to the Adelaide Hills Council for the delivery of this event. An amount of staff time has been dedicated to working with the event organiser in the interests of achieving good outcomes for the community and this has been accommodated within normal operational resourcing. The organiser bears all the financial costs associated with the required community consultation and will be required to pay the application fee for temporary road closures as detailed in Councils Fees and Charges Register if the road closures are approved.

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

The Rally will have a direct effect on some residents through the closure of several roads. Consultation has taken place in line with the Policy and is outlined below in the Engagement and Analysis sections.

The business community has potential to benefit from increased tourists to the area during the event. The event falls outside of fruit picking season, and as the event makes use of unsealed non-arterial roads, closures do not cause significant disruptions to commuters, tourists and through traffic.

➤ **Sustainability Implications**

The Adelaide Hills Rally organisers recognise that delivery of a major motorsport event can create environmental, social and economic impacts. The event will be planned and delivered to minimise avoidable impacts, protect Council and adjoining land, support the local community and ensure event locations are left in a condition equal to or better than their pre-event condition in line with their Sustainability Management Plan.

There is potential for the event to impact the environment of residents and businesses as a result of noise, litter, property damage or adverse impact to roads, trees, livestock and other flora and fauna. However, the environmental impact will be negligible as the rally is only travelling through the Adelaide Hills Council region, with the event headquarters based in Mount Barker.

The cars involved in the event are required to meet certain noise standards and, while there will be some level of noise associated with the event, it will be capped according to standard road rules and Motorsport Australia (MA) guidelines.

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

Event organisers have been in contact with Adelaide Hills Council staff about the 2026 Adelaide Hills Rally since April 2026.

Consultation on the development of this report was as follows:

Council Committees: Not Applicable

Council Workshops: Not Applicable

Advisory Groups: Not Applicable

External Agencies: SA Police will be engaged should Council approve the event's road closure orders.

Community: The organisers have undertaken consultation with affected residents which, for the purposes of the Policy, are those properties that lie directly along the proposed rally routes, or along roads that exit exclusively onto a proposed race route.

➤ **Additional Analysis**

The *Guideline No. 1 for Competitive Motoring Events* contained within Council's *Festivals and Events Policy* outlines considerations to determine whether the benefits of the event outweigh potential detriments relating to community, economic and environmental impacts. Administration has assessed the organiser's request against these considerations, including the proposed road closures, consultation outcomes, risk controls and learnings from previous

Adelaide Hills Rally events, to support Council's consideration of whether consent should be provided for the proposed road closure orders.

Road Closure Request

Temporary closure of roads during the rally is requested to ensure the safety of event participants and the public in the area at the time. The organiser has undertaken to place advance notice of road closure signage out at least three weeks prior to the event.

The full list of proposed road closures on Sunday 4 October 2026 is as follows:

- a. Retreat Valley Stage (Cudlee Creek and Kenton Valley)
Closure 7:00am – 12:30pm
Retreat Valley Road, Odea Road, Berry Hill Road and Langley Road – from Gorge Road to Cudlee Creek Road
- b. Kenton Valley Stage (Kenton Valley and Mt Torrens)
Closure 7:20am – 12:50pm
Turner Road, Maidment Road, Lihou Road and Schocroft Road – from Burfords Hill Road to Schuberts Road
- c. Charligate West Stage (Charleston)
Closure 7:40am – 1:10pm
Harrison Road, Kings Road, Burnley Road, Teakles Road, Lewis Road, Bell Springs Road, Warmington Run – from Quarry Road to Bird in Hand Road

Council operational staff have advised that they have no general objections to the route proposed. Some wear or damage is possible to the unsealed roads, and this will be determined via dilapidation reports completed by Council staff and event organisers before and after the event. Recent years' events have not resulted in dilapidation of the road condition to any material degree. Any significant, accidental damage to the roads, boundaries, public or private property will be covered by the event's insurance with Motorsport Australia.

Community impact of road closures

Consultation results (**Appendix 1**) provided by the event organiser are required by the Policy to inform Council Assessment and decision-making.

The organisers sent Council-approved consultation letters to 147 directly affected residents. In addition, Council sent letters to 6 residents which needed to be individually addressed to ensure the letter reached the resident. This was the same letter and requested feedback to the Adelaide Hills Rally organisers directly. This totalled 153 letters sent.

The letter was dated 22 May 2026 and requested feedback by 14 June 2026. However, due to delays with printing, the letters were not posted until early June. The administration requested the consultation period be extended to 21 June 2026, to allow adequate time for affected residents to respond.

One response was received to the Rally organisers and Adelaide Hills Council from the same resident during the consultation period. This resident was expressing their frustration with the road closure along the Retreat Valley stage. They are also involved with the Gumeracha

CFS and have requested that information on the road closures be provided to the SA Metropolitan Fire Service Dispatch Centre as well as Regional Offices. The rally organisers have confirmed they will contact the dispatch centres in accordance with the feedback.

One response was received directly to the Rally organisers from a Bed and Breakfast owner on the Kenton Valley stage who was excited to see the event back again. Council administration also contacted businesses along the rally routes who would be impacted by the closures. This included two accommodation providers and a wedding venue. All parties confirmed they had received the consultation letter and appreciated the follow up phone call.

Timing of other road closures

The event organisers have focussed on stages that have low resident impact and have endeavoured to use routes that have not received a high amount of feedback in recent years.

The Policy guidelines require consideration of any other planned road closures within six months either side of the event and there is no expected use of these same unsealed roads.

Economic Impact

Participants and spectators are expected to spend time and money in nearby townships including Mount Torrens, Birdwood, Lobethal, Cudlee Creek and Charleston (refer to the forecast spend in region detailed in **Appendix 1**).

Environmental Impact

There is potential for the event to impact the environment of residents and businesses as a result of noise, litter, property damage or adverse impact to roads, trees, livestock and other flora and fauna.

The cars involved in the event are required to meet certain noise standards and, while there will be some level of noise associated with the event, it will be capped according to standard road rules and Motorsport Australia (MA) guidelines. Additionally, MA scrutineers will be auditing the event for compliance before, during and post-event including decibel readings.

Minor vehicle incidents have occurred in previous years that were managed by the event response team and did not result in any vegetation damage. Fence repairs were made to a property by the organisers on the day of the event in October 2020 and again in May 2021 in response to reported damage. At the 2022 event there was one competition incident with a small engine fire requiring one of the front runners to stop on stage. It was attended to immediately and caused no additional issues.

Post Event Report 2025

The organisers provide a post-event report each year with the report from the last event in 2025 attached as **Appendix 2**. One complaint was received direct to Council on event day in 2025, from a resident not impacted by the road closure.

Civil Operations staff reported one repair required to a slightly bent guidepost post-event. No cost was incurred by either the Rally or AHC, as the post was simply straightened by hand. No significant defects or damage across AHC assets were observed.

On balance, the above indicates that the proposed road closures are consistent with Council's policy framework and can be managed through the recommended conditions. The event is expected to deliver community and economic benefits, while the identified impacts to residents, businesses, road assets and the environment are limited, temporary and able to be mitigated through advance notification, consultation follow-up, insurance, risk management controls, emergency services coordination and post-event road condition assessment.

Administration therefore considers that the benefits of supporting the 2026 Adelaide Hills Rally outweigh the potential detriments associated with the proposed road closures.

3. OPTIONS

Council has the following options:

- I. Receive the report and resolve to consent to the road closures contemplated in this report (Recommended).
- II. Resolve not to provide consent for the road closures contemplated in this report. Should the Council not consent to some, or all road closures proposed for this event, significant parts of the event, or the event in its entirety, would be unable to proceed as intended (Not Recommended).

4. APPENDICES

- (1) 2026 Adelaide Hills Rally Event Information and Consultation Results
- (2) 2025 Adelaide Hills Rally Post-Event Report
- (3) 2026 Adelaide Hills Rally Consultation Letter to Residents

Appendix 1

2026 Adelaide Hills Rally Event Information and Consultation Results



Partnering with



2026 MOTORSPORT AUSTRALIA

AUSTRALIAN RALLY CHAMPIONSHIP

Round 5, ADELAIDE HILLS RALLY

October 1st to 4th, 2026

Dear Council



The Event:

The 2026 Adelaide Hills Rally is a major event in the Australian Motorsport calendar, featuring the Eroad Australia Rally Championship (ARC) and the MRF Motorsport Australia SA Rally Championship (SARC). The rally will take place from October 1st to 4th, starting and finishing in Mount Barker, South Australia.

The rally will showcase some of the best drivers and teams in the country as well as overseas competitors for 2026, competing in various categories such as the ARC 2WD Cup, ARC Production Cup, ARC Junior Cup, ARC 2WD Classic Cup and ARC 4WD Classic Cup. The rally will also attract local and regional competitors in the SARC, who will battle for points and glory on their home turf.

The rally will offer plenty of opportunities for spectators and fans to get close to the action and enjoy the festive atmosphere. The Summit Sport and Recreation Park will serve as the Galvanised Insurance Service Park and Rally HQ location, where visitors can find food, drinks, entertainment, and merchandise. The rally will officially launch on Thursday evening, October 1st, at Gawler Street Mount Barker, where the public can meet the rally teams and see the rally cars up close.

The rally will consist of three days of competitive stages, covering a total competitive distance of 200 km. The stages will run through some of the most scenic and challenging roads in the Adelaide Hills region, featuring a mix of open and twisty sections, over differing surfaces, and varying elevation changes. The stages will test the drivers' skills and endurance.

The 2026 Adelaide Hills Rally promises to be an exciting and spectacular event for both competitors and spectators alike. It will showcase the best of Australian rallying, as well as the beauty and diversity of the Adelaide Hills region. The rally will also be broadcast live on FOX Sports and KAYO as well as YouTube channels, so that fans across the country can follow the action and cheer for their favourite drivers and teams.

Yours sincerely

Michael Clements

Rally Manager and Clerk of the Course

michael@ume.cool

0418 804 105



The Program Snapshot:

The **2026 Adelaide Hills Rally** promises an exhilarating showcase of Australian Rally competition. As the fifth round of the **Eroad Australia Rally Championship**, it features six distinct national categories:

1. **Eroad Australia Rally Championship (Outright)**: The pinnacle of the competition.
2. **ARC 2WD Cup**: A thrilling contest for two-wheel-drive vehicles.
3. **ARC Production Cup**: Showcasing production-based cars.
4. **ARC Junior Cup**: Fostering young talent in rallying.
5. **ARC 2WD Classic Cup**: Celebrating classic two-wheel-drive cars.
6. **ARC 4WD Classic Cup**: Honouring four-wheel-drive classics.

Additionally, it serves as round 3 of the **MRF Motorsport Australia SA Rally Championship**, which includes the intriguing **SA Rally Regularity Series** where drivers compete against their own target times.

Event Details:

- **Dates**: October 1st to 4th.
- **Starting Point**: The picturesque town of **Mount Barker** in the Adelaide Hills.
- **Service Park**: The innovative **Galvanised Insurance Rally Village** at the **Summit Sport and Recreation Park** (also the event's Rally HQ).
- **Fan Experience**: Fans can get up close to the action, interact with rally teams, and witness the adrenaline-fueled spectacle.
- **Launch Event**: On Thursday evening, October 1st, head to **Gawler Street, Mount Barker** for a chance to meet the rally teams, admire the rally cars, and enjoy entertainment and activities.
- **Testing and Shakedown**: on Friday morning October 2nd where crews get to give their cars a test drive before the rally starts.
- **Super Special Stage**: 2 Super Special Stages will be held at the home of the Southern Districts Car Club at Angus Valley on the Mid Murray Motorplex.
- **Partners and Sponsors**: A special function awaits event partners and sponsors on Saturday evening, October 3rd, at the Summit Sport and Recreation Park.
- **Scenic Routes**: The rally covers challenging terrain and scenic routes across the northern and southern Adelaide Hills.
- **Friday Stages (October 2nd)**:
 - o Morning: **Testing and Shakedown** near Mt Barker
 - o Afternoon: **2 Super Special Stages at Mid Murray Motorplex**
- **Saturday Stages (October 3rd)**:
 - o Morning: **Signal Flat, Hillview and Bugle Ranges**
 - o Afternoon: **Clarendon and Kuitpo**.



- **Sunday Stages (October 4th):**
 - Morning: **Retreat Valley, Kenton Valley and Charligate West**
 - Afternoon: **Red Creek and Back Callington.**
 - **Power Stage** will be Streamed Live on FOX Sports and KAYO as well as motorsport social media pages and YouTube
- **Podium Ceremony:** The rally culminates with a podium ceremony at **5:30pm** at the Galvanised Insurance Rally Village, where the champions will be crowned and celebrated.

Mark your calendars: The **2026 Adelaide Hills Rally** is a must-see event for all motorsport enthusiasts!



Event Deliverables:

Please note the below list of the key deliverables that are indicative of what we would bring to the region with the 2026 Eroad Australian Rally Championships Adelaide Hills Rally.

We would expect to achieve better results for the 2026 event as the ARC has had good growth in the last 12 months and with the inclusion of the event being broadcast on FOX Sports and KAYO, we expect the audience to grow significantly in 2026.

A round of the ARC would consist of approximately 50 teams.

20 Teams consist of a team of 12 people/30 Teams consist of a team of 7 people.

Motorsport Australia (MA) will provide (via its own media team) media messaging through all media channels (digital, social, print, daily VNR's).

Live broadcast from 5 stages each day including the Power Stage

ARC Facebook – 35,570 Followers. (10% growth in 2025)

Speedcafe – 163,255 Followers (Australian Motorsport Page)

These media numbers would be supplemented by the Adelaide Hills Rally events' social media channels as well as the Ultimate Motorsport Events (and subsidiaries) media channel and the SA Rally social media channel.

The numbers stated below have a genuine follower base with high ongoing engagement that has grown organically as UME events continue to mature.

Adelaide Hills Rally Facebook – 2,994 Followers

Ultimate Motorsport Events (and subsidiaries) Facebook – 16,890 Followers

SA Rally Facebook – 2,099 Followers (currently SA centric)

DirtFish Facebook – 327,574 Followers (Worldwide Rallying Page)



The Benefits:

	No. People	No. Days	\$ per day	No. Nights	\$ per night	Total
Rally Competitors						
Competitors/Crews	580	6	\$85	5	\$160	\$759,800
Competitors Recce	100	2	\$85			\$17,000

Officials						
Pre-Event						
Officials Management	14	7	\$85	2	\$160	\$12,810
Event						
Officials Management	14	5	\$85	4	\$160	\$14,910
Officials Rally	180	2	\$85		\$160	\$30,600
Media	29	4	\$85	3	\$160	\$23,780
Motorsport Australia	10	4	\$85	3	\$160	\$8,200

Spectators Local	3,000	1.5	\$85		\$160	\$382,500
Spectator Interstate	450	2	\$85	3	\$160	\$292,500

Total forecast \$ spend in region

\$ 1,542,100.00



The Compliance:

To ensure the safety of the competitors and the public we request a short-term closure under Section 33 of the Road Traffic Act, of the roads, which we would like to add to the competitive part of the route.

If Council approves our request, we will make every effort to run the rally with minimum inconvenience to residents.

Additionally, we will:

- Notify adjoining landowners in writing at least 3 months beforehand.
- Compile a Traffic Management Plan
- Employ a Traffic Management company to undertake the Traffic Management Plan
- Leave all control areas in a clean and tidy state
- Notify the police of the running of the event and obtain permission to close the roads under Section 33 of the Road Traffic Act
- Notify the emergency services in the area.
- Affect a public risk insurance policy through the Motorsport Australia (CAMS) which includes \$100 million public liability insurance. (A copy of the permit and insurance cover can be supplied if required).
- Place advice signs along all roads 4 weeks before the event to forewarn road users of impending road closure.
- Advertise the road closures in the local papers the week before the event.
- During the event, man the access points to these roads to advise users of the temporary restrictions.

We run our events to Australia's best standards and have medical vehicles at the start of each competitive stage. If a landowner has an emergency during the road closure period, upon receiving notification we will stop the event and send in our medical vehicles which have trained Paramedics and a Fire Marshal. If an emergency worker lives on one of the roads we are using, and is called for duty, we will stop the event to let them attend the emergency.

We appreciate the consideration extended to us in our efforts to organise this event.



The Community:

The event will be utilising and supporting many sporting, volunteer emergency service and social groups through the region to aid in the running of the event. From an event perspective, all these groups will be getting both financial and social benefits.

With the national focus on the Adelaide Hills Region through the fact that it is a true Motorsport National Championship, the media coverage that the event will bring as well as all the teams that will be competing will highlight and showcase all the wonderful benefits that we know we have here. This will have positive financial flow on to businesses in the region.

The Remediation Process:

The Ultimate Motorsport Events team will:

Liaise with the engineering team from the Adelaide Hills Council to evaluate the route before and immediately after the event to determine if any remediation is required.

The event course vehicles, Course Closer (000) & Course Checker (00), will have front mounted cameras to provide footage of the route immediately prior to competition. Course Opener (Sweep) will also have a front mounted camera to provide footage of the route immediately after competition. This footage will be made available to the engineering team.

It is requested that any scheduled road engineering works on the route that are part of standard council practise, and within the council budget, be held until after the running of the event. This will allow any required repairs on the route caused by the event to be amortised into the scheduled ongoing maintenance.

It is requested that if the route requires remediation that is greater than that performed via scheduled maintenance, that the Adelaide Hills Council and Ultimate Motorsport Events possibly companion in the cost.



The Consultation Process:

Consultation Results:

A total of 147 letters were mailed to the database provided by the Adelaide Hills Council Events team, targeting the stages we hope to have approved for use.

During the consultation period, we received a complaint from only one resident. They reached out to Stephanie Pongraz, the Adelaide Hills Council Events Officer, as well as the Adelaide Hills Rally team. The resident expressed concerns about being a resident on Retreat Valley Road and the ability to get shift workers in and out of their property along with access for emergency response workers (CFS). We have assured them that we can work with them to give them access during the road closure period to go to work and return. We also have assured them that in the case of an emergency, we can shut down the competition quickly as we now tell every vehicle on the competition route to stop immediately through their RallySAFE unit in their car. We can also monitor their live speed to make sure this has occurred to allow the residents access to the CFS station.

The other contact we had was from a Bed & Breakfast owner on Kenton Valley stage who was excited to have the event back again. He asked if we could promote his Bed & Breakfast to the rally teams, and we are more than happy to accommodate this.

No other correspondence or communication was received.

We accepted written feedback in relation to the proposed road closures via email and post up to 21/06/2026.

Feedback was to:

Email: secretarty@ume.cool

Post: RSD 4 Bletchley SA 5255



The Request:

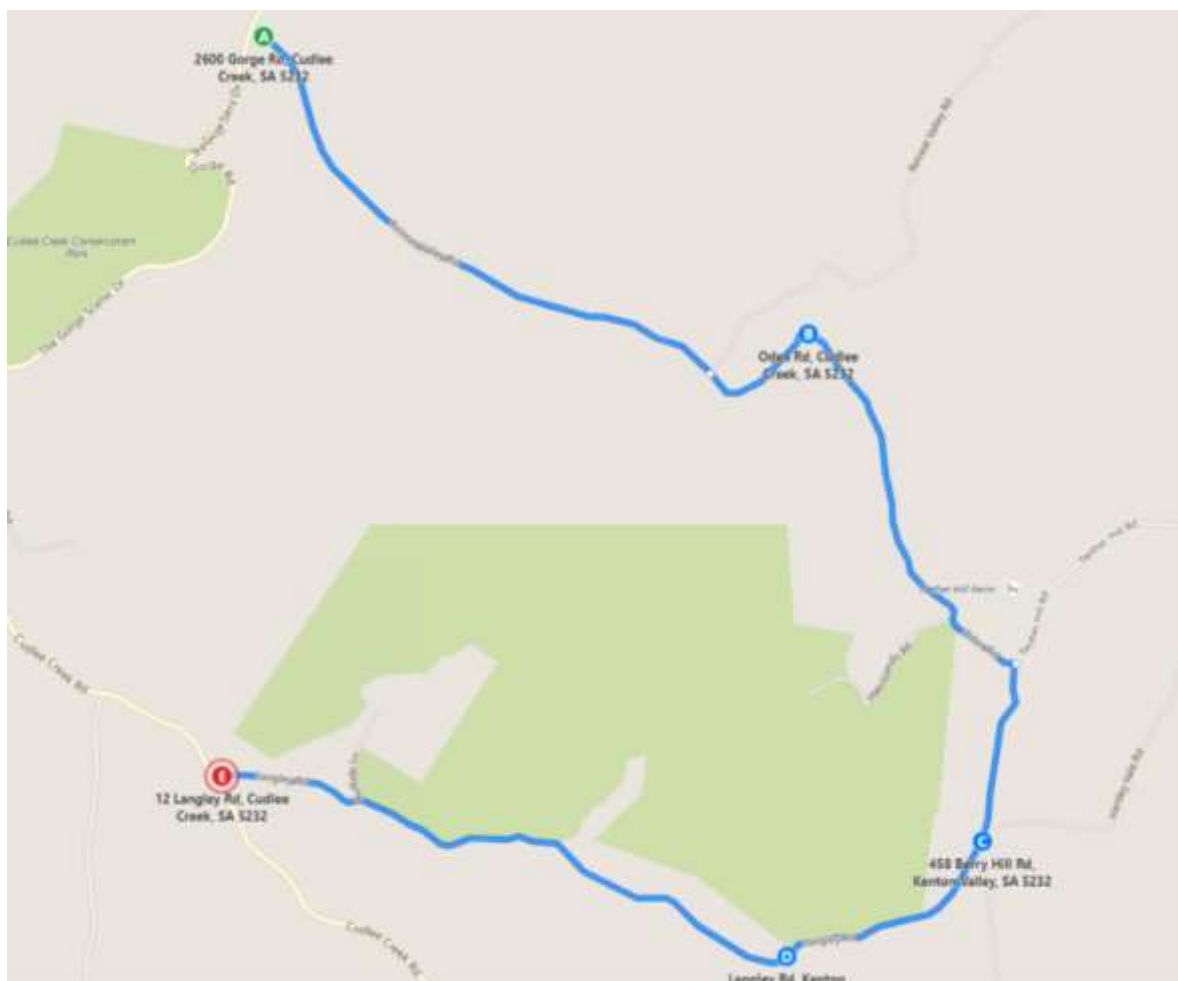
We would like to apply for the following roads to be closed by the Event.

The roads, the day & date and the times are:

Sunday 4th of October 2026:

Retreat Valley – 0700hrs to 1230hrs

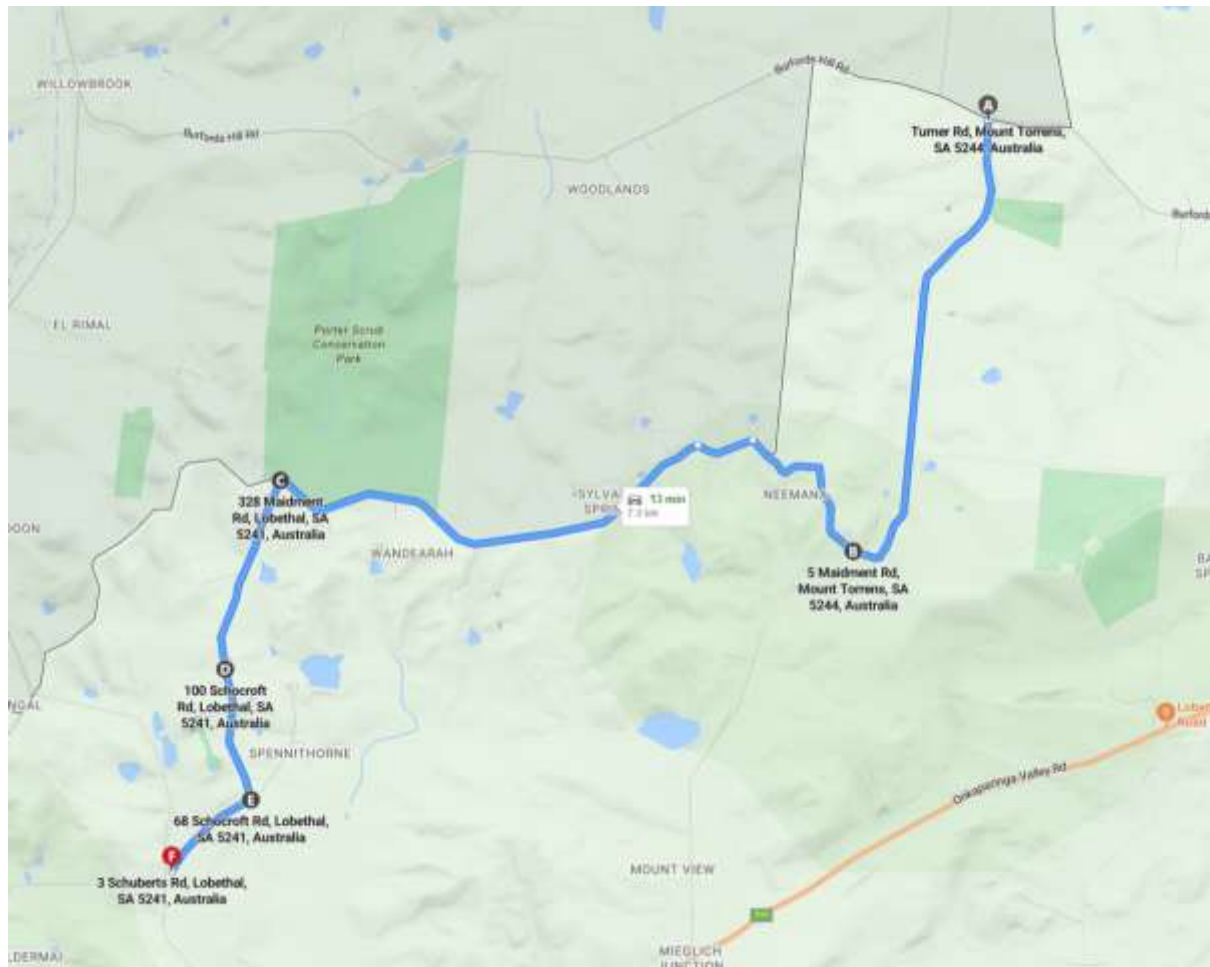
- A. Retreat Valley Road from Gorge Road to Odea Road
- B. Odea Road from Retreat Valley Road to Berry Hill Road
- C. Berry Hill Road from Odea Road to Langley Road
- D&E Langley Road from Berry Hill Road to Cudlee Creek Road



Sunday 4th of October 2026:

Kenton Valley – 0720hrs – 1250hrs

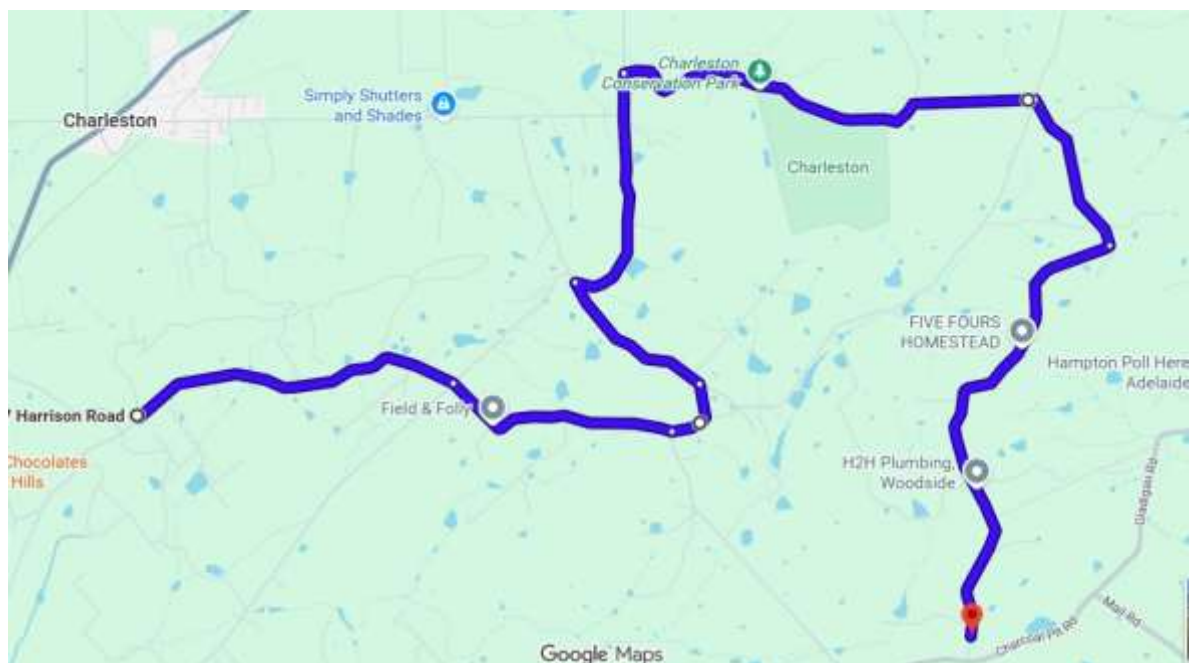
- A. Turner Road from Burfords Hill Road to Maidment Road
- B&C. Maidment Road from Turner Road to Lihou Road
- D. Lihou Road from Maidment Road to Schocroft Road
- E&F. Schocroft Road from Lihou Road to Schuberts Road



Sunday 4th of October 2026:

Charligate West: 0740hrs – 1310hrs

- A. Harrison Road from Quarry Road to Pfeiffer Road
- B. Kings Road from Pfeiffer Road to Burnley Road
- C. Burnley Road from Kings Road to Teakles Road
- D. Teakles Road from Burley Road to Lewis Road
- E. Lewis Road from Teakles Road to Bell Springs Road
- F. Bell Springs Road from Lewis Road to Warmington Run
- G. Warmington Run from Bell Springs Road to Bird in Hand Road



Appendix 2

2025 Adelaide Hills Rally Post-Event Report



2025 Post Event Report



The Copyworld Adelaide Hills Rally was held on October 2nd-5th 2025 in the Adelaide Hills Region. The event was based at the Summit Sports and Recreation Grounds where the events Service Park and Rally Headquarters was located.

The goal of the event was to bring the highest level of rallying Motorsport to South Australia. We wanted to create a premier motorsport event for South Australia. The 2025 event was very successful (many saying the best ever) with over half the field travelling from Interstate to compete in the event. The quality of the competitive field was the best seen in South Australia. We had international stars like Hayden Paddon from New Zealand who has since gone on to race in the World Rally Championship in 2026 for Team Hyundai. The crowd favourite was 2 times Dakar winner Toby Price who unfortunately crashed out of the event.

The event broke all the records for the Australian Rally Championship with over 1.91 million people logging into Facebook to keep up with what was happening at the event. The content that was provided online by the ARC Promoters also received nearly 5000 hours of viewing by the public.



The event started on the Friday night with the Rally Show at the Pop-up Park on Morphett Street in Mount Barker. The vehicles were on display for the spectators to mingle

through and gave the spectators a chance to speak with the competitors. There were local food and drink vans there to supply food to the spectators and competitors. The competitors were later introduced to the crowd as they drove over the start ramp and were interviewed by Greg Rust and Dean Herridge and this was streamed live. There were live interviews on local radio stations during this event. The Rally Show was well received by the competitors and the large crowd, and it was great to see so many families involved on the night.

We received a lot of positive feedback from Competitors and Service Crews about the high quality of the facilities at the Summitt Sports and Recreation grounds. There was a lot of appreciation for the teams regarding the shower and toilet facilities that they could use throughout the event. They also appreciated the hard stand area for the service park where they could park their trucks to service the vehicles. The area looked spectacular on Saturday night with the oval lights on and the glow from the Service Park and the ARC promotion desk where they streamed live commentary and interviews from. The locals also enjoyed the guided tours of the teams on the Saturday evening while the teams were working on their cars getting them ready for Sunday's competition.



The competitors commented on how good the roads were that they competed on each day, and that this event has become a highlight on the motorsport calendar for many, as most interstate competitors only get to compete in the forests in their own states. The competitors commented on how many spectators were out on the stages and how

many people were having their own parties on their properties while the event was happening. In the post event survey to the competitors by the ARC Promoter, we were judged to have the greatest number of favourite stages of all the events in the Australian Championship.

The Australian Rally Championship continues to grow its social media exposure with more and more people watching the National Championship. I have attached the pdf of the social media numbers supplied by the ARC Promoter for our event on the next page. This year we used Ticketek to log how many people went to the Rally Show and Spectator points. These were free tickets and something new for rally enthusiasts. The ARC Promoter is working on getting real figures for each event to quantify the exposure the events have throughout Australia. As rally enthusiasts get to understand the concept of the tickets, we will see these numbers increase as there are many spectators out there that did not log in to Ticketek.



ROUND REVIEW

R5 COPYWORLD ADELAIDE HILLS RALLY
3-5 OCTOBER 2025
REPORTING PERIOD: 26 SEPTEMBER - 12 OCTOBER



EVENT RESULTS:

TOP THREE OUTRIGHT

1. HAYDEN PADDON / JOHN KENNARD
2. LEWIS BATES / ANTHONY MCLOUGHLIN
3. ALEX RULLO / STEVE GLENNEY

CUP WINNERS:

WOLF PRODUCTION CUP

CLAYTON HOY / ERIN KELLY

ARC 2WD CUP

TONY SULLENS / KAYLIE NEWELL

ARC 4WD CLASSIC CUP

MOLLY SPALDING / MATTHEW DILLON

SUBARU WRX CHALLENGE

JACKSON LONG / DAMIEN LONG

ATTENDANCE: SATURDAY & SUNDAY
2288

WEBSITE:

RALLY.COM.AU VIEWS

34K

SUBARU RESULTS HUB VIEWS

12.8K

ACTIVE USERS

9.7K

SOCIAL MEDIA STATS:

Instagram

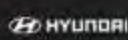
TOTAL POSTS	TOTAL STORIES	VIDEO VIEWS
71	63	666.3K
TOTAL VIEWS	REACH	NET FOLLOWS
452K	166.3K	+ 617
PROFILE VISITS	CONTENT INTERACTIONS	
4,937	14.5K	

Facebook

TOTAL POSTS	OVERALL VIEWS	ORGANIC REACH
57	1.91M	106.8K
PROFILE VISITS	NET FOLLOWS	CONTENT INTERACTIONS
42.8K	+ 1.5K	17.2K
VIDEO VIEWS		
200D 10HRS (4890 HOURS)		

Streaming

LIVE STREAMS	OVERALL VIEWS
6	69.8K
YOUTUBE WATCHTIME	YOUTUBE SUBSCRIBERS
589 HOURS	+ 127
YOUTUBE IMPRESSIONS	
+ 41.8K	



Appendix 3

*2026 Adelaide Hills Rally
Consultation Letter to Residents*

2026 AUSTRALIAN RALLY CHAMPIONSHIP

ADELAIDE HILLS RALLY

October 1st to 4th, 2026

COMMUNICATION TO RESIDENTS WITHIN THE VICINITY OF
PROPOSED ADELAIDE HILLS ROAD CLOSURES

Friday 22nd May 2026

Dear Owner/Occupier



Proposed Motoring Event

We are writing to inform you that Ultimate Motorsport Events wish to run an event named the 2026 Adelaide Hills Rally in the Adelaide Hills Region on **Sunday 4th of October 2026**.

A road within your vicinity has been selected to host a closed road section within the proposed rally route (see proposed road closure maps enclosed) and we are seeking your feedback as a resident who may be impacted. Further information will be available online at www.ume.cool.

Consultation Process

We are accepting written feedback in relation to the proposed road closures via email and post prior to 14/06/2026. If you do not reside on the affected property and have a tenant on site, please forward this information to them.

The results of this consultation will be provided to the Adelaide Hills Council as part of the road closure approval process.

Please send feedback by Sunday 14th of June 2026 to:

Email: secretary@ume.cool

or

Post: RSD 4 Bletchley SA 5255

WE WILL KEEP YOU INFORMED OF THE PROPOSED TEMPORARY ROAD CLOSURES VIA POST PRIOR TO THE EVENT

Yours sincerely

Michael Clements

Director
michael@ume.cool



EROAD



The Event

The 2026 Adelaide Hills Rally is a major event in the Australian Motorsport Calendar, featuring Round 5 of the Eroad Australia Rally Championship (ARC) and Round 3 of the MRF Motorsport Australia SA Rally Championship (SARC). The rally will take place from October 1st to 4th, starting and finishing in Mount Barker, South Australia.

We are pleased to announce that on top of the live streaming of the event on the ARC Facebook page, and on YouTube, the Australian Rally Championship will this year be shown live on Fox Sports and KAYO, which bring the sport to millions of motorsport fans across the world. This will showcase the beautiful Adelaide Hills and Fleurieu Peninsula across Australia and to the World.

The rally will offer plenty of opportunities for spectators and fans to get close to the action and enjoy the festive atmosphere. The Summit Sport and Recreation Park will serve as the event Service Park and Rally HQ location, as well as the Rally Village, where visitors can find food, drinks, entertainment, and merchandise. The rally will officially launch on Thursday evening, October 1st, on Gawler Street Mount Barker, where the public can meet the rally teams and walk around and touch the rally cars.

The rally will consist of three days of competitive stages, covering a total distance of over 700 km. The stages will run through some of the most scenic and challenging roads in the Adelaide Hills and Fleurieu regions, featuring a mix of open and twisty sections, over differing surfaces, and varying elevation changes. The stages will test the drivers' skills and endurance.

The event will support local business and community organisations with the equipment it needs to purchase and the supply of food and drinks to officials, spectators and competitors. Competitors and officials will need to purchase food, drinks, fuel and accommodation in the local area for the 5 days they are at the event.

The event will be run in compliance with Motorsport Australia guidelines and in accordance with Section 33 of the *Road Traffic Act*.

We run our events to Australia's best standards and have medical vehicles at the start of each competitive stage. If a landowner has an emergency during the road closure period, upon receiving notification we will stop the event and send in our medical vehicles which have trained Paramedics and a Fire Marshal. If an emergency worker lives on one of the roads we are using, and is called for duty, we will stop the event to let them attend the emergency.



EROAD



The Program

- **Dates:** October 1st to 4th.
- **Starting Point:** The picturesque town of **Mount Barker** in the Adelaide Hills.
- **Service Park:** The innovative **Galvanized Insurance Rally Village** at the **Summit Sport and Recreation Park** (also the event's Rally HQ).
- **Fan Experience:** Fans can get up close to the action, interact with rally teams, and witness the adrenaline-fueled spectacle.
- **Launch Event:** On Thursday evening, October 1st, head to **Gawler Street, Mount Barker** for a chance to meet the rally teams, admire the rally cars, and enjoy entertainment and activities.
- **Super Special Stage:** Cars will run side by side on a specially made track at the Southern Districts Car Club home track at Mid Murray Motorplex at Angus Valley.
- **Partners and Sponsors:** A special function awaits event partners and sponsors on Saturday evening, October 3rd, at the Summit Sport and Recreation Park.
- **Scenic Routes:** The rally covers challenging terrain and scenic routes across the northern and southern Adelaide Hills.
- **Saturday Stages (October 3rd):**
 - o Morning: **Signal Flat, Hillview and Bugle Ranges.**
 - o Afternoon: **Clarendon and Kuitpo**
- **Sunday Stages (October 4th):**
 - o Morning: **Retreat Valley, Kenton Valley and Charligate West.**
 - o Afternoon: **Red Creek, and Back Callington**
- **Podium Ceremony:** The rally culminates with a podium ceremony at **6:00pm** at the Galvanized Insurance Rally Village, where the champions will be crowned and celebrated.



EROAD



Proposed Road Closures

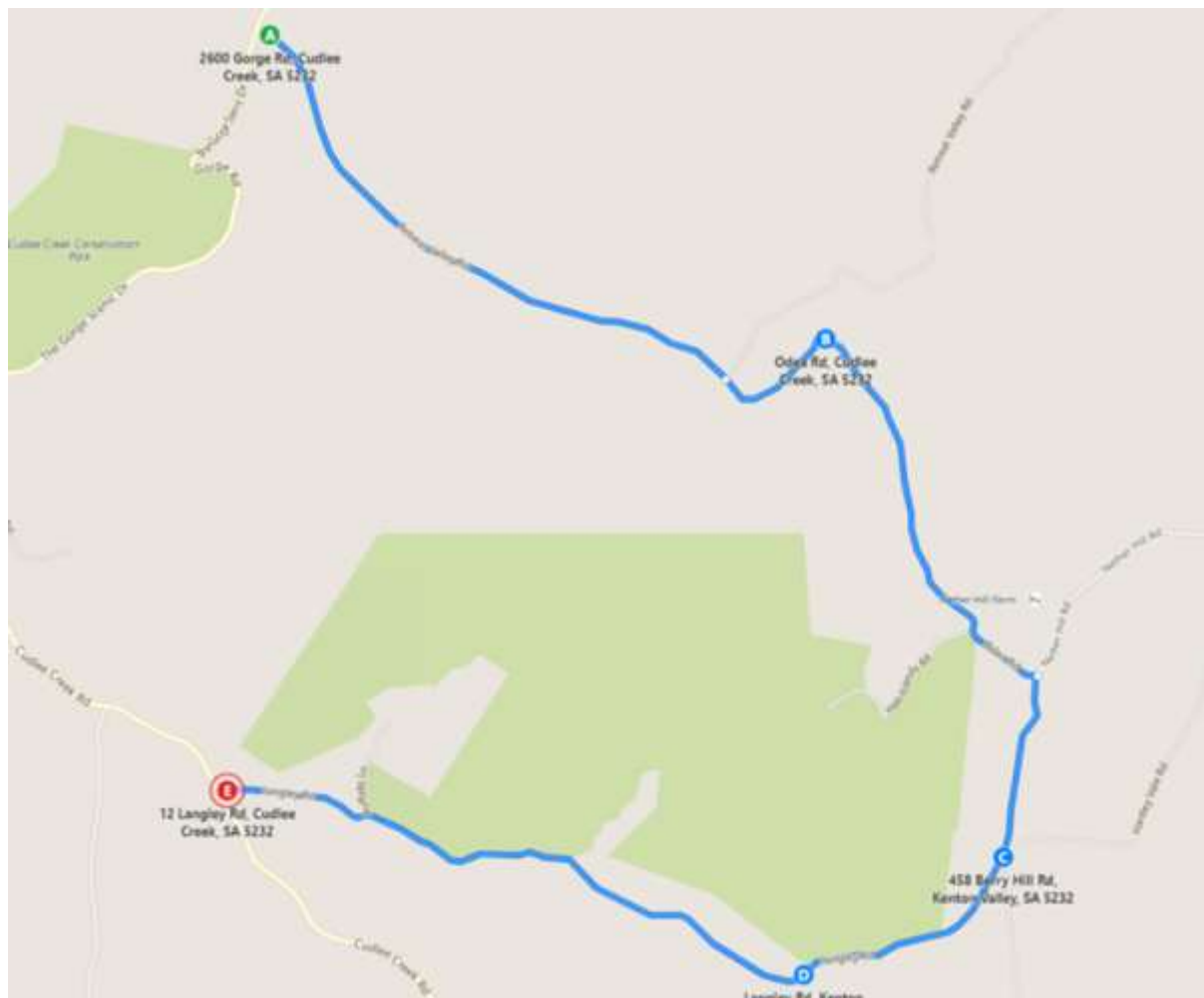
We would like to apply for the following roads to be closed for the event and are seeking written feedback in relation to the proposed closures.

Please see detail on the routes to be held in the Adelaide Hills Council below.

Sunday 4th of October 2026:

Retreat Valley – 700hrs to 1230hrs

- A. Retreat Valley Road from Gorge Road to Odea Road
- B. Odea Road from Retreat Valley Road to Berry Hill Road
- C. Berry Hill Road from Odea Road to Langley Road
- D&E Langley Road from Berry Hill Road to Cudlee Creek Road



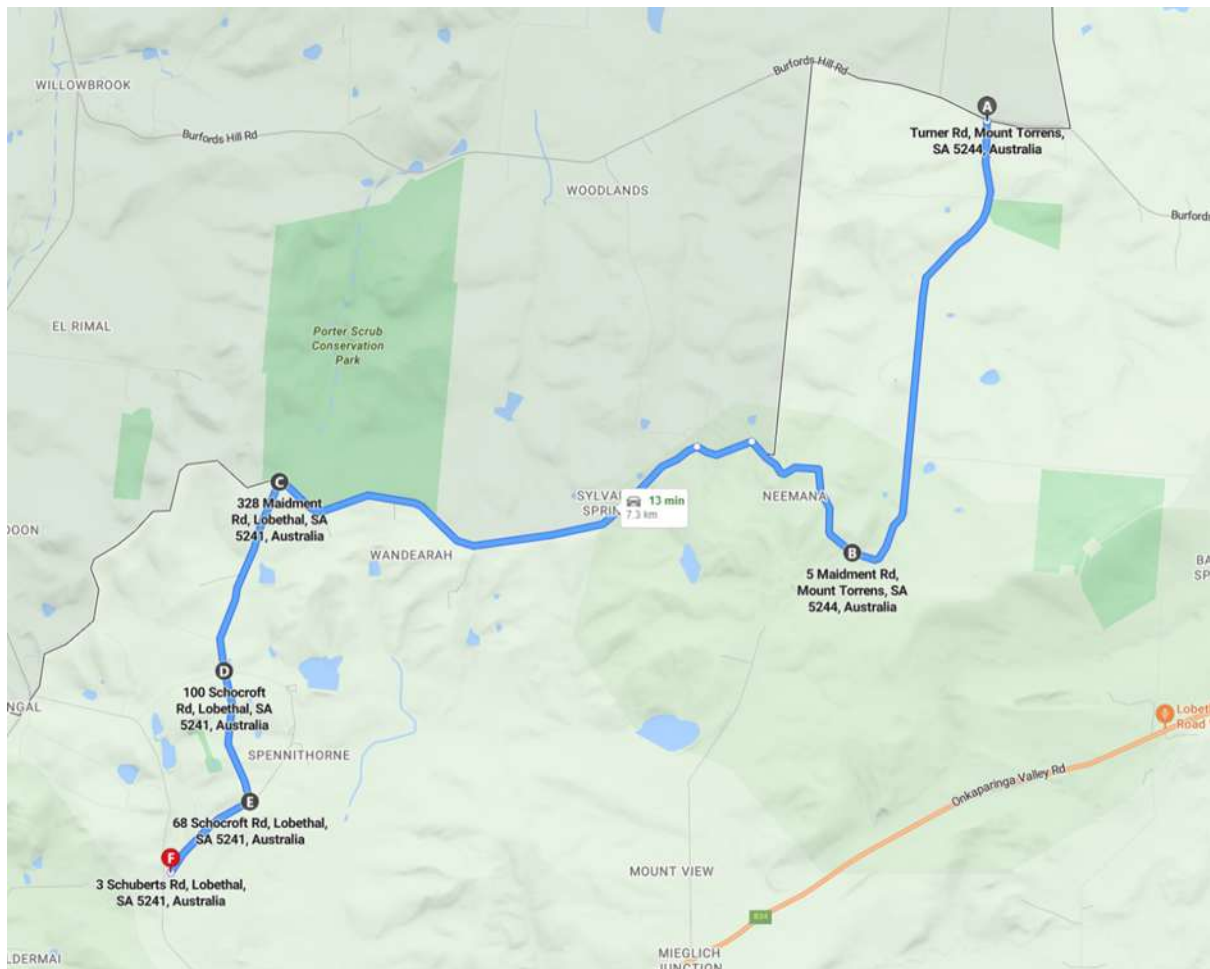
EROAD



Sunday 4th of October 2026:

Kenton Valley – 720hrs – 1250hrs

- A. Turner Road from Burfords Hill Road to Maidment Road
- B&C. Maidment Road from Turner Road to Lihou Road
- D. Lihou Road from Maidment Road to Schocroft Road
- E&F. Schocroft Road from Lihou Road to Schuberts Road



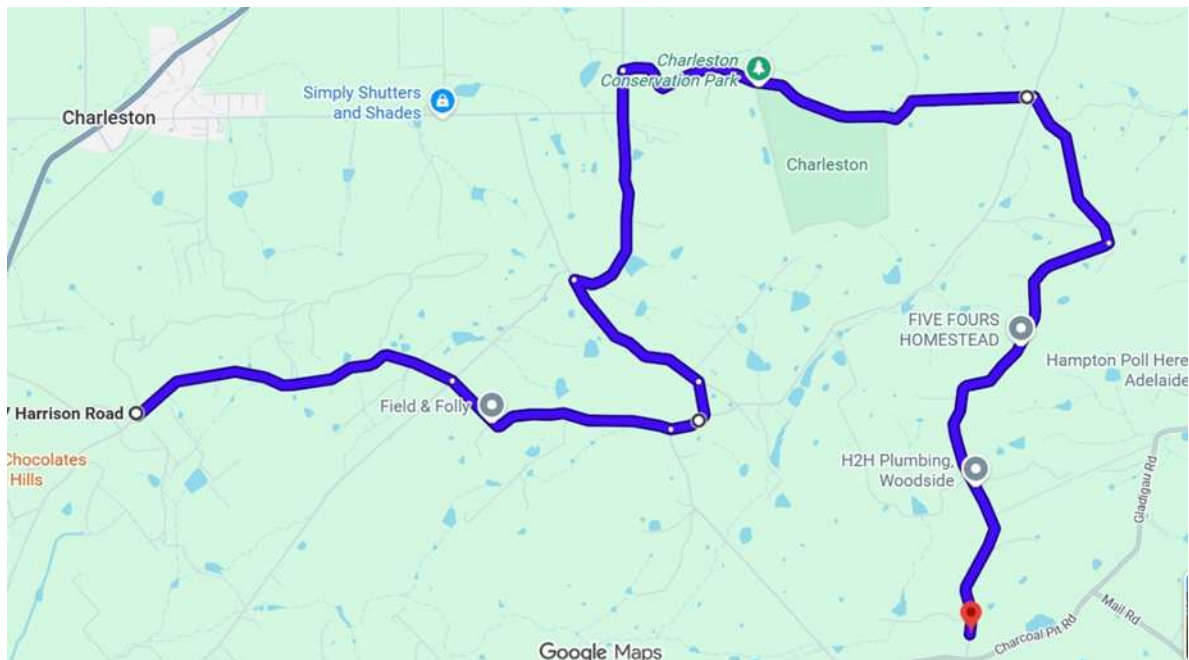
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Sunday 4th of October 2026:

Charligate West – 0740hrs – 1310hrs

- A. Harrison Road from Quarry Road to Pfeiffer Road
- B. Kings Road from Pfeiffer Road to Burnley Road
- C. Burnley Road from Kings Road to Teakles Road
- D. Teakles Road from Burley Road to Lewis Road
- E. Lewis Road from Teakles Road to Bell Springs Road
- F. Bell Springs Road from Lewis Road to Warmington Run
- G. Warmington Run from Bell Springs Road to Bird in Hand Road



EROAD



**ADELAIDE HILLS COUNCIL
ORDINARY COUNCIL MEETING
TUESDAY 14 JULY 2026
AGENDA BUSINESS ITEM**

Item: 12.5

Responsible Officer: Jade Ballantine
Director Environment and Infrastructure
Environment and Infrastructure

Subject: Road Closure - Pomona Road, Stirling

For: Decision

SUMMARY

A road exchange was previously agreed between Council and the owner of 21 Pomona Road, Stirling on 15 December 2020 refer **Appendix 1**. The intention of the road exchange being to make sure there was enough room on the road verge, once the private land division had been completed, for a public footpath.

Half of the agreed exchange (opening) was subsequently completed via the private land division (Deposited Plan 130320) in 2022, refer **Appendix 2** for the adjoining land at 21 Pomona Road, Stirling.

The purpose of this report is to seek a resolution of Council to finalise the previously agreed to road exchange. Therefore, endorsing a “road closure” for a portion of Pomona Road, Stirling which is adjacent to 21 Pomona Road, Stirling and outlined in Preliminary Plan 26/0016 refer **Appendix 3**.

RECOMMENDATION

Council resolves:

1. That the Road Closure Pomona Road, Stirling report be received and noted.
2. That the land marked “A” in Preliminary Plan 26/0016 be declared surplus to Councils requirements.
3. Council note the resolution from the Council Meeting on 15 December 2020, for a road exchange, recognising that this requested road closure is to finalise the previously agreed exchange.
4. Recognise that the owner of 21 Pomona Road, Stirling has paid for all costs to date for this proposed exchange process and will continue to do so, therefore no monies will be exchanged with Council.
5. Subject to an agreement with the owner of 21 Pomona Road, Stirling a Road Process Order be agreed to be made in pursuant with the *Roads (Opening and Closing) Act 1991*, to close and merge the piece of Pomona Road, Stirling identified as “A” in Preliminary Plan 26/0016,

attached to this report, with the adjacent property at 21 Pomona Road, Stirling, known as Allotment 10 Deposited Plan 135124 and comprised in Certificate of Title Volume 6324 Folio 417.

6. That upon the deposit of the Road Closure, the land will be excluded from the classification of Community Land and not be included in Councils Community Land Register.
 7. That the Chief Executive Officer and Mayor be authorised to finalise and sign all necessary documentation to close and dispose of the above portion of closed road, pursuant to this resolution.
-

1. BACKGROUND

A Road Exchange (open and close) was negotiated and agreed between Council and the owner of 21 Pomona Road, Stirling in 2020 in accordance with Preliminary Plan 20/0038. Refer **Appendix 1** - for the Council report that was presented at the meeting of 15 December 2020.

See the resolution from the meeting of 15 December 2020 below:

12.6 Road Exchange – Pomona Road Stirling

Moved Cr John Kemp
S/- Cr Leith Mudge

300/20

Council resolves:

1. That the report be received and noted
2. 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
3. The closed road be excluded as Community Land pursuant to the Local Government Act 1999.
4. 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.

Carried Unanimously

The process for this Road Exchange progressed, with a public notification period in accordance with the Surveyor Generals Guidelines and Councils Public Consultation Policy, with no objections or requests for easements being received.

Documents to finalise this exchange were signed and sealed in 2021 and provided to the representative of the owner of 21 Pomona Road, ready to be lodged with the Surveyor Generals Office (Roads Group).

A plan of division (Deposited Plan Number 130320) for the property at 21 Pomona Road was approved 30/8/2022 and Deposited 2/11/2022 at the Lands Title Office. This Deposit Plan included the road “opening” part of the road exchange that was agreed to in 2020, without the knowledge of some of the Council Administration staff.

Several Administration staff continued to try and contact the representative of the property owner at 21 Pomona Road, Stirling throughout 2022 – 2024 for an update to check if the road exchange had been finalised, with little or no success.

In 2025 the Roads Group advised the representative of the property at 21 Pomona Road that because the road exchange (as per Preliminary Plan 20/0038) had not been finalised within 5 years of being created, the public notification process needed to occur again. The representative of the owner of 21 Pomona Road, in late 2025 then contacted the Council Administration staff for assistance to finalise this matter.

This second round of consultation was looking to be undertaken earlier 2026, with a new Council report being required to be undertaken, a decision of Council was resolved on 10 February 2026, see resolution below:

12.6 Road Exchange 21 Pomona Road, Stirling

**Moved Cr Mark Osterstock
S/- Cr Chris Grant**

51/26

Council resolves:

- 1. That the report “Updated Documentation for Road Exchange process - 21 Pomona Road, Stirling” be received and noted**
- 2. Notes Council resolution (300/25) of 15 December 2020 supporting a road exchange adjacent to 21 Pomona Road, Stirling as outlined in the Original Preliminary Plan 20/0038 - dated 17/9/2020**
- 3. Reaffirms Council’s support for the proposed road exchange, noting that there has since been a land division for the adjacent property at 21 Pomona Road, Stirling**
- 4. In accordance with the Roads (Opening and Closing) Act 1991, to proceed with the exchange of road process 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 opened numbered 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” (as identified in Appendix 4), subject to the owner of the land at 21 Pomona Road Stirling continuing to pay all costs associated with the road exchange process including but not limited to all survey, valuation and reasonable legal costs**
- 5. That the closed road be excluded as Community Land pursuant to the Local Government Act 1999.**

6. That 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.

Carried Unanimously

It was realised not long after this resolution that Deposit Plan 130320 had part of the road exchange (opening) already approved, refer **Appendix 2**.

Preliminary Plan 20/0038, therefore, was no longer required as part of the exchange had already occurred. Noting Preliminary Plan 20/0038 has now been withdrawn with the roads group.

A new process to complete the previously approved road exchange via a road “closure” only, is required to be undertaken. With a new Preliminary Plan requested with the Roads Group to commence this road closure process being Preliminary Plan 26/0016, refer **Appendix 3**.

2. ANALYSIS

➤ Strategic Management Plan/Functional Strategy/Council Policy Alignment

Strategic Plan 2024 – Your Place, Your Space

Goal 3 Built Form and Economy

Objective BFE3 Develop and Maintain Infrastructure to support livability and sustainable economic activity

Priority BFE3.4 Assess appropriate service levels when reviewing asset management plans

Whilst the current area for the public to traverse that side of Pomona Road this area is not formalised, the current boundary between 21 Pomona Road, Stirling and the edge of the kerb of the made section of the road would not allow for continued informal walking space or a more formalised future footpath to be installed.

➤ Legal Implications

The Road Closure is undertaken in accordance with the requirements of the *Roads (Opening and Closing) Act 1991*, and ensure’s that Councils infrastructure such as footpaths (when constructed) is located on public road owned by Council.

➤ Risk Management Implications

This road closure process will assist in mitigating the risk of:

Pedestrians traversing across private land in the belief that it is a public road verge and footpath leading to increased risk and liability to the adjoining property owner.

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

➤ **Financial and Resource Implications**

The property owner of 21 Pomona Road, Stirling agrees to continue to pay the ongoing costs to finalise this road closure process and the administrative requirements of Council will be managed within existing resources.

Prior to the resolution on 15 December 2020, the property owner obtained a valuation report which determined that the value of the land, that was agreed to be exchanged was of equal value and therefore neither party to this process was required to pay a consideration.

As this road closure forms part of the previously agreed road exchange, no monies will be exchanged, in accordance with this previous agreement.

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

Not Applicable.

➤ **Sustainability Implications**

No 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: Public notification will be undertaken in accordance with the requirements of the *Roads (Opening and Closing) Act 1991*, the Surveyor Generals Guidelines and Councils Public Consultation Policy. With any objections received that cannot be resolved by the Councils Administration a report will be brought back for resolution of the Councils Elected Body.

➤ **Additional Analysis**

The Analysis in the Council Report that was presented on 15 December 2020 for the road exchange, is still relevant for this proposed road closure, refer **Appendix 1**.

Given the road “opening” for the previously approved road exchange has been finalised, Council has the benefit of the Pomona Road corridor being widened to allow for a footpath to be constructed in the future, if Councils management of footpaths in this area requires it.

3. OPTIONS

Council has the following options:

- I. Resolve to close the road and issue a Road Process Order in accordance with the recommendation (Recommended)
- II. Resolve not to issue the Road Process Order for the road closure, therefore Council would be required to pay to the owner of 21 Pomona Road, Stirling for the piece of road that has been “opened”, which has made Pomona Road wide enough for a footpath (Not Recommended)

4. APPENDICES

- (1) Council Report – 15 December 2020
- (2) Deposited Plan 130320
- (3) Preliminary Plan 26/0016

Appendix 1

Council Report 15 December 2020

**ADELAIDE HILLS COUNCIL
ORDINARY COUNCIL MEETING
Tuesday 15 December 2020
AGENDA BUSINESS ITEM**

Item: 12.6

Responsible Officer: Natalie Westover
Manager Property Services
Corporate Services

Subject: Road Exchange – Pomona Road Stirling

For: Decision

SUMMARY

The purpose of this report is to seek a resolution of Council to endorse a road exchange for a portion of the footpath section of Pomona Road Stirling, adjacent to 21 Pomona Road Stirling, refer **Appendix 1**.

A recent survey undertaken by the owner of 21 Pomona Road has identified that a portion of the footpath area encroaches onto 21 Pomona Road in one section, and that the boundary of 21 Pomona Road adjacent to the kerb edge does not allow sufficient width for a footpath in another section. The plan attached an **Appendix 2** identifies the area of road in red that encroaches onto 21 Pomona Road and identifies the area in green that is proposed to be opened as road.

The Preliminary Plan lodged with the Surveyor-General is attached as **Appendix 3**.

RECOMMENDATION

Council resolves:

1. That the report be received and noted
 2. 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
 3. The closed road be excluded as Community Land pursuant to the *Local Government Act 1999*.
 4. 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.
-

1. GOVERNANCE

➤ Strategic Management Plan/Functional Strategy/Council Policy Alignment

Strategic Plan 2020-24 – A brighter future

Goal	A functional built environment
Objective B1	Our district is easily accessible for community, our business and visitors
Priority B1.5	Provide accessibility for the full range of users by ensuring Council's road, footpath and trails network is adequately maintained and service levels for all users are developed and considered

Whilst the current area available for the public to traverse the side of Pomona Road in this area is not formalised, the current boundary between 21 Pomona Road Stirling and the edge of the kerb of the made section of the road would not allow for continued informal walking space or a more formalised future footpath to be installed.

➤ Legal Implications

The road exchange is undertaken in accordance with the requirements of the *Roads (Opening and Closing) Act 1991* and ensures that Council's infrastructure is located on public road owned by the Council.

➤ Risk Management Implications

The road exchange process will assist in mitigating the risk of:

Pedestrians traversing across private land in the belief that it is a public road verge and footpath leading to increased risk and liability to the landowner.

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

This is an existing control with associated mitigation action.

➤ Financial and Resource Implications

The land owner has agreed to pay all costs associated with the road exchange process and the administrative requirements of Council will be managed within existing resources.

The land owner has obtained a valuation report which has determined that the value of the land to be exchanged is of equal value and therefore neither party to the road exchange process is required to pay consideration for the land being exchanged.

➤ Customer Service and Community/Cultural Implications

The road exchange process will ensure that there is the appropriate width of road verge to enable pedestrian traffic to traverse the road verge informally or as a made footpath at some time in the future.

➤ **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

Administration: Director Development & Regulatory Services
Senior Civil Engineer, Civil Services
Senior Statutory Planner, Development & Regulatory Services

External Agencies: Not Applicable

Community: Public notification was undertaken in accordance with the requirements of the *Roads (Opening & Closing) Act 1991*, the Surveyor-General's guidelines and Council's *Public Consultation Policy*

2. BACKGROUND

The owner of 21 Pomona Road Stirling is undertaking a medium density land division and residential dwelling development which has received planning approval. As part of the development process, a survey was undertaken which detailed that the area between the legal boundary of 21 Pomona Road and the kerb of the made public road was not sufficient for the retention of informal pedestrian traffic or would allow the construction of a more formal footpath at some time in the future.

The land owner approached Council with a proposal for an exchange of land that would see a portion of the land owner's land vest in Council as public road to ensure appropriate road verge/footpath width is retained in one section in exchange for the closure of a section of unmade public road verge that would merge with the land owner's land whilst retaining sufficient width for pedestrian traffic.

The road exchange proposal has benefit to both the Council and the land owner.

The owner of 21 Pomona Road Stirling has an approved landscaping plan as part of its development approval.

At the meeting of 24 November 2020, a report in respect of the proposed road exchange was presented to Council for consideration. Council resolved "That this item be deferred to the December 2020 meeting with a report to be provided on how an agreement can be reached with the applicant for a plan to enhance and preserve the amenity of the Pomona Road streetscape". Note that at the time of writing this report, these minutes had not been confirmed by Council.

3. ANALYSIS

The Council's Roads Officer has consulted with Council's Senior Civil Engineer to confirm that the road exchange results in appropriate width of road verge being obtained and retained by Council to facilitate informal pedestrian traffic (where topography allows) and would enable a more formal footpath in the future if considered appropriate.

Public notification was undertaken in accordance with the requirements of the *Roads (Opening and Closing) Act 1991*, the Surveyor-General's guidelines and Council's *Public Consultation Policy*. The Council did not receive any submissions objecting to the proposal nor seeking an easement over any portion of the road exchange land during the public notification period.

The proposed road exchange provides benefit to the Council in ensuring that there is appropriate width of road verge to facilitate informal pedestrian traffic where suitable and provides benefit to the land owner in increasing the allotment size suitable for development. It is noted that the current approval for the land owner's development does not include the proposed road exchange and will require a minor variation.

The landowner has submitted an amended landscaping plan as a variation to the development approval issued for this site, a copy of which is attached as **Appendix 4**. The landscaping plan highlights the retention of the existing established trees and the new landscape plantings to be undertaken along the street frontage to Pomona Road. Note that this landscaping plan will be approved as part of the variation application. Therefore Council can ensure that the landscaping is undertaken in accordance with this plan by enforcing the conditions of the development approval. Photos of the progress of retention and featuring of the existing trees are attached as **Appendix 5**. It is considered that the landscaping plan provides for additional plantings in this area in order to enhance the streetscape in this location. Note that due to the NBN, water and electricity mains in this location, no deep root vegetation (e.g. trees) could be planted as this would interfere with these underground services over time.

The landscaping to be undertaken on the section of road proposed to be closed is set out in the attached landscaping plan (refer to **Appendix 4**) which is a variation to the existing Development Approval and includes the following species of plants:

LANDSCAPING			
TREES:			
ACER CAPONICUM	'FULL MOON MAPLE'	H-5M	W-5M
QUERCUS PALLISTRIS	'PIN OAK'	H-15M	W-10M
PYRUS CALLYANA	'CAPITAL CALLERY PEAR'	H-9M	W-3M
PRUNUS CERSIFERA	'SPIRE PLUM'	H-7M	W-4M
SHRUBS:			
PHOTINIA FRASERI	'RED ROBIN'	H-1.5M	W 1.5M
MAGNOLIA GRANDIFLORA	'LITTLE GEM'	H-5M	W-2.5M
LIRIOPE MUSCARI	'EVERGREEN GIANT'	H-0.5M	W-0.5M
VIBURNUM ODORATISSIMUM	'SWEET VIBURNUM'	H-3M	W-1.5M
ALL PLANTINGS TO BE CONFIRMED BY OWNER. ALL PLANTINGS TO BE IRRIGATED WITH AUTOMATED POLYPIPE DRIPPER SYSTEM OR SIMILAR, INCLUDING THOSE OVER COUNCIL LAND			
ALL PLANTINGS CONSISTENT WITH SUGGESTED PLANTINGS WITHIN DEVELOPMENT PLAN			

Note that the wide driveway entrance to lots 6 & 7 is a requirement of the CFS to enable turn areas for CFS appliances if required. This therefore reduces the ability for additional landscaping in these locations.

4. OPTIONS

Council has the following options:

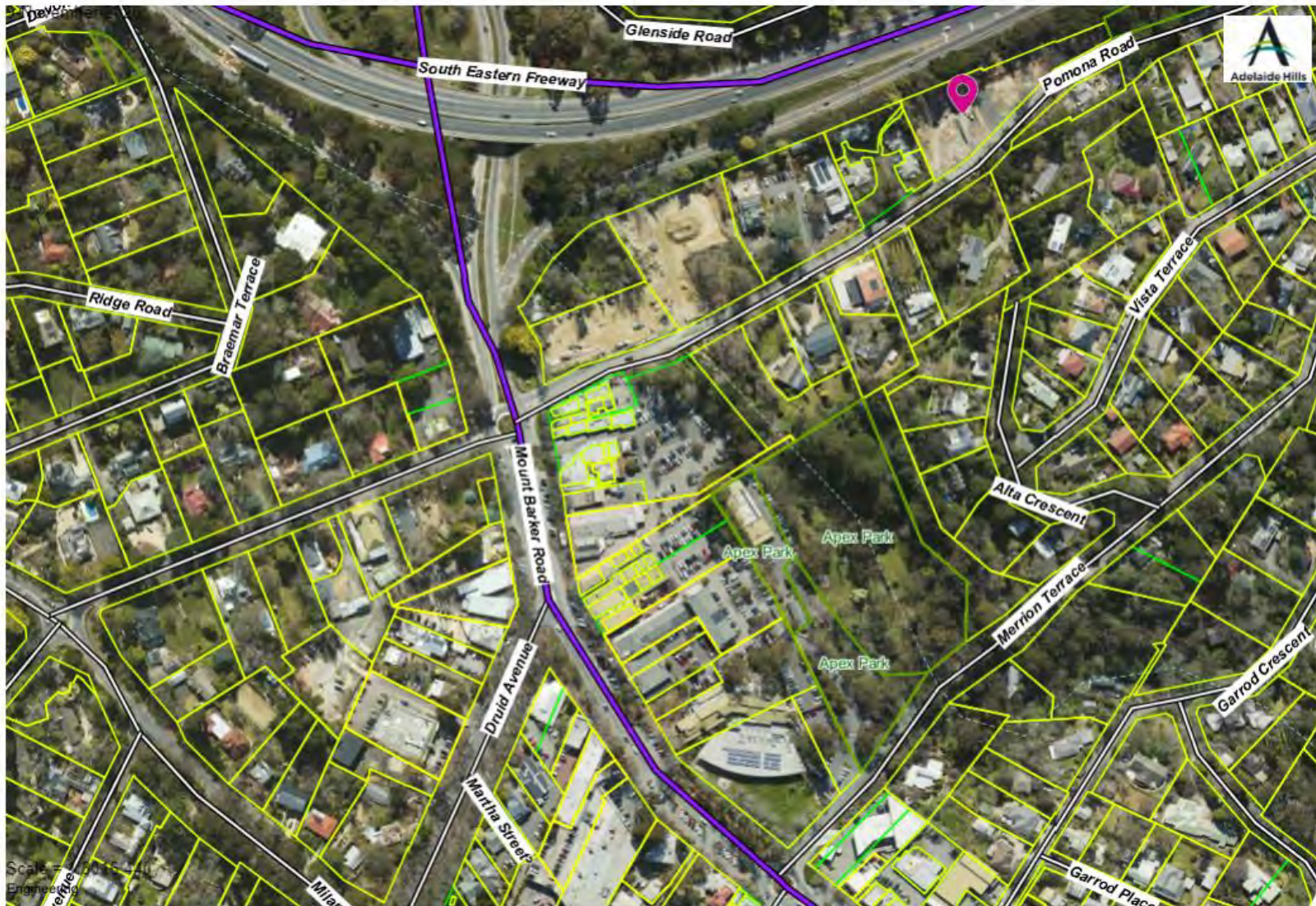
- I. Resolve to issue a Road Process Order for the road exchange (Recommended)
- II. Resolve not to issue the Road Process Order which would result in a section of Pomona Road not retaining an appropriate width of road verge for informal pedestrian traffic (Not Recommended)
- III. Resolve to issue a Road Process Order for the opening of road for the land coloured Green on **Appendix 1** which would result in Council needing to purchase this land from the land owner in accordance with an independent valuation (Not Recommended)

5. APPENDICES

- (1) Location of 21 Pomona Road Stirling
- (2) Plan of Proposed Road Exchange
- (3) Preliminary Plan
- (4) Landscaping Plan
- (5) Photos of current tree protection

Appendix 1

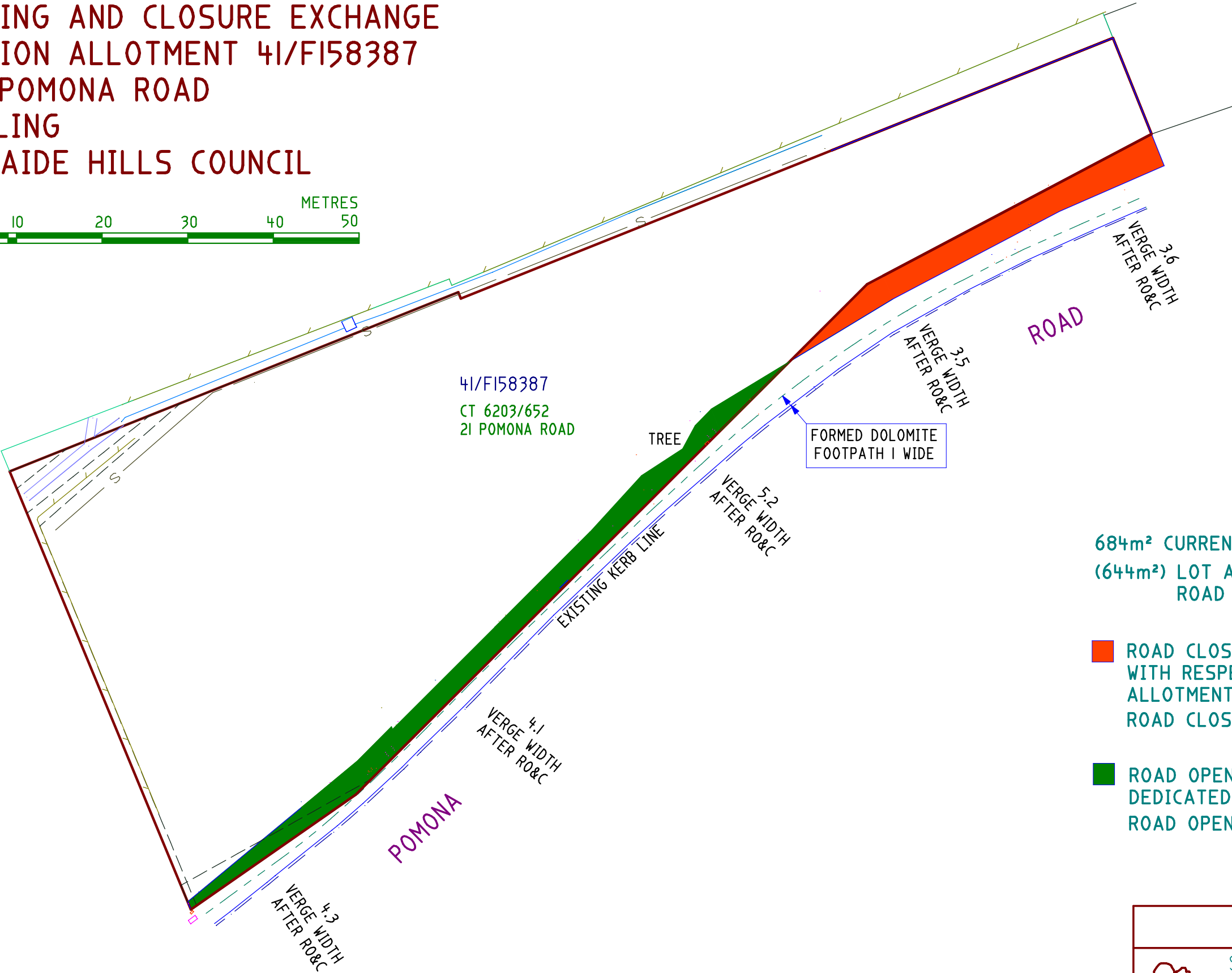
Location of 21 Pomona Road Stirling



Appendix 2

Plan of Proposed Road Exchange

PLAN OF PROPOSED ROAD
OPENING AND CLOSURE EXCHANGE
PORTION ALLOTMENT 41/FI58387
AND POMONA ROAD
STIRLING
ADELAIDE HILLS COUNCIL



684m² CURRENT LOT AREA
(644m²) LOT AREA AFTER
ROAD (OPENING & CLOSURE)

- ROAD CLOSED TO MERGE
WITH RESPECTIVE ADJOINING
ALLOTMENT
ROAD CLOSURE (TOTAL 137m²)
- ROAD OPENED TO BE
DEDICATED AS "POMONA ROAD"
ROAD OPENING (TOTAL 207m²)



Access SDM

Surveying - Civil Design
Development - Management

18A Cameron Street, Mount Barker SA 5251
Ph:(08) 83913000

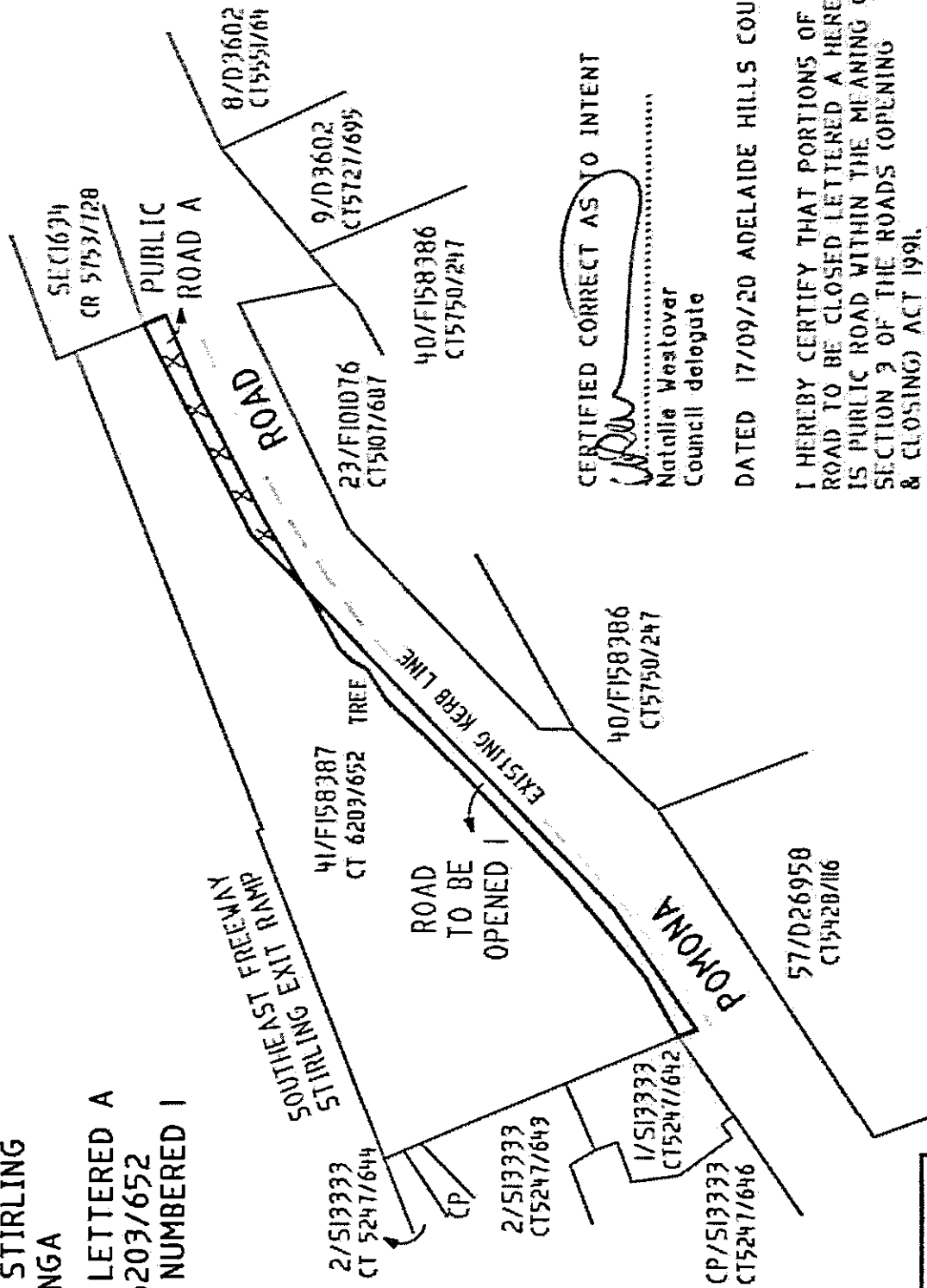
Appendix 3

Preliminary Plan

PRELIMINARY PLAN No. 20/0038

ADELAIDE HILLS COUNCIL
IN THE AREA NAMED STIRLING
HUNDRED OF NOARLUNGA

ROAD TO BE CLOSED LETTERED A
TO MERGE WITH CT 6203/652
ROAD TO BE OPENED NUMBERED 1
TO BE POMONA ROAD



CERTIFIED CORRECT AS TO INTENT

Natalie Westover
Council delegate

DATED 17/09/20 ADELAIDE HILLS COUNCIL

I HEREBY CERTIFY THAT PORTIONS OF
ROAD TO BE CLOSED LETTERED A HEREON
IS PUBLIC ROAD WITHIN THE MEANING OF
SECTION 3 OF THE ROADS (OPENING
& CLOSING) ACT 1991.
(AUTHORITY: PUBLIC MAP)

GREG BURGESS
LICENSED SURVEYOR
DATE 17/09/20

Access SDM

Surveying
18A Common Street, West Burke SA 5201
Ph: (08) 85913000

Appendix 4

Landscaping Plan

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REV	DATE	DESCRIPTION	DRN	CHKD
A	04.02.19	PLANNING	LT	TB
B	06.03.19	PLANNING	LT	TB
C	03.04.19	PLANNING	LT	TB
D	04.04.19	PLANNING	LT	TB
E	25.07.19	PLANNING	LT	TB
F	08.01.20	PLANNING	LT	TB
G	04.12.20	FOR REVIEW	LT	TB

2100(h) COLORBOND 'GOOD NEIGHBOR; FENCING GENERALLY. (COLOUR: C/BOND 'IRONSTONE' NOTE: NO FENCE/RETAINING WALL COMBINED HEIGHT TO EXCEED 2100mm (max) OF WHICH RETAINING WALL SHALL NOT EXCEED 600mm (max)

ALLOTMENT SIZES TO BE CONSIDERED INDICATIVELY. ALL TO BE CONFIRMED PER SUBDIVISION (BY OTHERS)

DROUGHT TOLERANT LAWN / COLORSCAPE MULCH TO ALL LANDSCAPED AREAS

- A) 3000L RAIN WATER TANK CONSISTING OF 1000L PLUMBED TO RESIDENCE IN ACCORDANCE WITH BCA REQUIREMENTS &
- B) 2000L CAPACITY, TOPPED UP WITH R.M.S. SUPPLY FITTED WITH DOMESTIC FITTING FOR THE PURPOSES OF BUSHFIRE FIGHTING SET 600mm FROM GL. TANK SHALL BE OF NON COMBUSTIBLE CONSTRUCTION .
- C) 4000L STORMWATER DETENTION TANK PER ENGINEERS DETAILS

EXISTING FENCING TO WESTERN BOUNDARY TO BE MAINTAINED

NEW EASEMENT TO BE FORMED TO FACILITATE SEWER REFER ENGINEERS SITE WORKS AND DRAINAGE PLAN

EXISTING CROSS OVER LOCATION TO BE MODIFIED TO COUNCILS SPECIFICATIONS

CRUSHED ROCK / GRAVEL FOOTPATH

MINIMAL CROSS FALL ACROSS PULL IN BAY TO ACCOMMODATE CFS VEHICLES

COMBINE CROSS OVERS TO ALLOW 14M CFS PULL IN BAY. 3.5M (min) WIDTH RESIDENTIAL CROSS OVERS TO BE FORMED FROM WASHED AGGREGATE CONCRETE OR SIMILAR IN ACCORDANCE WITH COUNCIL STANDARD DETAIL SD17. 4m NOMINAL WIDTH BALANCE OF PULL ON BAY FORMED FROM CRUSHED COMPACTED SANDSTONE (ALL WEATHER CONSTRUCTION) WITH ROLL OVER KERB

WORKS OUTSIDE OF PROPERTY BOUNDARY TO BE CONFIRMED UNDER SEPARATE DEED

PEDESTRIAN GATE ACCESS BETWEEN YARDS. OPENINGS SHALL NOT BE LESS THAN 1m

APPROXIMATE EXTENT OF VERGE ADJACENT

PROVIDE LOW HEIGHT STONEMWORK RETAINING WALL (LESS THAN 1M) SET 1.5M FROM HEART OF TREE. FOOTINGS, WHERE REQUIRED SHALL USE NON DESTRUCTIVE EXCAVATION AND ANY ROOTS SHALL BE PRUNED TO THE SATISFACTION OF A LICENSED ARBORIST.

WIDEN CROSS OVER TO FACILITATE TURN AROUND MANOEUVRE FOR CFS APPLIANCES PER MINISTERS SPECIFICATION. NOTE: REFER VERGE LANDSCAPING PLANS FOR ADDITIONAL DETAIL.

B85 TURNING CIRCLE SHOWN TO EASTERN CARPARK (WORST CASE)

PROPOSED SITE PLAN

SCALE 1:500

LANDSCAPING

TREES:			
ACER CAPONICUM	'FULL MOON MAPLE'	H-5M	W-5M
QUERCUS PALUSTRIS	'PIN OAK'	H-15M	W-10M
PYRUS CALLYANA	'CAPITAL CALLERY PEAR'	H-9M	W-3M
PRUNUS CERASIFERA	'SPIRE PLUM'	H-7M	W-4M
SHRUBS:			
PHOTINIA FRASERI	'RED ROBIN'	H-1.5M	W 1.5M
MAGNOLIA GRANDIFLORA	'LITTLE GEM'	H-5M	W-2.5M
LIRIOPE MUSCARI	'EVERGREEN GIANT'	H-0.5M	W-0.5M
VIBURNUM ODORATISSIMUM	'SWEET VIBURNUM'	H-3M	W-1.5M

ALL PLANTINGS TO BE CONFIRMED BY OWNER. ALL PLANTINGS TO BE IRRIGATED WITH AUTOMATED POLYPIPE DRIPPER SYSTEM OR SIMILAR, INCLUDING THOSE OVER COUNCIL LAND
ALL PLANTINGS CONSISTENT WITH SUGGESTED PLANTINGS WITHIN DEVELOPMENT PLAN

CLIENT
MR. S. BELLOSGUARDO

PROJECT
No. 21
POMONA ROAD
STIRLING S.A.

DRAWING
PROPOSED SITE PLAN

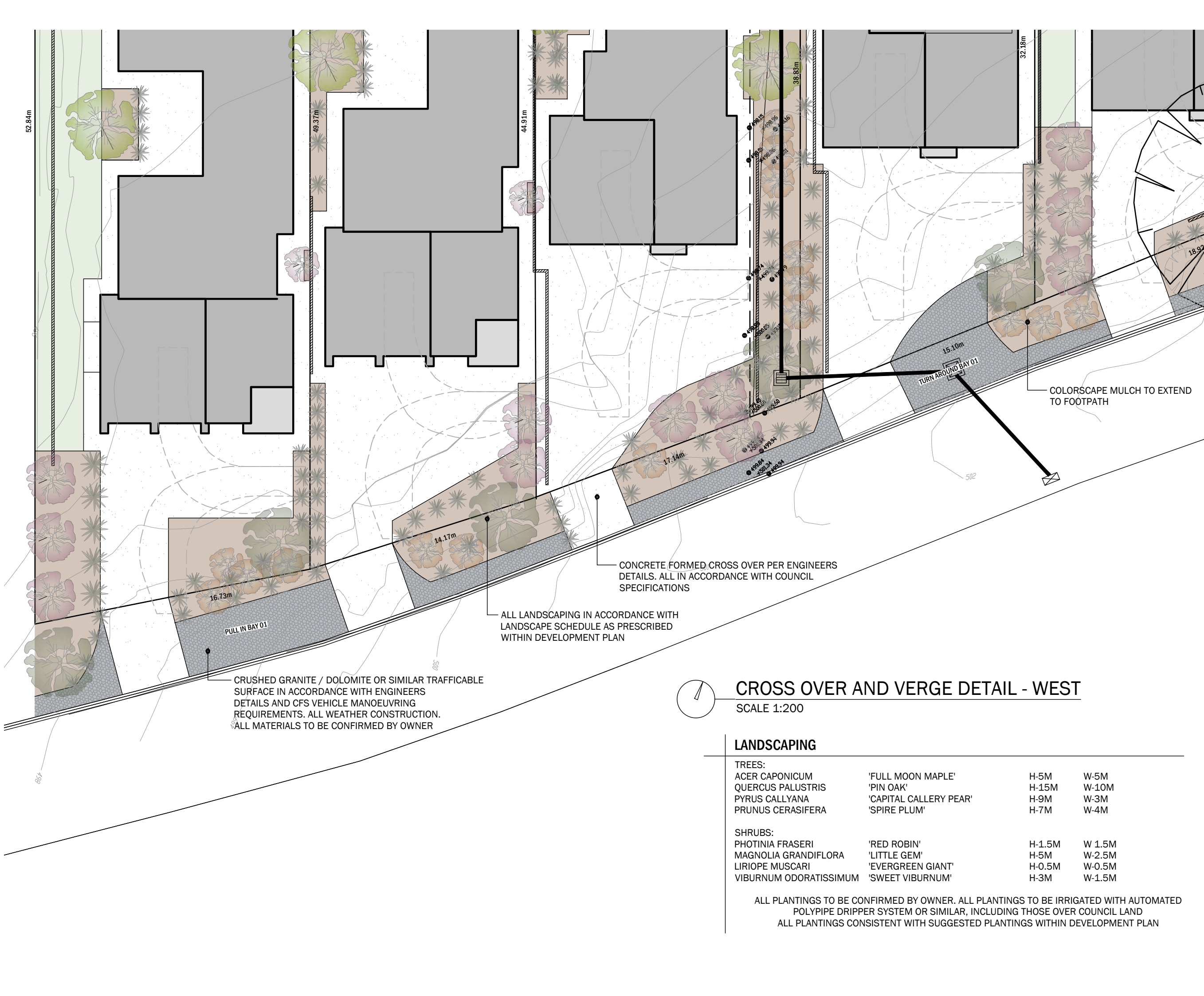


NIELSEN ARCHITECTS

108 Mt Barker Road Stirling
South Australia 5152
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P.O. Box 691 Stirling SA 5152
admin@nielsenarchitects.com.au
www.nielsenarchitects.com.au

SCALE	DATE	DRAWN	CHECKED
1:500	DEC 2020	LT	TB

PROJECT No	DRAWING No	STATUS	REV
2322	03	PL	G



NOTES

ORIGINAL A3

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REV	DATE	DESCRIPTION	DRN	CHKD
-	03.04.19	PLANNING	LT	TB
-	04.12.20	PLANNING	LT	TB

CROSS OVER AND VERGE DETAIL - WEST

SCALE 1:200

LANDSCAPING

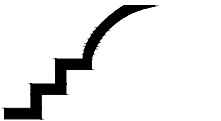
TREES:			
ACER CAPONICUM	'FULL MOON MAPLE'	H-5M	W-5M
QUERCUS PALUSTRIS	'PIN OAK'	H-15M	W-10M
PYRUS CALLYANA	'CAPITAL CALLERY PEAR'	H-9M	W-3M
PRUNUS CERASIFERA	'SPIRE PLUM'	H-7M	W-4M
SHRUBS:			
PHOTINIA FRASERI	'RED ROBIN'	H-1.5M	W 1.5M
MAGNOLIA GRANDIFLORA	'LITTLE GEM'	H-5M	W-2.5M
LIRIOPE MUSCARI	'EVERGREEN GIANT'	H-0.5M	W-0.5M
VIBURNUM ODORATISSIMUM	'SWEET VIBURNUM'	H-3M	W-1.5M

ALL PLANTINGS TO BE CONFIRMED BY OWNER. ALL PLANTINGS TO BE IRRIGATED WITH AUTOMATED POLYPIPE DRIPPER SYSTEM OR SIMILAR, INCLUDING THOSE OVER COUNCIL LAND
ALL PLANTINGS CONSISTENT WITH SUGGESTED PLANTINGS WITHIN DEVELOPMENT PLAN

CLIENT
MR. S. BELLOSGUARDO

PROJECT
No. 21
POMONA ROAD
STIRLING S.A.

DRAWING
PART VERGE LANDSCAPING PLAN
WEST

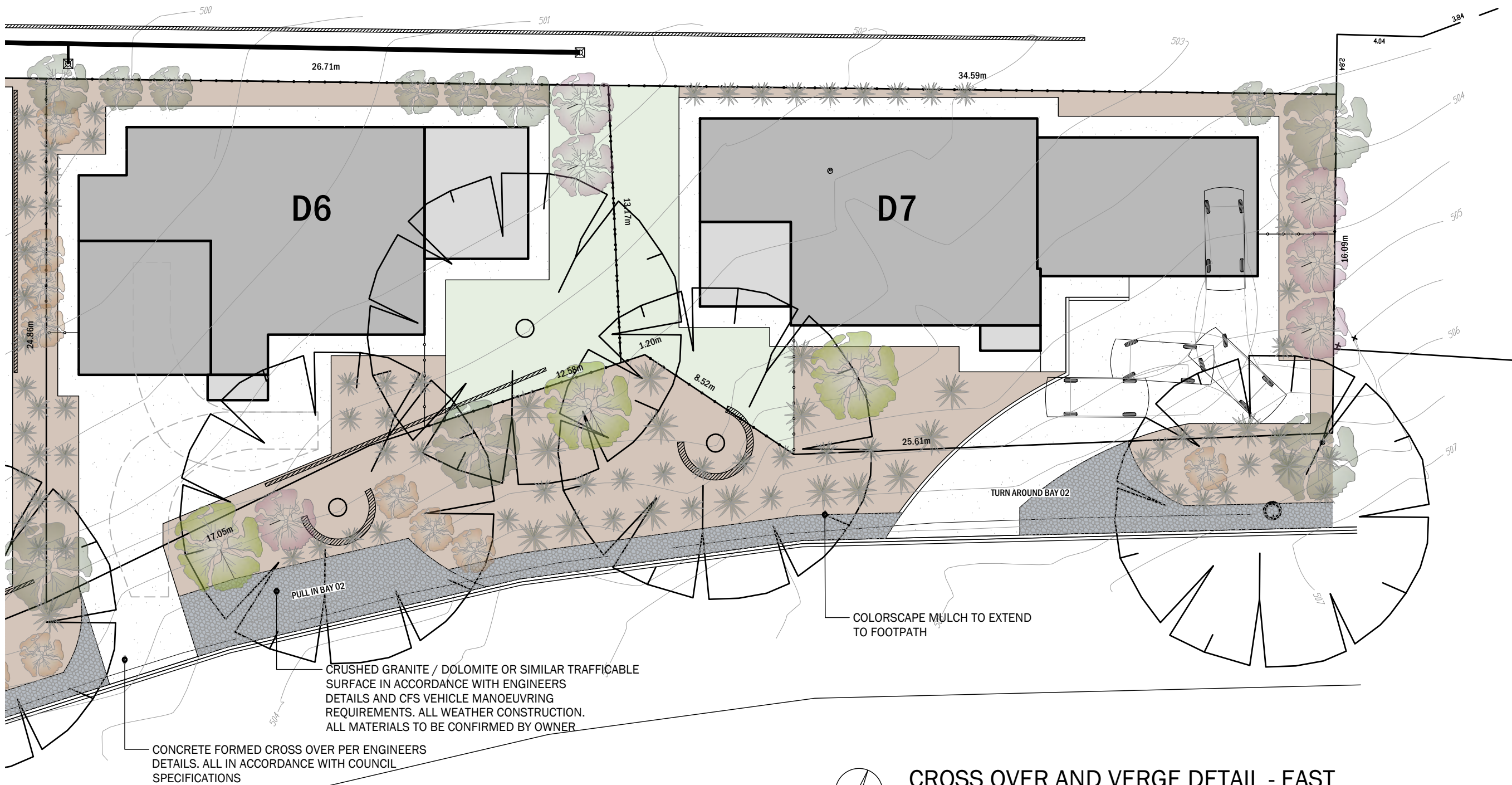


NIELSEN ARCHITECTS

108 Mt Barker Road Stirling
South Australia 5152
p: 08 8339 8008
f: 08 8339 2004
P.O. Box 691 Stirling SA 5152
admin@nielsenarchitects.com.au
www.nielsenarchitects.com.au

SCALE	DATE	DRAWN	CHECKED
1:200	NOV 2020	LT	TB

PROJECT No	DRAWING No	STATUS	REV
2322	29	PL	-



CROSS OVER AND VERGE DETAIL - EAST
SCALE 1:200

LANDSCAPING

TREES:			
ACER CAPONICUM	'FULL MOON MAPLE'	H-5M	W-5M
QUERCUS PALUSTRIS	'PIN OAK'	H-15M	W-10M
PYRUS CALLYANA	'CAPITAL CALLERY PEAR'	H-9M	W-3M
PRUNUS CERASIFERA	'SPIRE PLUM'	H-7M	W-4M
SHRUBS:			
PHOTINIA FRASERI	'RED ROBIN'	H-1.5M	W 1.5M
MAGNOLIA GRANDIFLORA	'LITTLE GEM'	H-5M	W-2.5M
LIRIOPE MUSCARI	'EVERGREEN GIANT'	H-0.5M	W-0.5M
VIBURNUM ODORATISSIMUM	'SWEET VIBURNUM'	H-3M	W-1.5M
ALL PLANTINGS TO BE CONFIRMED BY OWNER. ALL PLANTINGS TO BE IRRIGATED WITH AUTOMATED POLYPIPE DRIPPER SYSTEM OR SIMILAR, INCLUDING THOSE OVER COUNCIL LAND			
ALL PLANTINGS CONSISTENT WITH SUGGESTED PLANTINGS WITHIN DEVELOPMENT PLAN			

NOTES

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REV	DATE	DESCRIPTION	DRN	CHKD
-	03.04.19	PLANNING	LT	TB
-	04.12.20	PLANNING	LT	TB

CLIENT
MR. S. BELLOSGUARDO

PROJECT
No. 21
POMONA ROAD
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EAST

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SCALE 1:200	DATE NOV 2020	DRAWN LT	CHECKED TB
PROJECT No 2322	DRAWING No 30	STATUS PL	REV -

Appendix 5

Photos of current tree protection



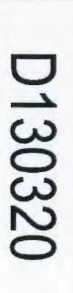




Appendix 2

Deposited Plan 130320

PURPOSE:	DIVISION AND REDESIGNATION OF PARCELS	AREA NAME:	STIRLING	APPROVED:	30/08/2022
MAP REF:	6627/03/A	COUNCIL:	ADELAIDE HILLS COUNCIL		

LAST PLAN:	DEVELOPMENT NO: 473/D054/18/001/64594	DEPOSITED:	02/11/2022		
				SHEET 1 OF 3	

AGENT DETAILS:	ACCESS SDM PTY LTD 18A CAMERON ROAD MT BARKER SA 5251 PH: 83913000 FAX: 83912330	SURVEYORS CERTIFICATION:	I Gregory Stephen Burgess, a licensed surveyor do hereby certify - 1) That this plan has been made from surveys carried out by me and correctly prepared in accordance with the Survey Act 1992. 2) That the field work was completed on the 12th day of February 2022 30th day of August 2022 Greg Burgess Licensed Surveyor		
----------------	--	-----------------------------	--	--	--

AGENT CODE:	ACSDP
REFERENCE:	5750

SUBJECT TITLE DETAILS:						
PREFIX	VOLUME	FOLIO	OTHER	PARCEL	NUMBER	PLAN
CT	6261	755		ALLOTMENT(S)	41	F
						158387
						NOARLUNGA
CT	6262	599		ALLOTMENT(S)	100	D
						125076
						NOARLUNGA
OTHER TITLES AFFECTED: CT 5791/462						

EASEMENT DETAILS:						
STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF
EXTINGUISH	CT 6261/755	LONG	EASEMENT(S)	D IN F158387		THE COUNCIL FOR THE AREA
						T 5124480
EXTINGUISH	CT 6262/599	LONG	EASEMENT(S)	100 IN D125076		41 IN F158387
						TG 13630035
EXISTING	9	SHORT	EASEMENT(S)	A	FOR DRAINAGE PURPOSES	THE COUNCIL FOR THE AREA
						TG 13640419
EXISTING		SHORT	FREE AND UNRESTRICTED RIGHT(S) OF WAY	C		1.2.8
NEW	1.8	SERVICE	EASEMENT(S)	T	FOR DRAINAGE PURPOSES	THE COUNCIL FOR THE AREA
						2231.G RPA
NEW	1.2.8	SERVICE	EASEMENT(S)	S	FOR SEWERAGE PURPOSES	SOUTH AUSTRALIAN WATER CORPORATION
						2231.G RPA
NEW	9	LONG	EASEMENT(S)	E	MAINTENANCE PURPOSES	1
NEW	9	LONG	EASEMENT(S)	F	MAINTENANCE PURPOSES	2
NEW	9	LONG	EASEMENT(S)	G	MAINTENANCE PURPOSES	8 (MARKED V)



D130320

SHEET 2 OF 3

114152_text_01_v05_Version_5

EASEMENT DETAILS:

STATUS	LAND BURDENED	FORM	CATEGORY	IDENTIFIER	PURPOSE	IN FAVOUR OF	CREATION
NEW	9	LONG	EASEMENT(S)	H	MAINTENANCE PURPOSES	8 (MARKED W)	
NEW	9	LONG	EASEMENT(S)	J	MAINTENANCE PURPOSES	8 (MARKED X)	
NEW	9	LONG	EASEMENT(S)	K	MAINTENANCE PURPOSES	8 (MARKED Y)	
NEW	9	LONG	EASEMENT(S)	L	MAINTENANCE PURPOSES	8 (MARKED Z)	

ANNOTATIONS: BOUNDARIES OF SUBJECT LAND ARE UNOCCUPIED UNLESS SHOWN OTHERWISE

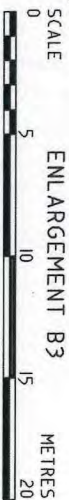
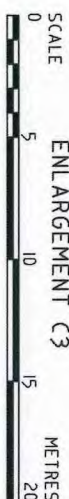
SECTION 90(E) OF THE REAL PROPERTY ACT 1886 APPLIES TO THIS PLAN
ALLOTMENT 9 (CT6262/599) DOES NOT FORM PART OF THIS DIVISION PROCESS

SHEET 3 OF 3

BEARING DATUM: MGA 2020 ZONE 54
DERIVATION: PSM 6627/12545 TO 6627/12562

TOTAL AREA:

REFERENCE MARKS



Access SDM PTY LTD

SURVEY AND DEVELOPMENT MANAGEMENT
REF 5750 ver2
surdevbigpond.net.au

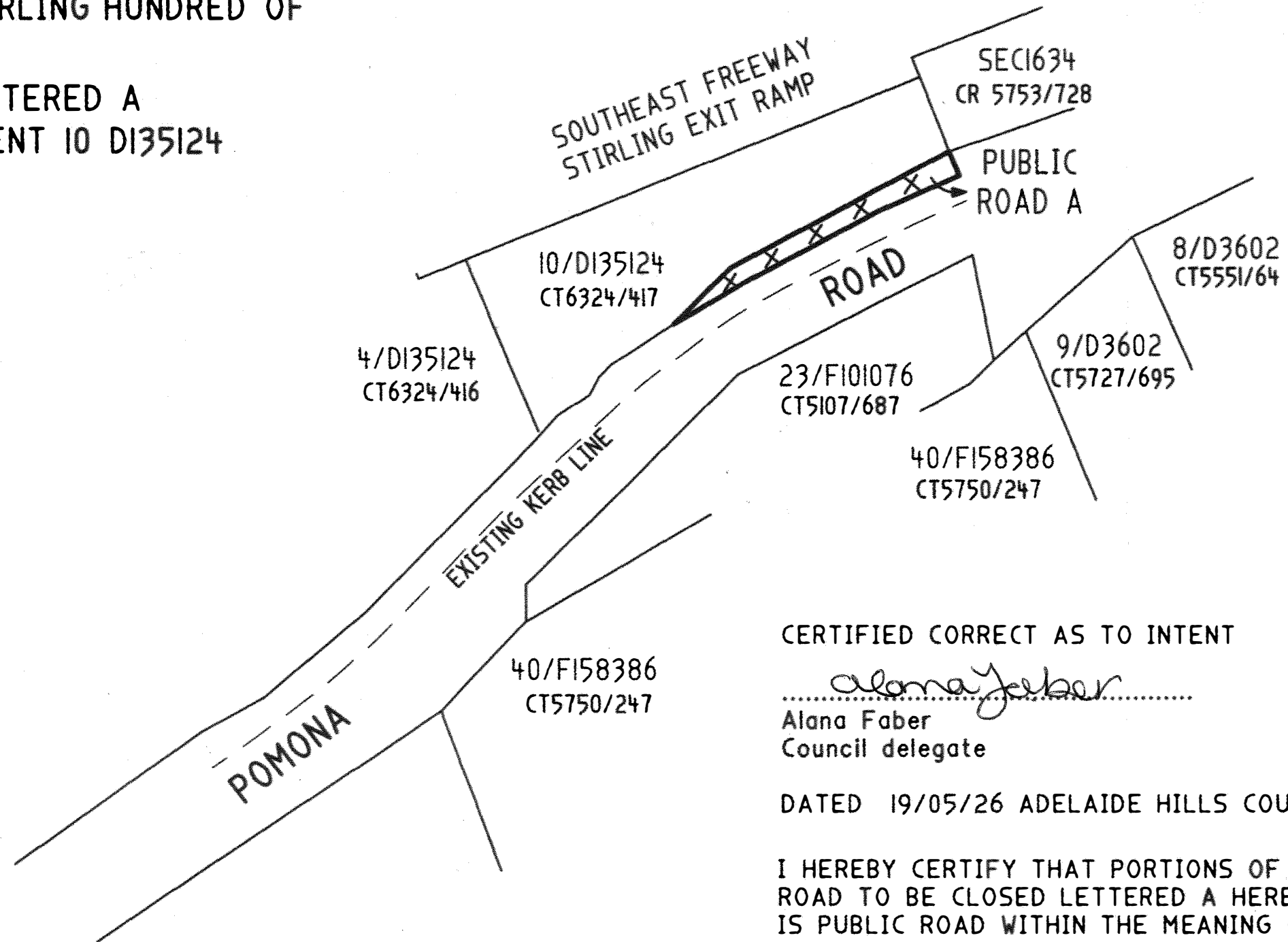
Appendix 3

Preliminary Plan 26/0016

PRELIMINARY PLAN No. 26/0016

ADELAIDE HILLS COUNCIL
IN THE AREA NAMED STIRLING HUNDRED OF
NOARLUNGA

ROAD TO BE CLOSED LETTERED A
TO MERGE WITH ALLOTMENT 10 D135124



CERTIFIED CORRECT AS TO INTENT

Alana Faber
Alana Faber
Council delegate

DATED 19/05/26 ADELAIDE HILLS COUNCIL

I HEREBY CERTIFY THAT PORTIONS OF
ROAD TO BE CLOSED LETTERED A HEREON
IS PUBLIC ROAD WITHIN THE MEANING OF
SECTION 3 OF THE ROADS (OPENING
& CLOSING) ACT 1991.
(AUTHORITY: PUBLIC MAP)

GREG BURGESS
LICENSED SURVEYOR
DATE 19/05/26

Greg Burgess

Access SDM

Surveying

18A Cameron Street, Mount Barker SA 5251
Ph:(08) 83913000



Administration Reports Information Items

**ADELAIDE HILLS COUNCIL
ORDINARY COUNCIL MEETING
Tuesday 14 July 2026
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.

All discretionary rebates will be reviewed for accuracy and eligibility following the April 2027 Council elections.

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 several 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.

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 2026-27 these rebates total \$31,532.19.

➤ **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**

Discretionary rebates were considered in the preparations for the 2023-2024 financial year budget, being the first full year of the new Council after the November 2022

elections. These were approved for four years, up to and including financial year 2026-2027.

194

**ADELAIDE HILLS COUNCIL
MINUTES OF ORDINARY COUNCIL MEETING
TUESDAY 27 JUNE 2023
63 MT BARKER ROAD STIRLING**

12.2 Discretionary Rate Rebate

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

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, reducing the number of rebates from the approved 18 to the current listing of 17.

The 2026-2027 financial year will be the last year in which the current listing of discretionary rebates will remain valid. In the lead up to the April 2027 elections all discretionary rebates will be reviewed, and new applications for a rebate will be required from current recipients.

It is expected that an updated listing will be presented to Council in June 2027 for approval prior to the striking of rates for the 2027-2028 financial year.

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:
 - o limited capacity to raise funds;
 - o meets a "community need", as defined; and
 - o 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

Appendix 3
Summary of Discretionary Rate Rebates

Asst No.	LG Act Section	Type	Owners Name	Property Address	Land Use	Levy Code	2026/27 Rebate Amount (exc Regional Landscape Levy)	Rebate Type	% Discretionary Rebate for 2025/26	% Discretionary Rebate for 2026/27
6589	166 (1) (g) Services for Children	Scout Hall	The Scout Assoc. of Australia SA Branch & AHC	9 Pye Road, Balhannah	Rates - Other	106	-\$1,251.35	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	-\$1,915.82	75% Discretionary Rebate	75%	75%
1904	166 (1) (j) Local Community	Hall	Piccadilly Community Hall	171 Piccadilly Road, Piccadilly	Rates - Other	106	-\$1,469.62	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	-\$2,239.41	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	-\$1,796.43	100% Discretionary Rebate	100%	100%
6948	166 (1) (j) Local Community	Hall	Lobethal RSL	8 Wattle Street, Lobethal	Rates - Commercial	103	-\$1,710.79	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	-\$2,416.61	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	-\$1,609.40	100% Discretionary Rebate	100%	100%
12087	166 (1) (j) Local Community	Hall	Aldgate Memorial Hall Inc.	2/24 Fenchurch Road, Aldgate	Rates - Other	106	-\$2,337.86	100% Discretionary Rebate	100%	100%
12824	166 (1) (j) Local Community	Hall	Aldgate RSL	2 Kemp Road, Aldgate	Rates - Other	106	-\$1,796.43	100% Discretionary Rebate	100%	100%
15037	166 (1) (j) Local Community	Hall	Mount Torrens Memorial Hall	34 Townsend Street, Mount Torrens	Rates - Other	106	-\$1,599.55	100% Discretionary Rebate	100%	100%
15812	166 (1) (j) Local Community	Hall	Forreston Community Centre Inc.	231 Forreston Road, Forreston	Rates - Other	106	-\$1,629.08	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	-\$1,894.87	100% Discretionary Rebate	100%	100%
17920	166 (1) (j) Local Community	Hall	Charleston Community Centre Inc.	1 Newman Road, Charleston	Rates - Other	106	-\$2,554.42	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	-\$1,353.45	100% Discretionary Rebate	100%	100%
18741	166 (1) (j) Local Community	Hall	Kersbrook Public Hall Inc.	13 Scott Street, Kersbrook	Rates - Other	106	-\$1,855.50	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	-\$2,101.60	100% Discretionary Rebate	100%	100%
							-\$31,532.19			

Correspondence for Noting

Notice to all South Australian Councils
Attention: Chief Executive Officer and Mayor
By email

Dear Council CEO and Mayor,

Complaints regarding the treatment of council legal advice

I have recently received a number of complaints and reports regarding situations where an elected member has been provided with legal advice by council administration by way of email. Members are alleged to have subsequently forwarded or shared the contents of the email, and the complaints and reports have alleged breaches by elected members of the integrity provisions in the *Local Government Act 1999 (LG Act)*, including section 62(4a).

Some of the advice has not been clearly marked as confidential; some has been forwarded as part of an extended email chain. The alleged disclosures have included disclosure to a member of the public and to an elected member's private solicitor for the purpose of seeking their own legal advice on the issue.

In these matters, there have been factors which have led my Office to conclude that it was not in the public interest to investigate the complaints. However, this may not always be the case.

I have determined that it is appropriate to issue a reminder to all elected members of their obligations under section 62(4a) of the LG Act, and that a breach of this section may also amount to misconduct as defined by section 4(1) of the *Ombudsman Act 1972*.

Section 62(4a) of the LG Act provides that:

- (4a) A member or former member of a council must not disclose information or a document—
 - (a) in relation to which there is an order of a council or council committee in effect under section 90 or 91(7) requiring the information or document to be treated confidentially; or
 - (b) that the member or former member knows, or ought reasonably to know, is information or a document that is otherwise required to be treated confidentially.

In the event I receive future complaints regarding alleged breaches of section 62(4a) of the LG Act, including in relation to the sharing of legal advice, I will take this reminder into account in assessing whether it is appropriate to investigate the matter.

I am also drawing this issue to the attention of all councils' administration as a reminder to be mindful of how legal advice is shared with elected members. If councils seek to preserve the confidentiality of legal advice, it should be provided to elected members in a way that makes it clear that it is confidential legal advice that has been provided to the *council*, and as such, that further disclosure may amount to a breach of the LG Act.

OFFICIAL

It would also be prudent for councils to consider whether a legal advice policy is required to address such matters; or if a policy already exists, councils may consider conducting refresher training to ensure elected members' obligations are clearly understood.

To ensure that these matters are brought to the attention of all elected members, I request that this letter be tabled at the next practicable meeting of council and that you provide written confirmation to my office that this has occurred.

Please feel free to contact my Office if you have any enquiries or wish to discuss this letter.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Emily Strickland', with a stylized flourish at the end.

Emily Strickland
SA OMBUDSMAN

1 July 2026

Minutes of Committees

**ADELAIDE HILLS COUNCIL
MINUTES OF COUNCIL ASSESSMENT PANEL MEETING
WEDNESDAY 8 JULY 2026
36 NAIRNE ROAD, WOODSIDE
AND
LIVESTREAMED**

[Please Note: These minutes are unconfirmed until 12 August 2026]

In Attendance

Presiding Member

Geoff Parsons

Members

Paul Mickan

Rachel Knuckey

Sarah Reachill

In Attendance

Deryn Atkinson

Blake O'Neil

Doug Samardzija

Sarah Kimber

Assessment Manager

Team Leader Statutory Planning

Senior Statutory Planner

Minute Secretary

1. Commencement

The meeting commenced at 6:32pm

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

Cr Leith Mudge

3.2 Leave of Absence

Nil

**ADELAIDE HILLS COUNCIL
MINUTES OF COUNCIL ASSESSMENT PANEL MEETING
WEDNESDAY 8 JULY 2026
36 NAIRNE ROAD, WOODSIDE
AND
LIVESTREAMED**

[Please Note: These minutes are unconfirmed until 12 August 2026]

4. Previous Minutes

4.1 Meeting held 17 June 2026

The minutes were adopted by consensus of all members (26)

That the minutes of the meeting held on 17 June 2026 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

Nil

7. Matters Lying on the Table/Matters Deferred

7.1 Matters Lying on the Table
Nil

7.2 Matters Deferred

7.2.1 Development Application 26002661 by Madeleine Krastev for Change in use of dwelling to dwelling and shop, with associated building alterations and additions, deck, car park and non-illuminated advertising sign at 183 Longwood Road Heathfield

Deferred from meeting 13 May 2026.

"That a decision on the matter be deferred to enable the applicant to provide the following:

- 1) enable consideration of traffic movements to and from the site (including suitability and safety) which may involve the provision of further independent traffic advice; and***
- 2) The Assessment Manager be delegated to refuse the application should the assessment clock reach zero days."***

**ADELAIDE HILLS COUNCIL
MINUTES OF COUNCIL ASSESSMENT PANEL MEETING
WEDNESDAY 8 JULY 2026
36 NAIRNE ROAD, WOODSIDE
AND
LIVESTREAMED**

[Please Note: These minutes are unconfirmed until 12 August 2026]

8. Development Assessment Applications – Planning, Development and Infrastructure Act

8.1 Development Application Number 25038632 by Brooke Crawford and Daniel Crawford for change of use of land to include horticulture (floriculture), flower picking (pick your own), holding of functions & freestanding verandahs at 16 Mount View Rd Charleston

8.1.1 Representations

Name of Representor	Nominated Speaker
Peter English	Peter English – did not attend

The applicants; Brooke Crawford and Daniel Crawford, addressed the Panel and answered questions from the Panel.

8.1.2 Decision of Panel

The following was adopted by consensus of all members (27)

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 25038632 by Brooke and Daniel Crawford for Change of use of land to include horticulture (floriculture), flower picking (pick your own) & holding of functions at 16 Mount View Road, Charleston is granted Planning Consent subject to the following Reserve Matter and Conditions:**

**ADELAIDE HILLS COUNCIL
MINUTES OF COUNCIL ASSESSMENT PANEL MEETING
WEDNESDAY 8 JULY 2026
36 NAIRNE ROAD, WOODSIDE
AND
LIVESTREAMED**

[Please Note: These minutes are unconfirmed until 12 August 2026]

RESERVED MATTER

Pursuant to section 102 (3) (a) of the Planning, Development and Infrastructure Act of 2016, the following matters shall be reserved for further assessment prior to the granting of Development Approval. The Assessment Manager is delegated to undertake this further assessment:

- 1) An amended site plan shall be provided to address the carparking and stormwater management requirements and, include the following:
 - A nominated DDA space which complies with the requirements of AS 2890.6.
 - Amendment to parking space 18 and overflow parking spaces 10 and 20 to comply with the requirements of AS 2890.2.
 - Overflow parking area to be shown as an all-weather compacted surface.
 - A vegetated swale to manage impervious area prior to discharge into detention basin/dam.
 - Nominated waste collection vehicle servicing area and bin location. The service area needs to be an all-weather compacted surface to prevent drag-out onto the Council road.

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.

CONDITIONS

Planning Consent

- 1) The development granted shall be undertaken and completed in accordance with the following stamped plans and documentation, except where varied by conditions below:
- 2) The operating hours shall be between 9:00 am to 9:00 pm Monday to Sunday.
- 3) A maximum of three (3) functions shall be held per week with no more than two (2) functions held Monday to Thursday. The duration of each function shall be a maximum of four (4) hours.
- 4) A register of functions shall be kept for each calendar year and made available for inspection by the Council upon request.

**ADELAIDE HILLS COUNCIL
MINUTES OF COUNCIL ASSESSMENT PANEL MEETING
WEDNESDAY 8 JULY 2026
36 NAIRNE ROAD, WOODSIDE
AND
LIVESTREAMED**

[Please Note: These minutes are unconfirmed until 12 August 2026]

- 5) At any one time, the overall capacity of the functions shall be limited to a maximum of 50 persons.
- 6) Maximum capacity per booking for flower picking shall not exceed 30 persons with the maximum number of visitors per day limited to 120 persons.
- 7) The Snip & Sip' sessions shall only be held Friday to Sunday during operating hours. Each session shall be limited to 2.5 hours.
- 8) Only low-level recorded music or other unamplified music is permitted on site during functions.
- 9) Two portable toilets shall be provided onsite during the picking season from Spring to Autumn and the toilets shall be maintained in good sanitary condition at all times.
- 10) The collection of waste shall occur weekly during Spring to Autumn. Waste collection shall not occur before 9:00am or after 7:00pm on a Sunday or public holiday, and before 7:00am or after 7:00pm on any other day.
- 11) The lids of all bins holding putrescible waste must be airtight and kept closed when not in use.
- 12) A Bushfire Management Plan shall be prepared for the development to address operations during fire season and submitted to the Council prior to the granting of Development Approval.
- 13) The right of way access shall be maintained in good all-weather condition at all times.

**ADELAIDE HILLS COUNCIL
MINUTES OF COUNCIL ASSESSMENT PANEL MEETING
WEDNESDAY 8 JULY 2026
36 NAIRNE ROAD, WOODSIDE
AND
LIVESTREAMED**

[Please Note: These minutes are unconfirmed until 12 August 2026]

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).

9. Development Assessment Applications – Development Act

Nil

10. Development Assessment Applications – Review of Decisions of Assessment Manager

Nil

11. ERD Court Appeals

Assessment Manager advised that the final Court Order for the OTR Appeal is yet to be issued as the Court has requested further amendments to the Plans.

12. Policy Issues for Advice to Council

Nil

**ADELAIDE HILLS COUNCIL
MINUTES OF COUNCIL ASSESSMENT PANEL MEETING
WEDNESDAY 8 JULY 2026
36 NAIRNE ROAD, WOODSIDE
AND
LIVESTREAMED**

[Please Note: These minutes are unconfirmed until 12 August 2026]

13. Other Business

Assessment Manager advised that a special Meeting on 27 July might be required to consider the Woolworths Variation Application and also consider further legal advice in regard to the OTR Appeal.

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 12 August 2026.

17. Close meeting

The meeting closed at 7:08pm on 8 July 2026.

**ADELAIDE HILLS COUNCIL
CEO PERFORMANCE REVIEW PANEL COMMITTEE
MINUTES OF MEETING
MONDAY 29 JUNE 2026
63 MT BARKER RD STIRLING**

In Attendance

Presiding Member: Cr Chris Grant

Members:

Mayor Nathan Daniell	
Cr Richard Gladigau	
Cr Kirsty Parkin	
Cr Lisa Clare Woolcock	

In Attendance:

Greg Georgopoulos	Chief Executive Officer
Tracy Riddle	Governance Support
Skye Ludzay	Minute Secretary

1. COMMENCEMENT

The meeting commenced at 6.00pm.

OPENING STATEMENT

- 1.1 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.
- 1.2 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.

2. APOLOGIES/LEAVE OF ABSENCE

2.1 Apology

Nil

2.2 Leave of Absence

Nil

2.3 Absent

Presiding Member _____ 15 July 2026

**ADELAIDE HILLS COUNCIL
CEO PERFORMANCE REVIEW PANEL COMMITTEE
MINUTES OF MEETING
MONDAY 29 JUNE 2026
63 MT BARKER RD STIRLING**

3. MINUTES OF PREVIOUS MEETINGS

3.1 CEO Performance Review Panel Meeting – 16 June 2026

Moved Cr Nathan Daniell
S/- Cr Richard Gladigau

PRP11/26

That the minutes of the CEO Performance Review Panel meeting held on 16 June 2026 as distributed, be confirmed as an accurate record of the proceedings of that meeting

Carried Unanimously

4. PRESIDING MEMBER'S OPENING COMMENTS

The Presiding Member advised that at this meeting the Draft KPI's would be reviewed, there would be a presentation by Great Place to Work and that the QIP had been appointed.

5. DELEGATION OF AUTHORITY

The CEO Performance Review Panel operates in accordance with the relevant sections of the *Local Government Act 1999*, and its Terms of Reference.

6. DECLARATION OF CONFLICT OF INTEREST BY MEMBERS OF THE COMMITTEE

Nil

6:03pm Cr Lisa Clare Woolcock arrived at the meeting.

7. PRESENTATIONS

7.1 Great Place to Work Survey – Valentina Bailey

8. OFFICER REPORTS – DECISION ITEMS

8.1 Draft 2026/27 CEO Key Performance Indicators

Moved Cr Nathan Daniell
S/- Cr Kirsty Parkin

PRP12/26

The Panel resolves:

1. That the report be received and noted.
2. That the CEO further refines the draft CEO Key Performance Indicators to return to the Panel at the 15 July meeting for further consideration.

**ADELAIDE HILLS COUNCIL
CEO PERFORMANCE REVIEW PANEL COMMITTEE
MINUTES OF MEETING
MONDAY 29 JUNE 2026
63 MT BARKER RD STIRLING**

Carried Unanimously

9. MOTIONS WITHOUT NOTICE

Nil

10. QUESTIONS WITHOUT NOTICE

Nil

11. CONFIDENTIAL ITEMS

Nil

12. NEXT MEETING

The next ordinary meeting of the CEO Performance Review Panel will be held on Wednesday 15 July 2026 from 6.00pm at 63 Mt Barker Road Stirling.

13. CLOSE MEETING

The meeting closed at 8.18pm

Confidential Items

**ADELAIDE HILLS COUNCIL
ORDINARY COUNCIL MEETING
14 July 2026
CONFIDENTIAL AGENDA BUSINESS ITEM**

Item: 19.1

Responsible Officer: Jess Charlton
Director Community and Development
Community and Development

Subject: Aged Care Services Update

For: Decision

1. Aged Care Services – 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:

- Acting Chief Executive Officer, Jade Ballantine
- Director Corporate Services, Gary Lewis
- Director Community & Development, Jess Charlton
- Manager Governance, Dallis Von Wald
- Minute Secretary, Skye Ludzay
- Manager Community Wellbeing, Rebecca Shepherd

be excluded from attendance at the meeting for Agenda Item 19.1: (Aged Care Services Update) 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)(a) of the *Local Government Act 1999*, the information to be received, discussed or considered in relation to this Agenda Item is Information the disclosure of which would involve the unreasonable disclosure of information concerning the personal affairs of any person (living or dead).

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. Aged Care Services Update – Confidential Item

3. Aged Care Services – Duration of Confidentiality

Subject to the CEO, or his delegate, disclosing information or any document (in whole or in part) for the purpose of implementing Council's decision(s) in this matter in the performance of the duties and responsibilities of office, Council, having considered Agenda Item 19.1 in confidence under sections 90(2) and 90(3)(a) 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 Further Order
Related Attachments	Until Further Order
Minutes	Until Further Order
Other (presentation, documents, or similar)	Until Further Order

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

**ADELAIDE HILLS COUNCIL
ORDINARY COUNCIL MEETING
Tuesday 14 April 2026
CONFIDENTIAL AGENDA BUSINESS ITEM**

Item: 19.2

Responsible Officer: Jade Ballantine
Acting Chief Executive Officer
Office of the CEO

Subject: Trans Tasman Energy Group

For: Decision

1. Trans Tasman Energy Group – 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:

- Acting Chief Executive Officer, Jade Ballantine
- Director Corporate Services, Gary Lewis
- Director Community & Development, Jess Charlton
- Manager Governance, Dallis Von Wald
- Minute Secretary, Skye Ludzay

be excluded from attendance at the meeting for Agenda Item 19.2: (Trans Tasman Energy Group) 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)(h) and (i) of the *Local Government Act 1999*, the information to be received, discussed or considered in relation to this Agenda Item is information relating to legal advice and information relating to actual litigation, or litigation that the council or council committee believes on reasonable grounds will take place, involving the council or an employee of the council.

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. Trans Tasman Energy Group – Confidential Item

3. Trans Tasman Energy Group – Duration of Confidentiality

Subject to the CEO, or his delegate, disclosing information or any document (in whole or in part) for the purpose of implementing Council's decision(s) in this matter in the performance of the duties and responsibilities of office, Council, having considered Agenda Item 19.2 in confidence under sections 90(2) and 90(3)(h) and (i) 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 Further Order
Related Attachments	Until Further Order
Minutes	Until Further Order
Other (presentation, documents, or similar)	Until Further Order

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